



Franklin County Communique to the Planning Board

REQUEST FOR SUBDIVISION APPROVAL – Baker Subdivision 20-MAS-01 NC 98 Hwy

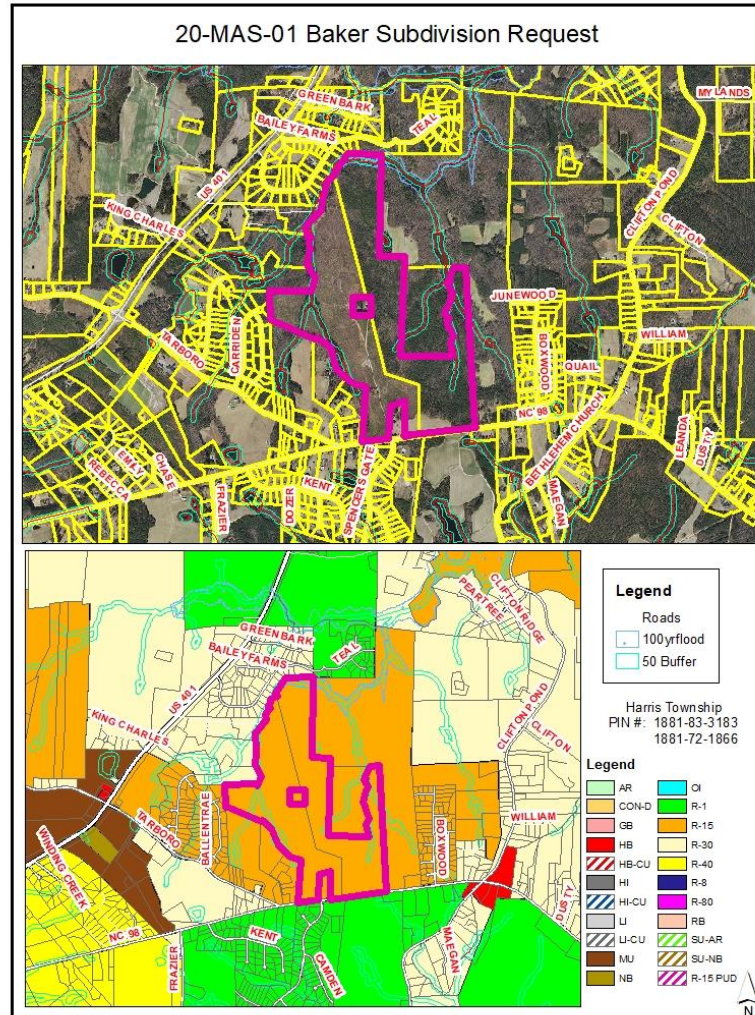
DEVELOPER(S):

Name of Developer: Terramor Homes LLC
Address: 7208 Falls of the Neuse Rd. Ste 201
CityStateZip: Raleigh NC 27615

OWNER

Name of Owner: James T Baker III & Others
Address: 3232 Greenville Loop Rd
CityStateZip: Wake Forest NC 27587

LOCATION



ATTACHMENTS:

Preliminary Subdivision Plan

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
James T Baker III	1881-83-3183 1881-72-1866	R-15 Residential	236.33
TOTAL			236.33 Acres

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	R-15 Residential	Agricultural/Open
North	R-15 Residential	Single-Family Residence/Wooded
South	R-1 Residential	Spencer's Gate Subdivision
East	R-15 Residential	Residential
West	R-15 Residential	Residential

STAFF ANALYSIS

PROJECT OVERVIEW

Subdivision Request: A *preliminary* plan has been submitted for Baker Subdivision. This property is located off NC 98 Hwy. in Harris Township in the R-15 Residential District. The preliminary plan is for the subdivision of approximately 236.33 acres into 179 lots with 57.32 acres of dedicated open space. The subdivision is designed to be served by a community water system and private/individual septic systems.

PLANNING & ZONING

Land Use Plan: The Land Use Plan has this property designated as Low-Medium Density Residential.

Setback and Lot Size:

Zoning District	Min. Square Footage	Min. Road Frontage	Min. Front Setback	Min. Side Setback	Min. Rear Setback
R-15 Residential	20,000	100	30	10	25

Water/Sewer Service: The development is designed to be served by a community well/water system and private/individual septic systems.

Transportation: The proposed subdivision is located off NC 98 Hwy. The 2018 average daily traffic count for this section of NC 98 Hwy. is approximately 9,200 vehicles per day.

Environmental Issues: This property is located within the Tar/Pamlico River basin.

Schools: Bunn Elementary, Bunn Middle, and Bunn High are the schools that will serve this subdivision.

PLANNING STAFF RECOMMENDED PLANNING BOARD DISCUSSION ITEMS

Review proposed Subdivision Request for the approval of the preliminary plan, solicit comments or questions and make a recommendation.

PLANNING STAFF RECOMMENDATION TO THE PLANNING BOARD

Recommend approval of the preliminary plan for Baker Subdivision located off NC 98 Hwy. in Harris Township for the subdivision of a 236.33-acre parcel into 179 lots with the following conditions:

- Sedimentation and erosion control plan approval.
- Approved landscaping in accordance with Article 14 of the Franklin County UDO.
- Approval by the NC Department of Transportation (North Carolina Department of Transportation Built to Standards Letter)
- All road designs and entrances must meet NC DOT standards
- All stub roads/streets shall be built to the adjoining property line.
- Approved NCDOT driveway permit.
- Final Tar-Pamlico stormwater Review approval.
- Pursuant to section 29-5: Streets (A) Public Streets. All roads in existing recorded phase(s) of this subdivision shall be incorporated into the NCDOT Secondary Road Maintenance Program prior to recording future phase(s) of the subdivision.
- The following disclosure statement shall be placed on the final plat: All roadways in the subdivision are declared public and shall be maintained by the developer. It shall be their responsibility to bring these roads up to the standards of the North Carolina Department of Transportation to meet the requirements for petitioning addition of these roadways to the North Carolina Department of Transportation's maintained roads system.
- Prior to Final Plat, ensure all lots can accommodate on-site septic treatment and disposal. If a variance of UDO development standards is applied for in the future, a hardship will not be present.
- As-builts and Engineer's certification for all stormwater management facilities shall be submitted prior to recording the final plat.
- Operation & Maintenance Plan and Legal O & M Agreement for all stormwater controls/devices shall be submitted and recorded with the final plat.
- The following disclosure statements shall be placed on the final plat: The stormwater control measures shown hereon are required on the property to meet County and state stormwater regulations. Property owner may be subject to enforcement actions if the stormwater control measure is removed, relocated or altered without Prior County approval.
- Final water system approval by the NC Department of Environmental and Natural Resources must be submitted prior to recording the final plat.

- The identified community well sites may not be converted to buildable lots/sites at a future date. The sites must remain permanent open space.
- No off-site septic systems or easements.
- Provide a letter of approval/acceptance for the Mail Kiosk and box assignments from the Post Office prior to recording the final plat.
- All other standard conditions of subdivision approval as listed in the Franklin County UDO.
- Prior to final plat, the following items shall be submitted:
 - Landscape Plan (Street Trees)
 - Recorded Covenants with provision for road maintenance, open space, and drainage easements.
 - Street lighting plan
 - Mail kiosks are subject to County approval and shall be constructed as part of the first phase.