



Franklin County Communique to the Planning Board

REQUEST FOR SUBDIVISION APPROVAL – Robbins Road Subdivision 20-MAS-02 Robbins Rd

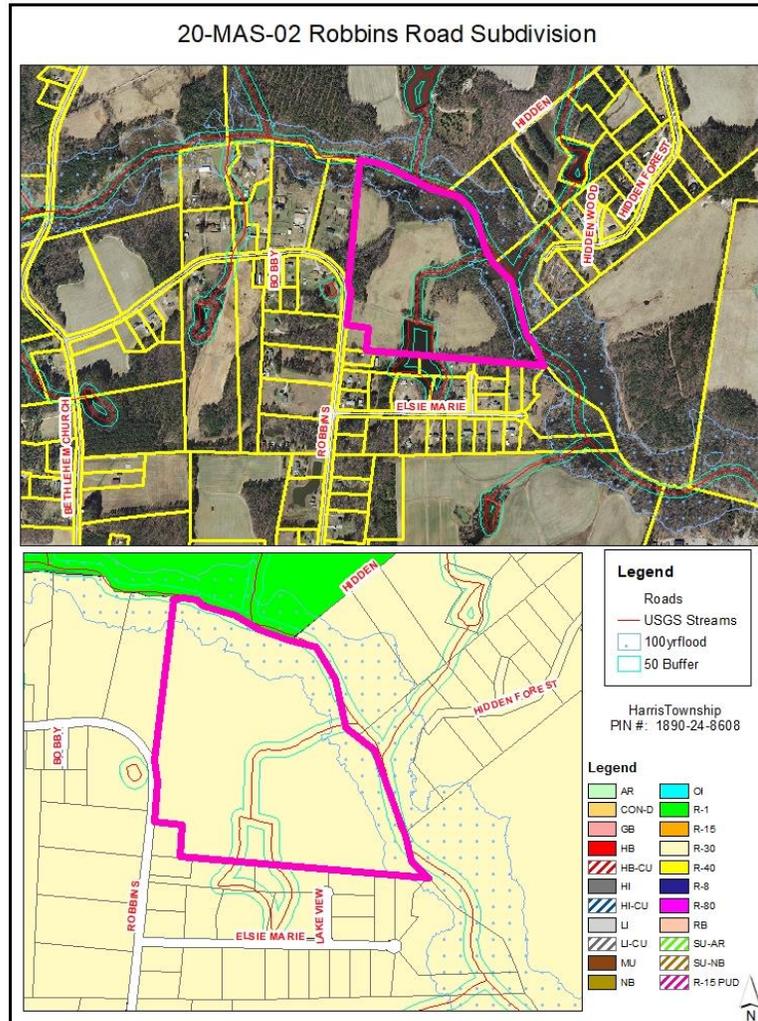
DEVELOPER(S):

Name of Developer: Sumner Construction, Inc
Address: 1265 Flat Rock Church Rd
CityStateZip: Louisburg, NC 27549

OWNER

Name of Owner: Same
Address:
CityStateZip:

LOCATION:



ATTACHMENTS:

Preliminary Subdivision Plan

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Sumner Construction	1890-24-8608	R-30 Residential	48.80
TOTAL			48.80 Acres

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	R-30 Residential	Agricultural/Open
North	R-30 Residential	Residential
South	R-30 Residential	Residential
East	R-30 Residential	Residential
West	R-15 Residential	Residential

STAFF ANALYSIS

PROJECT OVERVIEW

Subdivision Request: A *preliminary* plan has been submitted for Robbins Road Subdivision. This property is located off Robbins Road SR 1714 in Harris Township in the R-30 Residential District. The preliminary plan is for the subdivision of approximately 48.80 acres into 31 lots with 16.729 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 Density Residential.

Setback and Lot Size:

Zoning District	Min. Square Footage	Min. Road Frontage	Min. Front Setback	Min. Side Setback	Min. Rear Setback
R-30 Residential	20,000	75	25	10	20

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 Robbins Road (SR 1714).

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 Robbins Road Subdivision located off Robbins Road (SR 1714). in Harris Township for the subdivision of a 48.80-acre parcel into 31 lots with the following conditions:

- Sedimentation and erosion control plan approval.
- Approved landscaping in accordance with Article 14 of the Franklin County UDO.
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the UDO are satisfied.
- 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/constructed 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 subdivisions 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.
- Subject property is located within the Voluntary Agriculture District. The following note shall be placed on the preliminary and final plat: Note: These parcels are located within one (1) mile of an Existing Voluntary Agricultural District or Enhanced Voluntary Agricultural District. Normal agricultural operations may conflict with residential use. NC Law (General Statutes Section 106-701) provides some protection for existing agricultural operations.
- A note stating the entity responsible for the maintenance of the open space and drainage easements shall be on the final plat.
- 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.
- Developer must provide final approval of community water system/well from the Division of Water Quality, NC Department of Environmental, Natural Resources.
- Final As-built drawings for the community water system shall be submitted prior to recording the final plat. (2 paper copies and 1 digital copy.)

- No off-site septic systems or easements.
- Provide a letter of approval/acceptance for the Mail Kiosk and Mail Kiosk box assignment from the Post Office.
- 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.