



# Franklin County Communique to the Planning Board

## REQUEST FOR SUBDIVISION APPROVAL – Horace Baker Subdivision 20-MAS-03 Horace Baker Rd

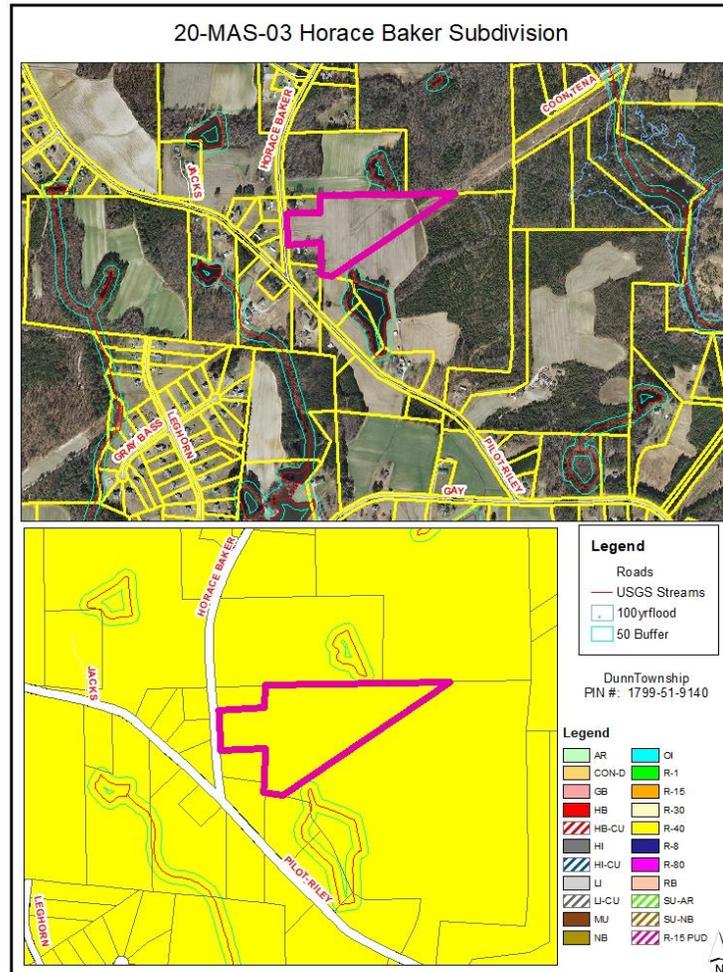
### DEVELOPER(S):

Name of Developer: Shannon Homes Design Build  
Address: 4912 Hermitage Dr  
CityStateZip: Raleigh NC 27605

### OWNER

Name of Owner: Miram Carver, Sharon Blinson & Mike Moore  
Address: 5404 Cardinal Way  
CityStateZip: Greensboro NC 27410

### LOCATION



**ATTACHMENTS:**  
Preliminary Subdivision Plan

**PARCEL INFORMATION**

OWNER	PARCEL #	ZONING	AREA
Miram Carter, Sharon Blinson & Mike Moore	1799-51-9140	R-40 Residential	14.419
<b>TOTAL</b>			<b>14.419 Acres</b>

**ADJACENT PROPERTY SITE DATA**

	ZONING	LAND USE
<b>Subject Property</b>	R-40 Residential	Vacant
<b>North</b>	R-40 Residential	Vacant/Agricultural/Open
<b>South</b>	R-40 Residential	Residential/Oakmoor Subdivision
<b>East</b>	R-40 Residential	Wooded
<b>West</b>	R-40 Residential	Residential/Single Family

**STAFF ANALYSIS**

**PROJECT OVERVIEW**

**Subdivision Request:** A *preliminary* plan has been submitted for Horace Baker Subdivision. This property is located off Horace Baker Rd. in Dunn Township in the R-40 Residential zoning district. The preliminary plan is for the subdivision of approximately 14.419 acres into 9 lots. The subdivision is designed to be served by private wells and 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-40 Residential	40,000	125	50	20	50

**Water/Sewer Service:** The development is designed to be served by private wells and septic systems.

**Transportation:** The proposed subdivision is located off Horace Baker Rd (SR 1746).

**Environmental Issues:** This property is located in the Neuse 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 Horace Baker Subdivision located off Horace Baker Rd. in Dunn Township for the subdivision of a 14.419-acre parcel into 9 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 constructed to the adjoining property line.
- Approved NCDOT driveway permit.
- 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.
- 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.
- No off-site septic systems or easements.
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the UDO are satisfied.
- 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
  - Recorded Covenants with provision for road maintenance and open space
  - Street lighting plan
  - Mail kiosks are subject to County approval and shall be constructed as part of the first phase.