



# Franklin County Communique to the Planning Board

## REQUEST FOR SUBDIVISION APPROVAL – Sledge Farm Phase 3 Subdivision 20-MAS-08 Mulberry Rd

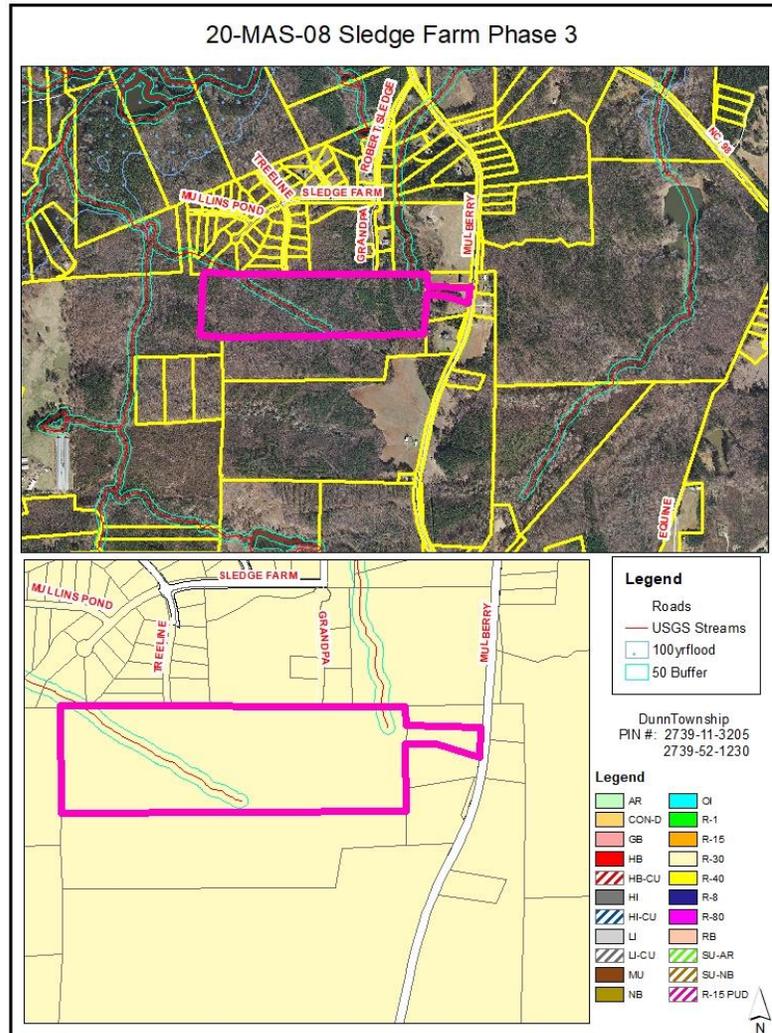
**DEVELOPER(S):**

Name of Developer: Sledge Farms LLC  
 Address: 16 Horne Street  
 CityStateZip: Raleigh, NC 27609

**OWNER**

Name of Owner: Rolling Acres Inc  
 Address: 1335 Cheves Road  
 CityStateZip: Zebulon, NC 27597

**LOCATION:**



**ATTACHMENTS:**

Preliminary Subdivision Plan

**PARCEL INFORMATION**

OWNER	PARCEL #	ZONING	AREA
Rolling M. Acres Inc	2739-11-3205 2739-52-1230	R-30 Residential	44.0
<b>TOTAL</b>			<b>44.0 Acres</b>

**ADJACENT PROPERTY SITE DATA**

	ZONING	LAND USE
<b>Subject Property</b>	R-30 Residential	Wooded/Open
<b>North</b>	R-30 Residential	Residential-Sledge Farm Phases 1 and 2
<b>South</b>	R-30 Residential	Wooded/Open
<b>East</b>	R-30 Residential	Residential
<b>West</b>	R-30 Residential	Residential/Agricultural

**STAFF ANALYSIS**

**PROJECT OVERVIEW**

**Subdivision Request:** A *preliminary* plan has been submitted for Sledge Farm Phase 3 Subdivision. This property is located off Mulberry Rd SR 1732 in Dunn Township in the R-30 Residential District. The preliminary plan is for the subdivision of approximately 44.0 acres into 37 lots with 2.963-acres of dedicated open space. The subdivision is designed to be served by private/individual 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-30 Residential	30,000	100	30	10	25

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

**Transportation:** The proposed subdivision is located off Mulberry Rd (SR 1732).

**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 Sledge Farm Phase 3 Subdivision located off Mulberry Road (SR 1732) in Dunn Township for the subdivision of a 44.0-acre parcel into 37 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) (Sledge Farm Phases 1 & 2) shall be incorporated into the NCDOT Secondary Road Maintenance Program prior to recording future (this) 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.
- Must provide a copy of the Mitigation Credit Transfer Certificate prior to recording 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.
- 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.