



Franklin County Communique to the Planning Board

REQUEST FOR SUBDIVISION APPROVAL – Brothers Development, LLC 20-MAS-09 Green Hill Road

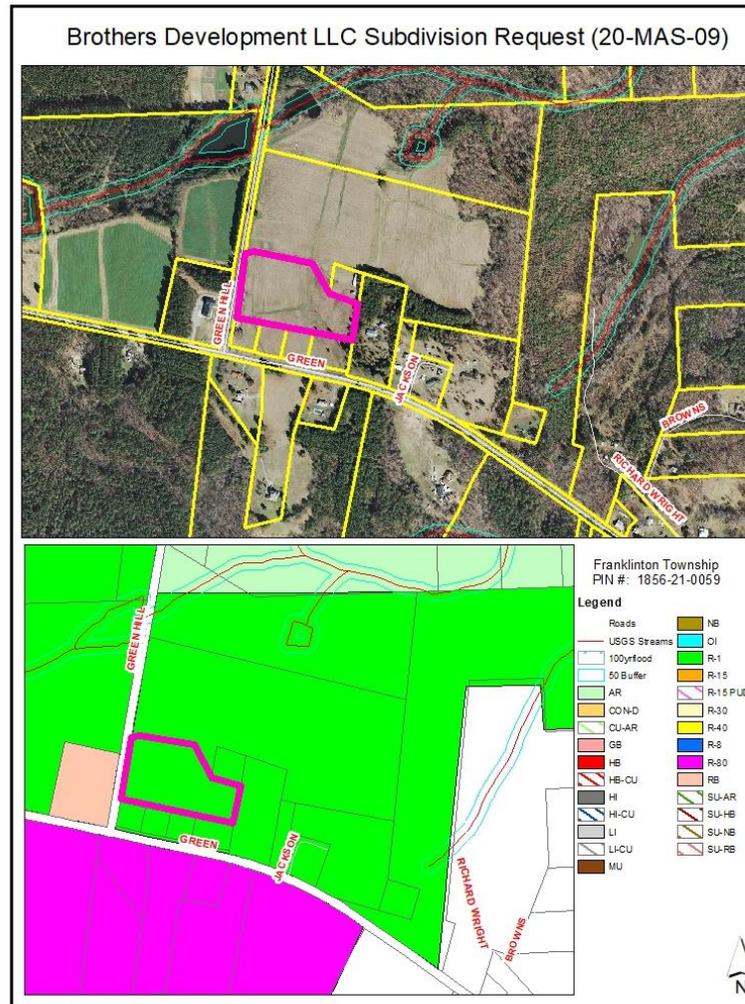
DEVELOPER(S):

Name of Developer: Brothers Development, LLC
Address: PO Box 1191
CityStateZip: Henderson, NC 27536

OWNER

Name of Owner: Brothers Development, LLC
Address: PO Box 1191
CityStateZip: Henderson, NC 27536

LOCATION



ATTACHMENTS:

Preliminary Subdivision Plan

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Brothers Development, LLC	1856-21-0059	R-1	7.199
TOTAL			7.199 Acres

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	R-1 Residential	Agricultural/Open
North	R-1 Residential	Agricultural/Open
South	R-1 Residential	Residential
East	R-1 Residential	Residential
West	Rural Business	Church

STAFF ANALYSIS

PROJECT OVERVIEW

Subdivision Request: A *preliminary* plan has been submitted for Brothers Development, LLC Subdivision. This property is located off Green Hill Road (SR 1203) in Franklinton Township in the Residential-1 (R-1) Zoning District. The preliminary plan is for the subdivision of approximately 7.199 acres into 7 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 Rural.

Setback and Lot Size:

Zoning District	Min. Square Footage	Min. Road Frontage	Min. Front Setback	Min. Side Setback	Min. Rear Setback
<i>Existing Zoning</i> R-1 Residential	30,000	100	30	10	25

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

Transportation: The proposed subdivision is located off Green Hill Road (SR 1203). The 2018 average daily traffic count for this section of Green Hill Road is approximately 1,500 vehicles per day.

Environmental Issues: The subject property is located within the Tar-Pamlico basin and is required to meet nutrient regulations for nitrates and phosphates for new improvements exceeding one-half acre. In addition, this property is in the WS II Watershed that limits the impervious surface to 12,234 square feet per lot.

Schools: Franklinton Elementary, Franklinton Middle, and Franklinton 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

Planning Staff recommends approval of the preliminary plan for Brothers Development, LLC Subdivision located off Green Hill Road (SR 1203) in Franklinton Township for the subdivision of a 7.199-acre parcel into 7 lots with the following conditions:

- NCDEQ Erosion and Sedimentation control permit.
- NCDEQ approval for impacts to riparian buffers.
- 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.
- 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

- Recorded Covenants with provision for road maintenance and open space
- Street lighting plan
- Mail center is subject to County approval and shall be constructed as part of the first phase.