



Franklin County Communique to the Planning Board

REQUEST FOR SUBDIVISION APPROVAL – Carters Place Subdivision 21-MAS-03 Tarboro Rd (SR 1100)

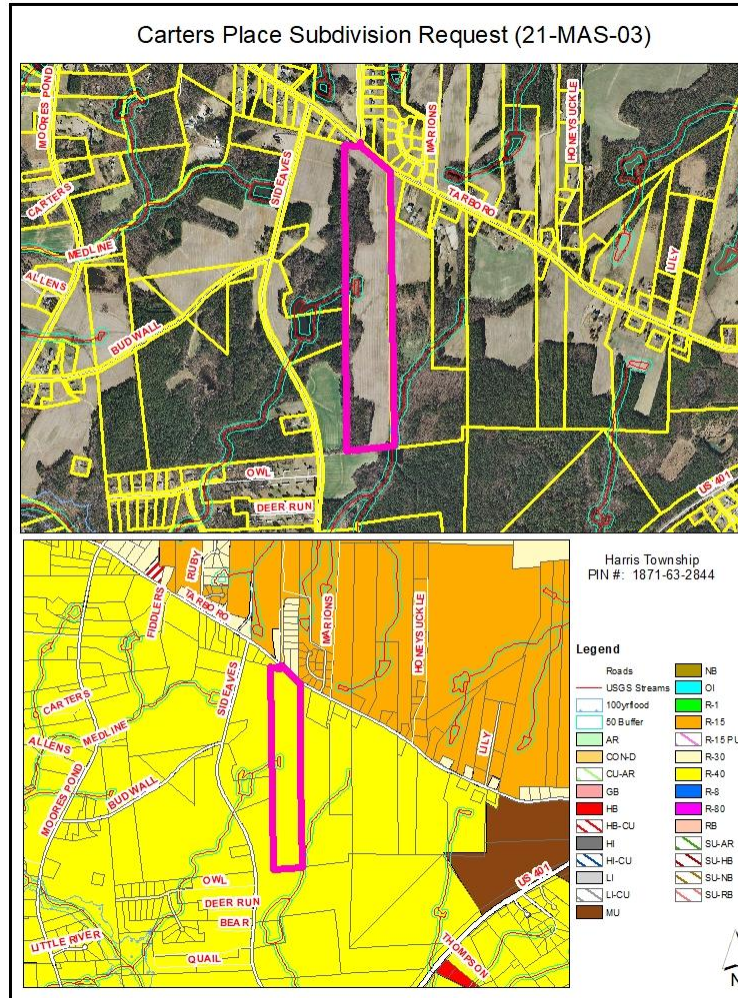
DEVELOPER(S):

Name of Developer: Carter Estates, LLC
Address: PO Box 2163
CityStateZip: Wake Forest, NC 27588

OWNER

Name of Owner: Norman Carter Estates
Address: 3712 Marry Ct
CityStateZip: Wake Forest, NC 27587

LOCATION



ATTACHMENTS:

Preliminary Subdivision Plan

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Norman Carter Estates	1871-63-2844	R-40	49.592
TOTAL			49.592 Acres

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	R-40 Residential	Agricultural/Wooded
North	R-15 Residential	Southall Subdivision
South	R-40 Residential	Agricultural/Wooded
East	R-40 Residential	Agricultural/Residential
West	R-40 Residential	Agricultural/Residential

STAFF ANALYSIS

PROJECT OVERVIEW

Subdivision Request: A *preliminary* plan has been submitted for Carters Place Subdivision. This property is located off Tarboro Road (SR 1100) in the Youngsville Township in the Residential-40 (R-40) Zoning District. The preliminary plan is for the subdivision of approximately 49.592 acres into 40 lots with an average lot size of 0.854 acres. 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 Agriculture.

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-40 Residential Cluster	30,000	75	35	10	30

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

Transportation: The proposed subdivision is located off Tarboro Rd (SR 1100). The average daily traffic count for this section of Tarboro Road is approximately 2,800 vehicles per day.

Environmental Issues: This property is located in the WS II Neuse River Basin. The maximum impervious surface allowed within this area is 12%.

Schools: Royal Elementary, Cedar Creek 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 Carters Place Subdivision located off Tarboro Road (SR 1100) in the Youngsville Township for the subdivision of a 49.592-acre parcel into 40 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.
- 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.
- 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 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.