



Franklin County Communique to the Planning Board

REQUEST FOR SUBDIVISION APPROVAL – Montgomery Subdivision 21-MAS-10 Montgomery Road (SR 1210)

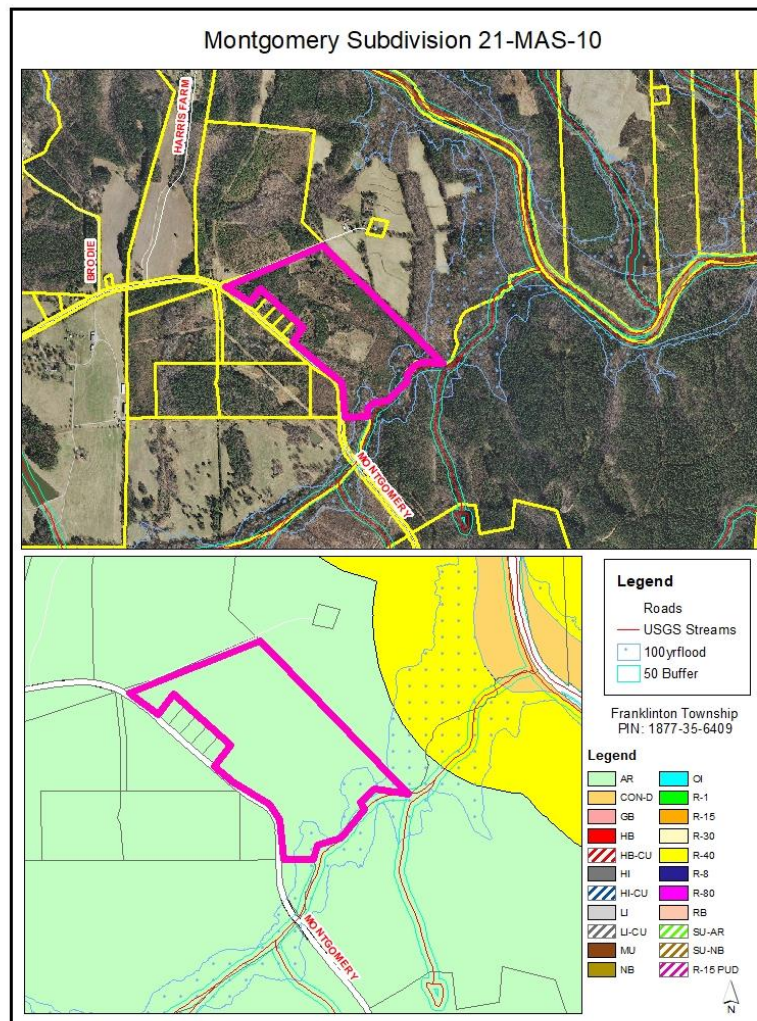
DEVELOPER(S):

Name of Developer: Genesis Builders, Inc.
Address: 5450 Old Wake Forest Rd, Ste. 102
CityStateZip: Raleigh, NC 27609

OWNER

Name of Owner: Patrice Mitchell
Address: 3350 Pennsylvania Ave SE
CityStateZip: Washington, DC 20020

LOCATION



ATTACHMENTS:

Preliminary Subdivision Plan

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Patrice Mitchell	1877-35-6409	AR	51.159
TOTAL			51.159 Acres

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	Agriculture Residential (AR)	Wooded
North	Agriculture Residential (AR)	Agricultural
South	Agriculture Residential (AR)	Wooded
East	Agriculture Residential (AR)	Wooded
West	Agriculture Residential (AR)	Wooded

STAFF ANALYSIS

PROJECT OVERVIEW

Subdivision Request: A *preliminary* plan has been submitted for Montgomery Subdivision. This property is located off Montgomery Rd (SR 1210) in the Franklinton Township in the Agriculture Residential (AR) Zoning District. The preliminary plan is for the subdivision of approximately 51.159 acres into 31 lots with an average lot size of 1.121 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> Agriculture Residential (AR)	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 Montgomery Rd (SR 1210).

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.

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 Montgomery Subdivision located off Montgomery Road (SR 1210) in the Franklinton Township for the subdivision of a 51.159-acre parcel into 31 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.
- Access must be provided to Open Space Area #1 by a separate/individual strip of land. The access strip must be a minimum of 20' wide.
- Approved NCDOT driveway permit.
- This plan must be revised if the developer does not obtain an encroachment agreement/easement with the property owner of parcel 034222 for sight distance triangle and sign easement.
- Pursuant to section 29-5: Streets (A) Public Streets. All roads in existing recorded phase(s) of the subdivision 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 box assignment from the Post Office. The mail kiosk shall be constructed with the first phase.
- All other standard conditions of subdivision approval as listed in the Franklin County UDO.
- Landscape Plan with proposed street tree location and species.
- Street lighting plan
- Recorded covenants shall include a provision for maintenance of roads, open spaces, and drainage easements.