



Franklin County Communique to the Planning Board

REQUEST FOR SUBDIVISION APPROVAL – Williams Road Subdivision 21-MAS-11 Williams Rd

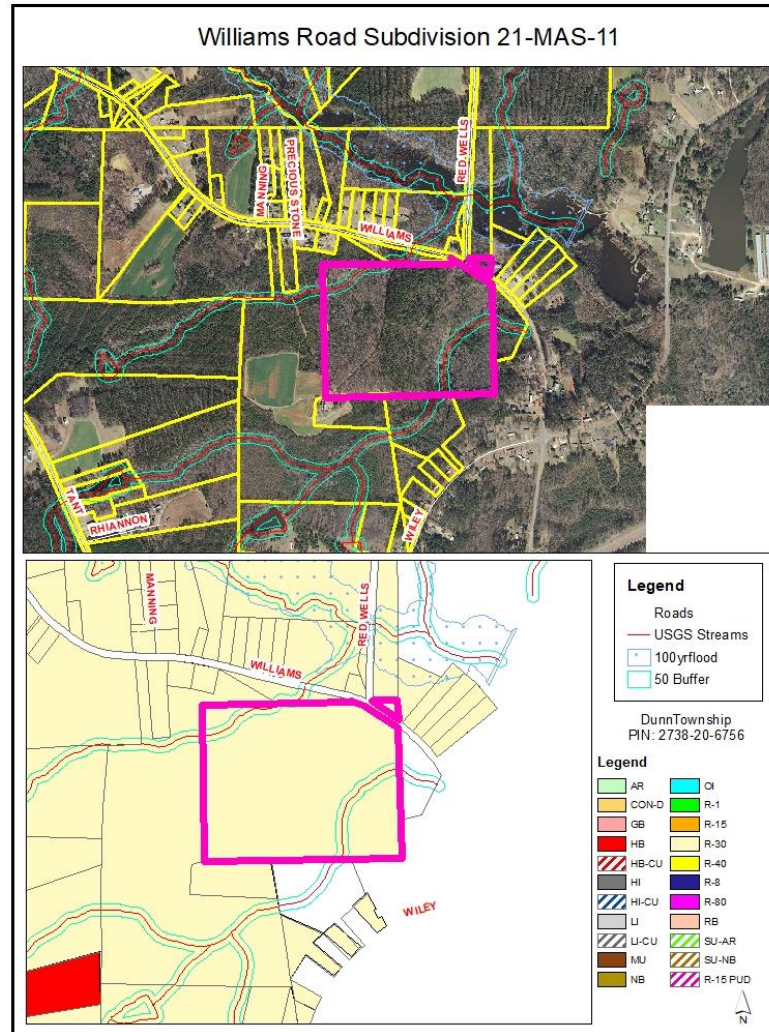
DEVELOPER(S):

Name of Developer: Keith Farms LLC
Address: PO Box 610
CityStateZip: Youngsville, NC 27596

OWNER

Name of Owner: Jason & Stephanie Hall
Address: 60 Happy Hen Ln.
CityStateZip: Louisburg, NC 27549

LOCATION:



ATTACHMENTS:

Preliminary Subdivision Plan

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Jason & Stephanie Hall	2738-20-6808	R-30 Residential	48.852
TOTAL			48.852
			Acres

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	R-30 Residential	Wooded
North	R-30 Residential	Wooded/Open
South	R-30 Residential	Wooded/Open
East	R-30 Residential	Wooded/Residential
West	R-30 Residential	Wooded/Agricultural

STAFF ANALYSIS

PROJECT OVERVIEW

Subdivision Request: A *preliminary* plan has been submitted for Williams Road Subdivision. This property is located off Williams Rd SR 1738 in Dunn Township in the Residential-30 (R-30) Zoning District. The preliminary plan is for the subdivision of approximately 48.852 acres into 31 lots with an average lot size of 1.485 acres. 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 Rural.

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 Williams Rd (SR 1738).

Environmental Issues: This property is located within 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 Williams Road Subdivision located off Williams Road (SR 1738) in Dunn Township for the subdivision of a 48.852-acre parcel into 31 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.
- 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.
- A note stating the entity responsible for the maintenance of the open space and drainage easements shall be on the final plat.
- The following note shall be placed on the final plat: The area labeled reserved for future development shall not be eligible for building permits until it meets the minimum lot size requirements of the Unified Development Ordinance.
- 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. The mail kiosk shall be constructed as part of the first phase.
- All other standard conditions of subdivision approval as listed in the Franklin County UDO.
- Landscape plan indicating proposed street tree location and species.
- Recorded covenants with a provision for road maintenance, open space, and drainage

easements.

- Street lighting plan