



# Franklin County Communique to the Planning Board

## REQUEST FOR SUBDIVISION APPROVAL – Baker Subdivision 21-MAS-15 NC 98 Hwy

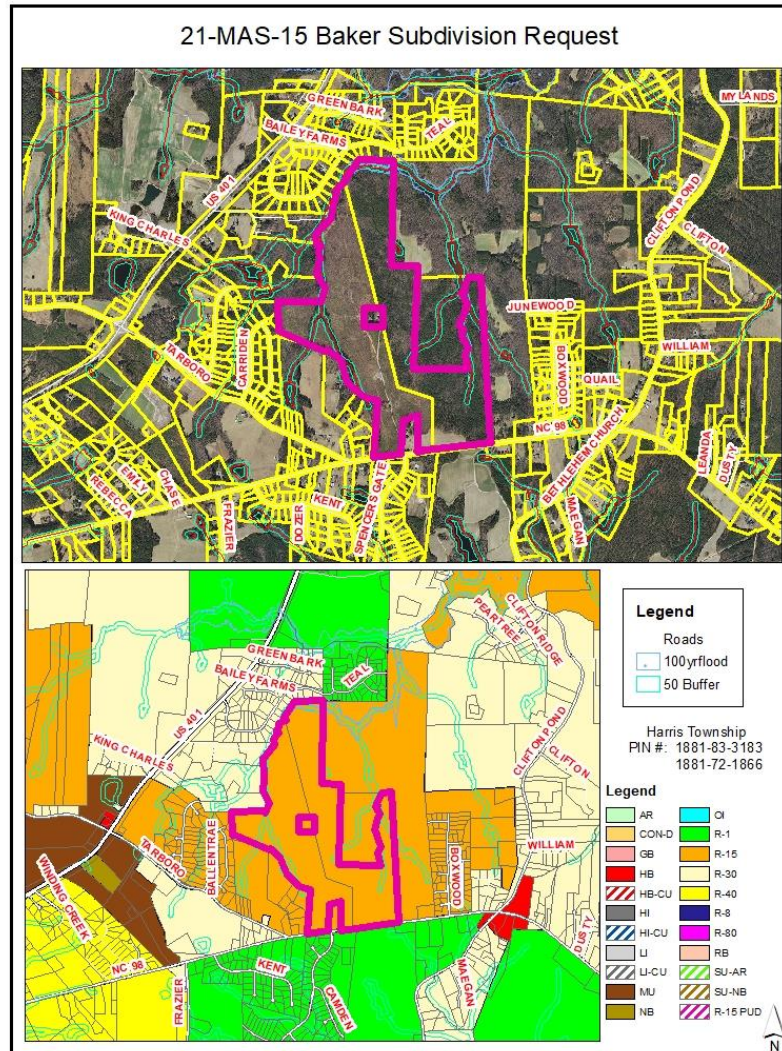
### DEVELOPER(S):

Name of Developer: Terramor Homes LLC  
Address: 7208 Falls of the Neuse Rd. Ste 201  
CityStateZip: Raleigh NC 27615

### OWNER

Name of Owner: James T Baker III & Others  
Address: 3232 Greenville Loop Rd  
CityStateZip: Wake Forest NC 27587

### LOCATION



### ATTACHMENTS:

Preliminary Subdivision Plan

**PARCEL INFORMATION**

OWNER	PARCEL #	ZONING	AREA
James T Baker, III	1881-83-3183 1881-72-1866	R-15 Residential	236.33
<b>TOTAL</b>			<b>236.33 Acres</b>

**ADJACENT PROPERTY SITE DATA**

	ZONING	LAND USE
<b>Subject Property</b>	R-15 Residential	Agricultural/Open
<b>North</b>	R-15 Residential	Single-Family Residence/Wooded
<b>South</b>	R-1 Residential	Spencer's Gate Subdivision
<b>East</b>	R-15 Residential	Residential
<b>West</b>	R-15 Residential	Residential

**STAFF ANALYSIS**

**PROJECT OVERVIEW**

**Subdivision Request:** A *revised preliminary* plan has been submitted for Baker Subdivision. This property is located off NC 98 Hwy. in Harris Township in the R-15 Residential District. The revised preliminary plan is for the subdivision of approximately 236.33 acres into 174 lots with 38.93 acres of dedicated open space. The subdivision is designed to accommodate both, County Water and a community well system with individual septic tanks. This subdivision was previously approved by the Planning Board on December 8, 2020 for the subdivision of approximately 236.33 acres into 179 lots with 57.32 acres of dedicated open space.

**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-15 Residential	20,000	100	30	10	25

**Water/Sewer Service:** The subdivision is designed to accommodate both, County Water and a community well system with individual septic tanks.

**Transportation:** The proposed subdivision is located off NC 98 Hwy. The 2018 average daily traffic count for this section of NC 98 Hwy. is approximately 9,200 vehicles per day.

**Environmental Issues:** This property is located within the Tar/Pamlico River basin.

**Schools:** Royal 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 Baker Subdivision located off NC 98 Hwy. in Harris Township for the subdivision of a 236.33-acre parcel into 174 lots with the following conditions:

- Sedimentation and erosion control plan approval.
- 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
- Left and right turn lanes shall be installed for each entrance prior to recording the first phase.
- All stub roads/streets shall be built to the adjoining property line.
- Approved NCDOT driveway permit.
- Final Tar-Pamlico stormwater Review approval.
- All utility plans shall be approved by the Franklin County Public Utilities Department.
- All utility easements shall be extended/constructed to the property line.
- Allocation of water shall be approved by the Board of County Commissioners prior to the expiration of the preliminary plat and prior to any water meters being set. All System Development Fees need to be paid prior to recording of the plat to the Public Utilities Office in the form of cash, credit card, or check.
- Subject property is located within the Airport Height Overlay District. The following statement shall be on the final plat: Property shown on this plan/plat is within the Franklin County Airport Conical Zone – AHOC and all or portion of the property described hereon is within an area that is subject to average noise level near to or exceeding 55 DNL.
- Pursuant to Section 29-8: Buffering. In addition to the landscaping and screen requirements in Article 14, in residential subdivisions, a buffer strip at least fifty (50) feet in depth in addition to the normal lot size and depth required shall be provided adjacent to all railroads, limited access highways, and major thoroughfares. The following statement shall be placed on the preliminary and final plat: This strip reserved for the planting of trees or shrubs by the owners; building of structures hereon is prohibited.
- Pursuant to section 29-5: Streets (A) Public Streets. All roads in existing recorded phase(s) of this 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.
- As-builts and Engineer's certification for all stormwater management facilities shall be submitted prior to recording the final plat.
- Operation & Maintenance Plan and Legal O & M Agreement for all stormwater controls/devices shall be submitted and recorded with the final plat.
- The following disclosure statements shall be placed on the final plat: The stormwater control measures shown hereon are required on the property to meet County and state stormwater regulations. Property owner may be subject to enforcement actions if the stormwater control measure is removed, relocated or altered without Prior County approval.
- Final water system approval by the NC Department of Environmental and Natural Resources must be submitted prior to recording the final plat.
- The identified community well sites may not be converted to buildable lots/sites at a future date. The sites must remain permanent open space.
- No off-site septic systems or easements.
- Provide a letter of approval/acceptance for the Mail Kiosk and box assignments from the Post Office prior to recording the final plat. Mail Kiosk must be constructed as part of the first phase.
- All other standard conditions of subdivision approval as listed in the Franklin County UDO.
- Street lighting plan
- Recorded covenants shall have provision for maintenance of roads, open spaces, and easements.
- Landscape plan shall include the following:
  - Street Tree Location
  - Street Tre Type/Species
  - Landscape Buffer Planting Detail