



# Franklin County Communique to the Planning Board

## REQUEST FOR SUBDIVISION APPROVAL – Ray’s Creek Subdivision 16-MAS-02 Hill Rd.

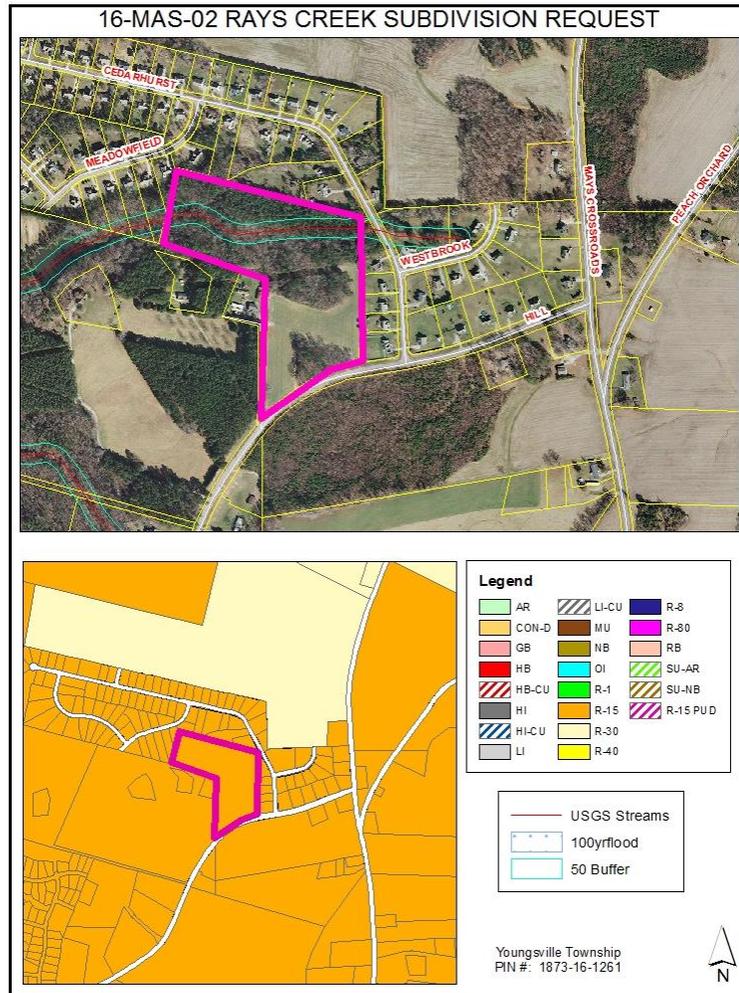
### DEVELOPER(S):

Name of Developer: Sumner Construction, INC  
Address: P.O. Box 1011  
CityStateZip: Youngsville, NC 27596

### OWNER

Name of Owner: Rommie E. Catlett Jr. &  
Mildred M. Catlett  
Address: 207 Kilbreck Dr.  
CityStateZip: Cary, NC 27511

### LOCATION



### ATTACHMENTS:

Site Plan

**PARCEL INFORMATION**

OWNER	PARCEL #	ZONING	AREA
Rommie E. Catlett Jr. & Mildred M. Catlett	1873-16-1261	R-15 Residential	16.00
<b>TOTAL</b>			<b>16.00 Acres</b>

**ADJACENT PROPERTY SITE DATA**

	ZONING	LAND USE
<b>Subject Property</b>	R-15 Residential	Vacant
<b>North</b>	R-15 Residential	Residential/Cedar Creek West Subdivision
<b>South</b>	R-15 Residential	Vacant/Residential
<b>East</b>	R-15 Residential	Residential/Cedar Creek West Subdivision
<b>West</b>	R-15 Residential	Residential

**STAFF ANALYSIS**

**PROJECT OVERVIEW**

**Subdivision Request:** A *preliminary* plan has been submitted for Ray’s Creek Subdivision. This property is located on Hill Rd in Youngsville Township in the R-15 Residential Zoning District. The preliminary plan is for the subdivision of approximately 16.00 acres into 12 lots. The subdivision is designed to be served by County water and private septic systems.

**PLANNING & ZONING**

**Land Use Plan:** The Land Use Plan has this property designated as Low-Medium Density Residential.

**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-15 Residential	15,000	80	30	10	25

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

**Transportation:** The proposed subdivision is located off of Hill Rd. The average daily traffic for Hill Rd is 1,200 vehicles per day. Lots 1 and 12 shall be served by internal street.

**Environmental Issues:** This property is located in the Tar/Pamlico River basin. There is a USGS stream with riparian buffers located on proposed lots 6 and 7.

Comments from the Franklin County Health Department: A site visit has not been made to the property. Any comments in no way guarantees the issuance or denial of any septic permits, or type of septic systems, for the proposed lots. Lots 6, 8 and 9 may need design and layout due to wells and useable space. Lot 4 may need pits due to rock. House size and placement will be critical on these lots to preserve the required area for initial and repair drain fields. For these reasons, I

suggest a soil consultant evaluate these lots and determine the best house location and septic design.

**Schools:** Louisburg Elementary, Terrell Lane Middle, and Louisburg 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 Ray's Creek Subdivision located off of Hill Rd. in Youngsville Township for the subdivision of approximately 16.00 acre parcel into 12 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 Dept of Transportation
- All road designs and entrances must meet NC DOT standards
- All utility plans will be approved by the Public Utilities Department prior to construction.
- Allocation of water shall be approved by the Franklin County Board of Commissioners prior to the expiration date of the preliminary plan. A twenty-five (25%) percent deposit of the required Utility Acreage Fee shall be paid in the form of a cash deposit within fifteen (15) days of Board of Commissioner allocation of utilities.
- Final Tar-Pamlico stormwater Review approval.
- 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.
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the UDO are satisfied.
- 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
  - Street lighting plan
  - Mail center is subject to County approval and shall be constructed as part of the first phase.