



# Franklin County Communique to the Planning Board

## REQUEST FOR SUBDIVISION APPROVAL – Twin Rock Subdivision 16-MAS-03 Flat Rock Church Rd.

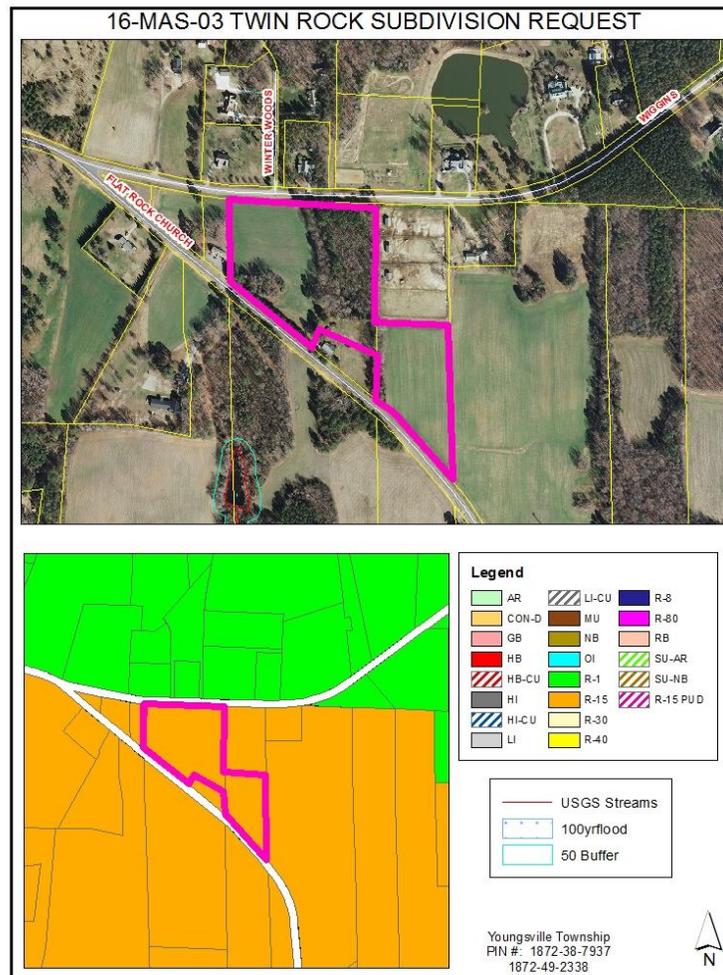
### DEVELOPER(S):

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

### OWNER

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

### LOCATION



**ATTACHMENTS:**  
Site Plan

**PARCEL INFORMATION**

OWNER	PARCEL #	ZONING	AREA
Rommie E. Catlett Jr. & William M. Catlett	1872-38-7937/1872-49-2338	R-15 Residential	12.316
<b>TOTAL</b>			<b>12.316 Acres</b>

**ADJACENT PROPERTY SITE DATA**

	ZONING	LAND USE
<b>Subject Property</b>	R-15 Residential	Vacant
<b>North</b>	R-1 Residential	Residential
<b>South</b>	R-15 Residential	Vacant/Residential
<b>East</b>	R-15 Residential	Residential
<b>West</b>	R-15 Residential	Vacant/Open

**STAFF ANALYSIS**

**PROJECT OVERVIEW**

**Subdivision Request:** A *preliminary* plan has been submitted for Twin Rock Subdivision. This property is located on Flat Rock Church Rd in Youngsville Township in the R-15 Residential Zoning District. The preliminary plan is for the subdivision of approximately 12.316 acres into 14 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 septic systems.

**Transportation:** The proposed subdivision is located off of Flat Rock Church Rd. The average daily traffic for Flat Rock Church Rd is 1,900 vehicles per day. Lots 1, 3, 4, 5, 9, 10 & 14 shall be served internally.

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

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 5, 6, and 10 may need design and layout. 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:** 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**

Recommend approval of the preliminary plan for Twin Rock Subdivision located off of Flat Rock Church Rd. in Youngsville Township for the subdivision of approximately 12.316 acre parcel into 14 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.