



Franklin County Communique to the Planning Board

REQUEST FOR SUBDIVISION APPROVAL Avery Lane Estates Phase II 16-MAS-09 Williams White Rd.

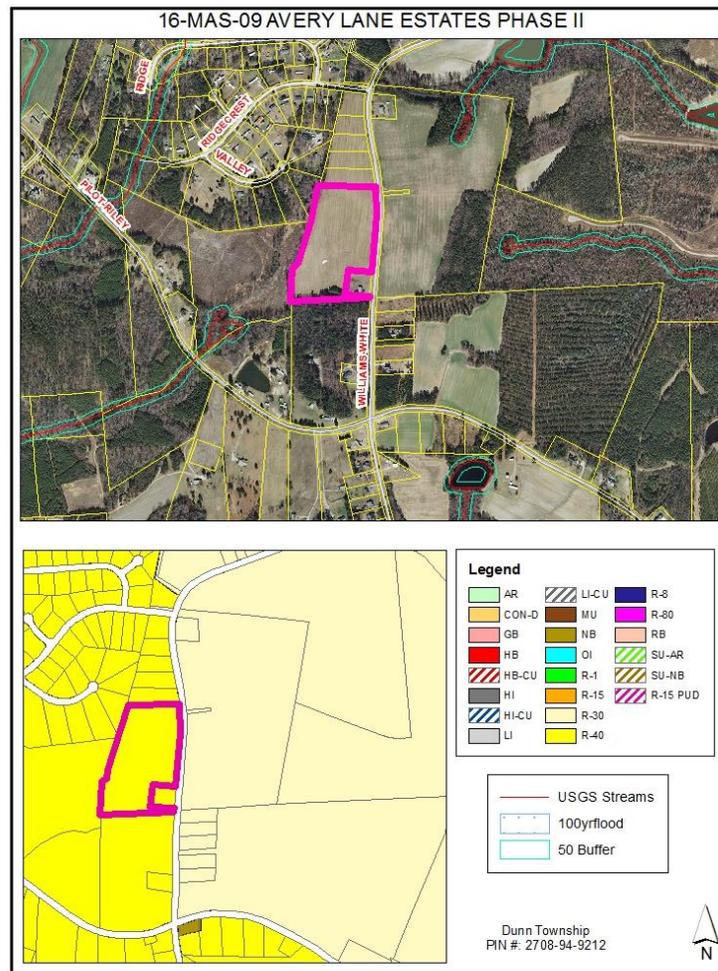
DEVELOPER(S):

Name of Developer: Shawn D and Jennifer S. Pearce
Address: 7710 NC 39 HWY
CityStateZip: Zebulon, NC 27597

OWNER

Name of Owner: Same
CityStateZip:

LOCATION



ATTACHMENTS:
Subdivision Plan

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Shawn D. and Jennifer S. Pearce	2708-94-9212	R-40 Residential	12.85
TOTAL			12.85 Acres

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	R-40 Residential	Vacant
North	R-40 Residential	Residential (Avery Lane Estates Phase I)
South	R-40 Residential	Residential
East	R-40 Residential	Residential
West	R-40 Residential	Residential

STAFF ANALYSIS

PROJECT OVERVIEW

Subdivision Request: A *preliminary* plan has been submitted for Avery Lane Estates Phase II. This property is located on Williams White Rd in Dunn Township in the R-40 Residential Zoning District. The preliminary plan is for the subdivision of approximately 12.85 acres into 3 lots. The subdivision is designed to be served by private wells and private septic systems. Avery Lane Estates Phase I was submitted to Planning Staff as a minor subdivision. The North Carolina Department of Transportation recommended joint driveways for these lots. These lots were approved by staff and recorded in M.B. 2016 Page 6. Current UDO standards allow for five (5) lots or less to be reviewed by Staff as a minor subdivision. The applicant wishes to add three additional lots to the subdivision making it a major subdivision requiring Planning Board review.

PLANNING & ZONING

Land Use Plan: The Land Use Plan has this property designated as Low 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-40 Residential	40,000	125	50	20	50

Water/Sewer Service: There is no county water and sewer available to this site. This development will be served by private wells and septic systems.

Transportation: The proposed subdivision is located off of Williams White Rd. The average daily traffic for Williams White Rd is 290 vehicles per day. Existing Lot 5 and proposed lot 6 will be served by a shared driveway. Proposed lots 7 and 8 will be served by a shared driveway. This complies with NCDOT recommendation.

Environmental Issues: This property is located in the Tar/Pamlico 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 Avery Lane Estates Subdivision located off of Williams White Rd. in Dunn Township for the subdivision of approximately 12.85 acre parcel into 3 lots with the following conditions:

- Approved landscaping in accordance with Article 14 of the Franklin County UDO.
- Approved driveways and entrances by the NC Department of Transportation.
- 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