



Franklin County Communique to the Planning Board

REQUEST FOR SUBDIVISION APPROVAL – Pilot Ridge Subdivision 18-MAS-04 Johnson Town Rd

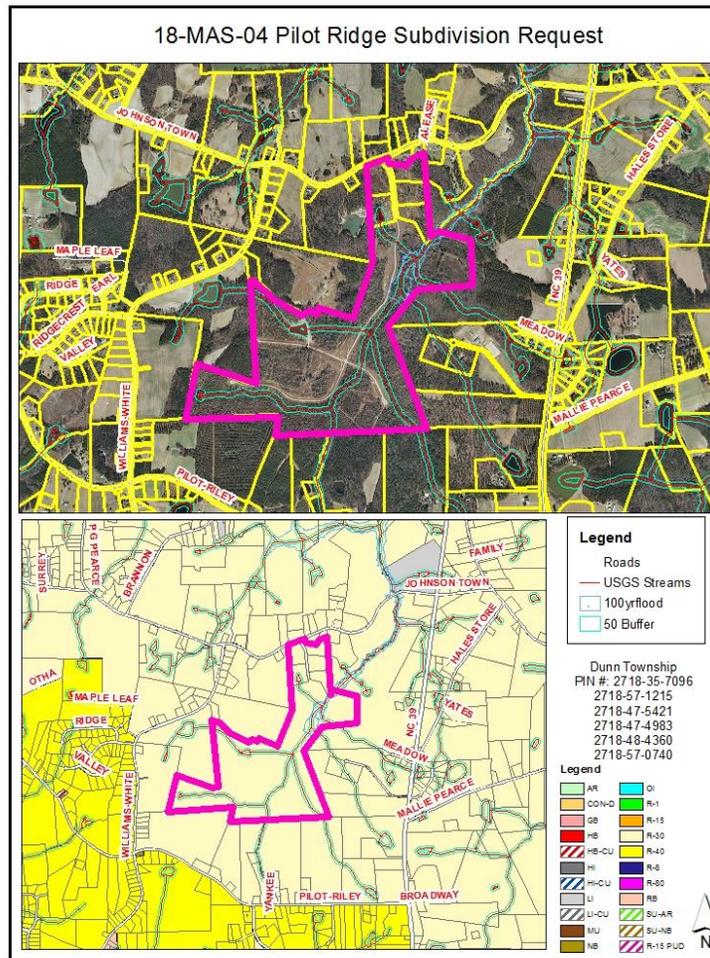
DEVELOPER(S):

Name of Developer: Ed Shearin, Louisburg
Development Corporation
Address: P.O. Box 951
CityStateZip: Louisburg, NC 27549

OWNER

Name of Owner: Same
Address:
CityStateZip:

LOCATION



ATTACHMENTS:

Preliminary Subdivision Plan

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Ed Shearin Louisburg Development Corporation	2718-35-7096	R-30 Residential	224.069
	2718-57-1215		
	2718-47-5421		
	2718-47-4983		
	2718-48-4360		
	2718-57-0740		
TOTAL			224.069 Acres

ADJACENT PROPERTY SITE DATA

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

STAFF ANALYSIS

PROJECT OVERVIEW

Subdivision Request: A *preliminary* plan has been submitted for Pilot Ridge Subdivision. This property is located off Johnson Town Rd (SR 1729) in Dunn Township in the R-30 Residential zoning district. The preliminary plan is for the subdivision of approximately 224.069 acres into 98 lots. The subdivision is designed to be served by private wells and septic systems. The average lot size within this development is 2.150 acres.

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-30 Residential	30,000	100	30	10	25

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

Transportation: The proposed subdivision is located off Johnson Town Rd. (SR 1729). FLM Engineering prepared a traffic impact analysis (TIA) indicating that the traffic generated by this proposed development is not anticipated to have adverse effects on the transportation network.

Environmental Issues: The subject property is located within the Tar-Pamlico basin and is required to meet nutrient regulations for nitrates and phosphates for new improvements exceeding one-half acre. Franklin County GIS maps indicate streams with riparian buffers on this property.

Additionally, a portion of this property is located within the 100-year floodplain. Stormwater BMP's are not required for this project.

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 Pilot Ridge Subdivision located off Johnson Town Rd. (SR 1729) in Dunn Township for the subdivision of approximately 224.069 acres into 98 lots with the following conditions:

- Sedimentation and erosion control plan approval.
- Approved landscaping in accordance with Article 14 of the Franklin County UDO.
- Approval from NCDEQ for all stream, driveway crossings, and impacts to riparian buffers is required prior to recording the final plat.
- Core of Engineers (COE) approval for impacts to wetlands is required prior to recording the final plat.
- Note shall be placed on the final plat indicating the entity responsible for maintaining drainage easements.
- 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
- Approved NCDOT driveway permit.
- Pursuant to section 29-5: Streets (A) Public Streets. All roads in existing recorded phase(s) of subdivisions 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.
- No off-site septic systems or easements.

- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the UDO are satisfied.
- Subject property is located within the Voluntary Agriculture District. The following note shall be placed on the preliminary and final plat: Note: These parcels are located within one (1) mile of an Existing Voluntary Agricultural District or Enhanced Voluntary Agricultural District. Normal agricultural operations may conflict with residential use. NC Law (General Statutes Section 106-701) provides some protection for existing agricultural operations
- 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 with provision for road maintenance and open space
 - Street lighting plan
 - Mail center is subject to County approval and shall be constructed as part of the first phase.