



Franklin County Communique to the Planning Board

REQUEST FOR SUBDIVISION APPROVAL – Robert Richards Subdivision 18-MAS-07 Robbins Rd

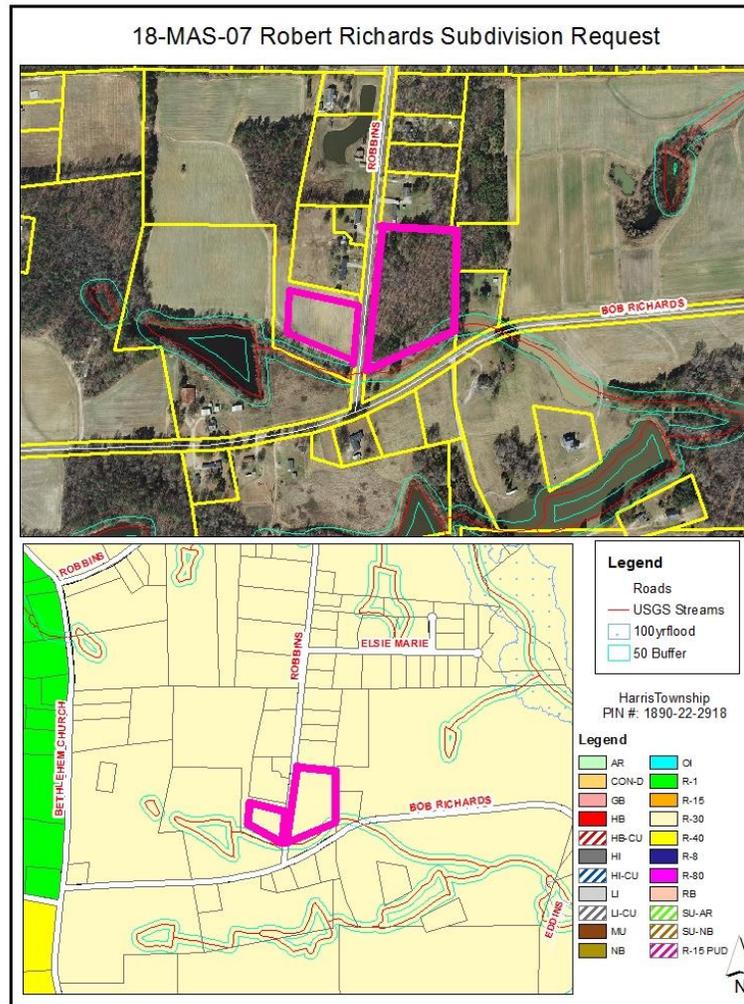
DEVELOPER(S):

Name of Developer: William Robert Richards III
Address: 266 Bob Richards Rd
CityStateZip: Youngsville, NC 27596

OWNER

Name of Owner: Same
Address:
CityStateZip:

LOCATION



ATTACHMENTS:

Preliminary Subdivision Plan

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
William Robert Richards III	1890-22-2918	R-30 Residential	9.911
TOTAL			9.911 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 Robert Richards Subdivision. This property is located off Robbins Rd (SR 1714) in Harris Township in the R-30 Residential zoning district. The preliminary plan is for the subdivision of approximately 9.911 acres into 9 lots. The subdivision is designed to be served by private wells and septic systems. The average lot size within this development is 1.028 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 Robbins Rd. (SR 1714)

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. Receipt of the Mitigation Credit Transfer Certificate is required prior to recording the final plat.

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 Robert Richards Subdivision located off Robbins Rd. (SR 1714) in Harris Township for the subdivision of approximately 9.911 acres into 9 lots with the following conditions:

- Sedimentation and erosion control plan approval.
- Approved landscaping in accordance with Article 14 of the Franklin County UDO. Street trees shall be installed on all lots prior to recording the final plat.
- Approval from NCDEQ for all stream, driveway crossings, and impacts to riparian buffers 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.
- Receipt of the Mitigation Credit Transfer Certificate.
- 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.
- 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 indicating the entity responsible for maintaining for roads ,open space, and drainage easements.
- Street lighting plan
- Mail center is subject to County approval and shall be constructed as part of the first phase.