



# Franklin County Communique to the Planning Board

## REQUEST FOR SUBDIVISION APPROVAL – Eagle Chase Subdivision 19-MAS-03 Darius Pearce Rd.

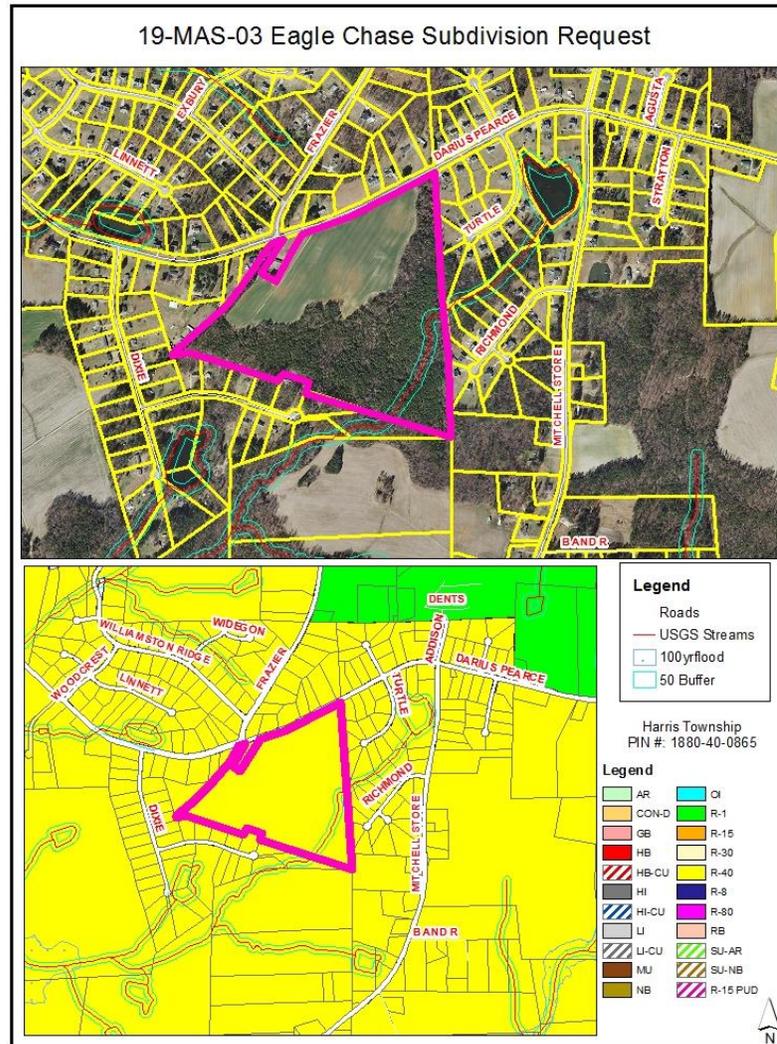
### DEVELOPER(S):

Name of Developer: Eagle Pearce LLC  
Address: P.O. Box 610  
CityStateZip: Youngsville, NC 27596

### OWNER

Name of Owner: Bettie P. Parrish Life Estate  
Address: 1532 Bethel Church Rd  
CityStateZip: Youngsville, NC 27596

### LOCATION



### ATTACHMENTS:

Preliminary Subdivision Plan

**PARCEL INFORMATION**

OWNER	PARCEL #	ZONING	AREA
Bettie P. Parrish Life Estate	1880-40-0865	R-40 Residential	49.113
<b>TOTAL</b>			<b>49.113 Acres</b>

**ADJACENT PROPERTY SITE DATA**

	ZONING	LAND USE
<b>Subject Property</b>	R-40 Residential	Vacant
<b>North</b>	R-40 Residential	Residential (Williamston Ridge Subdivision)
<b>South</b>	R-40 Residential	Residential (Country View Subdivision)
<b>East</b>	R-40 Residential	Residential (Turtle Creek Subdivision)
<b>West</b>	R-40 Residential	Residential (Country View Subdivision)

**STAFF ANALYSIS**

**PROJECT OVERVIEW**

**Subdivision Request:** A *preliminary* plan has been submitted for Eagle Chase Subdivision. This property is located off Darius Pearce Rd. in Harris Township in the R-40 Residential Cluster (WS II Watershed) District. The preliminary plan is for the subdivision of approximately 49.113 acres into 31 lots with 11.463 acres of dedicated open space. The subdivision is designed to be served by private wells and septic systems.

**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
R-40 Residential (Cluster)	30,000	75	35	10	30

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

**Transportation:** The proposed subdivision is located off Darius Pearce Rd. The 2017 average daily traffic count for this section of Darius Pearce Rd. is approximately 2,200 vehicles per day.

**Environmental Issues:** This property is located in the WS II Neuse River Basin. The maximum impervious surface allowed within this area is 12%.

**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 Eagle Chase Subdivision located off Darius Pearce Rd. in Harris Township for the subdivision of a 49.113-acre parcel into 31 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 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.
- 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.