



Franklin County Communique to the Planning Board

REQUEST FOR SUBDIVISION APPROVAL – Pearces Road Subdivision 19-MAS-08 Pearces Rd

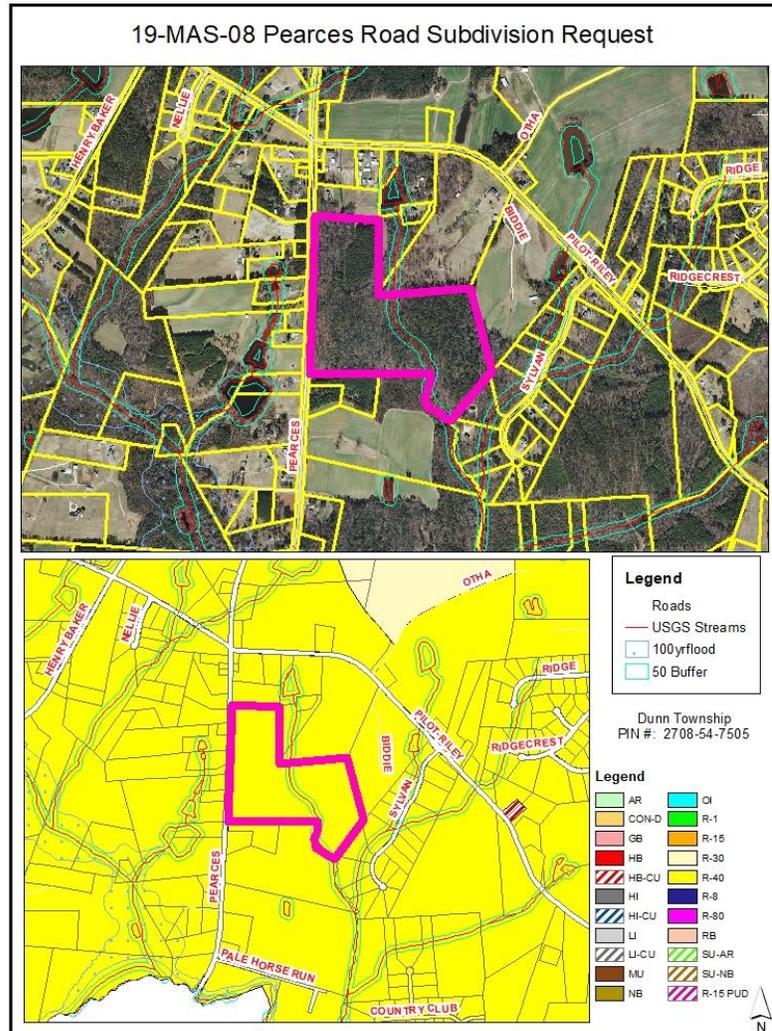
DEVELOPER(S):

Name of Developer: Grande Manor Homes
Address: 1151 Tarboro Rd
CityStateZip: Youngsville NC 27596

OWNER

Name of Owner: Nellie R Pearce
Address: 15827 Acorn Circle
CityStateZip: Tavares FL 32778

LOCATION



ATTACHMENTS:

Preliminary Subdivision Plan

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Nellie R Pearce	2708-54-7505	R-40 Residential	42.49 Acres
TOTAL			42.49 Acres

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	R-40 Residential	Vacant/Wooded
North	R-40 Residential	Residential
South	R-40 Residential	Residential/Agricultural
East	R-40 Residential	Residential (Twin Creeks Subdivision)
West	R-40 Residential	Residential

STAFF ANALYSIS

PROJECT OVERVIEW

Subdivision Request: A *preliminary* plan has been submitted for Pearces Road Subdivision. This property is located off Pearces Rd. in Dunn Township in the R-40 Residential (WS II Watershed) District. The preliminary plan is for the subdivision of approximately 42.49 acres into 38 lots with 8.825 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 Pearces Rd. The 2018 average daily traffic count for this section of Pearces Rd. is approximately 2900 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 Pearces Road Subdivision located off Pearces Rd. in Dunn Township for the subdivision of a 42.49-acre parcel into 38 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
- All stub roads/streets shall be built to the adjoining property line.
- 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, open space, drainage easements, and 15' landscape buffer/easement.
 - Street lighting plan
 - Mail kiosks are subject to County approval and shall be constructed as part of the first phase.