



Franklin County Communique to the Planning Board

REQUEST FOR SUBDIVISION APPROVAL – Tarboro Road Subdivision 19-MAS-09 Tarboro Rd

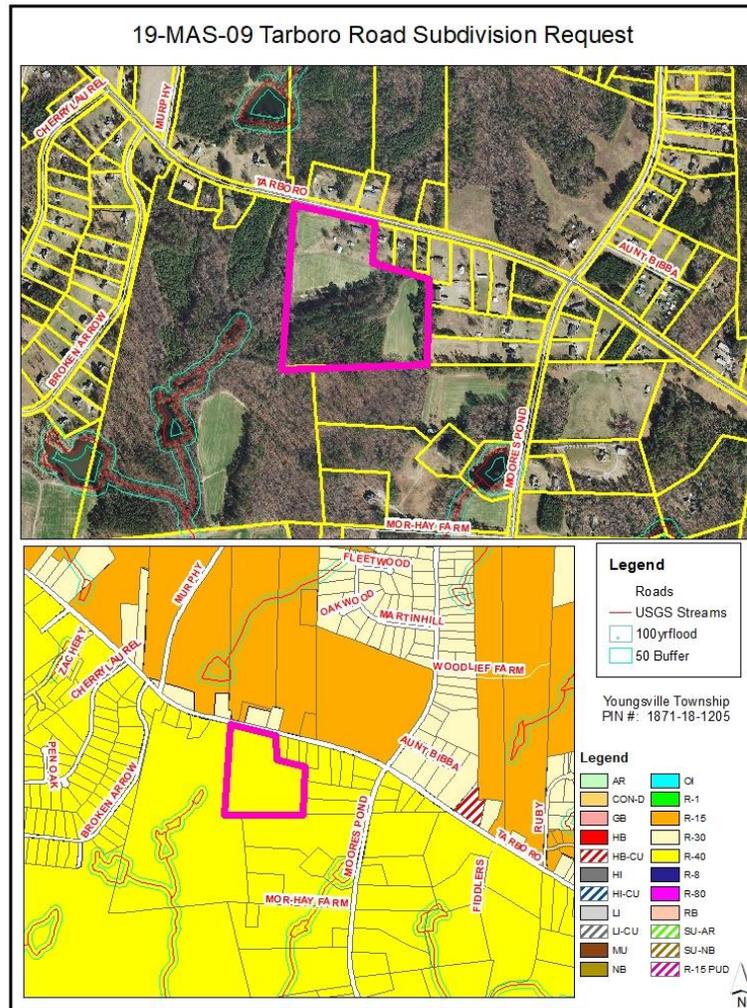
DEVELOPER(S):

Name of Developer: El Dorado Investment Group, Inc
Address: 12801 Camp Kanata Rd
CityStateZip: Wake Forest NC 27587

OWNER

Name of Owner: Peggy & Billy Chalk
Address: 1560 Tarboro Rd
CityStateZip: Youngsville NC 27596

LOCATION



ATTACHMENTS:

Preliminary Subdivision Plan

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Peggy & Billy Chalk	1871-18-1205	R-40 Residential	18.195
TOTAL			18.195 Acres

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	R-40 Residential	Agricultural/Wooded
North	R-30/R-15 Residential	Residential/Wooded
South	R-40 Residential	Wooded
East	R-40 Residential	Residential
West	R-40 Residential	Wooded

STAFF ANALYSIS

PROJECT OVERVIEW

Subdivision Request: A *preliminary* plan has been submitted for Tarboro Road Subdivision. This property is located off Tarboro Rd. in Youngsville Township in the R-40 Residential (WS II Watershed) District. The preliminary plan is for the subdivision of approximately 18.195 acres into 15 lots with 3.639 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 Medium 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 Tarboro Rd. The 2018 average daily traffic count for this section of Tarboro Rd. is approximately 4300 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: Youngsville Elementary, Cedar Creek Middle, and Franklinton 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 Tarboro Road Subdivision located off Tarboro Rd. in Youngsville Township for the subdivision of an 18.195-acre parcel into 15 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.
- 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.
- 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, and drainage easements.
- Street lighting plan
- Mail kiosks are subject to County approval and shall be constructed as part of the first phase.