

Re: Joshua Drake Property

Location: Johns River Loop Rd and US 64

Property: Johns River Subdivision; 90.⁰³ acres

Project Narrative: The general concept of the Johns River Subdivision is to provide economical estate sized residential tracts to the Burke County Market. Tracts are laid out in a manner to allow individual buyers to purchase one or more lots for lightly restricted residential purposes and/or other uses allowed in an R-3 zoning classification. It is also conceivable that builders/developers may purchase one or more lots for further building or development as long as these lots are in compliance with current zoning regulations.

Deed Restrictions: Most of the undesirable uses that would concern this property are already addressed in the R-3 zoning classification of the Burke County zoning ordinance. However, to further ensure the quality of future development we are proposing the following moderate deed restrictions:

1. No house trailer, mobile home, travel trailer, or other type of temporary housing shall be placed on any lot as a residence. Modular homes that meet the North Carolina Building Codes are allowed as well as double wide manufactured homes that are no more than three (3) years old when placed on said lot. Any such structure shall promptly install masonry type foundation or underpinning.
2. No swine may be kept or maintained on any lot. Other livestock shall be allowed, but only on adequate and established grass pasture or adequate enclosed stalls. No high density stockyards shall be allowed.
3. No pets may be maintained on any lot, if it makes such an amount of noise as to frequently or habitually disturb owners of other lots.
4. No lot or any part thereof shall be used for a junkyard or for any unsightly or obnoxious purpose. All trash, garbage, and waste shall be kept in sanitary closed receptacles and all litter, trash, refuse, and waste must be removed promptly.
5. All lot owners must comply with all governmental health and police requirements.
6. No residence, garage, barn, or other building shall have tar paper, unfinished wood, construction board, plywood, or similar unfinished material as permanent siding. Any building exterior must be completed within eighteen (18) months from commencement of construction. All improvements must be maintained in a neat and attractive condition.
7. Recombination or re-subdivision of lots are specifically allowed subject to any requirements of the Burke County R-3 zoning classification and the Burke County Subdivision ordinance.