



Franklin County Communique to the Planning Board

REQUEST FOR REZONING 20-REZ-04

Cedar Creek Rd (State Road 1116) Residential-1 to Residential-8

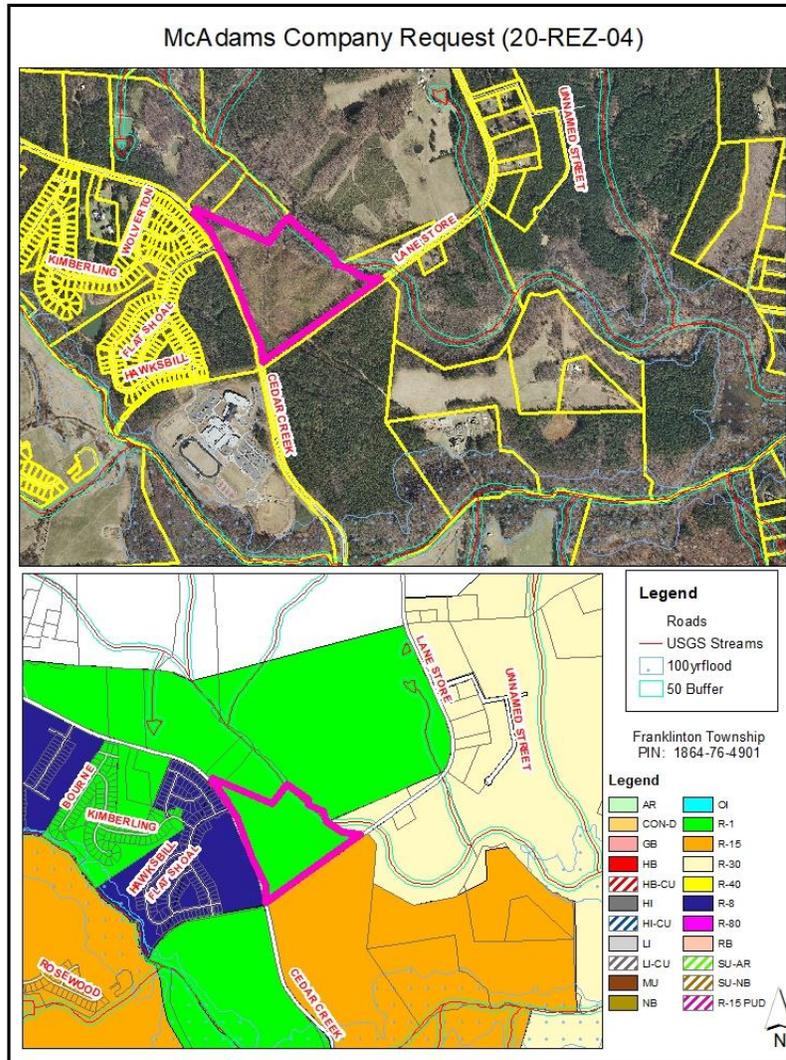
PETITIONER(S):

Name of Petitioner: Laura Holloman, The
McAdams Company
Address: 2905 Meridian Parkway
CityStateZip: Durham, NC 27713

OWNER(S):

Name of Owner: AF Forest City LLC
Address: 1330 Sunday Dr Ste 105
CityStateZip: Raleigh, NC 27606

LOCATION:



ATTACHMENTS:

Rezoning Application
Map

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
AF Forest City LLC	1864-76-4901	R-1	43.02
TOTAL			43.02 Acres

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	R-1 Residential	Vacant/Wooded
North	R-1	Residential/Wooded
South	R-15	Vacant/Wooded
East	R-1	Vacant/Wooded
West	R-8	Cedar Crossing Subdivision

STAFF ANALYSIS

PROJECT OVERVIEW

Zone Map Change Request: The McAdams Company is requesting to rezone 43.02 acres at Cedar Creek Rd. (State Road 1116) and Lane Store Rd (State Road 118) in Youngsville Township from Residential-1 (R-1) to Residential-8 (R-8).

PLANNING & ZONING

Land Use Plan: The Comprehensive Land Use plan indicates that this property is intended for Suburban Residential uses.

Zone Map Change Analysis:

The McAdams Company is requesting to rezone 43.02 acres at Cedar Creek Road (SR 1116) and Lane Store Rd (SR 1118), Youngsville Township from Residential-1 (R-1) to Residential-8 (R-8).

The application states that this rezoning request is supported by the availability of utility infrastructure in this area, along with the Residential-8 (R-8) zoning of adjacent parcels. The subject property is adjacent to Franklinton High School, and to Cedar Crossing Subdivision which is zoned Residential-8 (R-8). It is classified as Suburban Residential in the recently adopted Comprehensive Land Use Plan. Suburban Residential is intended to be a broad land use category that fosters a wide range of residential uses, including Mixed Residential. The proposed Residential-8 (R-8) zoning, specifically the associated cluster provisions, will allow greater design flexibility in respect to residential lot sizes and setbacks (noted on page 5 of this communiqué). Residential-8 (R-8) also aligns with both current and future development in the surrounding area.

Permitted Uses:

(R-1) Residential District Zoning

This district is defined as low-density residential areas and additional open areas where similar development will be a viable land use. The uses permitted in district are designed to stabilize and protect the essential character of the area and to prohibit all activities of a commercial nature except certain home occupations controlled by specific limitations.

Accessory Structure	X
Accessory Dwelling Unit	X
Accessory Uses	X
Agricultural Production (crops)	X
Agricultural Production (livestock)	X
Agri-Tourism	X
Animal Aquaculture	X
Church	X
Convenience Centers	C
Country Clubs, Private or Public	C
Customary Home Occupation	X
Day Care Center and Kindergarten	C
Dwelling, Single-Family (one per lot)	X
Emergency Shelter	X
Family Care Home	X
Fire/Rescue Station Operations	C
Gatehouse/Guardhouse/Security Station	X
Golf Course	C
Law Enforcement Station	X
Manufactured Home (Individual for Residential Occupancy)	C
Outdoor Recreation/Entertainment/Sporting Events	S
Parks and Open Space, Public or Private	X
Planned Unit Development	S
Public Recreation (grounds and facilities for open air games and sporting events)	X
School, Public or Private	X
Solar Energy Farms	S
Swimming Clubs	C
Swimming Pools	X
Swine Farm	X
Telephone Exchange Cabinets	X
Temporary Uses	X
Temporary Healthcare Structures	X

X = Permitted as use by right

S = Special Use Permit approved by Franklin County Board of Commissioners upon the recommendation by the Franklin County Planning Board.

C = Conditional Use Permit approved by the Franklin County Board of Adjustment

(R-8) Residential District Zoning

This district is defined as high density residential areas where single-family and multi-family dwellings are commingled and certain open areas where similar residential development will be a viable land use. The uses permitted in this district are designed to stabilize and protect the essential characteristics of the area and to prohibit all activities of a commercial nature except certain home occupations controlled by specific limitations.

Accessory Structure	X
Accessory Uses	X
Agricultural Production (crops)	X
Agricultural Production (livestock), except intensive livestock operations (ILO)	X
Animal Aquaculture	X
Bona Fide Farms	X
Cemetery, Church and Family	X
Church	X
Convenience Centers	C
Country Clubs, Private or Public	C
Customary Home Occupation	X
Day Care Center and Kindergarten	C
Dwelling, Clustered Detached Single-Family	X
Dwelling, Multi-Family	C
Dwelling, Single-Family (one per lot)	X
Emergency Shelter	X
Family Care Home	X
Fire Station Operations	C
Group Care Facility	S
Home for the Aged	C
Homeless Shelter	S
Law Enforcement Station	X
Parks and Open Space, Public or Private	X
Planned Unit Development	S
Public Buildings	C
Public Recreation (grounds and facilities for open air games and sporting events)	X
Public Utility Stations (including electrical substations, water tanks/towers, and telephone exchanges)	C
Rural Family Occupation	X
School, Public or Private	C
Sewage/Water Pumping Stations	S
Swimming Clubs	C
Swimming Pools	X
Telephone Exchange Cabinets	X

X = Permitted as use by right

S = Special Use Permit approved by Franklin County Board of Commissioners upon the

Recommendation by the Franklin County Planning Board.

C = Conditional Use Permit approved by the Franklin County Board of Adjustment

Setbacks and Lot Size:

Zoning District	Min. Square Footage	Min. Road Frontage	Min. Front Setback	Min. Side Setback	Min. Rear Setback
Existing Zoning					
R-1 Residential	15,000 Sq. Ft.	80	30	10	25
R-1 Residential (Cluster)	10,000 Sq. Ft.	50	20	10	15
Proposed Zoning					
R-8 Residential	10,000 Sq. Ft.	75	25	6	25
R-8 Residential (Cluster)	5,000 Sq. Ft.	40	15	6	10

Water/Sewer Service: Public water and sewer is adjacent to this site.

Transportation: The 2018 NCDOT average daily traffic count along Cedar Creek Rd (SR 1116) is approximately 2,400 vehicles per day. Planning staff has concerns with the existing traffic volume in this area. A Traffic Impact Analysis (TIA) is required for developments consisting of 80 or more lots.

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.

PLANNING STAFF RECOMMENDED PLANNING BOARD DISCUSSION ITEMS

Review proposed map amendment, solicit comments or questions, and make a recommendation regarding the rezoning request.

Zoning Consistency Statement: The requested zoning map amendment is in general conformity with the Comprehensive Land Use plan. The Comprehensive Land Use plan indicates that this property is intended Suburban Residential uses. Suburban Residential is intended to be a broad land use category that fosters a wide range of residential uses, including Mixed Residential. Public water and sewer is adjacent to this site. The subject property is adjacent to Franklinton High School and Cedar Crossing which is zoned Residential-8 (R-8). The request is reasonable with adjacent development patterns and in the public interest.

PLANNING STAFF RECOMMENDATION TO THE PLANNING BOARD

Recommend approval of the requested rezoning based upon the reasons stated in the above narrative.