



Franklin County Communique to the Planning Board

REQUEST FOR SUBDIVISION APPROVAL – WHISPERING PINES 15-MAS-01 CEDAR CREEK ROAD & HICKS ROAD

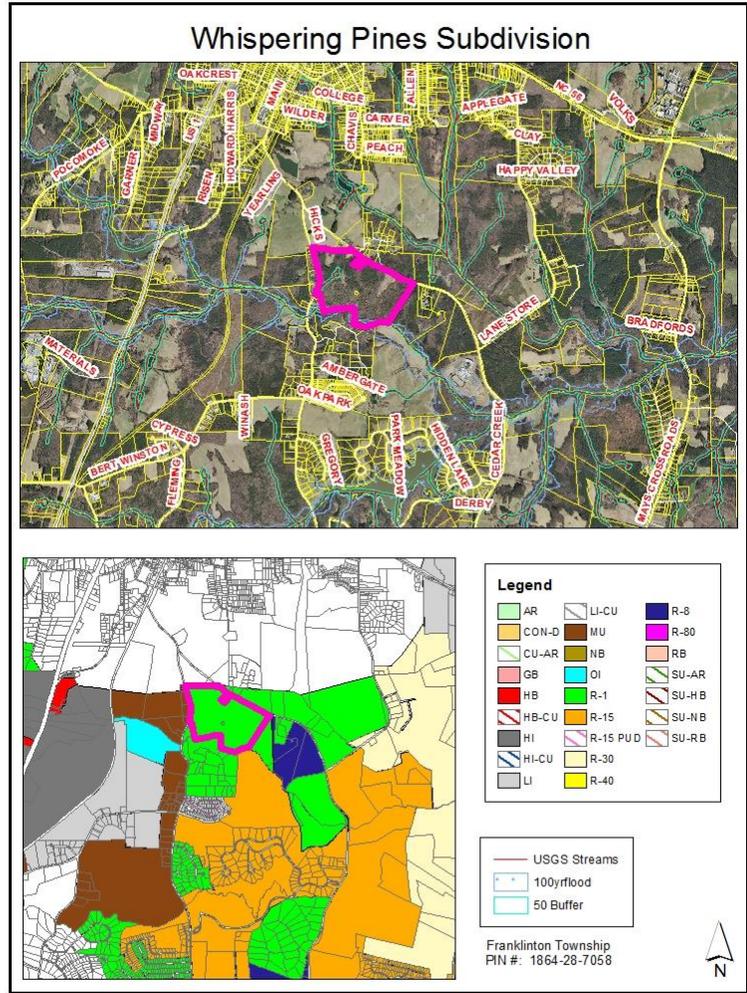
PETITIONER(S):

Name of Petitioner: Whispering Pines of Franklin County
Address: 3129 Heritage Trade Drive, Ste 104
CityStateZip: Wake Forest, NC 27588

OWNER

Name of Owner: Whispering Pines of Franklin County
Address: County
CityStateZip:

LOCATION:



ATTACHMENTS:
Site Plan

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Whispering Pines of Franklin County	1864-28-7058	R-1	158.32
TOTAL			158.32

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	R-1	Vacant
North	R-1 & Youngsville ETJ	Residential
South	R-1 & R-15	Residential (Oak Park Subdivision)
East	R-1 & R-8	Vacant (Proposed Forest City Subdivision)
West	Mixed Use (Hicks Road)	Residential

STAFF ANALYSIS

PROJECT OVERVIEW

Subdivision Request: A *preliminary* plan has been submitted for Whispering Pines Subdivision. The proposed subdivision is located on Cedar Creek Road and Hicks Road in Franklinton Township in the R-1 Zoning District. The preliminary plan is for the subdivision of an approximately 158.32 acre tract into 349 lots. The subdivision is designed to be served by public water and sewer. A preliminary plan was originally approved for Whispering Pines in 2006 and 2008 for approximately 180 acres into 420 lots. The original preliminary plan expired. The revised plan does not include the approximately 24 acre tract on the north side of Cedar Creek Road.

PLANNING & ZONING

Land Use Plan: The Land Use Plan has this property designated as Low-Medium Residential.

Setback and Lot Size:

Zoning District	Min. Square Footage	Min. Road Frontage	Min. Front Setback	Min. Side Setback	Min. Rear Setback
<i>Existing Zoning</i> R-1	30,000	100	30	10	25

Water/Sewer Service: The development is designed to be served by public water and sewer. The water and sewer allocation will be done at the discretion of the Board of Commissioners. Staff is recommending that the development be approved conditional upon formal allocation of utilities by the BOC.

Transportation: The proposed subdivision is located off of Cedar Creek Road (State Road 1116) and Hicks Road (State Road 1125). The NC Department of Transportation has reviewed a revised Traffic Impact Analysis. A revised TIA was required and submitted in 2012 due to the new adjacent

developments of Oak Park, Forest City, and Hidden Lake, and the opening of the new Franklinton High School.

Environmental Issues: There is a 100-year flood plain and a stream with a riparian buffer located along the southern boundary of the subdivision, and a stream and riparian buffer on the western portion of the property adjacent to Hicks Road.

Schools: Franklinton 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 Whispering Pines located on Cedar Creek Road and Hicks Road in Franklinton Township for the subdivision of a 158.32 acre parcel into 349 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 DOT.
- All road designs and entrances must meet NC DOT standards.
- All utility plans will be approved by the Public Utilities Department prior to construction.
- Allocation of water and sewer shall be approved by the Franklin County Board of Commissioners prior to the expiration date of the preliminary plan. A twenty-five (25%) percent deposit of the required Utility Acreage Fee shall be paid in the form of a cash deposit within fifteen (15) days of Board of Commissioner allocation of utilities.
- Final Tar-Pamlico stormwater management approval.
- 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
 - Street lighting plan
 - Mail center is subject to County and NC DOT approval and shall be constructed as part of Phase 1.