



# Franklin County Communique to the Planning Board

## REQUEST FOR SUBDIVISION APPROVAL – CEDAR CREEK ROAD SUBDIVISION 15-MAS-02 CEDAR CREEK ROAD (STATE ROAD 1116)

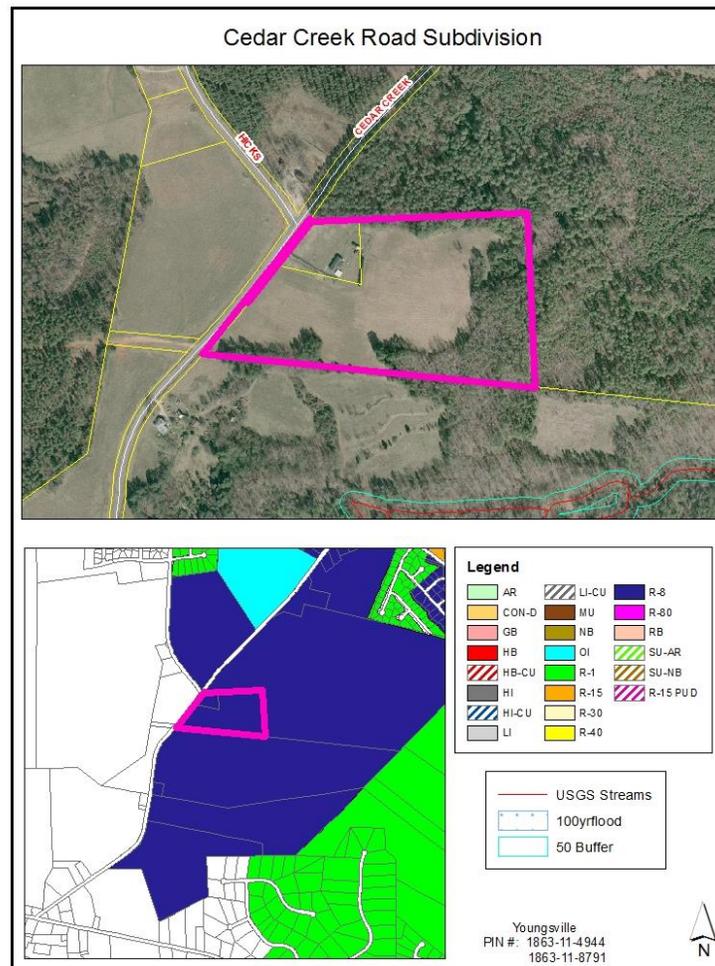
### PETITIONER(S):

Name of Petitioner: W W Properties & Rentals  
LLC  
Address:  
CityStateZip: -

### OWNER

Name of Owner: Deborah W. Pearce  
Address: P. O Box 386  
CityStateZip: Youngsville, NC 27596

### LOCATION



### ATTACHMENTS:

Site Plan

**PARCEL INFORMATION**

OWNER	PARCEL #	ZONING	AREA
Deborah W. Pearce	1863-11-8791, 1863-11-4944	R-8 Residential	20.145 Ac
<b>TOTAL</b>			<b>20.145 Acres</b>

**ADJACENT PROPERTY SITE DATA**

	ZONING	LAND USE
<b>Subject Property</b>	R-8 Residential	Vacant
<b>North</b>	R-8 Residential	Vacant
<b>South</b>	R-8 Residential	Vacant
<b>East</b>	R-8 Residential	Vacant
<b>West</b>	Town of Youngsville ETJ	Vacant

**STAFF ANALYSIS**

**PROJECT OVERVIEW**

**Subdivision Request:** A *preliminary* plan has been submitted for Cedar Creek Subdivision. This property is located off of Cedar Creek Road (State Road 1116) in Youngsville Township in the R-8 Residential Zoning District. The preliminary plan is for the subdivision of approximately 20.145 acres into 62 lots. The average lot size is .263 acres. The subdivision is designed to be served by public water and sewer. The connectivity link/node ratio is being met, however, Planning staff encourages a connection to the large 96 acre parcel located directly to the south of the proposed subdivision. The UDO (Section 29-5: Streets, (E) Access to Adjacent Property. states "Where, in the opinion of the Administrator, or Planning Board, it is necessary to provide for street access to an adjoining property, proposed streets shall be extended by dedication to the boundary of such property".

**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-8 Residential	10,000	75	25	10	25

**Water/Sewer Service:** The development is designed to be served by a public water and sewer.

**Transportation:** The proposed subdivision is located off of Cedar Creek Road (State Road 1116) near the intersection with Hicks Road (State Road 1125). A left hand turn lane will be provided. The 2012 average daily traffic count for Cedar Creek Road is 5,600 vehicles per day.

**Environmental Issues:** The Cedar Creek Road Subdivision preliminary plan does not reflect any riparian buffers. There are several streams on the southern portion of the property according to the County's soil survey. The developer will need to verify that these streams are not subject to buffer requirements.

The Tar-Pamlico stormwater management review for the preliminary plan has been submitted and reviewed by Appian Consulting Engineers, with additional items required prior to final plat approval.

**Schools:** Youngsville Elementary, Franklinton 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 Cedar Creek Road Subdivision, located off of Cedar Creek Road (State Road 1116) in Youngsville Township for the subdivision of approximately 20.145 acres into 62 lots with the following conditions:

- Determination of the streams (reflected on the County's soil survey) for riparian buffer requirements.
- Sedimentation and erosion control plan approval.
- Approved landscaping in accordance with Article 14 of the Franklin County UDO.
- Approval by the NC DOT (turn lane required).
- All road designs and entrances must meet NC DOT standards.
- 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 percent (25%) 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.
- All utility plans will be approved by the Public Utilities Department prior to construction.
- Final Tar-Pamlico stormwater Review 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.