



Franklin County Communique to the Planning Board

REQUEST FOR SUBDIVISION APPROVAL – HIDDEN LAKE SUBDIVISION PHASE 2 15-MAS-04 HICKS ROAD (STATE ROAD 1125) & CEDAR CREEK ROAD (STATE ROAD 1116)

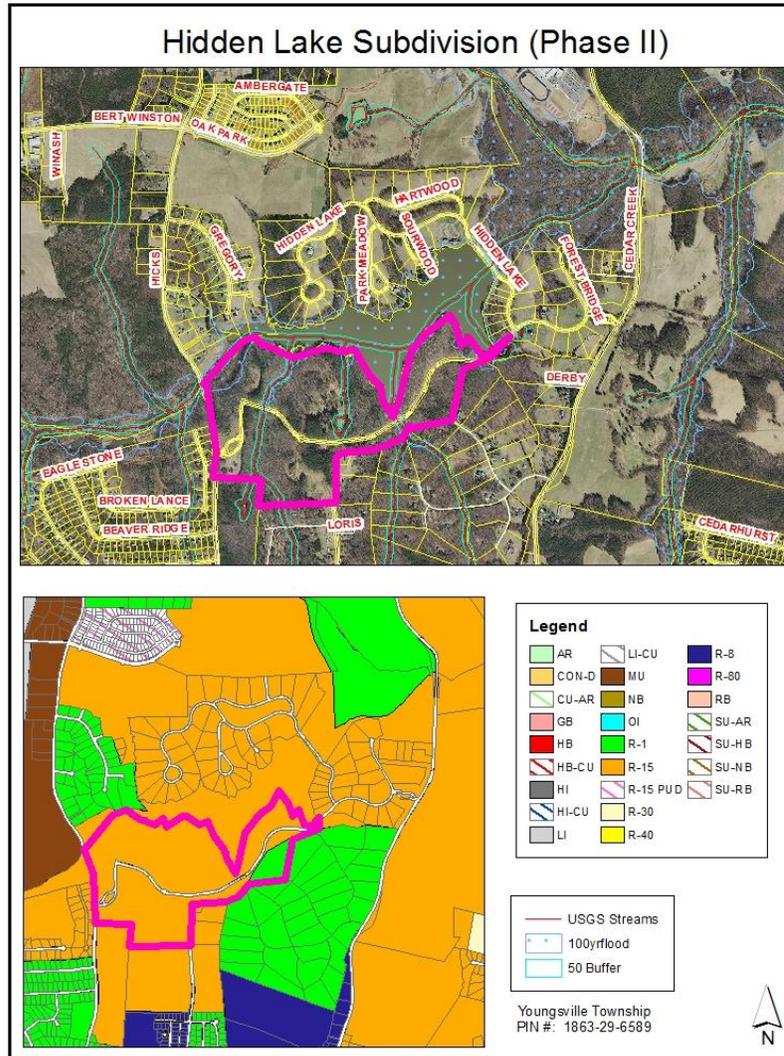
PETITIONER(S):

Name of Petitioner: Ange Executives Estates, LLC
 Address: 113 Edinburgh South Dr, Suite 100
 CityStateZip: - Cary, NC 27511

OWNER

Name of Owner: Ange Executives Estates, LLC
 Address: 113 Edinburgh South Dr., Suite 100
 CityStateZip: Cary, NC

LOCATION



ATTACHMENTS:

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Ange Executive Estates, LLC	1863-29-6589	R-15 & R-1 Residential	176.17 Ac
TOTAL			176.17Acres

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	R-15 & R-1 Residential	Hidden Lake Subdivision
North	R-15 Residential	Hidden Lake & Brandy Creek Subdivisions
South	R-15 Residential	Residential/Caprells's Mobile Home Park
East	R-15 & R-1 Residential	North Pastures Subdivision
West	R-15 Residential	Residential

STAFF ANALYSIS

PROJECT OVERVIEW

Subdivision Request: A *preliminary* plan has been submitted for Hidden Lake Subdivision Phase 2. This property is within the previously approved Hidden Lake Subdivision consisting of approximately 590 acres with access from Cedar Creek and Hicks Roads in Youngsville Township in the R-15 & R-1 Residential Zoning District. The Phase 2 preliminary plan is for the subdivision of approximately 176.17 acres into 185 lots. The initial Phase 1 of development includes 66 single-family residential lots, private street right-of-way, a community amenity, and common open space. The Phase 2 component of the overall development is approximately 176.17 acres in size and is part of the previously approved Hidden Lake Subdivision, consisting of large, estate-type lots within a gated community. The subject property for Phase 2 lies along the south side of Hidden Lake, with the previously developed Phase 1 on the north side. The infrastructure for Phase 1 is complete and home construction is ongoing. As part of Phase 1, a gated entrance was constructed for the community at the Cedar Creek Road entrance. This entrance is currently functioning as the only access into the development. A second entrance monument was constructed for a gated entry along Hicks Road, although the roadways have not been completed so this entrance is not currently accessible. The intent is to use this existing monument, signage, and gate system as the Phase 2 property is developed. The proposed plan is a combination of two basic single-family lot sizes. Generally, along the lakefront and areas directly adjacent, larger lot sizes are proposed. Moving into the south and western sections of the property, the lot sizes transition into lots with a sixty-five foot (65') minimum width and 10,000 s.f. minimum area. The lots are based on the cluster provisions of the Franklin County UDO. In addition, space has been set aside for a secondary community amenity area to directly serve the future residents of Phase 2 and as a compliment to the existing amenity facility that was built in Phase 1. The subdivision is designed to be served by public water and a sanitary sewer collection system.

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
<i>Existing Zoning</i> R-15 & R-1 Residential (Cluster)	10,000	50	20	10	15

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

Transportation: The proposed subdivision is located off of Cedar Creek Road (SR 1116) and Hicks Road (SR 1125). A traffic impact analysis (TIA) has been submitted and reviewed by the NC Department of Transportation. Streets within the gated subdivision will be private.

Environmental Issues: The Hidden Lake Phase 2 map reflects flood zone areas and riparian stream buffers. 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: Franklinton 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 Hidden Lake Subdivision, Phase 2 located off of Hicks Road (State Road 1125) and Cedar Creek Road (State Road 1116) in Youngsville Township for the subdivision of approximately 176.71 acres into 185 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. Streets within the gated subdivision will be private.
- 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 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 approval and shall be constructed as part of the first phase of Phase 2.