



Franklin County Communique to the Planning Board

REQUEST FOR SUBDIVISION APPROVAL – One-Year Extension Request for Hadleigh at Cedar Creek 16-MAS-06 CEDAR CREEK ROAD

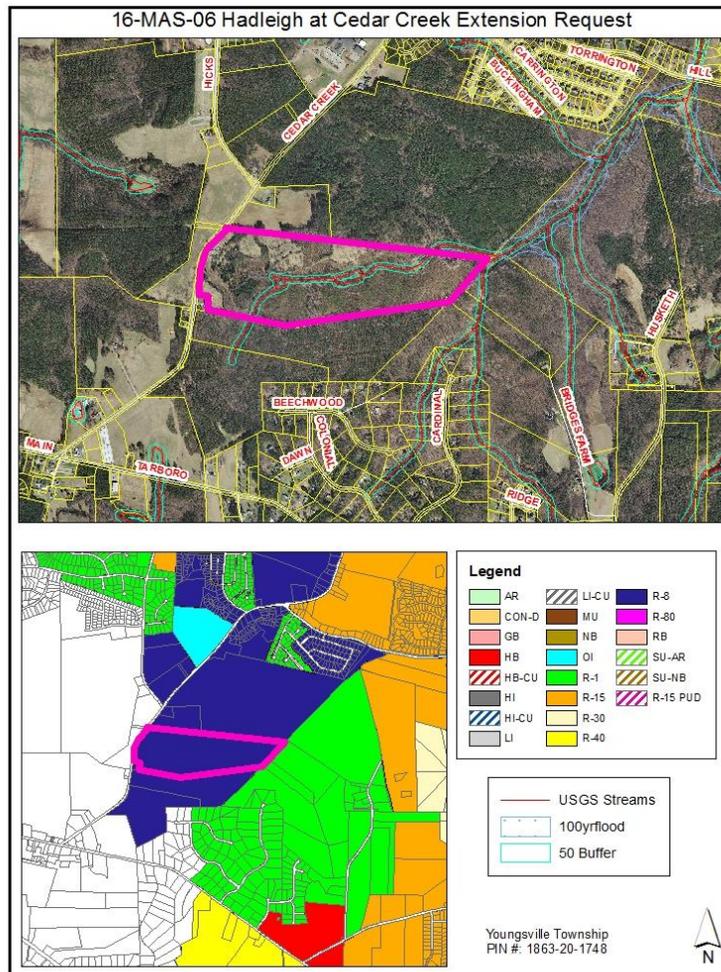
PETITIONER(S):

Name of Petitioner: Crosswinds Development
Address: 7201 Creedmoor Road, Ste 147
CityStateZip: Raleigh, NC 27613

OWNER

Name of Owner: Triangle North Properties, LLC
Address: 715 Garnett St
CityStateZip: Henderson, NC 27536

LOCATION:



ATTACHMENTS:

Extension Request Letter
Subdivision Plan

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Triangle North Properties, LLC	1863-20-1748	R-8	86.68 ac
TOTAL			86.68 ac

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	R-8	Vacant/Wooded
North	R-8	Vacant (Cedar Pointe Subdivision)
South	R-8	Vacant/Wooded
East	R-1	Vacant/Wooded
West	Town of Youngsville ETJ	Vacant/Open

STAFF ANALYSIS

PROJECT OVERVIEW

Subdivision Request: A one-year extension has been requested for Hadleigh at Cedar Creek Subdivision. The proposed subdivision is located on Cedar Creek Road (State Road 1116) in Youngsville Township in the R-8 Zoning District. The preliminary plan is for the subdivision of an approximately 86.68 acre tract into 221 lots. The subdivision is designed to be served by public water and sewer.

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	10,000	75	25	6	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). The average daily traffic along this section of Cedar Creek Rd is approximately 6200 vehicles per day. The NC Department of Transportation has reviewed a Traffic Impact Analysis.

Environmental Issues: There is a stream and tributaries with riparian buffers that runs through the property.

Schools: Youngsville Elementary, Cedar Creek Middle and Franklinton High are the schools that will serve this subdivision.

PLANNING STAFF RECOMMENDED PLANNING BOARD DISCUSSION ITEMS

Review proposed one-year extension request of the preliminary plan, solicit comments or questions and make a recommendation.

PLANNING STAFF RECOMMENDATION TO THE PLANNING BOARD

Recommend approval of the one year extension request for Hadleigh at Cedar Creek Subdivision located on Cedar Creek Road in Youngsville Township for the subdivision of an 86.68 acre parcel into 221 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 (North Carolina Department of Transportation Built to Standards Letter) – All road designs and entrances must meet NC DOT standards.
- Approved NCDOT Driveway Permit
- All utility plans will be approved by the Public Utilities Department prior to construction.
- Left-turn lane frontage improvement shall be installed prior to recording the first phase.
- The following disclosure statement shall be placed on the final plat: All roadways in the subdivision are declared public and shall be maintained by the developer. It shall be their responsibility to bring these roads up to the standards of the North Carolina Department of Transportation to meet the requirements for petitioning addition of these roadways to the North Carolina Department of Transportation's maintained roads system.
- Pursuant to Section 29-5: Streets (A) Public Streets. All roads in existing recorded phase(s) of subdivisions shall be incorporated into the NCDOT Secondary Road Maintenance Program prior to recording future phases(s) of the subdivision.
- 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.
- As-builts and Stormwater Operation & Maintenance Agreement for all stormwater controls/devices'
- The following note shall be placed on the Final Plat: The stormwater control measures shown hereon are required on the property to meet County and state stormwater regulations. Property Owner may be subject to enforcement actions if the stormwater control measure is removed, relocated or altered without prior County approval.
- Approval from COE/DWR for wetland impacts shown.

- 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 with provision for road maintenance, drainage easements, and open space
 - Street lighting plan
 - Mail center is subject to County and NC DOT approval and shall be constructed as part of the first phase.