



Franklin County Communique to the Planning Board

REQUEST FOR SUBDIVISION APPROVAL – CONYERS PROPERTY 16-MAS-06 CEDAR CREEK ROAD & HICKS ROAD

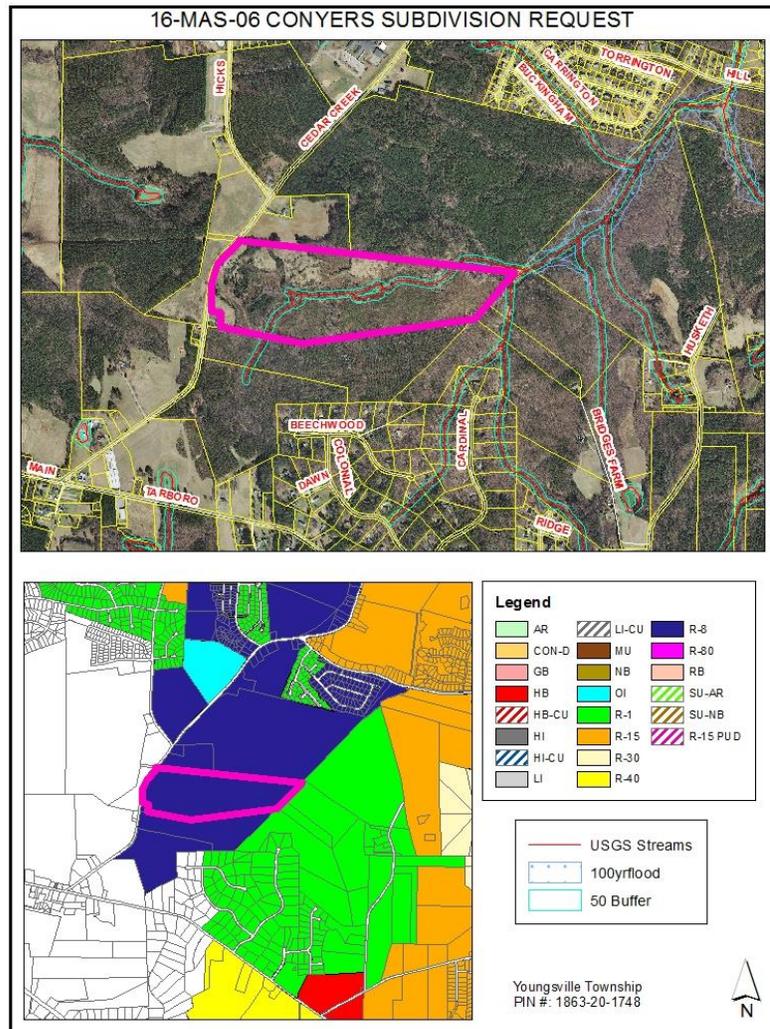
PETITIONER(S):

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

OWNER

Name of Owner: Wayne Conyers & others
Address:
CityStateZip:

LOCATION:



ATTACHMENTS:

Site Plan

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Wayne Conyers & others	1863-20-1748	R-8	86.68 ac
TOTAL			86.68 ac

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	R-8	Vacant
North	R-8	Vacant (proposed subdivision)
South	R-8	Vacant
East	R-1	Vacant
West	Town of Youngsville ETJ	Vacant

STAFF ANALYSIS

PROJECT OVERVIEW

Subdivision Request: A preliminary plan has been submitted for Conyers Property 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 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 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 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.
- 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.