



Franklin County Communique to the Planning Board

REQUEST FOR SUBDIVISION EXTENSION APPROVAL – WHISPERING PINES 16-MAS-07 (Extension Request) CEDAR CREEK ROAD & HICKS ROAD

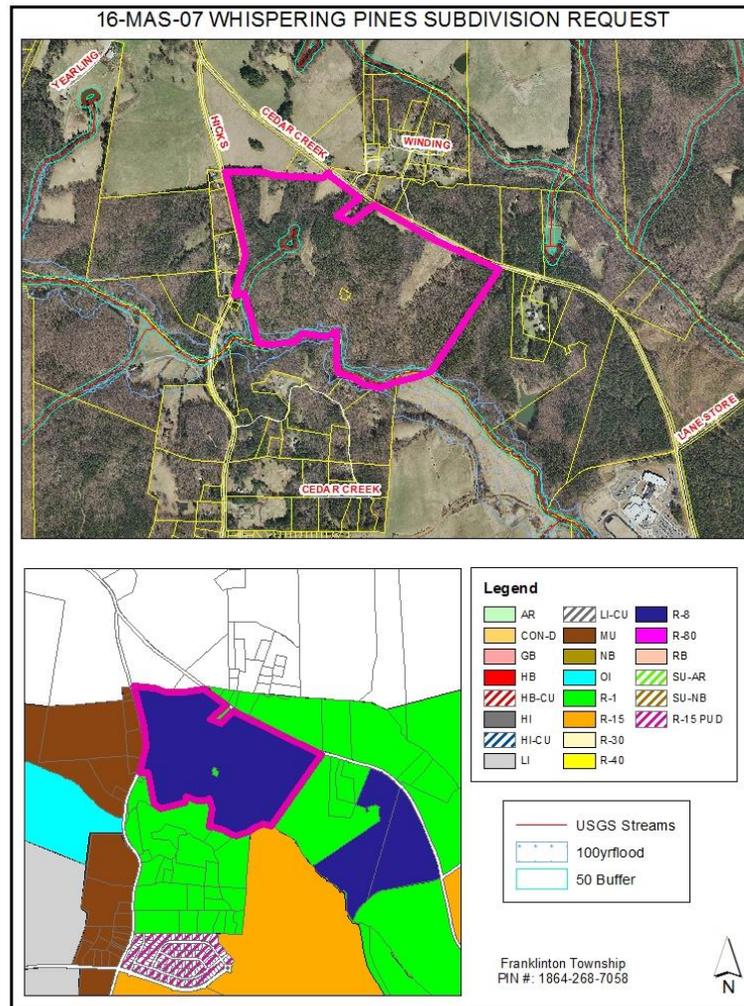
PETITIONER(S):

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-8	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 one-year extension of the *preliminary* plan been requested 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 398 lots. On February 15, 2016, this property was rezoned from R-1 Residential to R-8 Residential. 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) 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 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 Whispering Pines Subdivision, located on Cedar Creek Road and Hicks Road in Franklinton Township for the subdivision of a 158.32 acre parcel into 398 lots with the following conditions:

- Sedimentation and erosion control plan approval.
- Approved landscaping in accordance with Article 14 of the Franklin County UDO. (Developer shall provide landscape buffer around PIN 1864-29-6166 278, Cedar Creek Rd.)
- Approval by the NC DOT. (North Carolina Department of Transportation Built to Standards Letter) All road designs and entrances must meet NCDOT standards.
- Approved NCDOT Driveway Permit.
- Installation of improvement identified in the Traffic Impact Analysis prepared March 2012 by Ramey Kemp & Associates (RKA Project #12023).
- 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 and meet the requirements of 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 phase(s) of the subdivision.
- All utility plans will be approved by the Franklin County Public Utilities Department.
- 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.
- 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.

- Subject property is located within the Voluntary Agricultural District. The following note shall be placed on the final plat: Note: These parcels are located within one (1) mile of an Existing Voluntary Agricultural District or Enhanced Voluntary Agricultural District. Normal agricultural operations may conflict with residential uses. NC Law (General Statutes Section 106-701) provides some protection for existing agricultural operations.
- 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 and open space.
 - Street lighting plan
 - Mail center is subject to County and NC DOT approval and shall be constructed as part of Phase 1.