



# Franklin County Communique to the Planning Board

## REQUEST FOR SUBDIVISION APPROVAL – WHISPERING PINES 16-MAS-07 CEDAR CREEK ROAD & HICKS ROAD

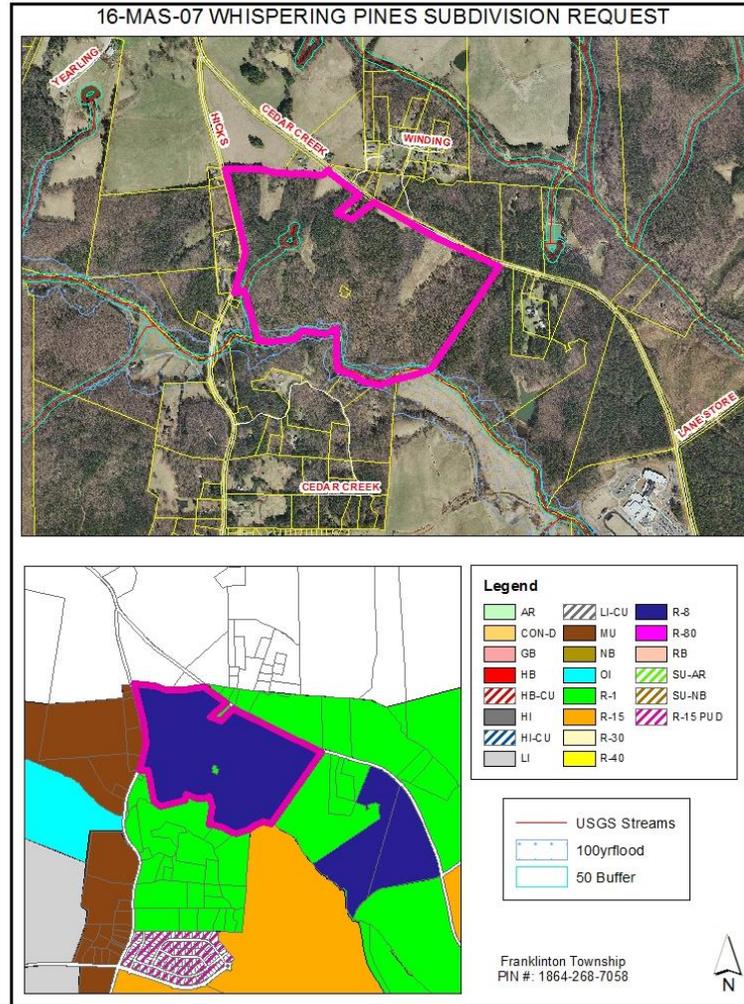
**PETITIONER(S):**

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
<b>TOTAL</b>			<b>158.32</b>

**ADJACENT PROPERTY SITE DATA**

	ZONING	LAND USE
<b>Subject Property</b>	R-1	Vacant
<b>North</b>	R-1 & Youngsville ETJ	Residential
<b>South</b>	R-1 & R-15	Residential (Oak Park Subdivision)
<b>East</b>	R-1 & R-8	Vacant (Proposed Forest City Subdivision)
<b>West</b>	Mixed Use (Hicks Road)	Residential

**STAFF ANALYSIS**

**PROJECT OVERVIEW**

**Subdivision Request:** A revised *preliminary* plan has been submitted 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 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 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.
- 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.

