



# Franklin County Communique to the Planning Board

## REQUEST FOR SUBDIVISION APPROVAL – CLEARWATER CREEK SUBDIVISION 16-MAS-11 CEDAR CREEK ROAD

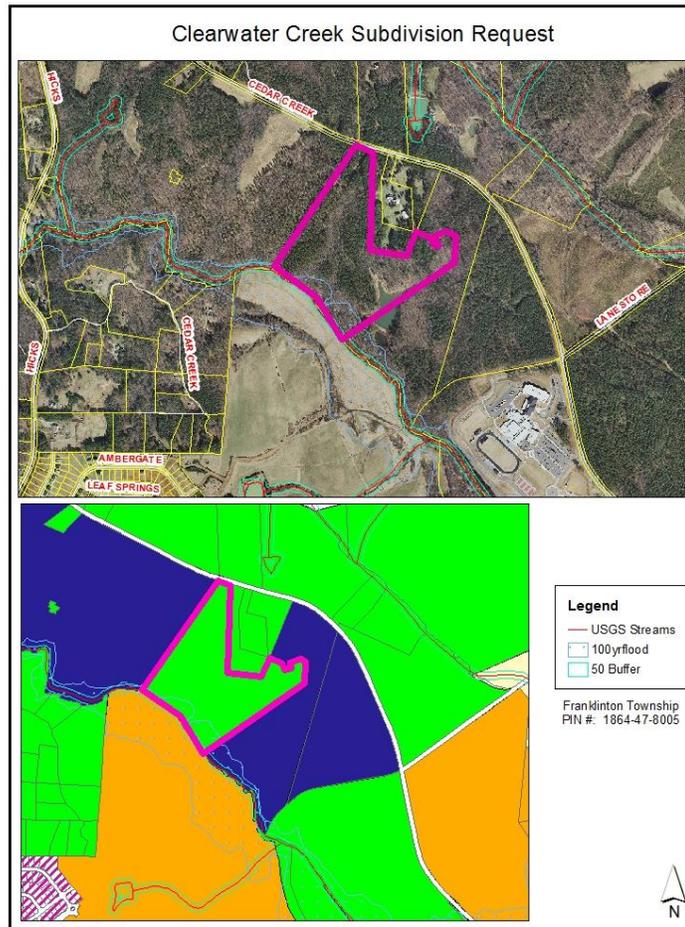
### PETITIONER(S):

Name of Petitioner: ESP Associates, P.A.  
Address: 5121 Kingdom Way, Suite 208  
CityStateZip: Raleigh, NC 27617

### OWNER

Name of Owner: Cedar Creek Franklinton One, LLC  
Address: 113 Edinburgh South Drive, Suite 100  
CityStateZip: Cary, NC 27511

### LOCATION:



### ATTACHMENTS:

Subdivision Plan

## PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Cedar Creek Franklinton One, LLC	1864-47-8005	R-1	44.196
<b>TOTAL</b>			<b>44.196</b>

## ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
<b>Subject Property</b>	R-1	Vacant
<b>North</b>	R-1	Residential (Whispering Pines Subdivision)
<b>South</b>	R-1 & R-8	Residential (Forest City Subdivision)
<b>East</b>	R-1	Residential (Vacant)
<b>West</b>	R-15	Residential (Oak Park Subdivision)

## STAFF ANALYSIS

### PROJECT OVERVIEW

**Subdivision Request:** A *preliminary* plan has been submitted for Clearwater Creek Subdivision. The proposed subdivision is located off Cedar Creek Road in Franklinton Township in the R-1 Zoning District. The preliminary plan is for the subdivision of an approximately 41.19 acre tract into 97 lots with 14.3 acres of open space. The average lot size is 11,214 square feet. 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-1	10,000	50	20	10	15

**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 Cedar Creek Road (State Road 1116). According to NCDOT the average daily traffic along this section of Cedar Creek Road is approximately 910 vehicles per day. This subdivision will be accessed by internal streets of approved Forest City and Whispering Pines Subdivision.

**Environmental Issues:** There is a 100-year flood plain and a stream with a riparian buffer located along the eastern boundary of the subdivision. There is also a pond located in the southern property corner. The majority of the 100-year flood plain is located within the 14.3 acres of open space.

**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 Clearwater Creek Subdivision located off Cedar Creek Road in Franklinton Township for the subdivision of a 41.19 acre parcel into 97 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.