



# Franklin County Communique to the Planning Board

## REQUEST FOR SUBDIVISION APPROVAL – CEDAR RIDGE SUBDIVISION 16-MAS-14 CEDAR CREEK ROAD

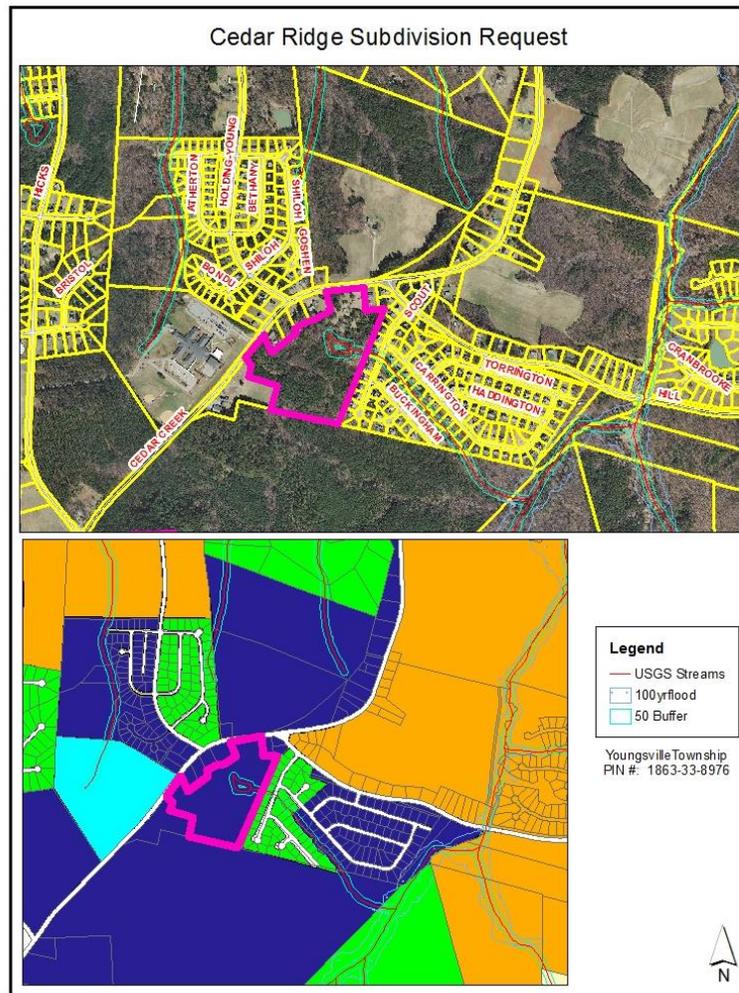
### PETITIONER(S):

Name of Petitioner: Priest, Craven and Associates  
Address: 3803B Computer Drive Suite 104  
CityStateZip: Raleigh, NC 27609

### OWNER

Name of Owner: Carolyn W. Kearney  
Address: 1274 Clifton Pond Rd  
CityStateZip: Louisburg, NC 27549

### LOCATION:



### ATTACHMENTS:

Subdivision Plan

**PARCEL INFORMATION**

OWNER	PARCEL #	ZONING	AREA
Carolyn W. Kearney	1863-33-8976	R-8	27.82
<b>TOTAL</b>			<b>27.82 Acres</b>

**ADJACENT PROPERTY SITE DATA**

	ZONING	LAND USE
<b>Subject Property</b>	R-8	Residential
<b>North</b>	R-8	Residential
<b>South</b>	R-8	Church/Residential/Vacant
<b>East</b>	R-8	Residential (Farmington Oaks Subdivision)
<b>West</b>	R-8/R-1	Residential (Holden Farm Subdivision)

**STAFF ANALYSIS**

**PROJECT OVERVIEW**

**Subdivision Request:** A *preliminary* plan has been submitted for Cedar Ridge Subdivision. The proposed subdivision is located off Cedar Creek Road in Youngsville Township in the R-8 Zoning District. The preliminary plan is for the subdivision of an approximately 27.82 acre tract into 68 lots with 3.94 acres of open space. The average lot size within this development is 12,841 square feet and the overall density equates to 2.8 dwelling units per acre. 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 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. A left turn lane will be required along Cedar Creek Rd.

**Environmental Issues:** There is a stream and pond with a riparian buffer located along the center of the subdivision. The majority of the stream buffer is located within dedicated open space.

**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 Cedar Ridge Subdivision located off Cedar Creek Road in Youngsville Township for the subdivision of a 27.82 acre parcel into 68 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.