



Franklin County Communique to the Planning Board

REQUEST FOR SUBDIVISION APPROVAL – CEDAR CROSSING 16-MAS-15 CEDAR CREEK ROAD (STATE ROAD 1116)

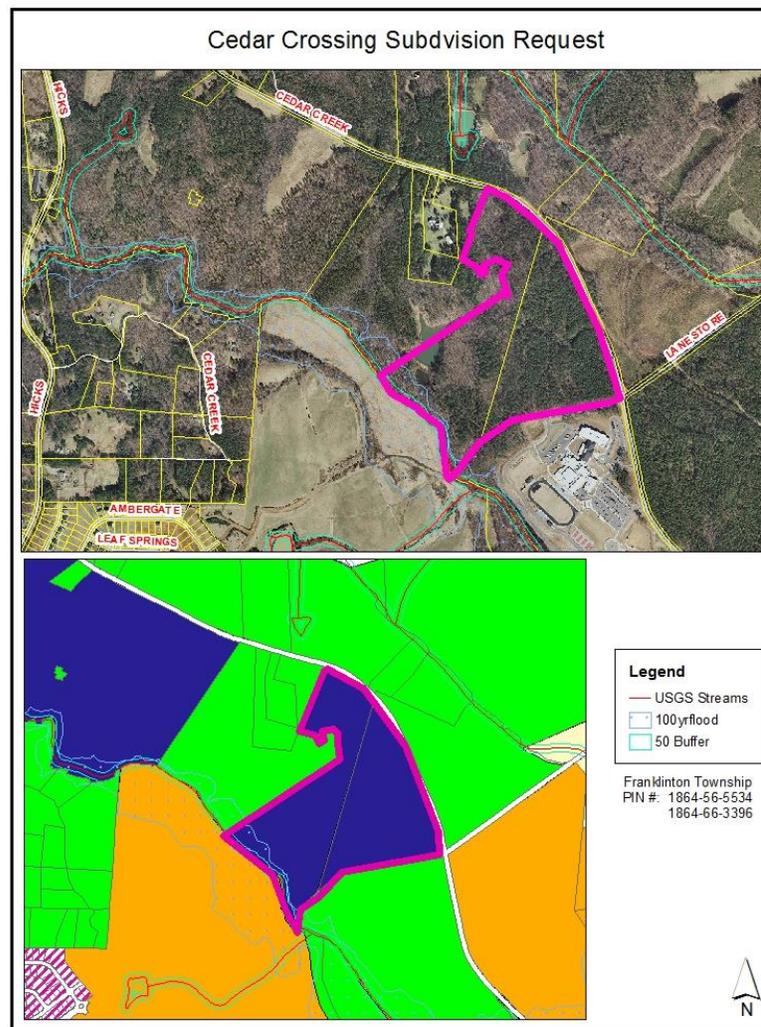
PETITIONER(S):

Name of Petitioner: Spaulding & Norris, PA
Address: 972 Trinity Rd
CityStateZip: Raleigh, NC 27607

OWNER

Name of Owner: GHD-Forest City, LLC
Address: 1330 Sunday Drive, Suite 105
CityStateZip: Raleigh, NC 27607

LOCATION



ATTACHMENTS:

Subdivision Plan

PARCEL INFORMATION

| OWNER | PARCEL # | ZONING | AREA |
|----------------------|-----------------------------|--------|-------------------|
| GHD-Forest City, LLC | 1864-66-3396, 1864-56-5534, | R-8 | 82.3 Ac |
| TOTAL | | | 82.3 Acres |

ADJACENT PROPERTY SITE DATA

| | ZONING | LAND USE |
|-------------------------|------------------|---|
| Subject Property | R-8 Residential | Vacant (Previously 2014 Approved Forest City Subdivision) |
| North | R-1 Residential | Residential (Approved Clearwater Creek Subdivision) |
| South | R-1 Residential | Franklinton High School & Oak Park Subdivision |
| East | R-1 Residential | Residential |
| West | R-15 Residential | Residential (Existing Oak Park Subdivision) |

STAFF ANALYSIS

PROJECT OVERVIEW

Subdivision Request: A *preliminary* plan has been submitted for Cedar Crossing Subdivision (Originally approved as Forest City). This property is located off of Cedar Creek Road (State Road 1116) in Franklinton Township in the R-8 Residential Zoning District. The preliminary plan is for the subdivision of approximately 84.2 acres into 240 lots. The average lot size within the development is 8,790 square feet. There is 20.1 acres of Open Space proposed within this development. The subdivision is designed to be served by public water and sewer.

A 233 lot preliminary plan for this property was approved by this Board on September 9, 2014 under the name Forest City.

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 Residential (Cluster) | 5,000 | 40 | 15 | 6 | 10 |

Water/Sewer Service: The development is designed to be served by public water and public 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 Board of Commissioners.

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. A twenty feet (20 ft)

emergency access has been provided to the Lane Store Road Extension to the adjacent Franklinton High School. An 8 ft greenway trail runs throughout the subdivision. The plan indicates a 10 ft high visibility crosswalk across Lane Store Road Ext.

Environmental Issues: There is a 50 ft riparian buffer and 100-year flood plain along Cedar Creek on the property. The subject property is located within the Tar-Pamlico River Basin and is required to meet nutrient regulations for nitrates and phosphates, including approval of a stormwater management plan if there is a land disturbance of .50 acres or greater.

Schools: Franklinton Elementary, Franklinton 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 Forest City Subdivision, located off of Cedar Creek Road in Franklinton Township for the subdivision of an 82.3 acre parcel into 240 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 NC DOT
- All road designs and entrances must meet NC DOT standards.
- Final Tar-Pamlico stormwater Review approval.
- 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 percent (25%) 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.
- All utility plans will be approved by the Public Utilities Department prior to construction.
- 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

- Erosion Control Plan Approval
- Mail center is subject to County and NC DOT approval and shall be constructed as part of Phase 1.
- Emergency access shall be subject to approval by the County and local emergency personnel.