



# Franklin County Communique to the Planning Board

## REQUEST FOR SUBDIVISION APPROVAL– Gill Plantation 17-MAS-04 Cooke Rd

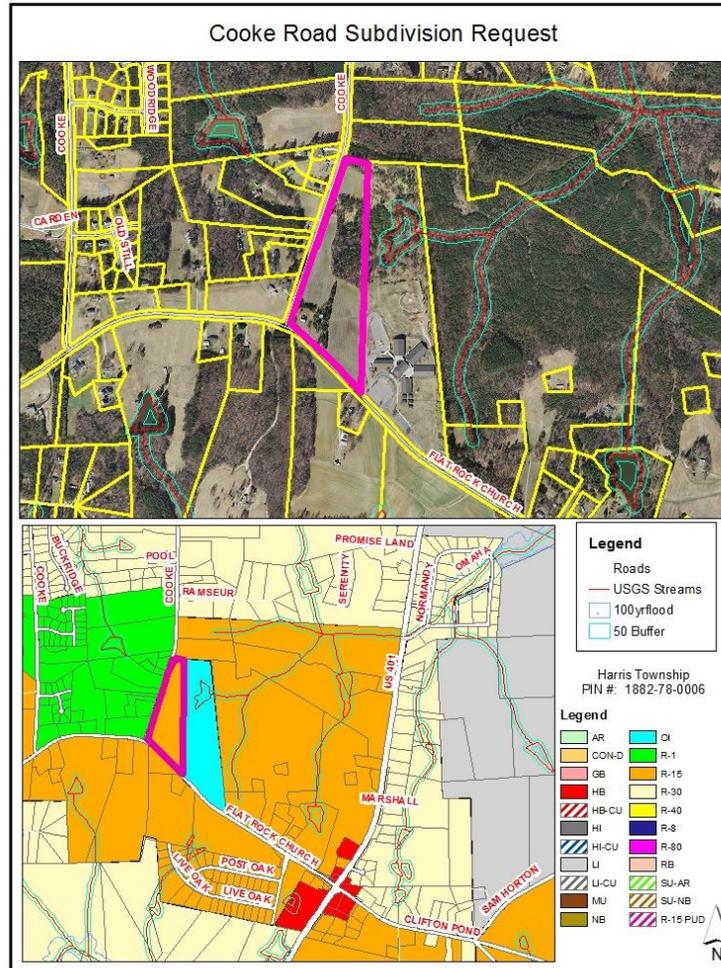
### PETITIONER(S):

Name of Petitioner: Allen White by FLM Engineering  
Address: 45 Winter Wood Dr.  
CityStateZip: Louisburg, NC 27549

### OWNER

Name of Owner: Marie C. Noell  
Address: 205 Cheryl Ave  
CityStateZip: Durham, NC 27712

### LOCATION



### ATTACHMENTS:

Subdivision Plan

**PARCEL INFORMATION**

OWNER	PARCEL #	ZONING	AREA
Marie C. Noell	1882-78-0006	R-15	22.06
<b>TOTAL</b>			<b>22.06</b>

**ADJACENT PROPERTY SITE DATA**

	ZONING	LAND USE
<b>Subject Property</b>	R-15(Residential)	Vacant/Agricultural/Wooded
<b>North</b>	R-15	Vacant/Wooded
<b>South</b>	R-15 Residential	Residential/Agricultural/Open
<b>East</b>	OI Office Institutional	Royal Elementary School
<b>West</b>	R-15 Residential	Residential

**STAFF ANALYSIS**

**PROJECT OVERVIEW**

**Subdivision Request:** A *preliminary* plan has been submitted for Cooke Road Subdivision. This property is located on Cooke Rd. in Harris Township in the R-15 Residential Zoning District. The subject property is also located within the Airport Height Overlay district. The preliminary plan is for the subdivision of approximately 22.06 acres into 35 lots. The subdivision is designed to be served by County water and sewer. The developer is proposing a 10' access easement with 5' concrete sidewalk or equivalent to provide walkway from subdivision to adjacent Royal Elementary School.

**PLANNING & ZONING**

**Land Use Plan:** The Land Use Plan has this property designated as Low-Medium Density 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-15 (Residential)	15,000	80	30	10	25

**Water/Sewer Service:** The development is designed to be served by County water and sewer.

**Transportation:** The proposed subdivision is located off Cooke Rd and Flat Rock Church Rd. The 2015 average daily traffic count for Flat Rock Church Rd is 2,500 vehicles per day. The North Carolina Department of Transportation (NCDOT) is requiring the Developer to evaluate the intersection of Cooke Rd. and Flat Rock Church Rd. to determine if a left turn lane is necessary.

**Environmental Issues:** The Tar-Pamlico stormwater management review for the preliminary plan has been submitted and reviewed by Appian Consulting Engineers, with additional items required prior to final plat approval.

**Schools:** Royal 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 Cooke Rd Subdivision, located off Cooke Rd and Flat Rock Church Rd. in Harris Township for the subdivision of approximately 22.06 acres into 35 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. (North Carolina Department of Transportation Built to Standards Letter) All road designs and entrances must meet NC DOT standards.
- Approved NCDOT Driveway Permit (Left turn lane on Flat Rock Church Rd. onto Cooke Rd. to be evaluated as part of the NCDOT driveway permit process).
- All utility plans shall 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 plat. 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 Review approval. (As-builts and Stormwater Operation & Maintenance Agreement for all stormwater controls/devices)
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the UDO are satisfied.
- The following statement shall be on the final plat: Property shown on this plan/plat is within the Franklin County Airport Conical Zone – AHOC and all or portion of the property described hereon is within an area that is subject to average noise level near to or exceeding 55 DNL.
- 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 approval and shall be constructed as part of the first phase.