



# Franklin County Communique to the Planning Board

## REQUEST FOR REZONING 18-REZ-06

Cedar Creek Rd (State Road 1116) Residential-15 to Conditional Residential-8

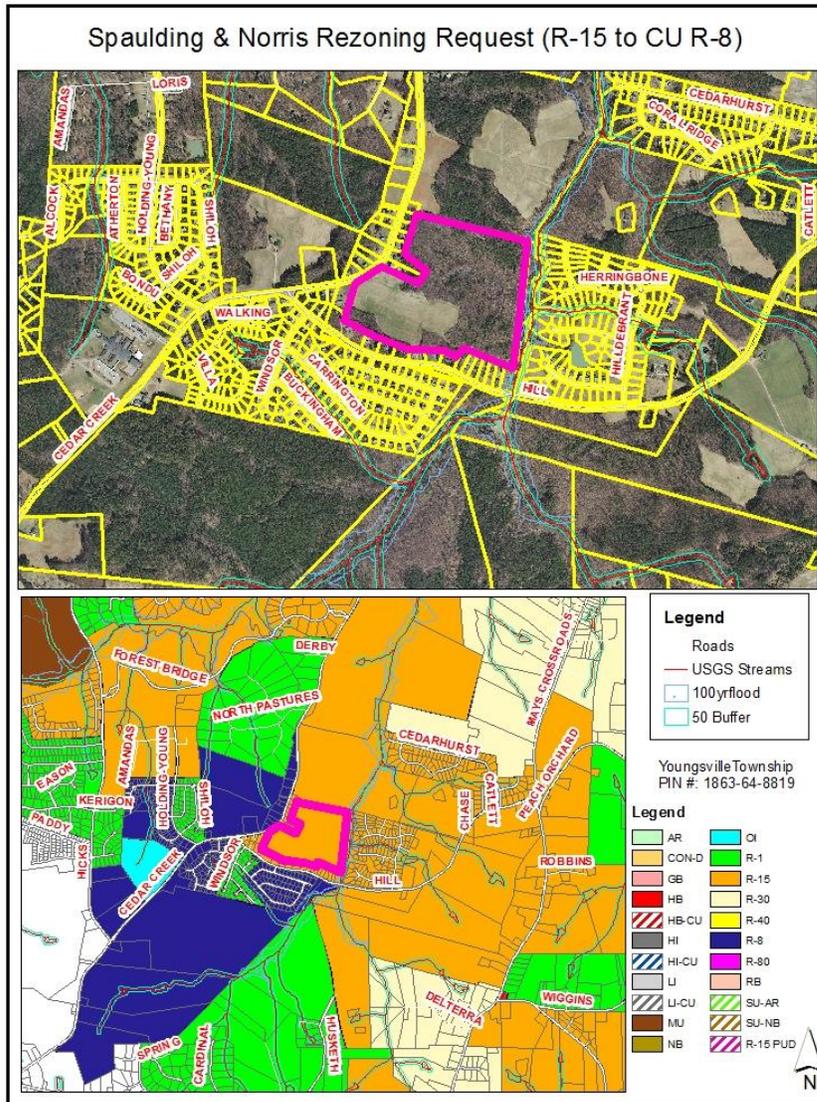
**PETITIONER(S):**

Name of Petitioner: Spaulding & Norris, PA  
Address: 972 Trinity Road  
CityStateZip: Raleigh, NC 27511

**OWNER(S):**

Name of Owner: Mary Eliza Oneal  
Address: 12017 Oneal Rd  
CityStateZip: Wake Forest, NC 27587

**LOCATION:**



**ATTACHMENTS:**

Rezoning Application  
Buffer Planting Detail

**PARCEL INFORMATION**

OWNER	PARCEL #	ZONING	AREA
Mary Eliza Oneal	1863-64-8819	R-15	73.94
<b>TOTAL</b>			<b>73.94 Acres</b>

**ADJACENT PROPERTY SITE DATA**

	ZONING	LAND USE
<b>Subject Property</b>	R-15 Residential	Vacant/Wooded/Open
<b>North</b>	R-15 Residential	Agricultural/Residential
<b>South</b>	R-8	Residential (Farmington Oakes Subdivision)
<b>East</b>	R-15	Residential (Ashton Meadows Subdivision)
<b>West</b>	R-8	Residential/Agricultural

**STAFF ANALYSIS**

**PROJECT OVERVIEW**

**Zone Map Change Request:** Spaulding & Norris, PA is requesting to rezone 73.94 acres at Cedar Creek Rd. (State Road 1116) in Youngsville Township from Residential-15 (R-15) to Conditional Residential-8 (R-8CU).

**PLANNING & ZONING**

**Land Use Plan:** The Future Land Use plan indicates that this property is intended for Low-Medium Density Residential.

**Zone Map Change Analysis:**

Spaulding & Norris, PA is requesting to rezone 73.94 acres at Cedar Creek Road (SR 1116), Youngsville Township from Residential-15 (R-15) to Conditional Residential-8 (R-8CU).

The applicant states that the availability of utility infrastructure in this area and the Residential-8 (R-8) zoning of adjacent parcels, supports this application for rezoning. The subject property is within one (1) mile of Youngsville Academy Charter, Cedar Creek Middle, and Franklinton High School. The Conditional Residential-8 (R-8CU) district requested in this petition, specifically the associated cluster provisions, will allow much greater design flexibility with residential lot sizes and setbacks as noted on page 5 of this communiqué. The applicant further states that the proposed Conditional Residential-8 (R-8CU) zoning category is more in character with both current and future development in the surrounding area. The developer proposes the following conditions:

1. The minimum lot size of 10,000 square feet and a 25-foot undisturbed buffer shall be required adjacent to the following lots: 005238, 027263, 004877, 006475, 005439, 006023, 005791, 005598, 006172, 006800, 005468, 004499, 004966, 004878, 005464, 004803, 005429, 005611, 006036, 004705, 005920, 005641, and 004699.
2. The maximum density allowed of the total 73.94 acres shall be 3 dwelling units per acre.

- All traffic improvements shall be done in accordance with the findings of the traffic impact analysis and will be completed prior to recording the first lot on the subject property.

**Permitted Uses:**

**(R-15) Residential District Zoning**

***This district is defined as medium density residential areas where single-family and multi-family dwellings are commingled and certain open areas where similar residential development will be a viable land use. The uses permitted in this district are designed to stabilize and protect the essential characteristics of the area and to prohibit all activities of a commercial nature except certain home occupations controlled by specific limitations.***

Accessory Structure	X
Accessory Dwelling Unit	X
Accessory Uses	X
Agricultural Production (crops)	X
Agricultural Production (livestock)	X
Agri-Tourism	X
Animal Aquaculture	X
Bona Fide Farms	X
Cemetery, Church and Family	X
Cemetery, Commercial	C
Church	X
Convenience Centers	C
Country Clubs, Private or Public	C
Customary Home Occupation	X
Daycare Center and Kindergarten	C
Dwelling, Multi-Family	C
Dwelling, Single-Family (one per lot)	X
Dwelling, Two-Family/Duplex	X
Emergency Shelter	X
Family Care Home	X
Fire/Rescue Station Operations	C
Gatehouse/Guardhouse/Security Station	X
Golf Course	C
Group Care Facility	S
Home for the Aged	C
Law Enforcement Station	X
Marina	C
Parks and Open Space, Public or Private	X
Public Recreation	X
Public Utility Stations (including electrical substations, water tanks/towers and telephone exchanges)	C
Radio or Television Studio Activities Only	C
Sanitary Landfill	S
School, Public or Private	C
Sewage/Water Treatment Plants	S

Solar Energy Farms	S
Swimming Clubs	C
Swimming Pools	X
Swine Farm	X
Telephone Exchange Cabinets	X
Temporary Uses	X
Temporary Healthcare Structures	X
Townhouses	C

X = Permitted as use by right

S = Special Use Permit approved by Franklin County Board of Commissioners upon the recommendation by the Franklin County Planning Board.

C = Conditional Use Permit approved by the Franklin County Board of Adjustment

### **(R-8) Residential District Zoning**

***This district is defined as high density residential areas where single-family and multi-family dwellings are commingled and certain open areas where similar residential development will be a viable land use. The uses permitted in this district are designed to stabilize and protect the essential characteristics of the area and to prohibit all activities of a commercial nature except certain home occupations controlled by specific limitations.***

Accessory Structure	X
Accessory Uses	X
Agricultural Production (crops)	X
Agricultural Production (livestock), except intensive livestock operations (ILO)	X
Animal Aquaculture	X
Bona Fide Farms	X
Cemetery, Church and Family	X
Church	X
Convenience Centers	C
Country Clubs, Private or Public	C
Customary Home Occupation	X
Day Care Center and Kindergarten	C
Dwelling, Clustered Detached Single-Family	X
Dwelling, Multi-Family	C
Dwelling, Single-Family (one per lot)	X
Emergency Shelter	X
Family Care Home	X
Fire Station Operations	C
Group Care Facility	S
Home for the Aged	C
Homeless Shelter	S
Law Enforcement Station	X
Parks and Open Space, Public or Private	X
Planned Unit Development	S
Public Buildings	C

Public Recreation (grounds and facilities for open air games and sporting events)	X
Public Utility Stations (including electrical substations, water tanks/towers, and telephone exchanges)	C
Rural Family Occupation	X
School, Public or Private	C
Sewage/Water Pumping Stations	S
Swimming Clubs	C
Swimming Pools	X
Telephone Exchange Cabinets	X

X = Permitted as use by right

S = Special Use Permit approved by Franklin County Board of Commissioners upon the Recommendation by the Franklin County Planning Board.

C = Conditional Use Permit approved by the Franklin County Board of Adjustment

**Setbacks and Lot Size:**

Zoning District	Min. Square Footage	Min. Road Frontage	Min. Front Setback	Min. Side Setback	Min. Rear Setback
<b>Existing Zoning</b>					
R-15 Residential	15,000 Sq. Ft.	80	30	10	25
R-15 Residential (Cluster)	10,000 Sq. Ft.	50	20	10	15
<b>Proposed Zoning</b>					
Conditional R-8 Residential	10,000 Sq. Ft.	40	15	6	10
R-8 Residential	10,000 Sq. Ft.	75	25	6	25
R-8 Residential (Cluster)	5,000 Sq. Ft.	40	15	6	10

**Water/Sewer Service:** Public water and sewer is adjacent to this site.

**Transportation:** The 2016 NCDOT average daily traffic count along Cedar Creek Rd (SR 1116) is approximately 6,200 vehicles per day. Planning staff has concerns with the existing traffic volume in this area. A Traffic Impact Analysis (TIA) is required for developments consisting of 80 or more lots.

**Environmental Issues:** The subject property is located within the Tar-Pamlico basin and is required to meet nutrient regulations for nitrates and phosphates for new improvements exceeding one-half acre.

**PLANNING STAFF RECOMMENDED PLANNING BOARD DISCUSSION ITEMS**

Review proposed map amendment, solicit comments or questions, and make a recommendation regarding the rezoning request.

**Zoning Consistency Statement:**

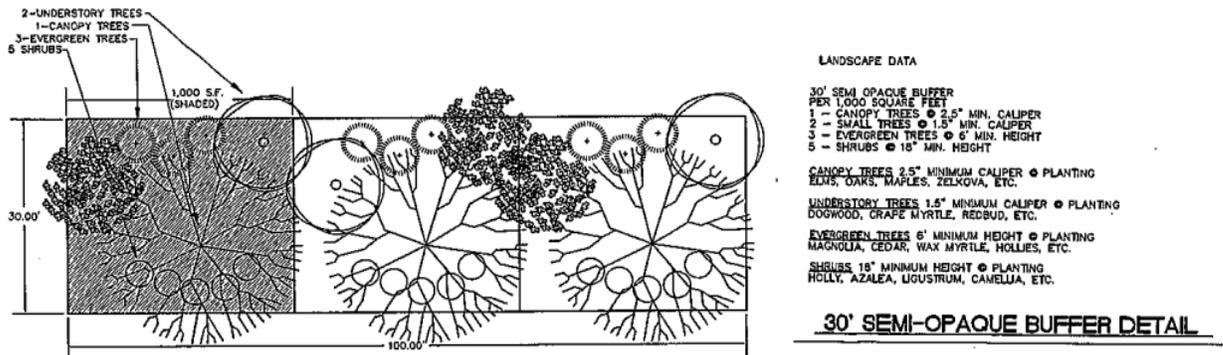
The requested zoning map amendment is in general conformity with the land use plan. The Future Land Use plan indicates that this property is intended for low-medium density residential. Public water and sewer is adjacent to this site. The subject property is within one (1) mile of Youngsville Academy Charter, Cedar Creek Middle, and Franklinton High School. The request is reasonable with adjacent development patterns and in the public interest.

The Future Land Use plan indicates that this property is intended for low-medium density residential. Public water and sewer is adjacent to this site. The subject property is within one (1) mile of Youngsville Academy Charter, Cedar Creek Middle, and Franklinton High School and adjacent to public utilities. While the land use plan has designated this parcel as low-medium density residential, due to traffic concerns and limited water capacity this property is best suited for low density development.

**PLANNING STAFF RECOMMENDATION TO THE PLANNING BOARD**

Recommend approval of the requested rezoning based upon the reasons stated in the above narrative with the following conditions:

1. The minimum lot size of 10,000 square feet and a 30-foot undisturbed buffer shall be required and maintained by the HOA adjacent to the following lots: 005238, 027263, 004877, 006475, 005439, 006023, 005791, 005598, 006172, 006800, 005468, 004499, 004966, 004878, 005464, 004803, 005429, 005611, 006036, 004705, 005920, 005641, and 004699. In cases where there is no existing plant material within such 30 feet the following detail will be required:



2. The maximum density allowed of the total 73.94 acres shall be three (3) dwelling units per acre.
3. All traffic improvements shall be done in accordance with the findings of the traffic impact analysis and will be completed prior to recording the first lot on the subject property.