



Franklin County Communique to the Planning Board

REQUEST FOR SUBDIVISION APPROVAL – Hillcrest Subdivision 19-MAS-04 CEDAR CREEK ROAD

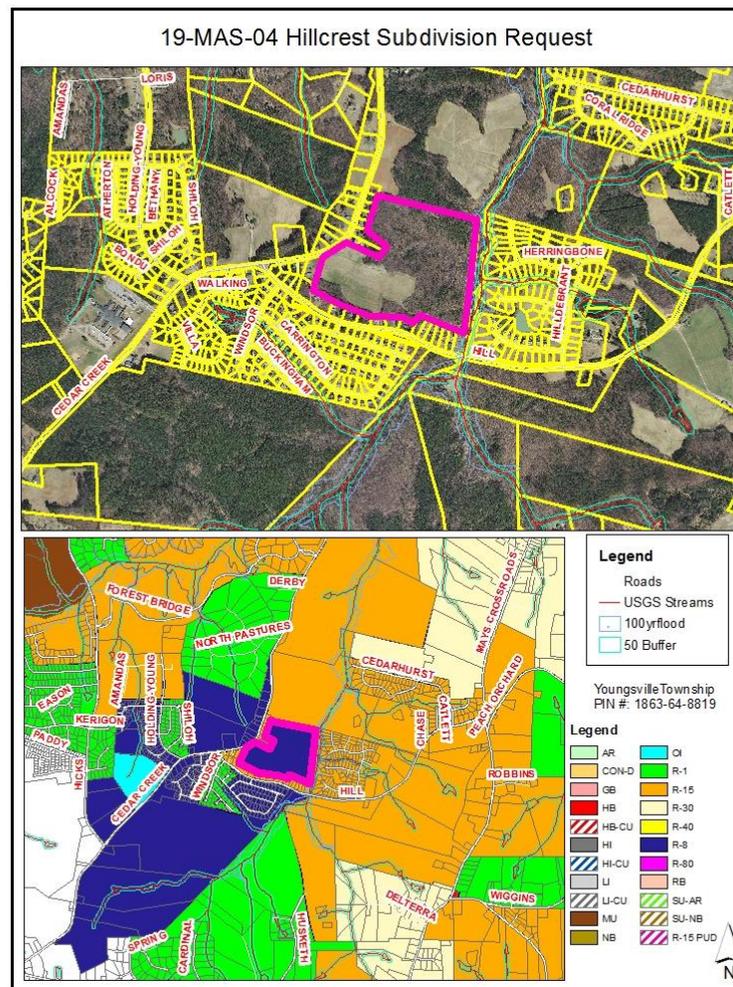
PETITIONER(S):

Name of Petitioner: Greenpointe, LLC
Address: 7201 Creedmoor Road, Ste 147
CityStateZip: Raleigh, NC 27613

OWNER

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

LOCATION:



ATTACHMENTS:

Subdivision Plan

PARCEL INFORMATION

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

ADJACENT PROPERTY SITE DATA

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

STAFF ANALYSIS

PROJECT OVERVIEW

Subdivision Request: A *preliminary* plan has been submitted for Hillcrest Subdivision. The proposed subdivision is located off Cedar Creek Road (State Road 1116) in Youngsville Township in the R-8 Zoning District. The preliminary plan is for the subdivision of an approximately 73.94-acre tract into 210 lots. There are 13.98 acres of dedicated open space in this development. The maximum density allowed in this development shall be three (3) dwelling units per acre. The subdivision is designed to be served by County 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 Residential-8 (Cluster)	5,000	50	15	6	10

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

Transportation: The proposed subdivision is located off Cedar Creek Road (State Road 1116). The average daily traffic along this section of Cedar Creek Rd is approximately 6200 vehicles per day. The NC Department of Transportation has reviewed a Traffic Impact Analysis prepared by the Timmons Group.

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.

Schools: Youngsville Elementary, Cedar Creek Middle and Franklinton High are the schools that will serve this subdivision.

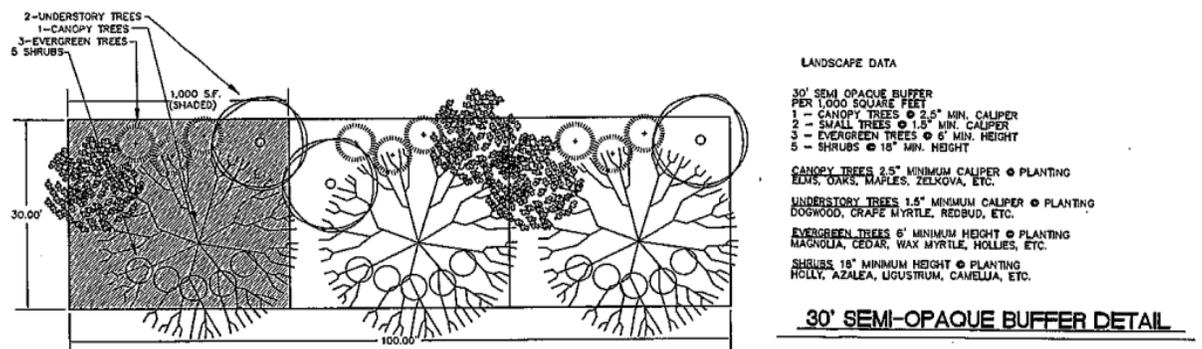
PLANNING STAFF RECOMMENDED PLANNING BOARD DISCUSSION ITEMS

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 Hillcrest Subdivision located off Cedar Creek Road in Youngsville Township in the R-8 Residential Zoning District for the subdivision of approximately 73.94 acres into 210 lots with the following conditions:

- Sedimentation and erosion control plan approval.
- Approved landscaping in accordance with Article 14 of the Franklin County UDO.
- 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:



- The 30' semi-opaque undisturbed buffer landscape easement shall be maintained by the HOA. A 6' (six) high privacy fence shall be erected after any needed supplemental plants are installed. The buffer, as well as the fence, shall be completed on each subject lot prior to C.O.
- Open space areas adjacent to lots 12, 32, and 39 will be developed as usable pocket parks for residents. These parks shall include a minimum of one of the following features: supplemental landscaping, park benches, or dog waste stations.
- The maximum density allowed of the total 73.94 acres shall be three (3) dwelling units per acre.
- 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
- All utility plans will be approved by the Public Utilities Department prior to construction.

- All utility easements shall be extended/constructed to the property line.
- Left-turn lane frontage improvement shall be installed prior to recording the first lot in the first phase.
- Construct the following improvement (if feasible) at the intersection of Cedar Creek Road / Tarboro Road / E Main Street prior to the recording of the 51st lot:
 - I. Installation of 275-foot eastbound left-turn lane (with appropriate taper);
 - II. Installation of 200-foot southbound left-turn lane (with appropriate taper); and
 - III. Signal Modifications
- All other improvements identified in the Traffic Impact Analysis as required by NCDOT and Congestion Management.
- The following disclosure statement shall be placed on the final plat: All roadways in the subdivision are declared public and shall be maintained by the developer. It shall be their responsibility to bring these roads up to the standards of the North Carolina Department of Transportation to meet the requirements for petitioning addition of these roadways to the North Carolina Department of Transportation's maintained roads system.
- Subject property is located within the Voluntary Agriculture District. The following note shall be placed on the preliminary and final plat: Note: These parcels are located within one (1) mile of an Existing Voluntary Agricultural District or Enhanced Voluntary Agricultural District. Normal agricultural operations may conflict with residential use. NC Law (General Statutes Section 106-701) provides some protection for existing agricultural operations.
- Pursuant to Section 29-5: Streets (A) Public Streets. All roads in existing recorded phase(s) of subdivisions shall be incorporated into the NCDOT Secondary Road Maintenance Program prior to recording future phases(s) of the subdivision.
- 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.
- As-builts and Engineer's certification for all stormwater management facilities shall be submitted prior to recording the final plat.
- Operation & Maintenance Plan and Legal O & M Agreement for all stormwater controls/devices shall be submitted and recorded with the final plat.
- The following note shall be placed on the Final Plat: The stormwater control measures shown hereon are required on the property to meet County and state stormwater regulations. Property Owner may be subject to enforcement actions if the stormwater control measure is removed, relocated or altered without prior County 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 with provision for road maintenance, drainage easements, and open space
 - Street lighting plan
 - Mail center is subject to County and NC DOT approval and shall be constructed as part of the first phase.