

SDP-19-025

Cedar Creek Bridge and Trail

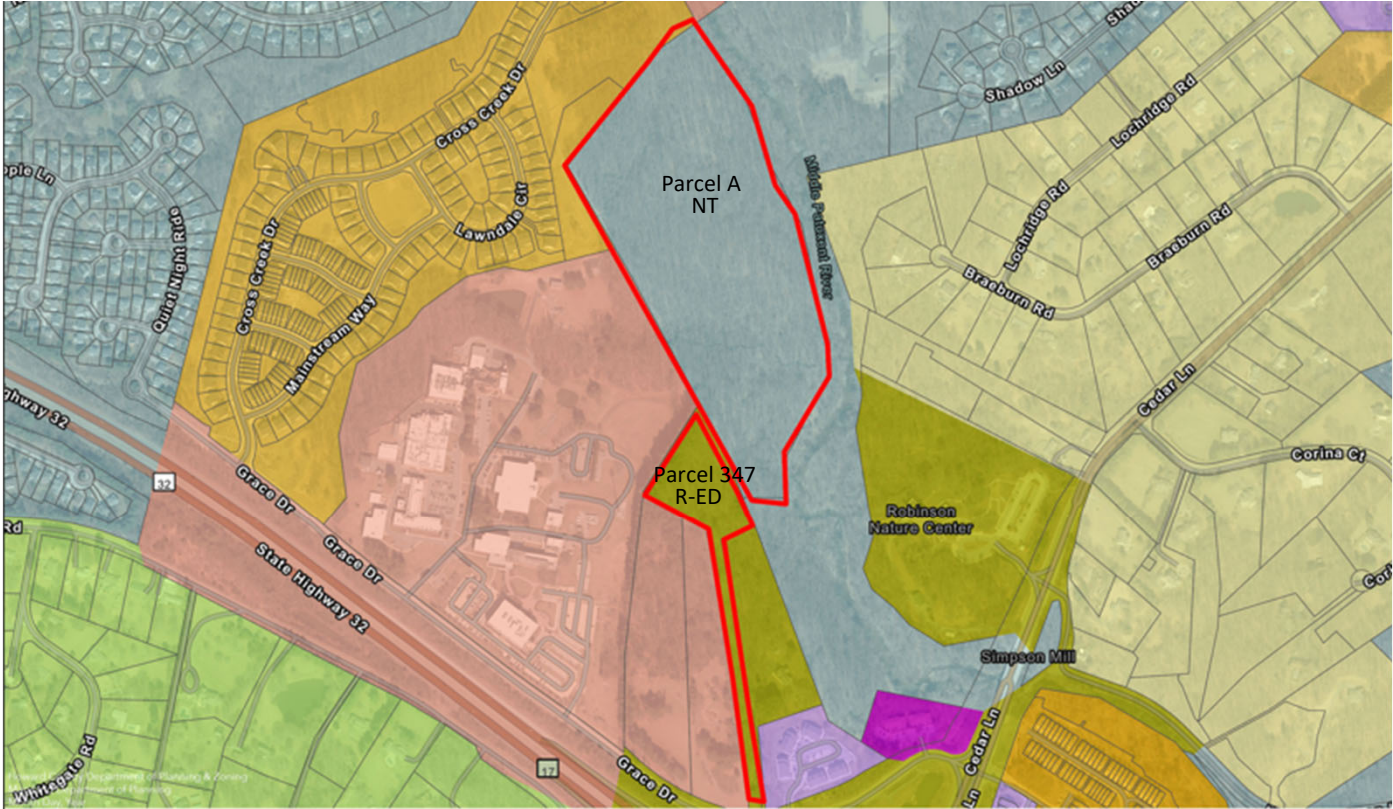
Planning Board Hearing
January 22, 2026



LOCATION

Subdivision: Village of Hickory Ridge, Section 3, Area 14, Parcel A, Zoned New Town

Parcel 347, Zoned R-ED



Zoning & Vicinity

Cedar Creek Trail
SDP-19-025



Zoning

- B-1
- CEF-R
- NT
- PEC
- POR

- PSC
- R-20
- R-ED
- R-SA-8
- RR-DEO



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

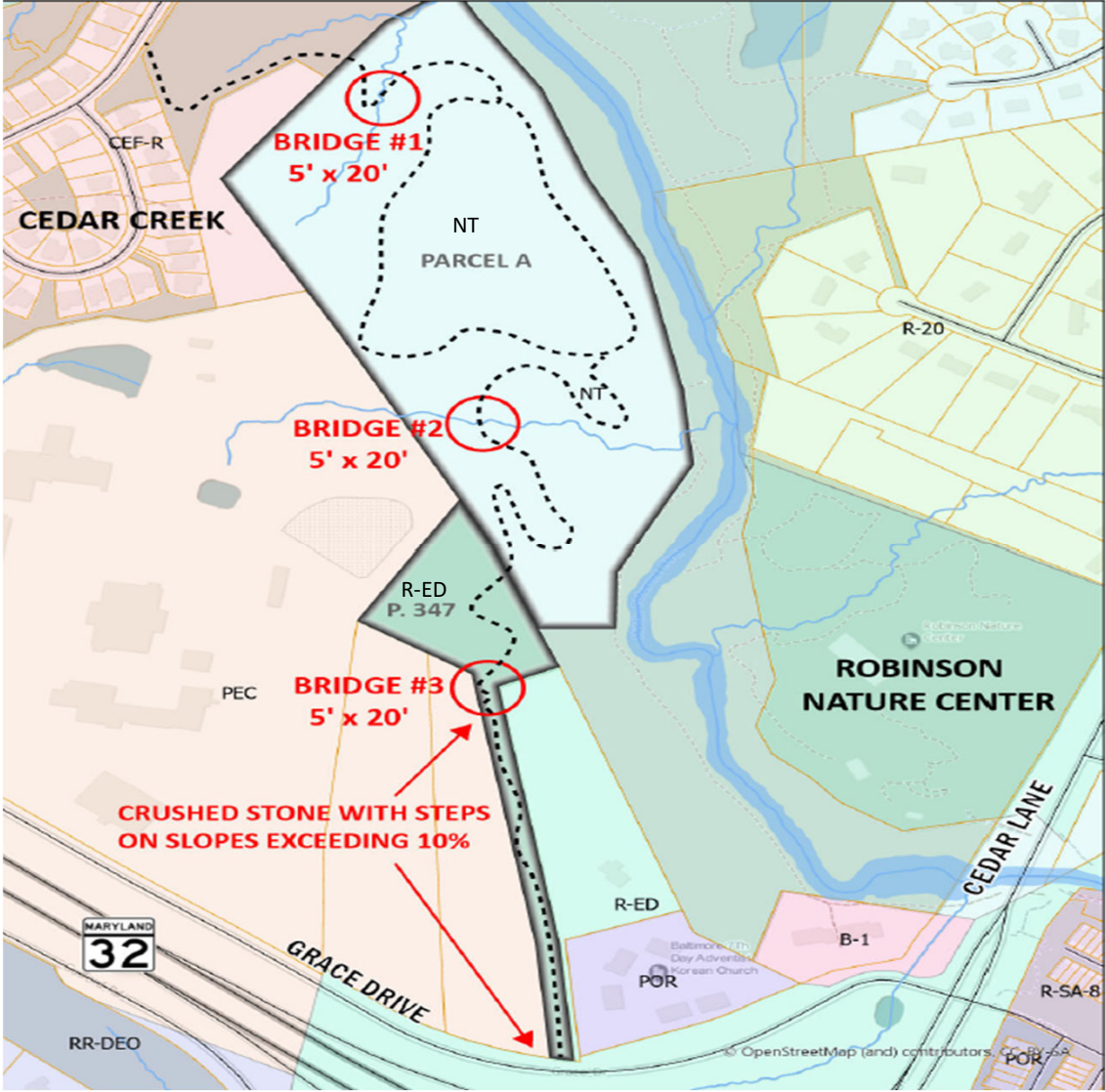
Request:

Approve a SDP for:

- Two 20-foot long single span bridge across an intermittent stream channel on Parcel A.

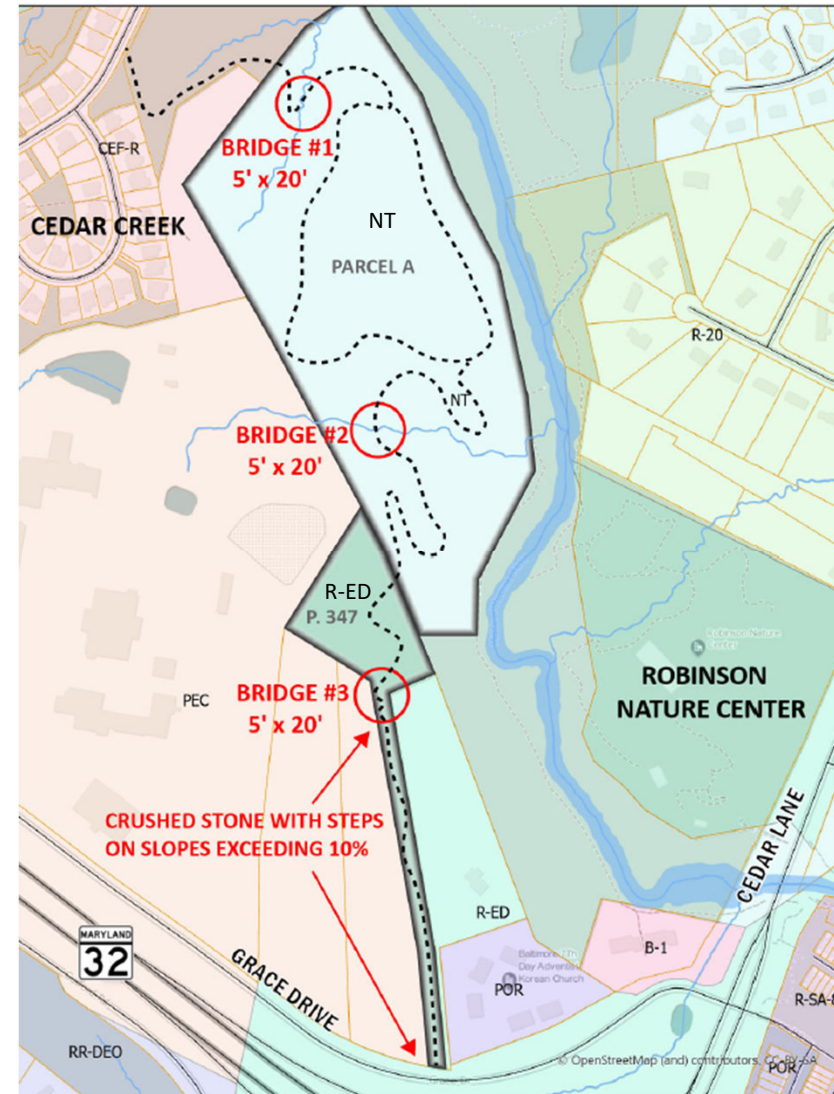


- 20-foot long single span bridge across an unregulated drainage swale and steps in areas of moderate and steep slopes on Parcel 347.



Project History and Proposal:

- The pedestrian trail system was approved as an off-site community enhancement for the adjoining Cedar Creek subdivision.
- The bridge and trail system will improve connectivity within the community.
- BA-820D: The Hearing Examiner determined the trail to Robinson Nature Center was not required.



FDP Criteria Analysis for New Town Zoning - Parcel A:

- Development governed by Section 125.0.G of the Zoning Regulations, FDP-181-A Part 7 and the Land Development Regulations
- **Permitted Uses** – Pedestrian trails and pathways
- **Building Height** – No restriction
- **Lot Coverage** – No restriction
- **Parking** – No requirements
- **Structure Setbacks** – 30 feet from public r/w, 25 feet from property line.

R-ED Criteria Analysis for Parcel 347:

- **The proposed layout of lots and open space effectively protects environmental and historic resources.**
 - The trail has been designed to minimize disturbance to steep slopes. A bridge will be constructed to cross an unregulated drainage swale. Steps will be constructed where grades exceed 10%. No trees greater than 2" will be removed. No lots are proposed with this plan. The parcel does not contain historic resources.
- **Buildings, parking areas, roads, storm water management facilities and other site features are located to take advantage of existing topography and to limit the extent of clearing and grading.**
 - The configuration of the trail was determined by an on-site evaluation with County staff to determine the areas requiring minimal environmental impacts.
- **Setbacks, landscaped buffers, or other methods are proposed to buffer the development from existing neighborhoods or roads, especially from designated scenic roads or historic districts.**
 - There are no scenic roads or historic districts within the vicinity of the site. The trail meanders through a wooded area which will not be cleared. The trail will be hand dug and with the use of small equipment to minimize disturbance to the area. The trail is significantly buffered by existing vegetation.

Summary of Action

Approve, approve with modifications or deny the plan according to the criteria in Sections 125.0.G and 107.0.G of the Zoning Regulations, and the criteria pursuant to FDP-181-A Part 7.