



Franklin County Communique to the Planning Board

REQUEST FOR SPECIAL USE 21-SUP-01 – Sonny Properties, LLC off Hicks Road (SR 1125)

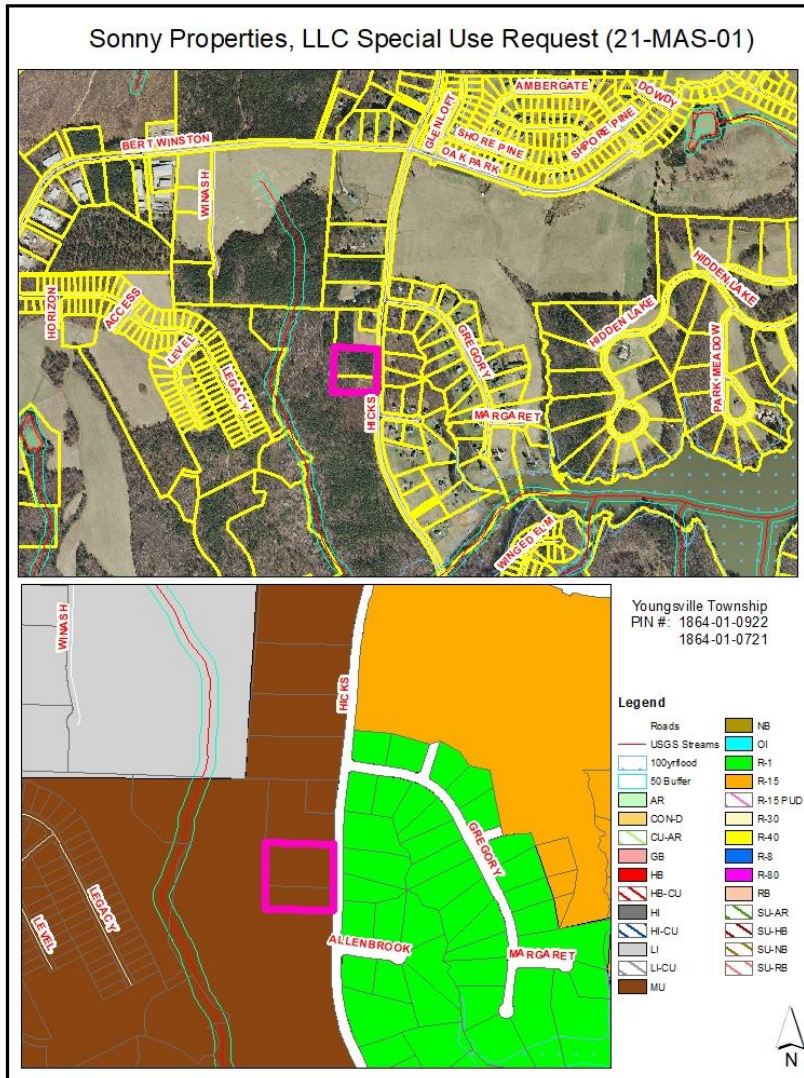
PETITIONER(S):

Name of Petitioner: Sonny Properties, LLC
Address: 104 Gregory Manor
City/State/Zip: Youngsville, NC 27596

OWNER(S):

Name of Owner: Sonny Properties, LLC
Address: 104 Gregory Manor
City/State/Zip: Youngsville, NC 27596

LOCATION:



ATTACHMENTS:

Special Use Application
Site Plan

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Sonny Properties, LLC	1864-01-0922	Residential-30 (R-30)	2.56
	1864-01-0721		1.44
TOTAL			4 Acres

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	Mixed Use	Wooded
North	Mixed Use (MU)	Wooded/Open/Vacant
South	Mixed Use (MU)	Residential (Legacy Subdivision)
East	Residential-1 (R-1)	Residential Single-Family
West	Mixed Use (MU)	Residential (Legacy Subdivision)

STAFF ANALYSIS

PROJECT OVERVIEW

Special Use Request: Sonny Properties, LLC is requesting a Special Use Permit to construct a RV/Boat Storage facility on 4 acres located off Hicks Rd (SR 1125) in Youngsville Township.

Special Use Request Analysis: The applicant proposes to construct a RV/Boat storage facility on 4 acres located off Hicks Rd (SR 1125) in Youngsville Township. The application states that the use meets all applicable Unified Development Ordinance standards and regulations. The site will be fenced and lighted for safety and security purposes. A twenty (20') buffer will be installed around the site to lessen the visual impact to adjacent property owners. In addition, the facility is not expected to be a significant traffic generator or to adversely affect public health, safety, or general welfare. The subject property is zoned Mixed Use (MU). The applicant has proposed that the current use will support the suburban residential development in the area, concluding that it conforms to the adopted Comprehensive Land Use Plan (2020).

PLANNING & ZONING

Land Use Plan: The Comprehensive Land Use Plan has designated this area as Suburban 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> Mixed Use (MU)	40,000 Sq. Ft. (Non-Res)	150	40	30	50

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

Transportation: The average daily traffic count on this section of Hicks Rd is 1,000 vehicles per day.

Environmental Issues: The subject property is located within the Tar-Pamlico river basin and is required to meet nutrient regulations for nitrates and phosphates.

UDO: Listed below are minimum requirements for Solar Energy Farms as stipulated within the UDO.

SPECIAL USE PERMIT CHECKLIST

In order to issue a Special Use Permit, the Board shall consider each of the following conditions, and based on the evidence presented at the hearing(s) make findings of fact in regards to each and must find that the issuance of the Special Permit is in the best interest of the County.

(A) The use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety and general welfare;

Yes___ No___

(B) The use or the development complies with all required regulations of this Unified Development Ordinance and all applicable specific standards and regulations;

Yes___ No___

(C) The use or development is located, designed and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use or development is a public necessity;

Yes___ No___

(D) The use or development conforms with general plans for the physical development of the County's planning jurisdiction as embodied in this chapter, the Franklin County Comprehensive Development Plan, or other development policies as adopted by the Board of Commissioners;

Yes___ No___

(E) The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian ways harmonize with adjoining properties and the general area and minimize adverse impacts;

Yes___ No___

(F) The type, size, and intensity of the proposed use, including such considerations as the hours of operation and number of people who are likely to utilize or be attracted to the use, will not have significant adverse impact on adjoining properties or the neighborhood;

Yes___ No___

(G) Utilities, school, fire, police, and other necessary public and private facilities and services will be adequate to handle the proposed use;

Yes___ No___

If the Board approves the Special Use Permit, it may, as part of the terms of such approval, impose any additional reasonable conditions and safeguards as may be necessary to insure that the criteria for the granting of such a permit will be complied with and to reduce or minimize any potentially injurious effect of the use on adjoining properties, the character of the neighborhood, or the health, safety, morals, or general welfare of the community. Where appropriate, such conditions may include requirements that street and utility right-of-way be dedicated to the public and that provisions be made for recreational space and facilities.

PLANNING STAFF RECOMMENDED PLANNING BOARD DISCUSSION ITEMS

Review proposed Special Use request, solicit comments or questions and make a recommendation regarding the special use request.

PLANNING STAFF RECOMMENDATION TO THE PLANNING BOARD

Review proposed Special Use request, solicit comments or questions and make a recommendation regarding the special use request. Should the Planning Board recommend approval of the Special Use request, planning staff would recommend that it be done so with the following conditions:

1. Final Tar/Pamlico stormwater plan approval.
2. Adherence to the approved NC Department of Transportation driveway permit.
3. Lighting shall be directed so that it does not spill over onto adjacent property or right-of-way. All lighting is subject to approval by the Franklin County Planning & Inspections Department.
4. Screening shall conform to Article 14. Landscape Requirements and Article 8., Section 8-1, Note 6. Buffer Strips. (As shown on the site plan, existing vegetation is being used where feasible to satisfy this requirement. It shall remain in place or landscaping shall be installed at a minimum of six (6) feet tall at time of planting.) Planning Staff may require additional landscape buffering around the perimeter of the site if existing vegetation is not sufficient. This shall be installed prior to final inspection and approval.
5. North Carolina Department of Environmental Quality Sedimentation and Erosion Control plan approval.
6. A recombination survey must be recorded combining parcels 1864-01-0922 and 1864-01-0721.