



Franklin County Communique to the Board of Adjustment

REQUEST FOR CONDITIONAL USE PERMIT 16-CUP-01 1408 Sid Mitchell Rd.

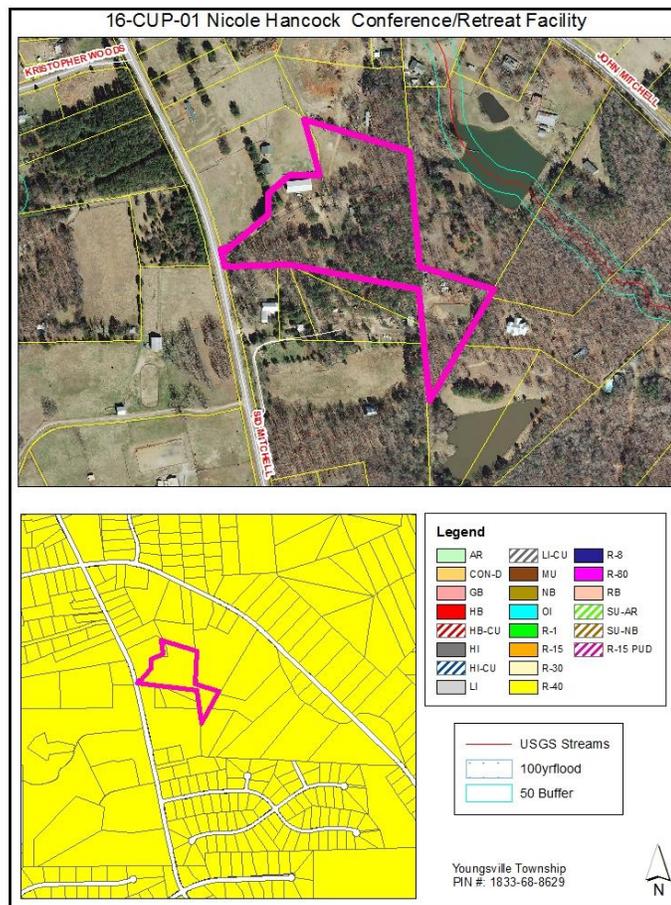
PETITIONER(S):

Name of Petitioner: James Kornegay
Address: 1408 Sid Mitchell Rd.
CityStateZip: Youngsville, NC 27596

OWNER(S):

Name of Owner: Nicole Hancock
Address: 1408 Sid Mitchell Rd.
CityStateZip: Youngsville, NC 27596

LOCATION:



ATTACHMENTS:

Conditional Use Application
Site Plan
Engineer Letter: Stonewall Structural Engineering Charles LaVerdiere, PE
Letter: Andrew Dudash Youngsville Fire Department

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
James Kornegay	1833-68-8629	R-40	9.844
TOTAL			9.844 Acres

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	R-40	Residential/Agricultural
North	R-40	Residential/Agricultural
South	R-40	Residential/Agricultural
East	R-40	Residential/Agricultural
West	R-40	Residential/Agricultural

Conditional Use Request

Conditional Use Permit Requested by Nicole Hancock for a Conference/Retreat Facility on approximately 9.844 acres located at 1408 Sid Mitchell Rd. in Youngsville Township, Franklin County PIN 1833-68-8629.

UDO Requirements:

Section 7-3:

Use – Conference Center/Retreat Facilities

Conditional Use Permit: AR, R-40, R-80, LI, and R-30

Requirements:

- (A) *Minimum lot size.* Five (5) acres.
- (B) *Parking.* Shall be provided in accordance with Article 16, Off-Street Parking and Loading Requirements.
- (C) Shall be compatible with the neighborhood.
- (D) *Screening.* Will be provided in accordance with Article 14, Landscape Requirements.
- (E) All structures used for meeting rooms and classrooms shall conform to all applicable local and State health and building code requirements.
- (F) No environmentally damaging or hazardous materials allowed.

BACKGROUND INFORMATION

The applicant is petitioning the Board for a conditional use permit for a Conference Center/Retreat Facility on approximately 9.844 acres at 1408 Sid Mitchell Rd. in Youngsville Township. The applicant is proposing to use the existing grounds and barn for weddings and other events. The site plan shows 53 parking spaces designed off the existing 12' gravel driveway to accommodate guests. A portion of the existing tree line and vegetation will meet Article 14 Landscape Requirements for screening. The site plan indicates additional buffering to be added along the northern property boundary to meet Article 14 Landscape Requirements for screening. NCDOT driveway permit will be required for this site. According to the Comprehensive Land Use Plan, the subject parcel and surrounding parcels are designated as Low Density Residential. If the Board grants approval of this request, the applicant will be required to meet all other applicable local and state requirements.

BOARD OF ADJUSTMENT FINDINGS

NOTE: Board of Adjustment Members should use the following area to make notes on evidence presented related to each of the required Findings as it is presented during the public hearing.

Section 7-2 Procedure for Conditional Use Permit Granted by the County Board of Adjustment

Conditional use permits may be issued by the Administrator, after approval by the Board of Adjustment, for the uses as designated in the table of regulations for conditional uses. The petition for a conditional use permit and the accompanying plans shall be submitted to the Administrator at least three (3) weeks prior to the regular monthly Board of Adjustment meeting at which it is to be heard. Such application shall include all of the requirements pertaining to it as specified in Article 7. On receiving the application, the County Board of Adjustment shall give notice of a public hearing at least five (5) days prior to the date of the public hearing. At the public hearing, all interested persons shall be permitted to testify. The County Board of Adjustment shall consider the application and may approve or deny the requested conditional use permit.

The conditional use permit, if approved, shall include approval of plans as may be required. In approving the permit, the County Board of Adjustment shall find as a specific finding of fact and reflect in their minutes that the permit will comply with the following four facts:

- (1) That the use will not materially endanger the public health, safety, or general welfare if located where proposed and developed according to the plan as submitted and approved;

Yes____ No____

- (2) That the use meets all required conditions and specifications;

Yes____ No____

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- (3) That the use will not adversely affect the use or any physical attribute of adjoining or abutting property, or that the use is a public necessity; and

Yes _____ No _____

- (4) That the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with the Franklin County Land Use Plan.

Yes _____ No _____

In granting any conditional use permit, the Board of Adjustment may impose reasonable conditions concerning the use or development of the subject property to:

- a. insure that the criteria for the granting of such approval will be complied with; and***
- b. reduce or minimize any potentially injurious effect of the conditional use permit of development standards on adjoining properties, the character of the neighborhood, or the health, safety, morals, or general welfare of the community.***

BOARD OF ADJUSTMENT MOTION

Please note that 4/5 vote is required for approval of all motions.

Suggested Motion #1:

I move to affirm that the Findings of Fact located within Section 7-2 of the UDO, have/have not been satisfied for the conditional use requested for the property located at 1408 Sid Mitchell Rd., Franklin County PIN 1833-68-8629.

Suggested Motion #2:

Based upon the Board's Findings of Fact, I move to approve/deny Conditional Use requested by Nicole Hancock to allow for a Conference Center/Retreat Facility on 9.44 acres at 1408 Sid Mitchell Rd., Franklin County PIN 1833-68-8629 subject to requirements located in Section 7-3 (Conference Center/Retreat Facilities) and all other local and state requirements.

- 1. Lighting must not spill over onto adjacent properties or right of ways.**
- 2. In accordance with 2012 North Carolina Fire Prevention Code, a twenty (20) foot fire apparatus and turnaround must be provided.**
- 3. Must obtain fire inspection from Franklin County Inspections Department on all tents used for events.**
- 4. Must secure all other local and state approvals.**
- 5. All outside storage must be screened by a six (6) foot high opaque fence.**
- 6. All items listed in attached engineers letter must be addressed.**
- 7. All facilities must meet all North Carolina State Building and Technical Codes.**

- 8. Three paved handicap spaces must be provided in accordance with North Carolina State Building code. (Two van-accessible)**