



# Franklin County Communique to the Planning Board

## REQUEST FOR SPECIAL USE

15-SUP-01  
2095 US 1 Hwy

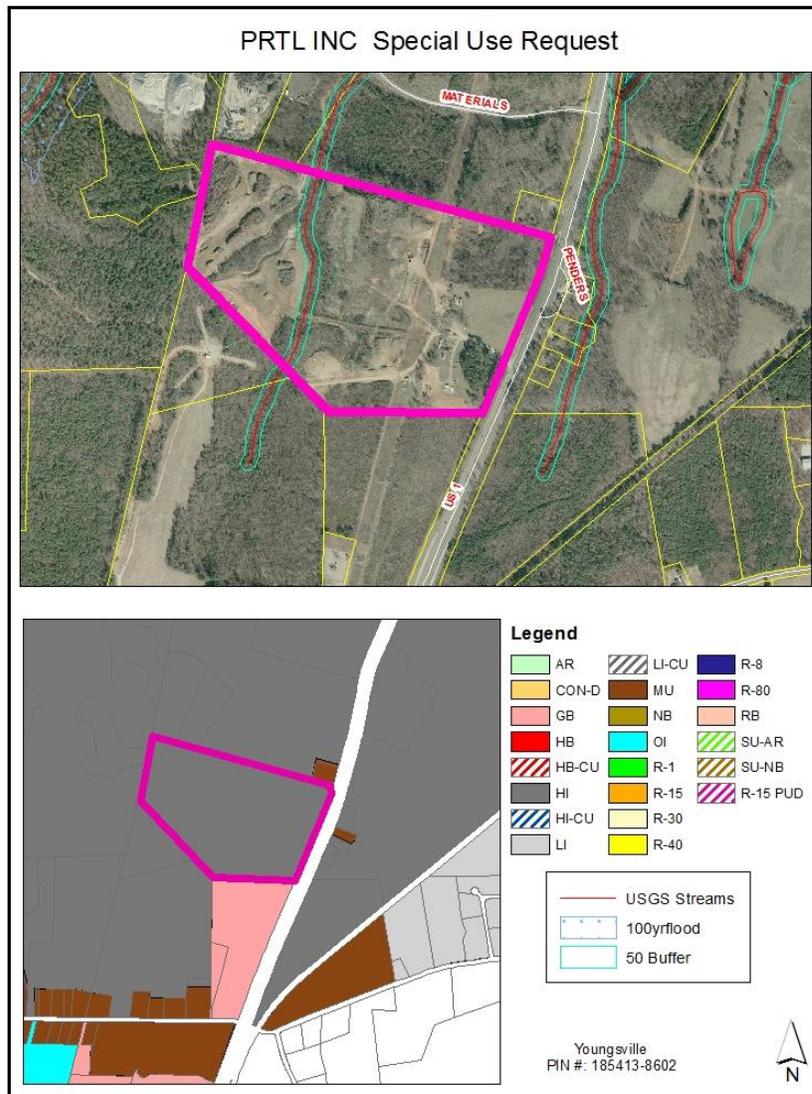
### PETITIONER(S):

Name of Petitioner: PRTI, Inc.  
Address: 8366 Six Forks Road, Suite 205  
City/State/Zip: Raleigh, NC 27615

### OWNER(S):

Name of Owner: Bald Eagle Land Development LLC  
Address: 8310 Banford Way  
City/State/Zip: Raleigh, NC 27615

### LOCATION:



### ATTACHMENTS:

Special Use Application  
Site Plan

## PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Bald Eagle Land Development LLC	1854-13-8602	HI	71.53
<b>TOTAL</b>			<b>71.53 Acres</b>

## ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
<b>Subject Property</b>	Heavy Industrial (HI)	Industrial (C & D landfill)
<b>North</b>	HI & MU	Industrial (Martin Marietta)
<b>South</b>	HI & GB	Vacant
<b>East</b>	HI & MU	Residential & Vacant
<b>West</b>	HI	Telecommunication Tower & Martin Marietta

## STAFF ANALYSIS

### PROJECT OVERVIEW

**Special Use Request:**

PRTI, Inc. is requesting a Special Use Permit to allow for a salvage and recovery center (recycling /reclaiming used rubber) on approximately 2.8 acres of a 71.53 acre parcel located at 2095 US 1 Hwy in Youngsville Township.

**Special Use Request Analysis:** The applicant intends to operate a salvage and recovery yard (recycling/reclaiming used rubber) on approximately 2.8 acres of a 71.53 acre parcel located at 2095 US 1 Hwy in Youngsville Township. Within the petition the applicant states the existing site is zoned appropriately and is a recycling center for construction debris, and their facility is a completely sealed system for reclaiming used rubber. The petitioner states the following: there are no fugitive gasses, no landfill waste from their process, the rubber storage area is screened in an enclosed building, the site is designed to capture and recycle rain water, very little commercial traffic to the facility, and the PRTI facility uses the utility equivalent of a three bedroom home. The utilization of the proposed footprint within the existing site will have less of an impact on the adjoining properties than the current recycling center. They create excess electrical power during their process that is being purchased by Wake Electric, and have no impact on the local police and fire.

### PLANNING & ZONING

**Land Use Plan:** The Comprehensive Land Use Plan has designated this area as Heavy Industrial.

**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> HI	80,000	150	75	25	76

**Water/Sewer Service:** Public water is available to this site.

**Transportation:** The average daily traffic count for US 1 Hwy is approximately 17,000 vehicles per day.

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

**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. Approval of NC Department of Transportation driveway permit.
2. Approval shall be subject to adhering to all other County, State and Federal regulations.
3. Shall meet Article 14 Landscaping and Buffering Requirements.
4. Approval of stormwater management plan if there is a land disturbance of .50 acres or greater.
5. Outdoor storage must comply with requirements of the Franklin County Unified Development Ordinance (UDO), Section 4-3, HI Heavy Industrial District.
6. No lighting shall be installed without approval from the Franklin County Planning & Inspections staff.
7. Recorded subdivision of the proposed 2.8 acre parcel prior to issuance of zoning and building permits.