



Franklin County Communique to the Planning Board

REQUEST FOR REZONING 16-REZ-01

Sid Mitchell Road – Residential-40 and Light Industrial to Residential-1

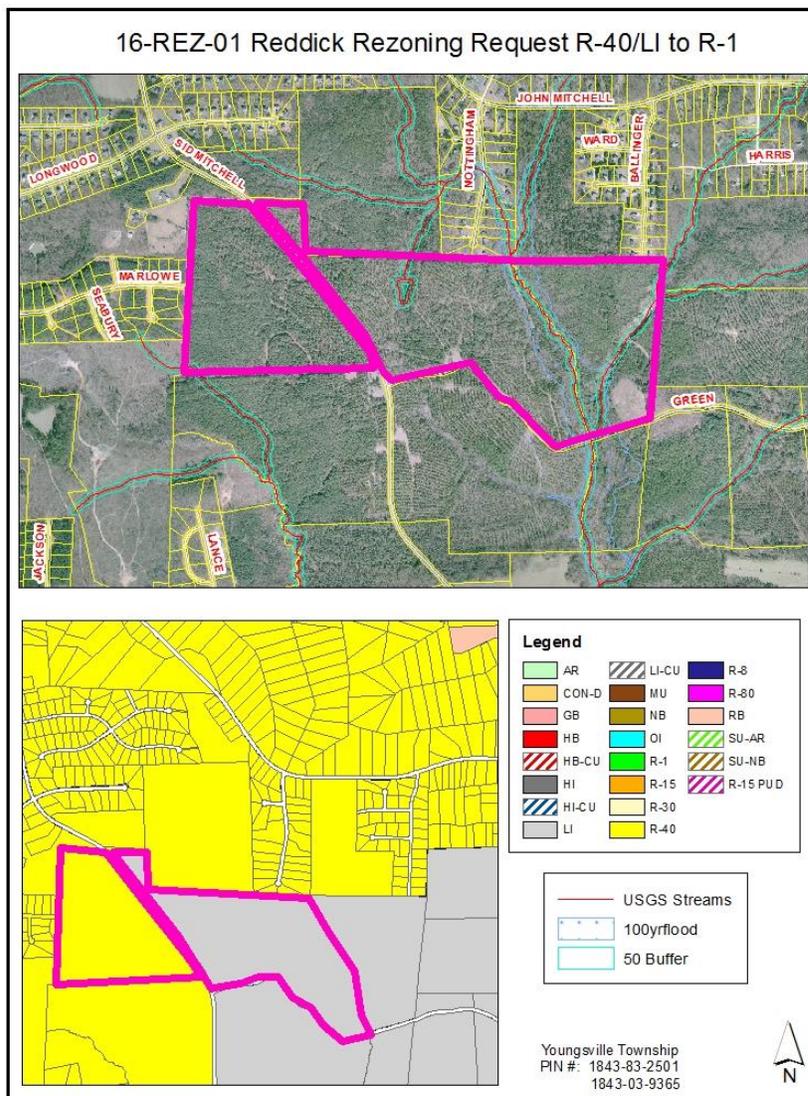
PETITIONER(S):

Name of Petitioner: Harold and Matt Reddick, LLC
 Address: P.O. Box 275
 CityStateZip: Youngsville, NC 27596

OWNER(S):

Name of Owner: Harold R. Reddick, Jr.
 Address: P.O. Box 275
 CityStateZip: Youngsville, NC 27596

LOCATION:



ATTACHMENTS:

Rezoning Application
 Map

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Harold R. Reddick, Jr.	1833-83-2501	Residential-40	82.95
	1843-03-9365	Light Industrial	102.9
TOTAL			185.85 acres

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	Residential-40/Light Industrial	Vacant/Agricultural/Timber
North	Residential-40	Residential/Agricultural/Timber
South	Residential-40/Light Industrial	Vacant/Timber
East	Light Industrial	Vacant/Timber
West	Residential-40	Residential/Vacant

STAFF ANALYSIS

PROJECT OVERVIEW

Zone Map Change Request: Harold H. Reddick, Jr. is requesting to rezone 185.85 acres on Sid Mitchell Road in the Youngsville Township from Residential-40 and Light Industrial (LI) to Residential-1 (R-1).

PLANNING & ZONING

Land Use Plan: The Future Land Use plan indicates that this property is intended for Low-Medium Density Residential.

Zone Map Change Analysis: Harold H. Reddick, Jr. is requesting to rezone 185.85 acres on Sid Mitchell Road and Green Road in the Youngsville Township from Residential-40 and Light Industrial (LI) to Residential-1 (R-1).

The petitioner indicates his property is bordered to the south and west by residential zoning districts, as well as a portion of the neighboring parcel to the east. Additionally, the Falls Lake Watershed rules limit industrial development of the parcels and therefore there is limited demand for industrial uses. County sewer service is not available in the area, another limiting factor when considering industrial development. The topography of the land is more conducive to residential development, which has been prevalent in the area already.

The applicant is requesting the rezoning of two parcels. The parcel located at 1843-83-2501 is 82.95 acres and abuts Woodcroft Estates subdivision. Horse Creek run abuts the property line of 1843-03-9365 as indicated on the attached map. It will serve as a buffer for potential Light Industrial uses on the adjacent tract.

Permitted Uses:

(LI) Light Industrial District Zoning

The purpose of this district is to establish and protect industrial areas for the use of light manufacturing operations and for the distribution of products at wholesale. The following standards are established for this district and designed to promote sound permanent light industrial development, and to protect nearby areas from undesirable aspects of industrial development: (1) all assembly and/or manufacturing be confined within the building; (2) all outdoor storage be screened from public view by opaque fencing, screening, or landscaping, limited to rear and side of the principal building, if hazardous and/or unsafe, shall meet all local, state and federal environmental requirements, and must be on the premises of the business; and (3) anyone applying for a LI permit must demonstrate that no adverse impacts such as noise, groundwater, air pollution, and vibrations are created by the proposed use, beyond the lot boundaries of the use. The district shall be located adjacent to and/or with direct access to thoroughfare roads or streets.

Accessory Structure	X
Accessory Uses	X
Agricultural Production (crops)	X
Agricultural Production (livestock) except intensive livestock operations (ILO)	X
Airport Operations, Aircraft Port, Heliports	X
Ambulance Service / Rescue Squad	X
Animal Aquaculture	X
Assembly and/or Manufacturing of Emergency Community Support Vehicles	X
Assembly and Packaging Operations	X
Automobile Auction Facility	X
Bakeries and Food Product Preparation	X
Bedding and Carpet Manufacturing	X
Bituminous Coal and Lignite Mining	S
Bottling Works	X
Bulk Mail and Packaging	X
Cabinet / Woodworking Shop	X
Carnivals and Fairs	X
Clothing and Textile Manufacturing	X
Conference Center / Retreat Facilities	C
Contractors, General Building	X
Contractors, Heavy Construction	X
Convenience Centers	C
Cosmetics Manufacturing	X
Courier Service	X
Crude Petroleum & Natural Gas	S
Dairy Processing and Distribution	X
Daycare Center and Kindergarten	C
Demolition Landfill, Public or Private	S
Distribution Centers	X
Electrical Appliance Manufacturing	X
Electrical Component Manufacturing	X
Electrical Industrial Apparatus, Assembly	X
Electrical Industrial Apparatus, Manufacturing	X
Electrical Machinery Manufacture and/or	X

Assembly	
Electronic Component Assembly Operations	X
Emergency Shelter	X
Emery Cloth and Sandpaper Manufacturing	X
Fabricated Metal Products	X
Farm Machinery Assembly and Repair	X
Feed and Grain Sales and Storage	X
Fiber Manufacturing	X
Fire Station Operations	X
Floor Coverings, Sales	X
Food and Related Production, Miscellaneous	X
Food Store	X
Forestry	X
Fuel Oil Sales	X
Furniture and Fixtures Assembly	X
Furniture and Wood Product Manufacturing	X
Production of Glass Products from Purchased Glass	X
Golf Driving Range	C
Grocery and Convenience Stores	C
Industrial and Commercial Machinery, Sales	X
Industrial Supplies and Equipment Services	X
Inert Debris Reclamation	S
Jewelry Manufacturing	X
Laboratory Research	X
Law Enforcement Station	X
Leather and Leather Products (no tanning)	X
Leather Products and Luggage Manufacturing	X
Machine Tool Manufacturing	X
Manufactured Home, Individual, For Office and Exhibition	C
Medical, Dental and Surgical Equipment	X
Mining Industries	S
Nonmetallic Minerals, except fuels	S
Off-Street Parking and Loading Facilities	X
Office Small/Low-Impact	X
Paper Goods Manufacturing	X
Parks and Open Space, Public or Private	X
Pet Cremation	X
Petroleum Products, Storage and/or Distribution	X
Pharmaceutical Manufacturing	X
Police Services	X
Precision Instrument Manufacturing	X
Printing and Publishing	X

Public Buildings	C
Public Recreation (grounds and facilities for open air games and sporting events.)	X
Public Utility Stations (including electrical substations, water tanks/towers and telephone exchanges)	C
Railroad Stations and Yards	X
Recreation Facility, Indoors	C
Refrigerated Warehousing	X
Research Facilities, including manufacturing incidental to same	X
Restaurants and Grills	X
Restaurants (with drive-thru)	X
Restaurants (without drive-thru)	X
School, Industrial Trade	X
Sewage/Water Pumping Stations	X
Sewage/Water Collection and Transmission Lines	X
Sewage/Water Treatment Plants	C
Sign Painting and Fabrication Shop	X
Solar Energy Farms	X
Storage, Warehouse	X
Swimming Pools	X
Telecommunication Towers	X
Telephone Exchange Cabinets	X
Textile Products (no dyeing and finishing)	X
Truck/Trailer Repair	C
Underground Electrical Power Distribution Lines; Water or Sewer Lines; Gas Distribution and Liquid Fuel Transmission Lines	X
Warehouse (general storage, enclosed)	X
Wholesale and Jobbing Establishments	X

X = Permitted as use by right

S = Special Use Permit approved by Franklin County Board of Commissioners upon the recommendation by the Franklin County Planning Board.

C = Conditional Use Permit approved by the Franklin County Board of Adjustment

(R-40) Water Supply Watershed District I

This district is established to provide water quality protection in the drainage basin of water supply watersheds outside of the critical area of the watershed.

Accessory Structure	X
Accessory Uses	X
Agricultural Production (crops)	X
Agricultural Production (livestock) except intensive livestock operations (ILO)	X
Animal Aquaculture	X

Bed and Breakfast Inn (includes Boarding House and Tourist Homes)	C
Bona Fide Farms	X
Cemetery, Church and Family	X
Church	X
Club or Lodge, Public or Private	C
Conference Center/Retreat Facilities	C
Customary Home Occupation	X
Day Care Center and Kindergarten	C
Dwelling, Single-Family (one per lot)	X
Emergency Shelter	X
Golf Course	C
Law Enforcement Station	X
Manufactured Home Sales but excluding any residential occupancy	C
Manufactured Home (Individual, for Residential Occupancy)	X
Marina	C
Music Festival	S
Nonmetallic Minerals, except fuels	S
Parks and Open Space, Public or Private	X
Public Recreation (grounds and facilities for open air games and sporting events)	X
Public Utility Stations (including electrical substations, water tanks/towers and telephone exchanges)	C
Radio or Television Studio Activities Only	C
Riding Stables / Riding Academy	C
Rural Family Occupation	X
Solar Energy Farms	S
Swimming Pools	X
Telecommunication Towers	C
Telephone Exchange Cabinets	X

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(R-1) Residential District Zoning

This district is defined as low-density residential areas and additional open areas where similar development will be a viable land use. The uses permitted in district are designed to stabilize and protect the essential character of the area and to prohibit all activities of a commercial nature except certain home occupations controlled by specific limitations.

Accessory Uses	X
Agricultural Production (crops)	X
Agricultural Production (livestock), except	X

intensive livestock operations (ILO)	
Animal Aquaculture	X
Church	X
Convenience Centers	C
Country Clubs, Private or Public	C
Customary Home Occupation	X
Day Care Center and Kindergarten	C
Dwelling, Single-Family (one per lot)	X
Emergency Shelter	X
Fire Station Operations	C
Golf Course	C
Law Enforcement Station	X
Music Festival	S
Parks and Open Space, Public or Private	X
Planned Unit Development	S
Public Recreation (grounds and facilities for open air games and sporting events)	X
School, Public or Private	X
Solar Energy Farms	S
Swimming Clubs	C
Swimming Pools	X
Telephone Exchange Cabinets	X

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Setbacks and Lot Size:

Zoning District	Min. Square Footage	Min. Road Frontage	Min. Front Setback	Min. Side Setback	Min. Rear Setback
<i>Existing Zoning</i> Light Industrial	80,000 Sq. Ft.	150	75	25	75
<i>Existing Zoning</i> Residential-40	40,000 Sq. Ft.	125	50	20	50
<i>Proposed Zoning</i> Residential-1	30,000 Sq. Ft.	100	30	10	25

Water/Sewer Service: Public water is available to this site. Public sewer is not available.

Transportation: No recent data for Sid Mitchell Road is available. The 2013 average daily traffic count along nearby Holden Rd is approximately 4,300 vehicles per day.

Environmental Issues: The subject property is located within the Falls Lake Watershed and is required to meet nutrient regulations for nitrates and phosphates for new improvements exceeding one-half acre. Single-family residential uses are allowed at a maximum density of one (1) dwelling unit per twenty thousand (20,000) square feet. The built-upon area of all residential and nonresidential development shall be allowed at a maximum Impervious Surface Ratio of twenty-four percent (24%). Franklin County GIS maps indicate a tributary on the property based on the county's soils map information.

REZONING GUIDE CHECKLIST

- (1) Does the proposed zoning classification conform to the County Land Use Plan
FINDING ___ Yes ___ No
- (2) Is there a public need for additional land to be zoned for this use/district?
FINDING ___ Yes ___ No
- (3) If there is a need for additional land to be zoned to this district, should it be in this area, or would the public interest be better served if the zoning were done in another area of the county?
FINDING ___ Yes ___ No
- (4) The granting of the rezoning request will not impose serious hardships on adjacent property owners in the form of noise, odors, signs, and/or other similar nuisances?
FINDING ___ Yes ___ No
- (5) The request does not raise any legal questions such as “spot zoning”, “violation of precedents”, and the rule of reasonableness?
FINDING ___ Yes ___ No
- (6) The granting of the rezoning request is of benefit to the general public and not solely for a private individual.
FINDING ___ Yes ___ No
- (7) The request will not result in the lessening the enjoyment of use of adjacent properties?
FINDING ___ Yes ___ No
- (8) The request would not have a serious impact on existing public facilities, such as schools, fire & rescue etc.
FINDING ___ Yes ___ No

PLANNING STAFF RECOMMENDED PLANNING BOARD DISCUSSION ITEMS

Review proposed map amendment, solicit comments or questions, and make a recommendation regarding the rezoning request.

Zoning Consistency Statement: The Future Land Use plan indicates that the properties are intended for Low-Medium Density Residential, with surrounding properties being designated as the same. The property is located in close proximity to a major thoroughfare. Public water is available to this site. The adjacent parcels to the north, south and west are currently zoned Residential-40, to the east as Light Industrial.