



# Franklin County Communique to the Planning Board

## REQUEST FOR REZONING 17-REZ-01

### Residential-40 (R-40) to Neighborhood Business (NB)

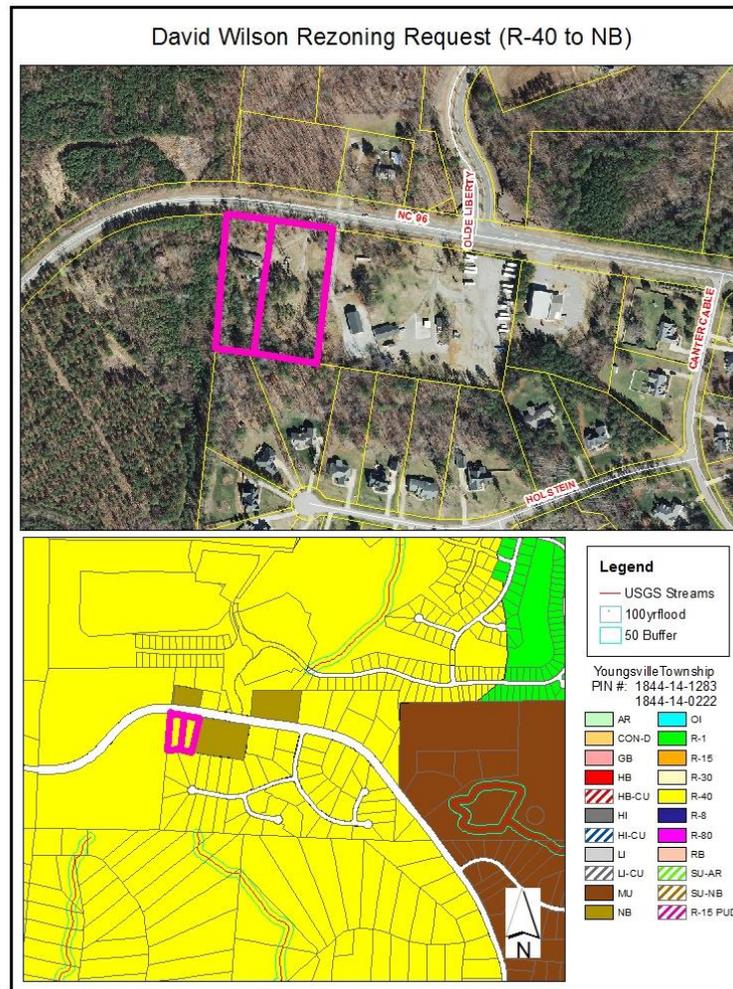
#### PETITIONER(S):

Name of Petitioner: Triangle Development Enterprises, LLC  
Address: 1016 Canterbury Rd.  
CityStateZip: Raleigh, NC 27607

#### OWNER(S):

Name of Owner: David and Sara Wilson  
Address: 1016 Canterbury Rd.  
CityStateZip: Raleigh, NC 27607

#### LOCATION:



#### ATTACHMENTS:

Rezoning Application  
Map

## PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Triangle Development	1844-14-1283	R-40	1.71
Enterprises, LLC	1844-14-0222	R-40	1.19
<b>TOTAL</b>			<b>2.9 Acres</b>

## ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
<b>Subject Property</b>	R-40	Vacant
<b>North</b>	R-40/NB	Residential (Olde Liberty Subdivision)/Vacant Parcel
<b>South</b>	R-40	Residential (Aberdeen Subdivision)
<b>East</b>	NB	Existing Mini Storage Facility
<b>West</b>	R-40	Residential(Vacant)

## STAFF ANALYSIS

### PROJECT OVERVIEW

**Zone Map Change Request:** David Wilson is requesting to rezone 2.9 acres at 6815/6817 NC HWY 96 W Youngsville, in Youngsville Township from Residential-40 (R-40) to Neighborhood Business (NB).

### PLANNING & ZONING

**Land Use Plan:** The Future Land Use plan indicates that this property is intended for Agriculture/Residential. Surrounding properties are designated as Agriculture/Residential.

### Zone Map Change Analysis:

David Wilson is requesting to rezone 2.9 acres at 6815/6817 NC 96 HWY W. in the Youngsville Township from Residential-40 (R-40) to Neighborhood Business (NB).

The application states that the property should be zoned for Neighborhood Business as a result of the increased growth in nearby Olde Liberty subdivision. According to the applicant there has been a growing demand for storage facilities. The adjacent 5.1 acre property to the east is zoned Neighborhood Business (NB) where storage facilities are located. The proposed rezoning would be an extension of existing Neighborhood Business (NB) zoning.

The amendment from Residential-40 (R-40) to Neighborhood Business (NB) to the zoning map is supported by the existing development patterns located along this section of NC 96 HWY W.

Staff recommends that the Board use the provided rezoning checklist as a part of the decision making process. Board members are encouraged and required by general statute to consider all allowable uses under the district rather than only the proposed use as presented. In accordance with Section 26-8 (E) of the Unified Development Ordinance staff has sent mailed notices to the adjacent property owners.

### Permitted Uses:

## (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

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

## (NB) Neighborhood Business District Zoning

***This district is established for business development serving the business needs of the rural community. The following standards are established for this district and designed to promote sound permanent commercial development, and to protect nearby areas from undesirable aspects of commercial development: (1) outside storage must be screened from public view by opaque fencing, screening, or landscaping; (2) outside storage shall be limited to the rear and side of the principal building; (3) storage of unsafe (corrosive, flammable, or explosive materials) or hazardous material shall comply with any local, state or federal requirements; and (4) outside storage must be on the premises of the business.***

Agricultural Production (crops)	X
Agricultural Production (livestock) except intensive livestock operations (ILO)	X
Agricultural Supply Sales	C
Animal Aquaculture	X
Automobile Repair Service	C
Automobile Service Station (including self-service gas pumps)	C
Barber and Beauty Shops	X
Cabinet/Woodworking Shop	C
Church	X
Club or Lodge, Public or Private	C
Convenience Centers	C
Craft and Gift Shops	X
Daycare Center and Kindergarten	C
Drugs, Legal Sales	X
Drug Store	X
Dwelling, Single-Family (one per lot)	X
Emergency Shelter	X
Florist	X
Grocery and Convenience Stores	X
Group Care Facility	S
Laundromat, Coin-Operated	X
Law Enforcement Station	X
Manufactured Home, Individual, For Office and Exhibition	C
Miscellaneous Retail Sales	X
Music Festival	S
Neighborhood Business	X
Offices, Small/Low Impact	X
Outdoor Fruit and Vegetable Markets	X
Paper Products, Sales	X
Parks and Open Space, Public or Private	X
Pet Store	X
Plant Nurseries / Lawn and Garden Stores	X

Public Recreation (grounds and facilities for open air games and sporting events)	X
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Public Utility Stations (including electrical substations, water tanks/towers and telephone exchanges)	C
Record and Tape Store	X
Recreation Facility, Indoors	C
Restaurants and Grills	X
Restaurants (with drive-thru)	X
Restaurants (without drive-thru)	X
Shopping Centers / Commercial Group Development	X
Sporting Goods Shop	X
Storage Facilities, Mini	X
Swimming Pools	X
Telephone Exchange Cabinets	X
Tobacco Products, Sales	X
Travel Agency	X
Utility Building Sales	X
Video Tape Rental and Sales	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> Residential (R-40)	40,000 Sq. Ft.	125	50	20	50
<i>Proposed Zoning</i> Highway Business (NB)	40,000 Sq. Ft.	125	75	25	50

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

**Transportation:** The 2013 average daily traffic count along this section of NC 96 HWY W. is approximately 8,900 vehicles per day.

**Environmental Issues:** The subject property is located within the Neuse River Basin.

**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 this property is intended for Agricultural/Residential Uses. The existing development patterns on this section of NC 96 HWY along with adjacent parcels zoned Neighborhood Business (NB) are supportive of this request. Public water is available to this site. The requested rezoning would be an extension of existing Neighborhood Business (NB) zoning.

**PLANNING STAFF RECOMMENDATION TO THE PLANNING BOARD**

Recommend approval of the requested rezoning based upon the reasons stated in the above narrative.