



Franklin County Communique to the Planning Board

REQUEST FOR REZONING 17-REZ-03 972 Flat Rock Church Rd Louisburg

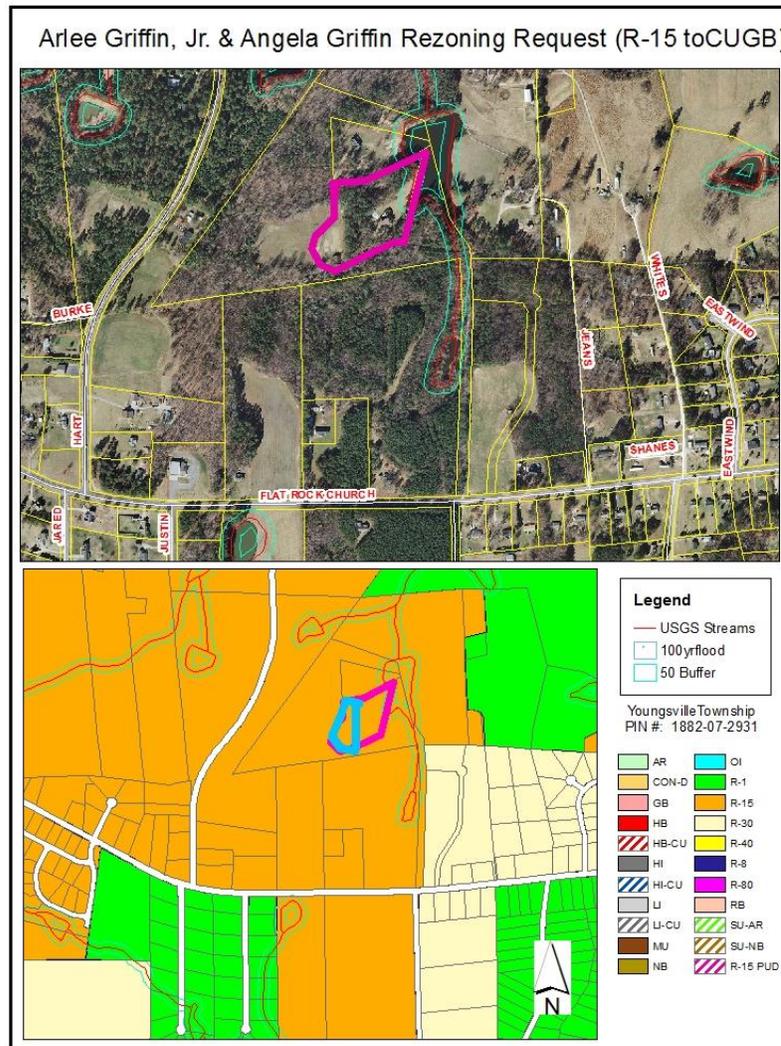
PETITIONER(S):

Name of Petitioner: Arlee Griffin, Jr. & Angela F. Griffin
Address: 972 Flat Rock Church Rd
CityStateZip: Louisburg, NC 27596

OWNER(S):

Name of Owner: Same
Address:
CityStateZip:

LOCATION:



ATTACHMENTS:

Rezoning Application
Map

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Arlee Griffin, Jr & Angela F. Griffin	1882-07-2931	R-15	1.148 of 5 acres
TOTAL			1.148 acres

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	R-15	Residential Single Family/Accessory Building
North	R-15	Residential Single Family
South	R-15	Residential Single Family
East	R-15	Residential Single Family
West	R-15	Agricultural-Open/Wooded

STAFF ANALYSIS

PROJECT OVERVIEW

Zone Map Change Request: Arlee Griffin, Jr & Angela are requesting to rezone 1.148 acres of 5 acres at 972 Flat Rock Church Rd in the Youngsville Township from Residential-15 (R-15) to Conditional Use General Business (CUGB) limited to the following uses: Accessory Uses, Automobile/Truck/Trailer Sales, Motor Vehicle Sales, and Motorcycle Sales.

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: Arlee Griffin, Jr. & Angela Griffin are requesting to rezone 1.148 acres at 972 Flat Rock Church Rd. in the Youngsville Township from R-15 Residential (R-15) to Conditional Use General Business (CUGB) limited to the following uses: Accessory Uses, Automobile/Truck/Trailer Sales, Motor Vehicle Sales, and Motorcycle Sales.

The petitioner has stated within the application that they wish to use this location to sell vehicles and perform automobile repair work. There is an existing accessory/shop building on the property. Within the petition the applicants state the rezoning would allow for better use of their property. All surrounding properties are zoned Residential-15 (R-15) and the nearest commercial node is approximately two (2) miles from this property. This property is accessed by an existing 45' easement for ingress and egress to Flat Rock Church Rd.

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-15) Residential District Zoning

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

Accessory Structure	X
Accessory Uses	X
Agricultural Production (crops)	X
Agricultural Production (livestock) except intensive livestock operations (ILO)	X
Animal Aquaculture	X
Bona Fide Farms	X
Cemetery, Church and Family	X
Cemetery, Commercial	C
Church	X
Convenience Centers	C
Country Clubs, Private or Public	C
Customary Home Occupation	X
Daycare Center and Kindergarten	C
Dwelling, Multi-Family	C
Dwelling, Single-Family (one per lot)	X
Dwelling, Two-Family/Duplex	X
Emergency Shelter	X
Family Care Home	X
Fire Station Operations	C
Golf Course	C
Group Care Facility	S
Home for the Aged	C
Law Enforcement Station	X
Marina	C
Parks and Open Space, Public or Private	X
Planned Unit Development	S
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
Radio or Television Studio Activities Only	C
Sanitary Landfill	S
School, Public or Private	C
Sewage/Water Treatment Plants	S
Solar Energy Farms	S
Swimming Clubs	C
Swimming Pools	X

Telephone Exchange Cabinets	X
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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

(GB) General Business District Zoning

The purpose of this district is to provide a commercial zone along major highways in Franklin County that provides for a range of commercial, service centers and limited industrial uses that are accessible to the general public and surrounding neighborhoods. Businesses in this district are intended to serve the daily convenience and personal needs of an immediate area, and/or with direct access to a thoroughfare road or street. The following standards are established for this district to promote sound commercial development while protecting nearby areas from undesirable aspects of commercial development:

- Outdoor storage of materials or equipment shall be screened from public view by a solid fence or wall at least six (6) feet in height.
- Outdoor storage of materials and equipment shall be permitted only in the rear or side of the principal building.
- Outdoor storage shall be on the premises or lot of the business and be for use by that business.
- All storage of unsafe, corrosive, flammable or explosive materials or hazardous materials shall comply with all local, state or federal requirements.
- Any assembly and/or manufacturing activities shall be confined entirely within a building.

Accessory Uses (incidental to any permitted uses)	X
Agricultural Production (crops)	X
Agricultural Production (livestock), except intensive livestock operations (ILO)	X
Airport Operations, Aircraft Port, Heliports	C
Ambulance Service/Rescue Squad	X
Animal Aquaculture	X
Assemblies (Coliseums, Gymnasiums, and Similar Structures)	X
Assembly and Packaging Operations	X
Automobile Auction Facility	X
Automobile/Truck/Trailer Sales and Rental	X
Boat Sales	X
Bona Fide Farms	X
Bottling Works	X
Building Supply Sales	X
Bulk Mail and Packaging	X
Carnivals and Fairs	C
Clinic Services, Medical & Dental	X
Cold Storage Plants	X
Communication or Broadcasting Facility	X
Conference Center/Retreat Facilities	X

Convenience Centers	C
Cosmetics Manufacturing	X
Day Care Center and Kindergarten	C
Department Stores	X
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 Assembly	X
Electronic Component Assembly Operations	X
Emergency Shelter	X
Farm Machinery Assembly and Repair	X
Fire Station Operations	X
Food Store	X
Forestry	X
Grounds and Facilities for Open Air Games and Sporting Events	S
Hospitals/Nursing Homes	X
Industrial and Commercial Machinery, Sales	X
Industrial Supplies and Equipment Services	X
Laboratory Operations, Medical or Dental	X
Laboratory Research	X
Law Enforcement Station	X
Motels/Hotels	X
Motor Vehicle Sales (New and Used)	X
Motorcycle Sales	X
Music Festival	S
Office for Business, Professional or Personal Services	X
Parks and Open Space, Public or Private	X
Pharmaceutical Manufacturing	X
Police Services	X
Post Office	X
Precision Instrument Manufacturing	X
Printing and Publishing	X
Public Buildings	X
Public Utility Stations (including electrical substations, water tanks/towers, and telephone exchanges)	C
Railroad Stations and Yards	X
Recreation Facility, Indoors	X
Research Facilities (including manufacturing incidental to same)	X
Restaurants and Grills	X
Restaurants (with drive-thru)	X

Restaurants (without drive-thru)	X
School, Business, Professional and Art	X
School, Industrial Trade	X
Shopping Centers/Commercial Group Development	X
Storage, Warehouse	X
Swimming Pools (See Note 14)	X
Telecommunication Tower	C
Telephone Exchange Cabinets	X
Underground Electrical Power Distribution Lines; Water or Sewer Lines; Gas Distribution and Liquid Fuel Transmission Lines	X
Warehouse (general storage, enclosed)	X

X = Permitted as use by right

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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-15 (R-15)	15,000	100	30	10	25
<i>Proposed Zoning</i> General Business (GB)	30,000 Sq. Ft.	100	50	15	25

Water/Sewer Service: Public water is available along Flat Rock Church Rd. The site currently utilizes well and septic.

Transportation: The 2015 average daily traffic count along Flat Rock Church Rd. is approximately 2500 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 for new improvements exceeding one-half acre.

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 and surrounding properties are designated as Low-Medium Density Residential. The surrounding land uses are predominantly Residential/Agricultural and the nearest commercial node is approximately two (2) miles from this property. The property is located along a secondary State road. Public water is available along Flat Rock Church Rd. The adjacent parcels to the north, south, east, and west are currently zoned Residential-15 (R-15). The applicant is requesting that Conditional Use General Business (CUGB) be considered limited to the following uses: Accessory Uses, Automobile/Truck/Trailer Sales, Motor Vehicle Sales, and Motorcycle sales.

A zoning permit will be required if this rezoning is ultimately approved by the Board of Commissioners.

Board of Commissioners meeting will be held on May 15, 2017 at 7:00 p.m.