



Franklin County Communique to the Planning Board

REQUEST FOR REZONING 18-REZ-05

NC 39 Hwy S Residential-40 (R-40) to Neighborhood Business (NB)

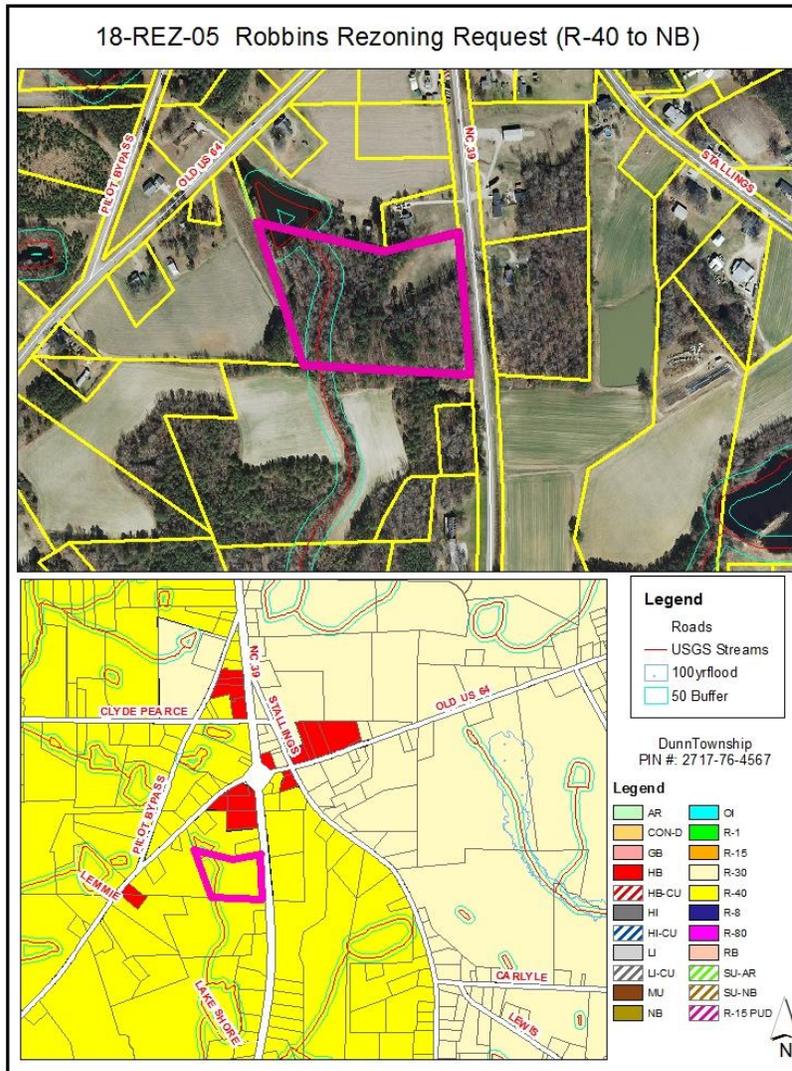
PETITIONER(S):

Name of Petitioner: Connie Mack & Vickie Ray
Robbins
Address: 8223 NC 39 Hwy
CityStateZip: Zebulon, NC 27597

OWNER(S):

Name of Owner: Same
Address:
CityStateZip:

LOCATION:



ATTACHMENTS:

Rezoning Application
Map

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Vickie Ray & Connie Mack Robbins	2717-76-4567	R-40	8.88
TOTAL			8.88 Acres

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	Residential-40 (R-40)	Open/Wooded
North	R-40	Residential
South	R-40	Wooded/Residential
East	R-40	Residential
West	R-40	Agricultural

STAFF ANALYSIS

PROJECT OVERVIEW

Zone Map Change Request: Connie Mack & Vickie Ray Robbins are requesting to rezone 8.88 acres off NC 39 Hwy in Dunn 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 Office Institutional Uses.

Zone Map Change Analysis:

Connie Mack & Vickie Ray Robbins are requesting to rezone 8.88 acres off NC 39 Hwy in Dunn Township from Residential-40 (R-40) to Neighborhood Business (NB).

The application states that the proposed zoning change would allow for mini storage facilities. The residential growth in the immediate area has created a need for more storage facilities. The Future Land Use plan has this property designated for Office Institutional uses. The property is located approximately 350' (feet) from the center of a Commercial Node. Public water and sewer is not available to this site. The Neighborhood Business (NB) zoning district is established for business development serving the needs of the rural community. The Neighborhood Business (NB) standards are designed to promote low impact commercial development, and to protect nearby areas from undesirable aspects of commercial development. Landscape buffering is required for commercial projects located in this district adjacent to residential zoned parcels.

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 Dwelling Unit	X
Accessory Uses	X
Agricultural Production (crops)	X
Agricultural Production (livestock)	X
Agri-Tourism	X
Ambulance Service/Rescue Squad	C
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
Distilleries/Breweries/Wineries	C
Dwelling, Single-Family (one per lot)	X
Emergency Shelter	X
Family Care Home	X
Fire/Rescue Station Operations	C
Gatehouse/Guardhouse/Security Station	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
Outdoor Recreation/Entertainment/Events	S
Parks and Open Space, Public or Private	X
Public Recreation	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
Swine Farm	X
Swimming Pools	X
Telecommunication Towers	C
Telephone Exchange Cabinets	X

Temporary Uses	X
Temporary Healthcare Structures	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.

Accessory Structure	X
Agricultural Production (crops)	X
Agricultural Production (livestock)	X
Agricultural Supply Sales	C
Agri-Tourism	X
Ambulance Service/Rescue Squad	X
Animal Aquaculture	X
Automobile Repair Service	C
Automobile Service Station (including self-service gas pumps)	C
Barber and Beauty Shops	X
Boat Works/Repair	C
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
Family Care Home	X
Fire/Rescue Station Operations	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
Outdoor Recreation/Entertainment/Events	S
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
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
Swine Farm	X
Telephone Exchange Cabinets	X
Temporary Uses	X
Tobacco Products, Sales	X
Travel Agency	X
Utility Building Sales	X
Video Tape Rental and Sales	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

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-40 (R-40)	40,000	125	50	20	50
<i>Proposed Zoning</i> Neighborhood Business (NB)	40,000	125	75	25	50

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

Transportation: The subject property is located off NC 39 Hwy. The average daily traffic along this section of NC 39 Hwy is approximately 4900 vehicles per day.

Environmental Issues: The subject property is located within the Neuse River Basin. There is a stream and pond with riparian buffer located along the western property boundary.

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 Office Institutional uses. The property is located along a major thoroughfare within 350' of a Commercial Node where there are existing Highway Business (HB) zoned parcels. Public water and sewer is not available to this site. Neighborhood Business zoning standards are designed to protect adjacent residential zoned parcels from undesirable aspects of commercial zoning. Neighborhood Business (NB) allows mini storage facilities as a use by right. The request is reasonable with existing land uses and is in the public interest.

PLANNING STAFF RECOMMENDATION TO THE PLANNING BOARD

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

Board of Commissioner's Meeting will be held on October 15, 2018 at 7:00 P.M.