



# Franklin County Communique to the Planning Board

## REQUEST FOR REZONING

18-REZ-07

US 1 Hwy

General Business (GB) to Office Institutional (O & I)

### PETITIONER(S):

Name of Petitioner: Capital Companies Group LLC

Address: 1661 Cash Road

CityStateZip: Creedmoor, NC 27522

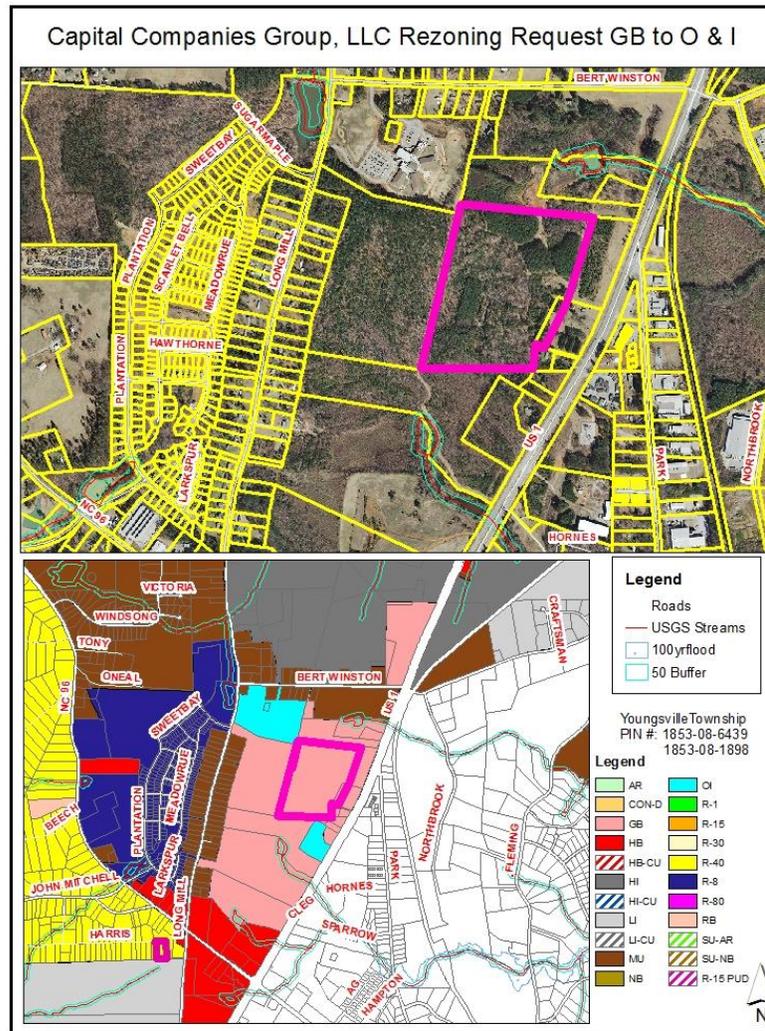
### OWNER(S):

Name of Owner: Peconic Properties LLC

Address: PO Box 1184

CityStateZip: Youngsville, NC 27596

### LOCATION:



### ATTACHMENTS:

Rezoning Application

Map

Metes and Bounds Description

**PARCEL INFORMATION**

OWNER	PARCEL #	ZONING	AREA
Peconic Properties LLC	1853-08-6439	GB	46.032
	1853-08-1898		0.988
<b>TOTAL</b>			<b>47.0 Acres</b>

**ADJACENT PROPERTY SITE DATA**

	ZONING	LAND USE
<b>Subject Property</b>	General Business (GB)	Wooded/Vacant
<b>North</b>	General Business (GB)	Wooded/Vacant
<b>South</b>	General Business (GB)	Wooded/Vacant
<b>East</b>	Youngsville ETJ	Office/Institutional
<b>West</b>	General Business (GB)	Wooded/Vacant

**STAFF ANALYSIS**

**PROJECT OVERVIEW**

**Zone Map Change Request:** Capital Companies Group, LLC is requesting to rezone 47.0 acres off US 1 Hwy in Youngsville Township from General Business (GB) to Office Institutional (O & I).

**PLANNING & ZONING**

**Land Use Plan:** The Future Land Use plan indicates that this property is intended for Industrial Use.

**Zone Map Change Analysis:** Capital Companies Group, LLC is requesting to rezone 47.0 acres off US 1 Hwy in Youngsville Township from General Business (GB) to Office Institutional (O & I).

The application states that additional residential development has occurred in this area creating the need for office/institutional uses and alternative housing types. This need would increase density and attract commercial development. The application further states that the subject property is deep and has ample frontage along US 1 Hwy, zoned General Business (GB) for commercial development. The subject property is adjacent to Long Mill Elementary School and the Land Use Plan indicates that it is intended for industrial uses. Public water and sewer is also adjacent to this site, however there is limited allocation available for residential development.

**Permitted Uses:**

**General Business (GB) 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

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 Franklin County Board of Adjustments.

## **(O/I) Office-Institutional District Zoning**

The purpose of this district shall be to provide for the development of high quality office and institutional developments, such as corporate headquarters, professional and general office development. The district generally would tend to be developed with a mixture of office types and institutional uses, along with some supporting service uses. This district could be transitional between industrial and residential areas, and/or it could be mixed with commercial/industrial areas.

Accessory Structure	X
Agricultural Production (crops)	X
Agricultural Production (livestock)	X
Agri-Tourism	X
Animal Aquaculture	X
Church	X
Clinic Services, Medical & Dental	X
Colleges, Universities	X
Computer Sales	X
Conference Center / Retreat Facilities	X
Convenience Centers	C
Daycare Center and Kindergarten	C
Distilleries/Breweries/Wineries	X
Dwelling, Multi-Family	C
Dwelling, Two-Family/Duplex	X
Emergency Shelter	X
Employment / Personnel Agency	X
Financial Institutions (Bank, Savings and Loan, Credit Unions)	X
Fire/Rescue Station Operations	X
Gatehouse/Guardhouse/Security Station	X
Group Care Facility	S
Homeless Shelter	S
Hospitals / Nursing Homes	X
Laboratory Operations, Medical or Dental	X
Laboratory Research	X
Law Enforcement Station	X
Library	X
Off-Street Parking and Loading Facilities	X
Office for Business, Professional or Personal Services	X
Orphanage	X
Outdoor Recreation/Entertainment/Events	S
Parks and Open Space, Public or Private	X
Photocopying and Duplicating Services	X
Post Office	X
Public Recreation	X
Public Utility Stations (including electrical substations, water tanks/towers and telephone exchanges)	C

Recreation Facility, Indoors	X
Rest Homes	X
Restaurants and Grills	X
Restaurants (with drive-thru)	X
Restaurants (without drive-thru)	X
School Business, Professional and Art	X
School, Public and Private	X
Swimming Pools	X
Swine Farm	X
Telephone Exchange Cabinets	X
Telecommunication Towers	C
Temporary Uses	X
Townhouses	C
Travel Agency	X
Veterinary Office / Hospitals	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.

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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> General Business (GB)	30,000	100	50	15	25
<i>Proposed Zoning</i> Office Institutional (O & I)	40,000 Sq. Ft.	100	50	25	25

**Water/Sewer Service:** Public water and sewer is adjacent to this site.

**Transportation:** The 2017 average daily traffic count along this section of US 1 Hwy is approximately 22,000 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 for new improvements exceeding one-half acre.

## PLANNING STAFF RECOMMENDED PLANNING BOARD DISCUSSION ITEMS

Review the proposed map amendment, solicit comments and/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 industrial uses. There are approximately 12.702 acres with an ample amount of road frontage along US 1 Hwy that the applicant wishes to remain zoned General Business (GB) for commercial development. The purpose of the Office/Institutional district shall be to provide for the development of high quality office and institutional developments, such as corporate headquarters, professional and general office development. The district generally would tend to be developed with a mixture of office types and institutional uses, along with some supporting service uses and multifamily residential. This district could be transitional between industrial and residential areas, and/or it could be mixed with commercial/industrial areas. Uses in both zoning districts include but are not limited to offices, hospitals, and schools. Public water and sewer is adjacent to this site, however there is limited allocation available for residential development. The requested rezoning to Office/Institutional (O&I) is reasonable based upon adjacent development patterns.

## PLANNING STAFF RECOMMENDATION TO THE PLANNING BOARD

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