

SPECIAL EXCEPTION USE FINDINGS OF FACT

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You must respond to all findings; please type or print legibly in blue or black ink.

Project Information:

Project Name: Town Hall Commons/Public Parking

Special Exception Use:

UDO Section No.: 3.03 A.2.a

Special Exception Use: New project in the TV Town Village District

Specific Special Exception Use Request:

New development plan in TV Town Village district for mixed use buildings and parking.

For DPZ Use only

NWS # 17-SSU-08

Date Received:

Received

OCT 2 2017

Planning & Zoning

Findings of Fact:

A petition for Special Exception Use may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or unique conditions that would enable the Board to make a written determination that:

(1) The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare:

The parking is providing public infrastructure and commercial development to the downtown Holly Springs area for Holly Springs residents and residents of the surrounding areas. Adequate sidewalk connectivity will be provided throughout this area to provide safe pedestrian access to support the downtown development district.

(2) The proposed use will not injure or adversely affect the adjacent area or property values therein:

The parking will comply with all development standards of the TV district.

Providing additional public parking along with new buildings for new businesses will help support the Downtown Village District, while complying with the Town's development standards. Adjacent properties will not be adversely affected or lose property value because of this.

(3) The proposed use will be consistent with the character of the district, land uses authorized therein, and the Town of Holly Springs Comprehensive Plan:

The proposed parking will rejuvenate the surrounding downtown area. Streetscape plantings will be provided to reduce visual impact from the roads and adjacent properties. Required sidewalks and site furnishings will be provided to energize the surrounding area and make it aesthetically pleasing place to gather. The new buildings will complement the existing Town Hall, however will have their own style to bring variety to the downtown area.

(4) The proposed use shall conform to all development standards of the applicable district (unless a waiver of such development standards is requested as part of the special exception use petition and approved by the Town Council in which case the proposed use shall conform to the terms and conditions of such waiver):

The proposed parking will conform to all development standard of the TV district.

(5) Access drives or driveways are or will be sufficient in size and properly located to: ensure automotive and pedestrian safety and convenience, traffic flow as set forth in Section 7.09 – Pedestrian Circulation and Vehicular Area Design; and, control and access in case of fire or other emergency:

The extension of W. Rogers Street and the existing roads which area Avent Ferry Rd., S. Main St., and Ballentine St. provide convenient acces to all new parking areas as well as safe traffic flow for all emergency vehicles. These roads and drives conform with the requirements set forth by the Town of Holly Springs for their local and collector streets as well as the design guidelines for drives and driveways. Adequate sidewalks and decorative crosswalks provide pedestrian safety for all users.

(6) Off-street parking areas, off-street loading areas, trash enclosures, trash pick-up and removal, and other service areas are located so as to be safe, convenient, allow for access in case of emergency, and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood:

The surrounding road network and the new parking areas provide safe routes for emergency services. The off-street parking areas provide convenient access for vehicular circulation. The trash enclosure is surrounded by retaining walls with a set of opaque gates for access. This area will be properly screened to minimize any impact on adjacent properties.

(7) The lot, building or structure proposed for the use has adequate restroom facilities, cooking facilities, safety equipment (smoke alarms, floatation devices, etc.), or any other service or equipment necessary to provide for the needs of those persons whom may work at, visit or own property nearby to the proposed use:

The new tabletop parking structure will provide any and all safety equipment necessary or required by code to ensure the safety of it's users as well.

(8) Utilities, schools, fire, police and other necessary public and private facilities and services will be adequate to handle the proposed use:

There are adequate existing facilities both public and private within the Downtown Holly Springs area to serve the parking facilities.

(9)The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian ways harmonize with adjoining properties and the general area and minimize adverse impacts:

The service yard will be enclosed by a masonry retaining wall on three of the four sides. Street yard landscaping and buffer plantings will be provided around the property per the Town's UDO. Adequate pedestrian sidewalks will be provided around the site and adjacent properties to promote walkability within the downtown area.

(10) The type, size, and intensity of the proposed use, including such considerations as the hours of operation and numbers of people who are likely to utilize or be attracted to the use, will not have significant adverse impacts on adjoining properties or the neighborhood:

The new parking facilities will support the Town Village district development. The new public parking will not have any significant adverse impacts on adjoining properties but will be able to support future development.

Certificate of Completion

I certify that all information presented in this application is accurate to the best of my knowledge and belief. Further, I grant permission for members of the Planning Board, Town Council, and Town Staff to visit the site in question for informational, advertisement, and inspection needs.

Signature of Applicant: 

Date: 9-29-17

Signature of Owner: 

Date: 10-5-