

SPECIAL EXCEPTION USE FINDINGS OF FACT

FILE COPY



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 f

Special Exception Use: Surface pkg and table top pkg deck within the TV district subject to a develop. plan.

Specific Special Exception Use Request:

To allow for a parking garage (table top parking deck) in the TV Town Village District.

For DPZ Use only
 NWS # 17 - sec - 12
 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 public surface parking and table top parking deck is providing public infrastructure for the surrounding area to support the downtown development district. Adequate sidewalk connectivity will be provided throughout this area to provide safe pedestrian access for downtown development.

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

The public parking will comply with all development standards of the TV district. By complying with development standards and providing public parking to support future businesses in the Downtown Village District, the adjacent properties will not be affected or lose property value.

(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 compliment 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 an aesthetically pleasing place to gather.

(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 surface parking and tabletop deck will conform to all development standards 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., Main St., and Ballentine St. provide convenient access to all new parking areas as well as safe traffic flow for all emergency vehicles. These roads conform with the requirements set forth by the Town of Holly Springs for their local and collector streets. Adequate sidewalks and decorative crosswalks provide pedestrian safety for all user

(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:

Because of the surrounding road networks, the new development provides 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 proposed table top deck will provide any and all safety equipment necessary or required by code to ensure the safety of all user groups.

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

Since this new parking project is located in the heart of downtown Holly Springs, there will be adequate facilities to handle the proposed use.

(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 per the Town's Unified Development Ordinance. Adequate pedestrian sidewalks will be provided around the site as well as connectivity to adjacent properties to promote walkability within the downtown area.

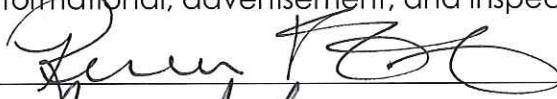
(10) The type, size, and intensity of the proposed use, including such considerations as the hours of operation and numbers of people who are likely to utilize or be attracted to the use, will not have significant adverse impacts on adjoining properties or the neighborhood:

This parking will be located within the heart of the downtown village district. People using this parking will be either working downtown or visiting. Because of the similar uses adjacent to this property and because the proposed parking will support the future downtown village district, it will not have any significant adverse impacts on adjoining properties.

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: 10-5-17