

Revised: 6/28/19

TOWN OF HOLLY SPRINGS SPECIAL EXCEPTION USE FINDINGS OF FACT

DPM Appendix #A.04
Supplement #15
December 2018



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

Project Information:

Project Name: Oasis Church of Holly Springs

Special Exception Use:

UDO Section No.: 2.01 A. 2. f.

Special Exception Use: Religious Use

Specific Special Exception Use Request:

Operate a religious use within the R-30: Residential District.

For DPZ Use only

Project # 19-2211-05

Date Received:

Received

JUN 28 2019

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:

Please see sheets immediately following this page for completed findings of fact. Thank you.

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

(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:

(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):

(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:

(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:

(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:

(8) Utilities, schools, fire, police and other necessary public and private facilities and services will be adequate 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:

(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:

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: 6/28/19

Signature of Owner: 

Date: 6/28/19

Special Exception Use Findings of Fact: Oasis Church of Holly Springs

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

The proposed religious use will be a much-needed asset to the Town. Currently, Oasis Church has been operating out of Holly Springs High School and has established a church family in the community. After several years looking for a parcel of land that wasn't being marketed to large-scale commercial users, the church was able to purchase the subject property and at last make their dreams of a permanent fixture in town a reality.

This facility will be locally operated and is designed to develop relationships with the citizens it serves. Offering church services that cater to many young families in Holly Springs, the proposed use will not be injurious to public health, safety, comfort, community moral standards, convenience or general welfare – in fact quite the opposite. For a town the size of Holly Springs, there are not a lot of places of worship in town. Many families travel to other parts of the triangle for church services, and although Oasis has been at the high school for several years, they have no permanent signage, having a permanent building devoted solely to their purpose will allow others to find their way to Oasis.

Furthermore, Oasis will be responsible for all associated traffic improvements adjacent to their property, as well as providing a high-quality building that will meet the standards that the community has come to expect and enjoy.

This ensures the public and surrounding uses will never be negatively impacted and community general welfare will remain intact.

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

Today, the subject vacant property is surrounded by undeveloped parcels and scattered single-family homes nearby. However, to the immediate north of the property, along Castaway Court, a townhome neighborhood has been approved and to the east, at the intersection of Main Street and Ralph Stephens Road, a day care facility has also been approved. Both of the uses will benefit greatly by the proposed church. The residents of both the townhome community and adjacent single-family residences will have the ability to walk to church on Sundays, and everyone will benefit from the sidewalk and roadway improvements that the church will be putting in.

Additionally, the proposed building is one that could easily be a commercial building, with an abundance of glass, awnings, and a flat roof, which will fit in nicely with other planned commercial along Ralph Stephens and south Main.

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 Holly Springs Comprehensive Plan strives to create a balance between residential and commercial that works to provide appropriate goods and services for the town's residents. The first of the Future Land Use Objectives is to "Encourage a "village atmosphere" by creating a sense of community and identity for the residents and businesses of Holly Springs", this proposed use will be just that. This proposed use is not just a building, it is an incubator for a living, breathing church family. One where residents of all backgrounds and ages and come

together and grow as people and get to know one another. This use will foster positivity that will then have a ripple effect in the surrounding community.

Specifically, the Holly Springs Comprehensive Plan designates this parcel as 'Transitional Residential'. This designation is intended to provide for moderate residential densities and limited public and institutional uses. Typically, it is located between residential areas and areas of more intense land uses -- mixed use or regional centers. This is certainly the case with the proposed use, and it will be located between both existing residential uses of Autumn Park, lots along Castaway and the approved townhome community and the commercial corridor of South Main Street and Ralph Stephens Road. A church is an apt transitional use -- a use that is not commercial or residential, but rather something in between where folks interact with one another and build lasting relationships.

- 4) **The proposed use will 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):**

All Unified Development Ordinance (UDO) requirements are being met. This ensures a high-quality establishment will be built that will be a lasting and positive community fixture for current and future generations.

- 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:**

All access drives and vehicular parking areas are designed to be in conformance with the Town's Engineering design standards to ensure that they are sufficient in size to meet all applicable radiuses and widths. The planned accesses into and out of the site are of adequate distances away from the intersection of Castaway Court and Ralph Stephens Road. The site plan also shows a connection point to the adjacent child care property that will provide another exit from the parking lot. The parking lot shows planned pedestrian routes throughout that will provide safe access from spaces to the entrance, even providing pedestrian access through the stream buffer area. The parking lot is also of sufficient size to accommodate any emergency vehicles and hydrants will be properly placed to meet all NC safety requirements.

- 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 entire project's design was driven by safe, convenient flow of automobiles and patrons on-site. The building is situated at the intersection of Ralph Stephens Road and Castaway Court and all parking will be located behind the front building line. This maximizes safe, convenient access traffic flow for all who frequent the church. The dumpster is situated to the rear of the parking lot and positioned to allow for the safe and convenient trash pick-up. The location of the off-street parking area also minimizes any possible impacts on adjoining properties because it will

be entirely behind nor directly adjacent to any residentially-zoned property. There will be no issues of glare, or odor from the proposed use, all lighting level requirements will be met and the use will not produce any obnoxious odors.

- 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, visit or own property nearby to the proposed use:**

The building will be outfitted with adequate restroom facilities for both employees and its patrons. There will be no cooking facilities on-site. All proper safety equipment will be installed to meet all applicable North Carolina State Building Codes, which of course will be verified at all life and safety inspections conducted before the certificate of occupancy will be issued by the Town.

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

Water, sewer and fire flow analysis' have been evaluated and performed by the project engineer and it has been determined that all current utility capacity is sufficient to meet the projected use's demands. Additionally, current police and fire facilities are in a reasonable distance to provide adequate response times.

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

Both the building and parking placement was designed specifically to minimize possible impacts to adjoining properties to the greatest extent possible, the building is situated at the intersection of Castaway Court and Ralph Stephens Road with the parking lot situated behind. The buffers along Ralph Stephens Road and Castaway Court will do exactly what they were intended to by the UDO requirements: minimize any potential impacts to adjacent residences. The sidewalks installed along the subject property frontage will not only allow surrounding properties to walk to the church, but also to existing and planned mixed use commercial areas along S. Main Street and Ralph Stephens Road. Together with the building along the road, with a completed thoroughfare streetscape in place, the newly constructed church will harmonize with both the existing and planned residential and commercial uses.

- 10) The type, size, and intensity of the proposed use, including such considerations as 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 proposed use of a church is unlike any other. It is a use that holds a large assembly of individuals and families but does so during off-peak hours and days that are dissimilar to other non-residential uses. This tends to have a positive impact rather than an adverse one when it comes to the majority of the traffic on roads in the surrounding area. The church has an ultimate goal of eventually having a maximum seating capacity of around 500 seats, but it will not be that size at the time of the initial opening.

The church is centered around children ministry, with services focused on wonderful music in relaxed worship atmosphere. Activities will be inside, with no outdoor recreation or assembly opportunities. This will also limit impacts to adjoining properties. Again, parking has been minimized to the greatest extent possible, but situating it behind the building and on either side of the stream. This results in a pleasing aesthetic where the passing public will concentrate on the inviting building rather than the necessary vehicular service areas.

Throughout these findings of fact, it has been demonstrated that the proposed use has been designed with its goal to continue to provide a needed high-quality place of worship that will have lasting meaningful positive impacts in the community, both present and beyond, just as the Town's vision intended.