

# SPECIAL EXCEPTION USE FINDINGS OF FACT



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

### Project Information:

Project Name: New Hill Veterinary Clinic

### Special Exception Use:

UDO Section No.: \_\_\_\_\_

Special Exception Use: Veterinary clinic

Specific Special Exception Use Request:

Veterinary clinic

For DPZ Use only  
 Project # 19-24-09  
 Date Received: 6/100

**Received**

**JUL 19 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:**

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

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

The proposed use will not injure or adversely affect the adjacent area or property values.

**(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 use will be consistent with the character of the district, land uses, 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):**

The proposed use shall conform to all development standards of the 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:**

Access drives and driveways will be sufficient in size to ensure automotive and pedestrian safety and convenience, and traffic flow as set forth in Section 7.09, 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:

off street parking ares, loading areas, trash enclosures, trash pick up and removal are located to be safe, convenient and allow for access in case of emergency and to minimize economic, glare, odor on adjoining 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 lot building has adequate restroom facilities and safety equipment, necessary to provide for the needs of those persons whom may work at, visit, or own property nearby.

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

Utilities, schools, fire, police services will be adequated to handle use as Veterinary Clinic

(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 location and arrangement of the use on the site, screening, buffering, landscaping and pedestrian ways harmonize with adjoining properties 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:

The type, size and intensity of the proposed 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: [Signature]

Date: 7/15/19

Signature of Owner: [Signature]

Date: 7/15/19