

DEPARTMENT OF PLANNING & DEVELOPMENT

DATE: 01/28/2022

STAFF CONTACT: AARON POPLIN



SPECIAL USE PERMIT: SUP 02-22

REQUEST USE: Event Center and Cabins

PARCEL ID: 378 043

ZONING DISTRICT: RA

LOCATION: 3425 Organ Church Rd Rockwell NC 28138

ACERAGE: 9.94

CURRENT LAND USE: Single Family Dwelling

OWNER: Deborah Wright

APPLICANT: Deborah Wright

REQUEST

Deborah Wright is requesting a Special Use Permit to accommodate both an Event Center and rental Cabins on her property located at 3425 Organ Church Rd further identified as Tax Parcel 378 043. Both of these uses require SUPs in the RA district and both have special requirements associated with them.

SPECIAL USE CRITERIA

Event Center Details:

The event center will be a 2,400 Sq Ft barn shaped building accompanied by a 672 Sq Ft pavilion and 667 Sq Ft Bridal Suite. The event center would primarily be for weddings, but the owner has stated that other events could take place on the site and has given a list of potential events that could be booked. Such other events ranged from:

- private celebrations such as birthday parties and reunions.
- Small classes of 7-12 people for things such as crafting and homesteading.
- Public festivals.
- Vendor fairs.
- Kids educational programs.

Most of these uses would utilize the facilities within the gravel access drive with a few of them utilizing the facilities within the existing fenced in area and barn.

Event Center Special Use Requirements SEC 21-60 (17)

- Minimum Lot Size: The minimum lot size shall be five (5) acres. **The property is 9.94 acres.**
- Public Road Frontage: The event center property is required to have at least thirty-five feet (35) feet of frontage on a publicly maintained road. **The property has 104' of road frontage on Organ Church Rd SR 1006.**
- Setbacks: All operational areas, less the driveway, shall be a minimum of one hundred (100) feet from property lines. **All operational areas meet the 100' setback requirement.**
- Parking: Adequate off-street parking shall be provided for all attendees. **Event centers have a parking formula of 1 space per employee on largest shift + 1 space per 200 Sq Ft of meeting area. Using this formula the minimum required spaces is 28 spaces. The site has 33 permanent gravel spaces and a grass overflow parking area.**
- Lighting: Lighting shall be located and designed to prevent light from directly shining on adjacent residential property. **The site plan calls for lighting to be designed and located in a manner to meet these standards. The event center is surrounded on three sides by planted vegetation. The closest residence is screened with the required Type A buffer.**
- Noise: Amplified sound is subject to Chapter 14 of the Rowan County Code of Ordinances. **The applicant is aware that they must comply with the requirements of the Noise Ordinance.**

Cabin Details:

Six cabins are being proposed on the site. Each cabin will be the same 632 Sq Ft design. The cabins are planned to be used in conjunction with the event center for events that may go over night; however, they would not be limited to only parties associated with the event center. Each cabin has its own individual parking space away from the parking that is associated with the event center.

Cabin Special Use Requirements SEC 21-60 (8)(b.)

- Minimum Lot Size: The minimum lot size is two (2) acres. **The property is 9.94 acres.**
- Setbacks: 50' front 30' side street, 20' side, 20' rear. **All operational areas meet the setback requirements.**

- Density: the minimum size of spaces shall be determined by the county health department. **The applicant has had the soil evaluated and believes that the soil will support the six cabins on the site plan. The Rowan County Environmental health department has not confirmed if the site can support all the cabins.**
- Interior drives. Interior drives shall be a minimum of eighteen (18) feet compacted gravel six (6) inches thick. "Hammerhead" style turnarounds or suitable alternative shall be provided at the terminus of all interior roads subject to inspection and approval by the Rowan County Fire Marshal. Each internal road shall have a road name and addresses for each site or space displayed, regardless of occupancy, in accordance with provisions of chapter 19.5 of the Rowan County Code of Ordinances. **The interior drives around the cabin are 20' compacted gravel and the Fire Marshal has approved they design.**
- Parking. No parking will be allowed on public streets. Off-street parking and loading space shall be provided in sufficient quantity to accommodate all parking and loading on-site. At a minimum, one (1) parking space per space or unit shall be provided. **Each cabin has one provided parking space. The cabin parking is separate from the parking for the event center.**
- Screening and buffering. Land uses in this category shall be considered a group 2 use and shall be screened accordingly. **A Type A buffer is provided along the property line with parcel 378 091 to meet this requirement.**

EVALUATION CRITERIA

All Special Use Permits must be able to demonstrate that they will meet all six (6) of the evaluation criteria.

1. Adequate transportation access to the site exists. The site will access Organ Church Rd. using Doublethumb Rd which is a privately maintained gravel road. The applicant has not received a commercial driveway permit for this access yet; however, emails with the NC DOT indicate that they will be fine with that access point. As of this report county staff have not received any documentation showing that the applicant has reached an agreement with the parties that have ownership of the drive to allow them to use it for their access. The applicant has indicated in both email and on the site plan that they will get such approval prior to pulling any permits.
2. The use will not significantly detract from the character of the surrounding area. The area around the site is comprised mostly of larger lots that are either in agricultural use or used for single family dwellings. The only uses on this stretch of Organ Church Rd. that don't fit this description are Countryside Acres 14 lot Mobile Home Park

approximately 1,800' south on Organ Church Rd., Dogwood hills 17 lot major subdivision approximately 4,500' north on Organ Church Rd., and The Landmark Infrastructure 60 acre solar farm approximately 4,800' north on Organ Church Rd.

3. Hazardous safety conditions will not result. Staff has not been made aware of any potential hazardous conditions.
4. The use will not generate significant noise, odor, glare, or dust.
Noise: The applicant is aware that they will have to comply with the county noise ordinance. The foliage being planted around the site should help mitigate any noise from the venue and cabins.
Order: No excessive odor is predicted.
Glare: By meeting the special use lighting standards the site should not generate excessive glare onto other properties.
Dust: The driveway and parking areas will be gravel.
5. Excessive traffic or parking problems will not result. The proposed parking area meets both the parking requirements for the event center use and cabin use. Along with meeting the parking requirement there is a designated grass overflow lot on site.
6. Use will not create significant visual impacts for adjoining properties or passersby. There is only one house within 200' of the use. The house will be screened with a type A vegetative buffer as required per the Zoning Ordinance. The facilities themselves meet the 100' required setbacks and are approximately 400' off of Organ Church Rd.

STAFF COMMENTS

The primary concern from Planning Staff is the access off of Doublethumb Rd. As mentioned earlier in the report Event Centers have the Special Use Requirement of 35' of road frontage on a state maintained road. While this site does have over 35' of state maintained road frontage, it does not use Organ Church Rd. for its access. The Zoning Ordinance has road frontage requirements to ensure that certain uses can access off of a road maintained by the state. It's staff's opinion that requiring road frontage for a use implies that access for that use must come from that road frontage. Staff informed the applicant multiple times that the access may be a point of contention during the Quasi-Judicial hearing and could potentially be used as grounds for denial of the application. Given this information the applicant decided to continue the request with Doublethumb Rd as the access point, and have the Board of Commissioners decide if they still meet the Special Use Standards without using the road frontage on Organ Church Rd as their access point.

The applicant was informed that they should get a Commercial Driveway permit from the NCDOT and get a perk test preformed by the County Environmental Health Department. These are typically preformed prior to bringing the application to Board of Commissioners since the site plan may need to be altered in order to meet their requirements, and these potential alterations likely would require retuning the Board for an amendment to the Special Use Permit. After being informed of the risk of potentially needing to amend the Special Use Permit the applicant decided they would prefer getting approval from the Board prior to obtaining a perk test or Commercial Driveway Permit.