



COUNTY OF VANCE, NORTH CAROLINA

122 YOUNG STREET, SUITE B
HENDERSON, NORTH CAROLINA 27536

JORDAN McMILLEN
COUNTY MANAGER
(252) 738 - 2002

KELLY H. GRISSOM
CLERK TO BOARD
(252) 738 - 2003

NOTICE OF SPECIAL CALLED MEETING

To: Carolyn Faines
Yolanda Feimster
Thomas S. Hester, Jr.
Leo Kelly, Jr.
Archie B. Taylor, Jr.
Gordon Wilder

From: Kelly H. Grissom, Clerk to the Board *KG*

Date: May 11, 2017

Re: **Special Called Meeting**

This memorandum will serve as notice that Chairman Dan Brummitt has called a special meeting for Monday, May 15, 2017 at 6:00 p.m. in the Commissioners' Conference Room, Vance County Administration Building, 122 Young Street, Henderson, NC. The purpose of the meeting is to:

1. Hold a public hearing to consider a rezoning request for 2050 Old Watkins Road - Case RZ1705-02.
2. Waiver of Permit Fees - Rebuilding Hope, Inc.
3. Adjourn the Board of Equalization and Review
4. Other items as necessary

c: Chairman Dan Brummitt

DEPARTMENT OF PLANNING & DEVELOPMENT

PLANNING STAFF REPORT

REZONING CASE # RZ1705-02

STAFF PROJECT CONTACT: Amy Sandidge



EXPLANATION OF THE REQUEST

This is a request to amend the zoning map and to rezone a 1.7 acre parcel from General Commercial (CG-1) to Residential Low Density (R30).

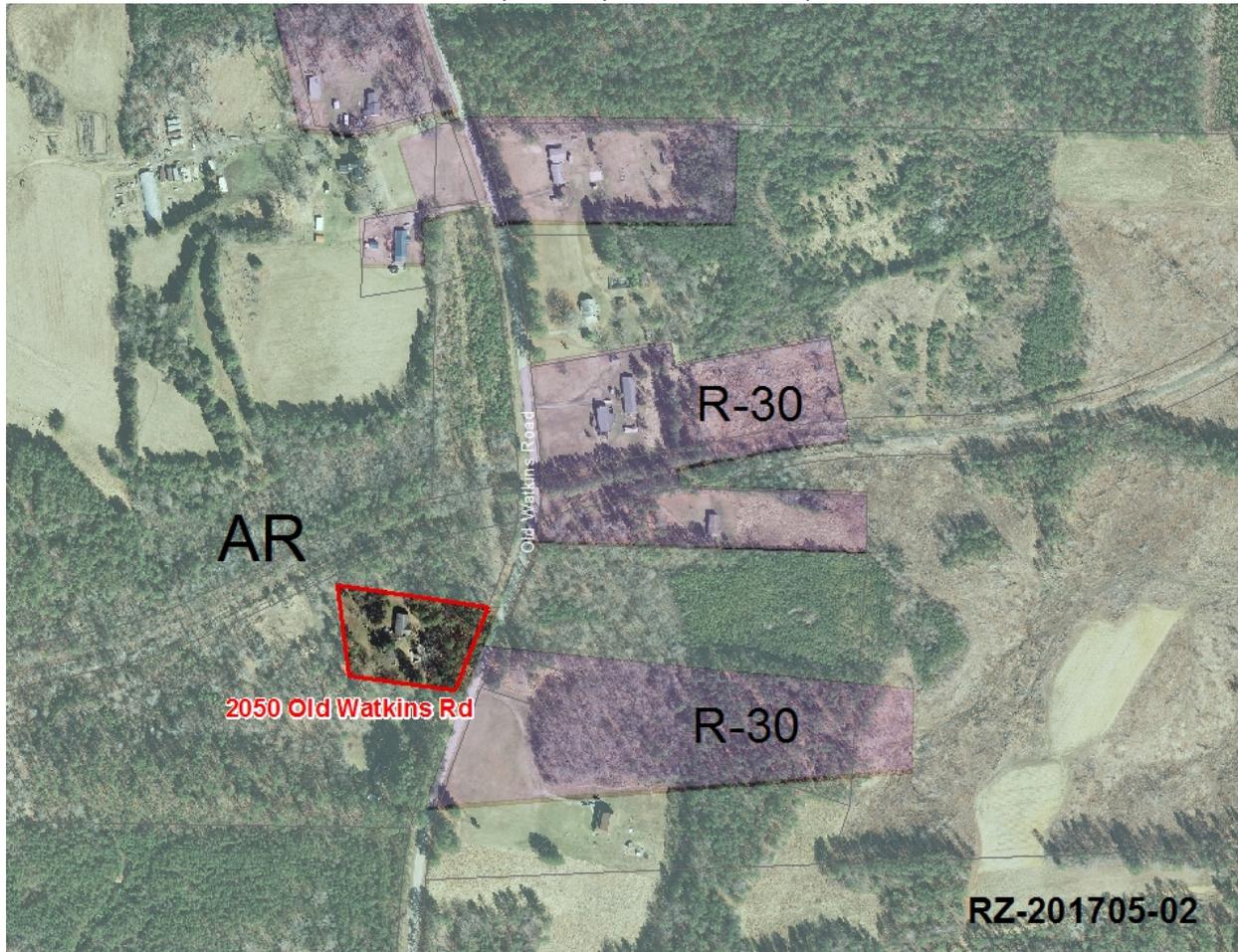
OWNER/APPLICANT

OWNER: Johnny Bobbitt
2050 Old Watkins Road
Henderson, NC 27537

Applicant: Vance County Planning Board

PROPERTY INFORMATION

LOCATION: 2050 Old Watkins Road; more specifically identified as tax parcel 27537.



EXISTING LAND USE: The parcel is currently zoned CG-1. The property was permitted for a single family home in 1991.

SIZE: The parcel is 1.7 acres.

SURROUNDING LAND USE: The property is surrounded by AR and R30 zoning classifications.

ZONING HISTORY: All parcels in this area are zoned as they were since countywide zoning was established in November 2011.

IMPACTS

This rezoning will correct the zoning on a parcel that is clearly used for residential purposes. All surrounding properties are residential in use and the parcel exceeds the minimum size for R-30 zoning.

STAFF COMMENTS

In considering any rezoning request it is important to consider the overall impact that the new zoning category could have irrespective of any particular planned use in mind.

In reviewing this request the following should be considered prior to giving a favorable recommendation:

- A. The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories.
- B. There is convincing demonstration that all uses permitted under the proposed zone classification would be in the general public interest and not merely in the interest of an individual or small group.
- C. There is convincing demonstration that all uses permitted under the proposed zone classification would be appropriate in the area included in the proposed change. (When a new zone designation is assigned, any use permitted in the zone is allowable, so long as it meets zone requirements, and not merely uses which applicants state that they intend to make of the property involved.)
- D. There is convincing demonstration that the character of the neighborhood will not be materially or adversely affected by any use permitted in the proposed change.
- E. The proposed change is in accord with the County Land Use Plan and sound planning principles.

When considering the surrounding land, the size of the parcel, and the use of the surrounding parcels, it is reasonable to believe the parcel should be rezoned from CG-1 to R-30.

PLANNING BOARD RECOMMENDATION: Recommended approval of rezoning on April 28, 2017 on the basis that the rezoning would cause the property to fit the character of the surrounding land use.

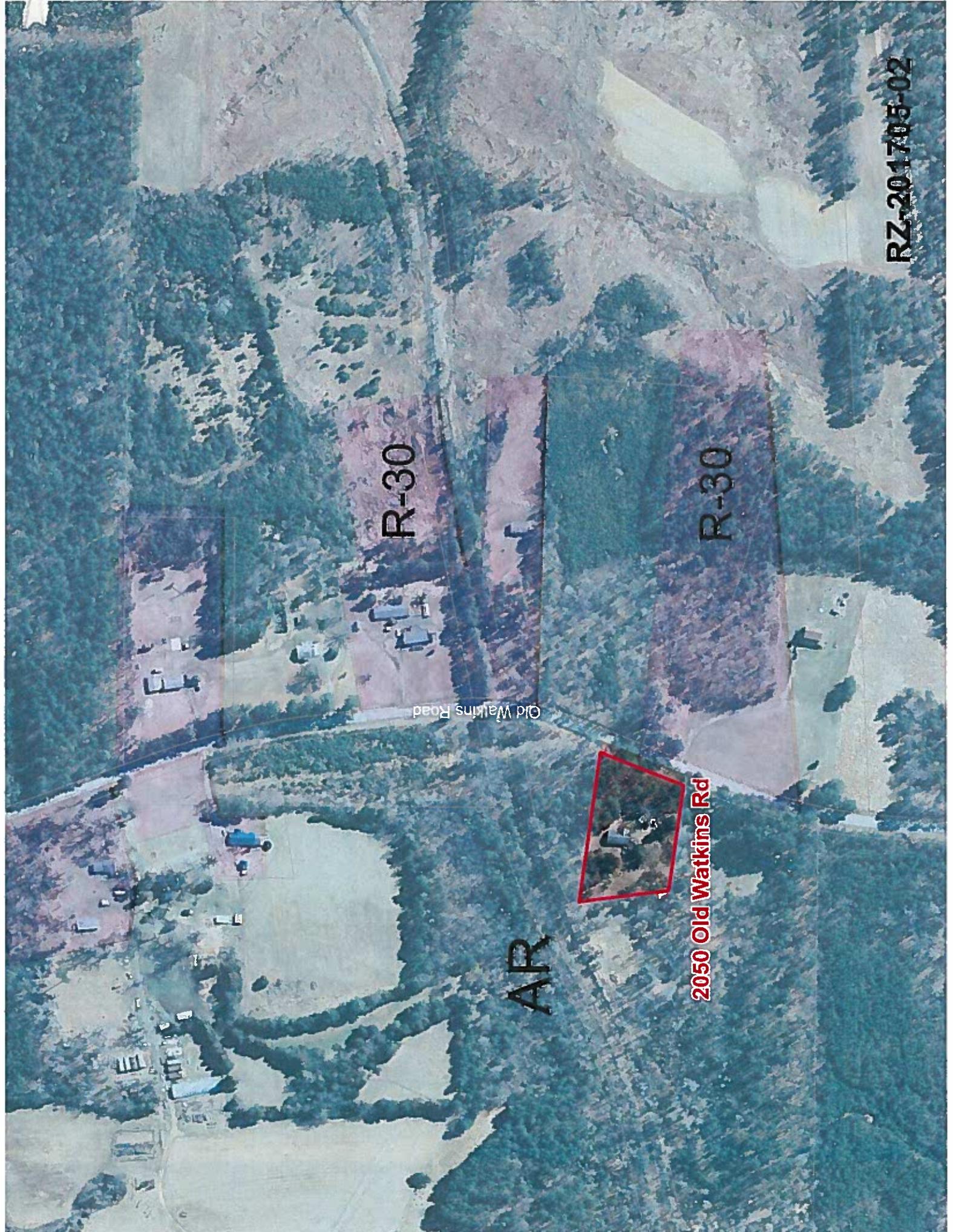
BOARD OF COMMISSIONERS

Whenever the Board of Commissioners makes a decision to adopt or to reject a zoning amendment, the board must approve a written statement describing whether the action is consistent with an adopted comprehensive plan. The statement must also address why the board considers the action taken to be reasonable and in the public interest. The board is not required to follow its adopted plans in zoning decisions, but must consider its reasons for deciding to follow the plan or not.

Draft Motion and Rationale for Board of Commissioners Approval: Motion to approve the rezoning request on the basis that it is reasonable and consistent with the county's land use plan by focusing commercial-industrial development within a designated development area.

Draft Motion and Rationale for Board of Commissioners Disapproval: Motion to deny the rezoning request on the basis that the character of the neighborhood will be materially and adversely affected by uses allowed in the proposed zoning category.

Attachments: Rezoning Application, Survey Map, Aerial Zoning Map,



R-30

R-30

Old Watkins Road

AR

2050 Old Watkins Rd

RZ-201705-02



Vance COUNTY

NORTH CAROLINA

Rezoning Process

Vance County Planning & Development Department

156 Church Street, Suite 3
Henderson, NC 27536
Ph: (252) 738-2080
Fax: (252) 738-2089

For Administrative Use Only:

Case #	RZ1705-02
Fee Paid	
PB Date	April 28, 2017
BOC Date	May 15, 2017

Property Owner Information

Property Owner: Johnny Bobbitt

Mailing Address: 2050 Old Watkins Road

City: Henderson State: NC Zip Code: 27537

Phone #: () - Fax #: () -

E-mail Address: _____

Applicant Information

Applicant: Vance County Planning Board

Mailing Address: 156 Church street Suite 3

City: Henderson State: NC Zip Code: 27536

Phone #: (252) 738 - 2080 Fax #: () -

E-mail Address: _____

Property Information *For multiple properties please attach an additional sheet.*

Property Address: 2050 Old Watkins Road

Tax Map Number: _____ PIN (parcel identification #): 0429 02005

Existing Zoning: CG-1 Proposed Zoning: R-30

Acreage: 1.7 ac Road Frontage: _____

Existing Use: Residential home

Deed Reference

- Metes and bounds description attached
- Site plan/sketch of proposal attached



Vance COUNTY

NORTH CAROLINA

Rezoning Process

Vance County Planning & Development Department

Statement of Justification

1. Would the amendment correct an error in the zoning map? NO YES: *Please explain below:*

Property was built as a residential home in 1991 and has been occupied by the same owner since that time.

2. Have conditions changed in the area to justify the requested amendment? NO YES: *Please explain below:*

The entire area is residential in nature with a mixture of AR and R30 zoning classifications.

3. What factors justify the proposed amendment?

The property is not used for commercial use.

Property Owners Signature

Please sign in blue or black ink

Date

Applicants' Signature

Please sign in blue or black ink

Date April 26, 2017

Special Called Meeting May 15, 2017

Waiver of Permit Fees - Rebuilding Hope Servants on Site. Rebuilding Hope, Inc. is conducting a program similar to last year called SOS (Servants on Site). The program will include roof and/or shingle replacements, construction of handicapped ramps and other minor projects in Vance County for needy families. Rebuilding Hope and has asked that the permit fees be waived for these projects. *Recommendation: Waive the permit fees for Rebuilding Hope's Servant on Site program.*

May, 4th, 2017

MAY 08 2017

Vance County Commissioners

% County Manager

Mr. Jordan McMillen

122 Young St. Suite B

Henderson, NC 27536

RE: Request to have Shingle Removal Permit Fee & Handicapped Ramp Permit fee (residential) waived for SOS 2017.

Dear Board of County Commissioners,

I would again like to ask for your continued support of our 501C ministry, Rebuilding Hope Inc., as we once again this June sponsor a mission camp in Vance and surrounding counties. During the past several years with the support of local churches we have gathered middle and high school youth together for one week and gone into the community to repair broken homes. It is our hope to help the homeowners physical needs, but more importantly, to share the Gospel with them and demonstrate that message through and with our volunteers.

In the preceding years of Servants on Site (SOS), you have generously waived the "Shingle removal permit fee" and allowed us to be better stewards of our resources and reach more homes. This year we will be doing a large number of handicapped ramps as well and would appreciate equal consideration to those fees as well. It is our hope that you will continue to be so inclined and join us as we continue the good work we are all led to do.

Personal Regards,



Randolph Wilson

Rebuilding Hope, Inc.

(252) 438-5132