



**Planning and Development Department**

156 CHURCH STREET, HENDERSON, NC 27536  
(252) 738-2080 / FAX 738-2089

**Staff Report 12/20/2011**

**Owner:** Kay B. Thompson  
& Charles E. Thompson, Jr.

**Applicant:** Charles E.  
Thompson, Jr.

**Parcel ID:** 0463 01028

**Location:** 1725 Bobbitt  
Road – Re-addressed to 405  
Raintree Lane

**Current Zoning:** (R-30)  
Residential Low Density

**Public Hearing:**  
12/20/2011

**Prepared by:**  
Jordan McMillen

**Description of Conditional Use Permit Request:**

The applicant is requesting a conditional use permit to allow a Home Occupation Surveying Business to be located within the R-30 Zoning District.

**Exhibits as follows:**

- Exhibit 1.** Application
- Exhibit 2.** Survey and Site Plan
- Exhibit 3.** Adjoining Owners, Zoning and 2010 Aerial Map
- Exhibit 4.** Variance check sheet

**Findings of Fact**

1. Kay and Charles Thompson are the property owners.
2. The request is for a conditional use permit to allow a home occupation surveying business to be allowed on a parcel zoned (R-30) Residential Low Density.
3. The property is located at 405 Raintree Lane, Kittrell, NC; more specifically identified as tax parcel no. 0463-01028.
4. The lot consists of 1.44 acres and includes an existing single family dwelling.
5. The lot is currently zoned (R-30) Residential Low Density.
6. There are no wetlands, floodplains, or streams that interfere with the property.
7. The application requesting a conditional use permit was filed on 11/29/2011.
8. The adjoining property owners were notified on December 10<sup>th</sup> and 12<sup>th</sup>, 2011.
9. The property was posted on December 8, 2011.
10. The legal notice was run on December 7<sup>th</sup> and 11<sup>th</sup>, 2011

**Staff Comments**

The applicant is proposing to build a 24' x 66' 1 story modular addition to an existing single family dwelling to be used for living space with a small section to be used as an office for land surveying. The use would be considered a home occupation by definition, will have little traffic and will have very little impact on the surrounding area. The property is surrounded on two sides by A-R zoning where similar uses would be permitted by right. This proposed use is in harmony with the area and meets all the requirements set forth in the Ordinance as a home occupation. The proposed use should enhance the value of adjoining property and should not pose any significant issues with public safety.



# Vance COUNTY

NORTH CAROLINA

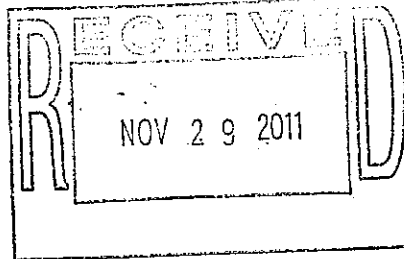
## Conditional Use Permit Application

Vance County Planning & Development Department

**For Administrative Use Only:**

Case #	
Fee Paid	11/29/2011 - \$250.00
BOA Date	12/20/2011

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



### Property Owner Information

Property Owner: Charles & Kay Thompson  
Mailing Address: 96 Vale Forest Road  
City: Kittrell State: NC Zip Code: 27544  
Phone #: (252) 4339172 2139599 Fax #: ( ) -  
E-mail Address: \_\_\_\_\_

### Applicant Information

Applicant: Charles Thompson  
Mailing Address: 96 Vale Forest Rd.  
City: Kittrell State: NC Zip Code: 27544  
Phone #: (252) 4339172 2139599 Fax #: ( ) -  
E-mail Address: \_\_\_\_\_

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

Property Address: 1725 Bobbitt Road Kittrell NC 27544  
Tax Map Number: 463-1-28 PIN (parcel identification #): 0463 01028  
Type of Petition: Conditional Use  
Existing Zoning: R 30 Proposed Zoning: NA  
Acreage: 1.44 acres Road Frontage: 250.00' +/-  
Existing Use: Residence

### Deed Reference

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



# Vance COUNTY

NORTH CAROLINA

## Conditional Use Permit Application

Vance County Planning & Development Department

### Statement of Justification

1. Application is hereby made for the following use: *Please explain below:*

~~Application~~ Addition to residence for partial  
use of existing home Business, remainder to be  
used as living space

2. The intent is to : *Check all that apply:*

- ☒ Construct a new structure for a conditional use;  
☐ Repair the existing structure for the conditional use;  
☒ Alter and/or expand the existing structure for the conditional use;  
☐ Other

3. The following requirements have been provided: *Check all that apply:*

- ☒ Site plan;  
☒ Property description;  
☐ NC DOT entrance permit (if applicable);

4. Additional information:

In order to issue a Conditional Use Permit, the Board shall consider each of the following conditions, and based on the evidence presented at the hearing(s) make findings in regards to each and must find that the issuance of the Conditional Use Permit is in the best interest of the county.

A. The use requested is among those listed as an eligible conditional use in the district in which the subject property is located.

Yes ☒ No ☐

B. The use or development is located, designed and proposed to be operated so as to maintain or promote the public health or safety;

Yes ☒ No ☐

Limited to less than 3 ~~cars~~ customers per year.  
Also used ~~as~~ mainly as living space



# Vance COUNTY

NORTH CAROLINA

## Conditional Use Permit Application

Vance County Planning & Development Department

- C. The use or development complies with all required regulations of the Zoning Ordinance and all applicable specific conditions and specifications;

Yes ☒ No ☐

meets definition ~~for R30~~ of home occupation  
and meets R30 zoning requirements

- D. The use or development is located, designed and proposed to be operated so as to maintain or enhance the value of adjoining or abutting property, or that use or development is a public necessity;

Yes ☒ No ☐

adding value to subject property, not devaluing  
adjoining property

- E. The use or development will be in harmony with the area in which it is located and will be in general conformity with the plan of development of the County.

Yes ☒ No ☐

a surrounding property is agricultural/residential  
this is a home occupation business with little effects  
to surrounding property

Property Owners Signature

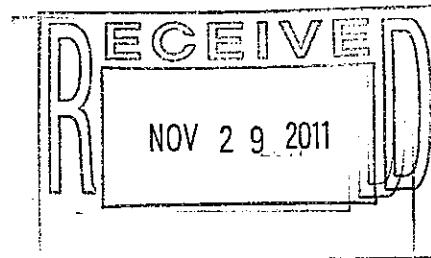
Please sign in blue or black ink

Date 11-28-11

Applicants' Signature

Please sign in blue or black ink

Date 11-28-11



SITE PLAN FOR  
Charles E. Thompson, Jr.  
Kay B. Thompson

OWNERS

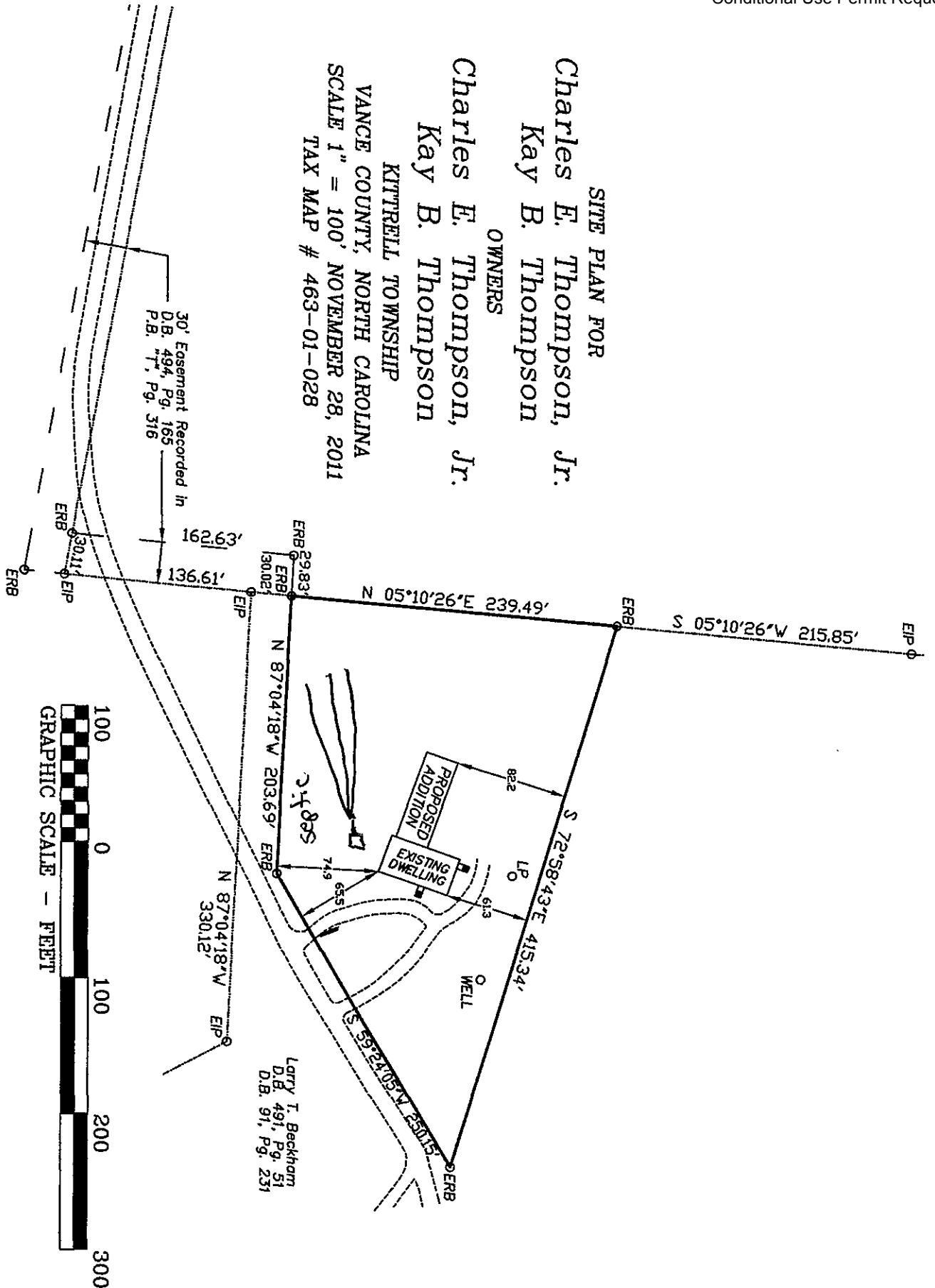
Charles E. Thompson, Jr.  
Kay B. Thompson

KITTRELL TOWNSHIP

VANCE COUNTY, NORTH CAROLINA

SCALE 1" = 100' NOVEMBER 28, 2011

TAX MAP # 463-01-028





0463 01027  
BECKHAM, THOMAS

0463 01008  
BECKHAM, THOMAS

0464 02001  
BECKHAM, FRANCES W.

0463 01019  
CROCKER, J. T., JR. & DORIS

0463 01020  
CROCKER, J. T., JR. & DORIS

R30

0463 01021  
CROCKER, J. T., JR. & DORIS

0463 01028  
THOMPSON, KAY/BECKHAM

AR

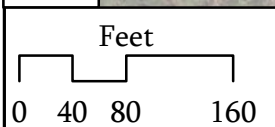
0.4 miles +/- off of Bobbitt Road

Raintree Ln

0463 01022  
CROCKER, J. T., JR. & DORIS

0471 01009  
FLOYD, EARL C. & DORIS

0471 01001  
DREW M. & KIMBERLY &



### Conditional Use Permit Check Sheet

1. The use requested is among those listed as an eligible conditional use in the district in which the subject property is located.

	True	False		True	False		True	False	TOTAL
Alston:	<input type="checkbox"/>	<input type="checkbox"/>	Harvin:	<input type="checkbox"/>	<input type="checkbox"/>	Stainback:	<input type="checkbox"/>	<input type="checkbox"/>	<div></div>
Brummitt:	<input type="checkbox"/>	<input type="checkbox"/>	Johnson:	<input type="checkbox"/>	<input type="checkbox"/>	Alternate 1:	<input type="checkbox"/>	<input type="checkbox"/>	
Haley:	<input type="checkbox"/>	<input type="checkbox"/>	Shaw:	<input type="checkbox"/>	<input type="checkbox"/>	Alternate 2:	<input type="checkbox"/>	<input type="checkbox"/>	

2. The use or development is located, designed and proposed to be operated so as to maintain or promote the public health or safety.

	True	False		True	False		True	False	TOTAL
Alston:	<input type="checkbox"/>	<input type="checkbox"/>	Harvin:	<input type="checkbox"/>	<input type="checkbox"/>	Stainback:	<input type="checkbox"/>	<input type="checkbox"/>	<div></div>
Brummitt:	<input type="checkbox"/>	<input type="checkbox"/>	Johnson:	<input type="checkbox"/>	<input type="checkbox"/>	Alternate 1:	<input type="checkbox"/>	<input type="checkbox"/>	
Haley:	<input type="checkbox"/>	<input type="checkbox"/>	Shaw:	<input type="checkbox"/>	<input type="checkbox"/>	Alternate 2:	<input type="checkbox"/>	<input type="checkbox"/>	

3. The use or development complies with all required regulations of the Zoning Ordinance and all applicable specific conditions and specifications.

	True	False		True	False		True	False	TOTAL
Alston:	<input type="checkbox"/>	<input type="checkbox"/>	Harvin:	<input type="checkbox"/>	<input type="checkbox"/>	Stainback:	<input type="checkbox"/>	<input type="checkbox"/>	<div></div>
Brummitt:	<input type="checkbox"/>	<input type="checkbox"/>	Johnson:	<input type="checkbox"/>	<input type="checkbox"/>	Alternate 1:	<input type="checkbox"/>	<input type="checkbox"/>	
Haley:	<input type="checkbox"/>	<input type="checkbox"/>	Shaw:	<input type="checkbox"/>	<input type="checkbox"/>	Alternate 2:	<input type="checkbox"/>	<input type="checkbox"/>	

4. The use or development is located, designed and proposed to be operated so as to maintain or enhance the value of adjoining or abutting property, or that the use is a public necessity;

	True	False		True	False		True	False	TOTAL
Alston:	<input type="checkbox"/>	<input type="checkbox"/>	Harvin:	<input type="checkbox"/>	<input type="checkbox"/>	Stainback:	<input type="checkbox"/>	<input type="checkbox"/>	<div></div>
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5. The use or development will be in harmony with the area in which it is to be located and will be in general conformity with the plan of development of the County.

	True	False		True	False		True	False	TOTAL
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