



Planning and Development Department

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

Staff Report 12/20/2011

Owner: Larry Thomas
Greenway

Applicant: James L. Fields

Parcel ID: 0410 04005

Location: 2871 US 158
Bypass

Current Zoning: (G-C-1)
General Commercial

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 Welding and Auto Repair Business to be located within the G-C-1 Zoning District.

Exhibits as follows:

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

Findings of Fact

1. Larry and Gloria Greenway are the property owners.
2. The request is for a conditional use permit to allow a welding and auto repair business to be allowed on a parcel zoned (G-C-1) General Commercial.
3. The property is located at 2817 US 158 Bypass, Henderson, NC; more specifically identified as tax parcel # 0410 04005.
4. The lot consists of 1 acre and includes an existing storage/warehousing structure.
5. The lot is currently zoned (G-C-1) General Commercial.
6. There is a stream located directly adjacent to the property on the east side; An existing 100' buffer (50 foot each side) exists surrounding the stream.
7. The application requesting a conditional use permit was filed on 11/30/2011.
8. The adjoining property owners were notified on December 10th and 12th, 2011.
9. The property was posted on December 8th, 2011.
10. The legal notice was run on December 7th and 11th, 2011.

Staff Comments

The applicant is proposing to use the existing structure for a welding and auto repair business. The structure has previously been used for storage of autos. Because the property is zoned General Commercial and the proposed use is Industrial in nature, the applicant would require a conditional use permit. As per Section 6.10 F of the zoning ordinance, Industrial Uses in Non-Industrial Zones must meet the dimensional requirements and must provide screening and buffering items in accordance with sections 4.15 and 4.16 of the zoning ordinance. The property is currently surrounded by wooded areas; in order to meet the buffering requirements the property owner should plant some additional evergreen trees on rear and east side of property. An existing stream is located adjacent to the property on the east site; Section 4.16 A requires a 100' buffer (50' on each side); This buffer is already in place. The property owner and applicant should commit to keeping this in place and not storing materials or disturbing within 50 feet of the creek.

The use meets requirements for lot width, street frontage, setbacks, and maximum lot coverage as per section 3.2.1 pertaining to Industrial uses. The property does not meet the minimum lot size requirements of 80,000 sq. feet for industrial uses. The property owner should recombine land on the south side in order to meet the lot size. NC DOT will not require a driveway permit as this is a similar use to its previous use.

The property is located at a crossroads area and various land uses are present in the general vicinity including Light Industrial. The use of the property for Industrial use is listed as an eligible conditional use and is in harmony with the general surrounding area and plan for development in the county.



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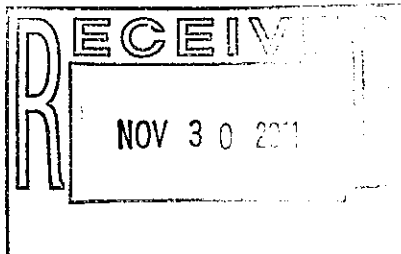
Conditional Use Permit Application

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 #	
Fee Paid	11/30/2011 - \$250.00
BOA Date	12/20/2011



Property Owner Information

Property Owner: LARRY THOMAS GREENWAY
Mailing Address: 2671 US 158 BYPASS
City: HENDERSON State: NC Zip Code: 27537
Phone #: (252) 438-6956 Fax #: () -
E-mail Address: GLOBELL@NC.RR.COM

Applicant Information

Applicant: JAMES L ELDON
Mailing Address: PO BOX 965
City: OXFORD, NC State: NC Zip Code: 27565
Phone #: (336) 564-5894 Fax #: (919) 691-0158
E-mail Address: JamesF.Weldon@AOL.COM

Property Information For multiple properties please attach an additional sheet.

Property Address: 2817 US 158 BYPASS HENDERSON NC 27537
Tax Map Number: 0410 04005 PIN (parcel identification #):
Type of Petition: CONDITIONAL USE
Existing Zoning: BC 1 Proposed Zoning:
Acreage: 1.0 Road Frontage: 180 ft. + or -
Existing Use: STORAGE

Deed Reference

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



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Conditional Use Permit Application

Vance County Planning & Development Department

Statement of Justification

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

WELDING + AUTO REPAIR

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 USE BUILDING AS IS

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

- ☐ Site plan;
- ☐ Property description;
- ☐ NC DOT entrance permit (if applicable); 1954?

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 ☐

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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 ☐

VENTILATION WILL BE INSTALLED AT WELDING AREA



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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 LABOR MIN.

WILL PLANT SHRUBS ON BACK-SIDE, TOWARD COLLEGE

- 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 ☐

REMOVED SALVAGE, CLEANED UP FRONT
BUILDING, BESIDE I-58 BYPASS

- 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 ☐

IF IT IS NEEDED ALL CAR HAVE BEEN REMOVED

Property Owners Signature

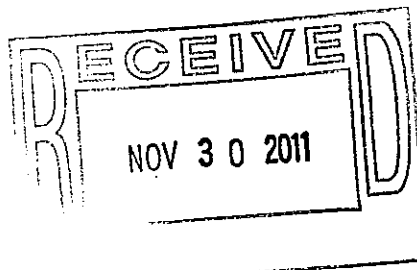
Larry Greenway
Please sign in blue or black ink

Date 11-30-11

Applicants' Signature

James L. Field
Please sign in blue or black ink

Date 11-30-11





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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Haley:	<input type="checkbox"/>	<input type="checkbox"/>	Shaw:	<input type="checkbox"/>	<input type="checkbox"/>	Alternate 2:	<input type="checkbox"/>	<input type="checkbox"/>	

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
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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