



Staff Report 05/11/2017

Owner:
Charles Clark

Applicant:
Charles Clark

Parcel ID:
0533 03005

Location:
2064 Vicksboro Road

Current Zoning:
R30 - Residential
Low Density

Public Hearing:
05-11-17

Prepared by:
Amy Sandidge

Description of Conditional Use Permit Request:

The applicant is requesting a conditional use permit to allow a Machine Shop/Wood Working Shop to be located within the R-30 (Residential Low Density) zoning district.

Exhibits as follows:

- Exhibit 1.** Application
- Exhibit 2.** Justification
- Exhibit 3.** Property Survey w/ Site plan
- Exhibit 4.** Adjoining owners map, surrounding zoning and 2013 Aerial
- Exhibit 5.** Conditional Use Permit check sheet

DRAFT Findings of Fact

1. The request is for a conditional use permit to allow a Machine Shop to be located within the R-30 (Residential Low Density) zoning district.
2. The property is owned by Charles Clark and is identified as tax parcel 0533 03005.
3. The property consists of .79 acres.
4. The property was developed in 1963 as a retail store and tire shop per tax records.
5. The adjoining property owners were notified on April 27, 2017.
6. The property was posted on April 24, 2017.
7. As per the table of permitted uses, machine shops are permitted within the R-30 zoning with issuance of a conditional use permit by the Board of Adjustment.
8. The legal notice was run on April 26, and May 3, 2017.

Staff Comments

The applicant is proposing a General Store to be located at 2064 Vicksboro Road. The property was operated as a retail store and a tire shop up until 2014; the property has been vacant since then. The site was assigned R30 zoning due to its size which does not meet the minimum standards for any county commercial zoning classifications.

The applicant has proposed (in the attached letter) that the portion of the building that was previously used for the tire shop, become the physical location of his construction business. This would include office space, file and record storage, storage of building supplies and tools and inside space to work on building cabinets out of the weather. Mr. Clark also proposes to park his construction vehicles on the western side of the existing building.

While this area is characterized as a mix of residential and agricultural property, the general location and size of this property would provide adequate distance to separate the business use from existing residential properties.

The site will be required to provide the minimum parking requirements per the Vance

County Zoning Ordinance; one space per 500 sq/ft of floor space. If any signage is included, it would need to be approved and permitted separately. The site will be required to meet the following standards from section 6.10.D of the zoning ordinance:

D. Commercial and/or Non-Residential Uses in Residential Zoned Areas

1. Dimensional Requirements: The Zone dimensional requirements shall apply.
2. Screening and Buffering: Outdoor storage must meet the requirements of Section 4.15. Screening and buffering must be provided in accordance with Section 4.16.
3. Lighting: Lighting must be directed away from adjacent property and roadways. Lighting shall be directed onto the applicant's site only.
4. Access: Adequate space must be provided on the site that allows vehicles to exit onto the street without backing into the road, highway, or street.



vehicles to be parked onsite. (05-01-17)

Photo of the company