



Planning and Development Department

156 CHURCH STREET, HENDERSON, NC 27536

(252) 738-2080 / FAX 738-2089

Staff Report 01/11/2018

Owner:

Thilo Hessler,
Hessler LLC

Applicant:

Kenneth Caldaro,
Carolina CoPacking
LLC

Parcel ID:

0453 05025

Location:

860 Commerce Dr.

Current Zoning:

LI – Light
Industrial

Public Hearing:

01/11/2018

Prepared by:

Angie Blount

Description of Variance Request:

The applicant is requesting a variance from the minimum setback requirements as per section 3.2.11 of the Vance County Zoning Ordinance. The side building setback requirement is 25' for LI (Light Industrial) zoning, the applicant is asking to reduce that to 14.35' from the property line.

Exhibits as follows:

Exhibit 1. Application

Exhibit 2. Site Plan

Exhibit 3. Aerial View

Findings of Fact

1. The request is to reduce the side building setback from 25' to 14.35'
2. The property is owned by Hessler LLC.
3. The property is located along Commerce Drive and is accessed off Commerce Drive. The property is identified as tax parcel 0453 05025.
4. The property consists of 6.96 acres.
5. The application requesting a variance was filed 12/21/2017.
6. The property was posted 12/22/2017.
7. The adjoining property owners were notified 12/22/2017.
8. The legal notice was run December 28, 2017.

Staff Comments

The applicant is proposing to build a structure critical to business operations on an existing concrete slab which will encroach on the 25' side setback to the right side property line. The structure will encroach into the setback 10.65' leaving a 14.35' setback.