

DEPARTMENT OF PLANNING & DEVELOPMENT



PLANNING STAFF REPORT

REZONING CASE # RZ1305-1

STAFF PROJECT CONTACT: Jordan McMillen

EXPLANATION OF THE REQUEST

This is a request to amend the zoning map and to rezone 2 parcels from Residential Low Density (R-30) to Highway Commercial (H-C). The area to be rezoned totals 2 acres and is vacant in nature.

OWNER/APPLICANT

OWNER: Philip & Mary Haskins
389 Dove Road
Boydton, VA 23917

Applicant: Glandon Forest Equity
3900 Merton Drive, Ste. 210
Raleigh, NC 27609

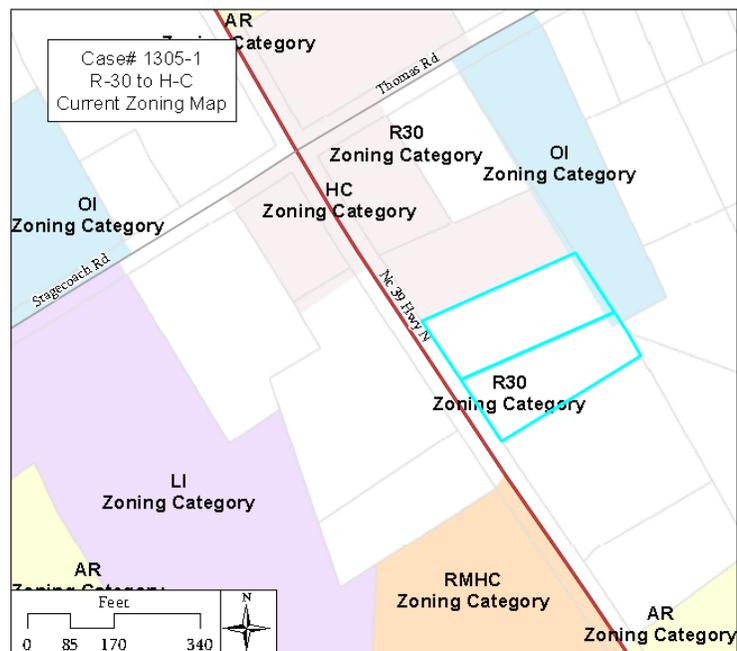
PROPERTY INFORMATION

LOCATION: NC Hwy 39 North approximately 400 feet south of Williamsboro Crossroads; more specifically identified as tax parcels 0365 04036 and 0365 04042.

EXISTING LAND USE: The parcels are currently zoned as R-30 and are vacant.

SURROUNDING LAND USE: The surrounding land use is predominantly mixed use due to its location in a crossroads community. It is surrounded by Highway Commercial zoning to the north, R-30 to the south and west, and Office Institutional zoning to east.

SIZE: The proposed parcels are each 1 acre and potentially would be recombined at a later time.



ZONING HISTORY: All lots to date in this area have been zoned as they were since countywide zoning was established in November 2011.

IMPACTS

This rezoning would allow additional uses particularly of the commercial nature. The location relative to the Williamsboro Crossroads community lends itself to this variety of commercial development and is consistent with the land use plan for development near crossroad/development communities.

STAFF COMMENTS AND PLANNING BOARD RECOMMENDATION

The rezoning opens up an additional area for commercial development within the Williamsboro development community which is intended for this type of development. As outlined within the county land use plan, development communities serve as the long term recommended growth areas outside of the immediate Henderson area. As per the land use plan, these communities over time should be pedestrian oriented, efficient, stable and sustainable communities. This development community specifically is situated to grow in order to provide amenities and necessities for those vacationers and visitors to the western side of Kerr Lake.

The rezoning is consistent with the character of the area and fits very well with the surrounding area. The rezoning request is also consistent with the land use plan specifically with the intention of commercial development being located within development communities. Staff recommends approval of the rezoning request.

PLANNING BOARD RECOMMENDATION: Recommended approval of revised request on May 9, 2013. Recommendation is on the basis that the revision fits the character of the area and is consistent with the land use plan's designation of this area as a development or crossroads community.

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 Rationale for Board of Commissioners Approval: The rezoning will allow for commercial development within a designated development or crossroads community. For this reason the rezoning request is reasonable and is consistent with the County's land use plan. Based upon this, there is justification to allow the rezoning thereby amending the zoning map.

Attachments: Rezoning Application, Aerial View Map, Survey Map



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 #	<u>RE 201305-1</u>
Fee Paid	<u>*250 ck# 7891</u>
PB Date	<u>5/9/2013</u>
BOC Date	

Property Owner Information

Property Owner: Philip & Mary Haskins

Mailing Address: 389 Dove Road

City: Boydton State: Va Zip Code: 23917

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

E-mail Address: _____

Applicant Information

Applicant: Glandon Forest Equity

Mailing Address: 3900 Merton Drive Suite 210

City: Raleigh State: NC Zip Code: 27609

Phone #: (919) 459 - 2601 Fax #: (919) 459 - 2604

E-mail Address: gbarnes@vanguardpg.com

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

Property Address: NC Hwy 39 Williamsboro

Tax Map Number: _____ PIN (parcel identification #): 036504042 & 036504036

Existing Zoning: R-30 Proposed Zoning: HC

Acreage: 2.00 Road Frontage: 281.44'

Existing Use: Vacant

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:*

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

THE ADJACENT PROPERTY TO THE NORTH AND PROPERTIES LOCATED AT THE INTERSECTION OF NC HWY 39 AND THOMAS/STAGECOACH ROAD ARE ZONED HC.

3. What factors justify the proposed amendment?

THIS PROPERTY IS LOCATED IN AN AREA THAT IS BECOMING COMMERCIAL. HWY 39 IS A MAJOR RETAIL CORRIDOR.

Property Owners Signature

Philip Nelson
Please sign in blue or black ink

Date 9-APR-13

Applicants' Signature

[Signature]
Please sign in blue or black ink

Date 4/10/13

Case# 1305-1
R-30 to H-C
Current Zoning Map

AR
Zoning Category

Thomas Rd

R30
Zoning Category

OI
Zoning Category

HC
Zoning Category

OI
Zoning Category

Stagecoach Rd

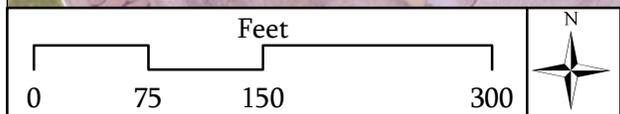
Nc 39 Hwy N



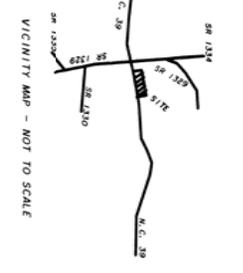
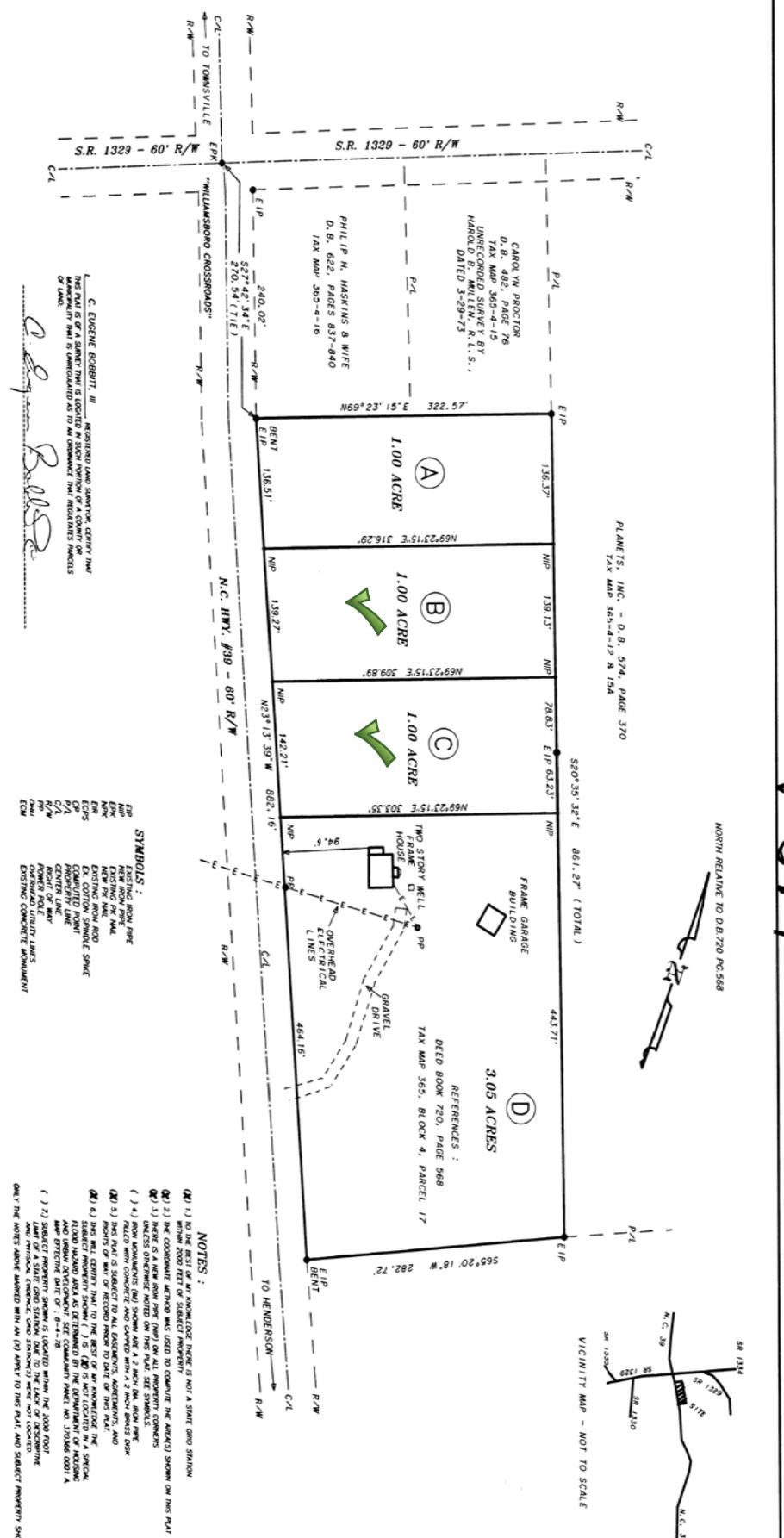
R30
Zoning Category

LI
Zoning Category

RMHC
Zoning Category



V-514



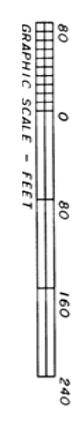
Eugene Bobbitt, III

SYMBOLS :

- IPP NEW IRON PIPE
- IPW IRON PIPE W/THREADED END
- NIP NEW IRON PIPE
- WPW WOOD PIPE W/THREADED END
- CPW CONCRETE PIPE W/THREADED END
- EW EXISTING WOOD PIPE
- EP EXISTING IRON PIPE
- CP CONCRETE PIPE
- PP POWER POLE
- PPW POWER PIPE W/THREADED END
- ECM EXISTING CONCRETE MONUMENT

NOTES :

- (1) TO THE BEST OF MY KNOWLEDGE THERE IS NOT A STATE GRID STATION WITHIN 2000 FEET OF SUBJECT PROPERTY.
- (2) THE COORDINATE METHOD WAS USED TO COMPUTE THE ANGLES SHOWN ON THIS PLAT.
- (3) UNLESS OTHERWISE NOTED ON THIS PLAT, SEE SYMBOLS.
- (4) IRON MONUMENTS (IM) SHOWN ARE 2 INCH DIA. IRON PIPE.
- (5) IRON MONUMENTS (IM) SHOWN ARE 2 INCH DIA. IRON PIPE.
- (6) IRON MONUMENTS (IM) SHOWN ARE 2 INCH DIA. IRON PIPE.
- (7) IRON MONUMENTS (IM) SHOWN ARE 2 INCH DIA. IRON PIPE.
- (8) THIS SURVEY WAS MADE TO THE BEST OF MY KNOWLEDGE THE SURVEYOR USED THE COORDINATE METHOD TO COMPUTE THE ANGLES AND DISTANCES SHOWN. THE SURVEYOR HAS DEVELOPED AND MAINTAINED A STATE GRID STATION WITHIN 2000 FEET OF THE SURVEY AREA. THE SURVEYOR HAS A STATE GRID STATION WITHIN 2000 FEET OF THE SURVEY AREA. THE SURVEYOR HAS A STATE GRID STATION WITHIN 2000 FEET OF THE SURVEY AREA.
- (9) THIS SURVEY WAS MADE TO THE BEST OF MY KNOWLEDGE THE SURVEYOR USED THE COORDINATE METHOD TO COMPUTE THE ANGLES AND DISTANCES SHOWN. THE SURVEYOR HAS DEVELOPED AND MAINTAINED A STATE GRID STATION WITHIN 2000 FEET OF THE SURVEY AREA. THE SURVEYOR HAS A STATE GRID STATION WITHIN 2000 FEET OF THE SURVEY AREA.



STATE OF NORTH CAROLINA
 VANCE COUNTY PUBLIC & ECONOMIC DEVELOPMENT DEPARTMENT
 REGISTERED SURVEYOR
 APRIL 16, 1996
 AT 3:30 P.M. CLERK OF COURT'S OFFICE
 THIS THE 16th DAY OF APRIL 1996.

Eugene Bobbitt, III
 REGISTER OF DEEDS



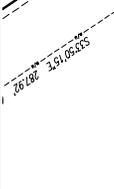
Eugene Bobbitt, III
 REGISTER OF DEEDS

BOBBITT SURVEYING, P.A.
 P. O. BOX 952 \ 443 DABNEY DRIVE
 HENDERSON, NORTH CAROLINA 27536
 (OFFICE) 919 - 438 - 5162 (FAX) 919 - 438 - 7494

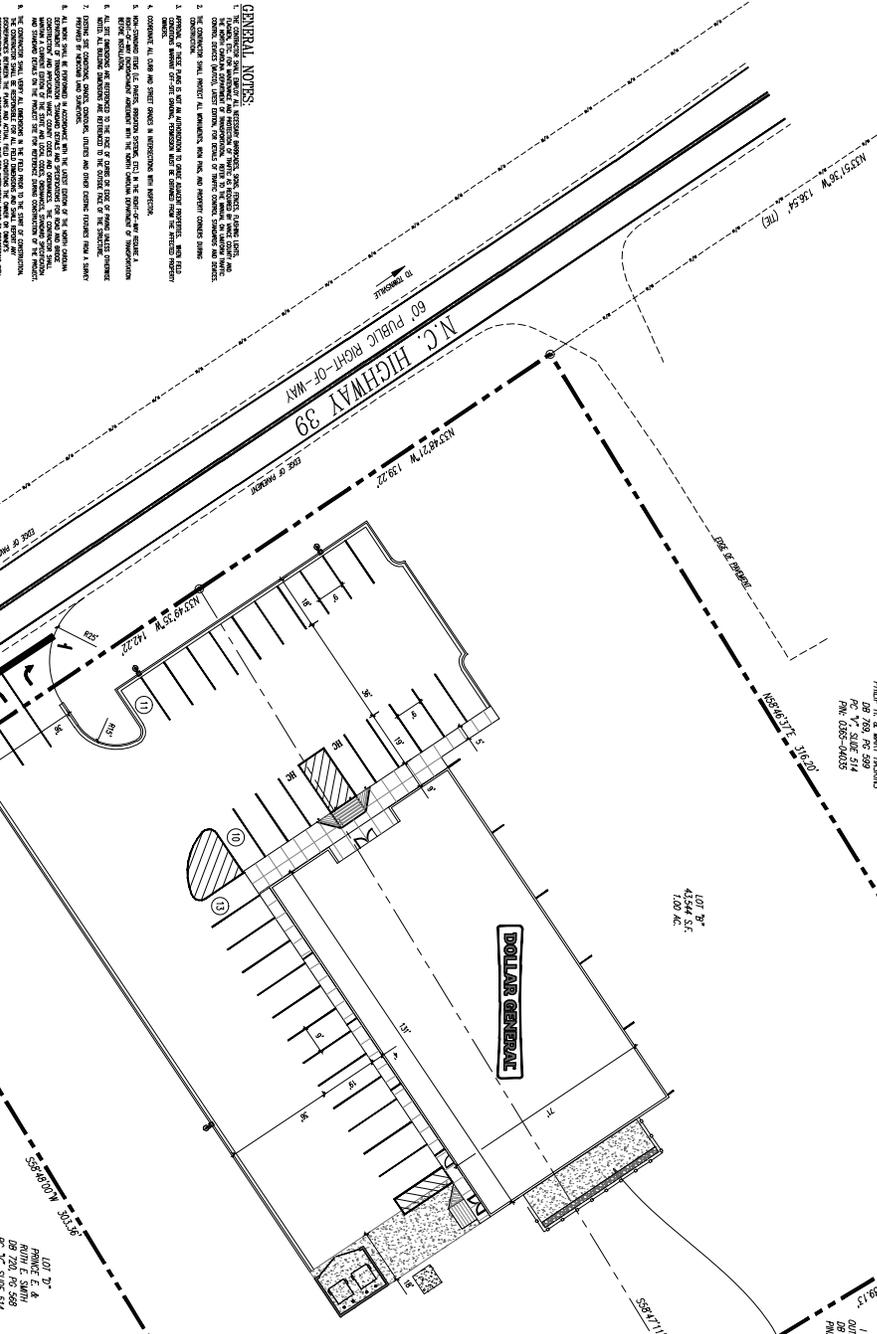
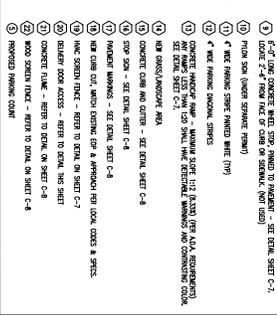
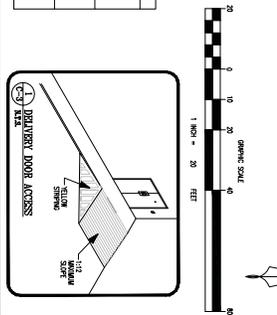
PRINCE E. SMITH and RUTH E. SMITH
 WILLIAMSBORO TOWNSHIP
 VANCE COUNTY, NORTH CAROLINA
 SCALE 1" = 80 FEET
 APRIL 16, 1996
 PLAT FILE NO. 96 V 10 L

GENERAL NOTES:

1. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES, STORM SEWER, FIRE LINES, ETC. THROUGHOUT THE PROJECT. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND UTILITIES COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND UTILITIES COMPANIES.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES, STORM SEWER, FIRE LINES, ETC. THROUGHOUT THE PROJECT. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND UTILITIES COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND UTILITIES COMPANIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES, STORM SEWER, FIRE LINES, ETC. THROUGHOUT THE PROJECT. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND UTILITIES COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND UTILITIES COMPANIES.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES, STORM SEWER, FIRE LINES, ETC. THROUGHOUT THE PROJECT. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND UTILITIES COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND UTILITIES COMPANIES.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES, STORM SEWER, FIRE LINES, ETC. THROUGHOUT THE PROJECT. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND UTILITIES COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND UTILITIES COMPANIES.



LINE	DESCRIPTION
1	CONCRETE
2	ASPHALT
3	GRAVEL
4	PAVEMENT
5	CONCRETE
6	ASPHALT
7	GRAVEL
8	PAVEMENT
9	CONCRETE
10	ASPHALT
11	GRAVEL
12	PAVEMENT
13	CONCRETE
14	ASPHALT
15	GRAVEL
16	PAVEMENT
17	CONCRETE
18	ASPHALT
19	GRAVEL
20	PAVEMENT



TRAFFIC CONTROL NOTES:

1. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES, STORM SEWER, FIRE LINES, ETC. THROUGHOUT THE PROJECT. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND UTILITIES COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND UTILITIES COMPANIES.

KEY NOTES:

1. CONCRETE FINISH: CONCRETE - SEE DETAIL SHEET C-1
2. CONCRETE FINISH: CONCRETE - SEE DETAIL SHEET C-1
3. CONCRETE FINISH: CONCRETE - SEE DETAIL SHEET C-1
4. CONCRETE FINISH: CONCRETE - SEE DETAIL SHEET C-1
5. CONCRETE FINISH: CONCRETE - SEE DETAIL SHEET C-1
6. CONCRETE FINISH: CONCRETE - SEE DETAIL SHEET C-1
7. CONCRETE FINISH: CONCRETE - SEE DETAIL SHEET C-1
8. CONCRETE FINISH: CONCRETE - SEE DETAIL SHEET C-1
9. CONCRETE FINISH: CONCRETE - SEE DETAIL SHEET C-1
10. CONCRETE FINISH: CONCRETE - SEE DETAIL SHEET C-1
11. CONCRETE FINISH: CONCRETE - SEE DETAIL SHEET C-1
12. CONCRETE FINISH: CONCRETE - SEE DETAIL SHEET C-1
13. CONCRETE FINISH: CONCRETE - SEE DETAIL SHEET C-1
14. CONCRETE FINISH: CONCRETE - SEE DETAIL SHEET C-1
15. CONCRETE FINISH: CONCRETE - SEE DETAIL SHEET C-1
16. CONCRETE FINISH: CONCRETE - SEE DETAIL SHEET C-1
17. CONCRETE FINISH: CONCRETE - SEE DETAIL SHEET C-1
18. CONCRETE FINISH: CONCRETE - SEE DETAIL SHEET C-1
19. CONCRETE FINISH: CONCRETE - SEE DETAIL SHEET C-1
20. CONCRETE FINISH: CONCRETE - SEE DETAIL SHEET C-1

OWNER/DEVELOPER:	GANNON ROBERT ROY, LLC
DATE:	3/20/20
SCALE:	AS SHOWN
PROJECT:	3900 Market Drive
LOCATION:	3900 Market Drive
PHONE:	910-469-2894
FAX:	910-469-2894
EMAIL:	gannon@annrobert.com

LAYOUT COORDS:	ME
PLANNING:	ME
DRAWING BY:	ME
DATE:	4/10/13
JOB NUMBER:	000498
TITLE:	
JOB NUMBER:	000498
SHEET NUMBER:	C-3
COMMENTS:	

DOLLAR GENERAL

NC Highway 39
Williamsboro, North Carolina
Vance County

PRELIMINARY
DO NOT USE
FOR CONSTRUCTION
FOR PERMITTING ONLY

CONSULTANT:
Triangle Site Design, PLLC
4008 Barrett Drive
Suite 200, NC 27609
(919)561-6570
info@trianglesitedesign.com

TRIANGLE SITE DESIGN