

DEPARTMENT OF PLANNING & DEVELOPMENT

PLANNING STAFF REPORT

REZONING CASE # RZ1306-1

STAFF PROJECT CONTACT: Jordan McMillen



EXPLANATION OF THE REQUEST

This is a request to amend the zoning map and to rezone 3 existing lots from Planned Manufactured Housing Community (R-M-H-C) to Residential Medium Density (R-20). The applicant plans to convey the 3 lots to a private landowner necessitating a zoning change to remove the lots from the existing mobile home park.

OWNER/APPLICANT

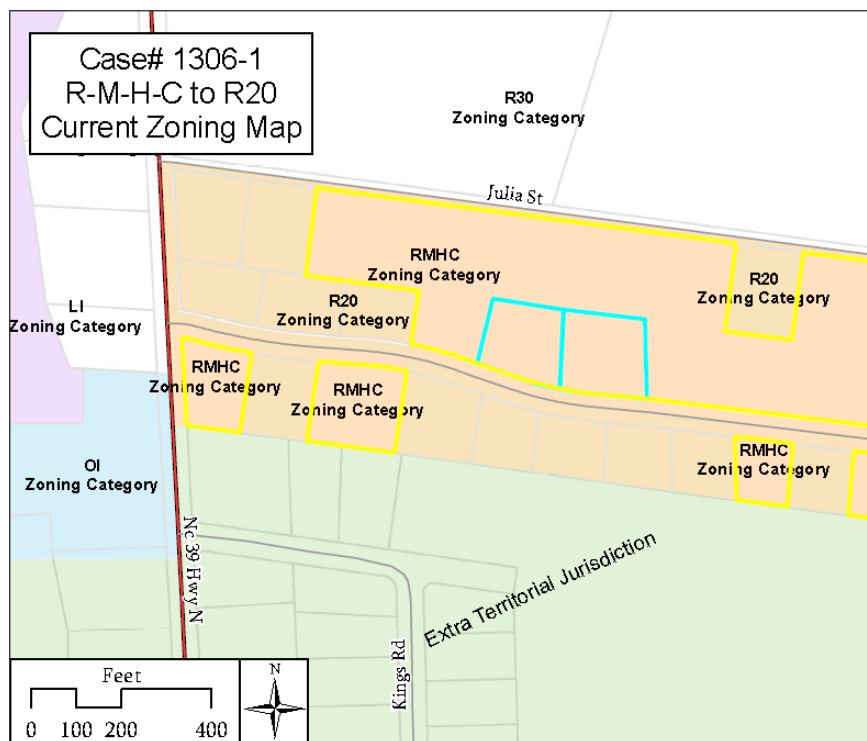
JoAnne Tyson Lee
P.O. Box 61186
Raleigh, NC 27661

PROPERTY INFORMATION

LOCATION: 151 Julia Street; A portion of tax parcel 0201 02017. Lots 29, 30 and 31 from Plat Book T-536.

EXISTING LAND USE: The lots are currently a part of the L&L Estates Mobile Home Park and are used for residential living.

SURROUNDING LAND USE: The surrounding land use is mixed. Within the neighborhood along Julia Street, previous lots sold from the mobile home park are zoned R-20. The property directly across the street to the south is zoned R-20. The Extra Territorial Jurisdiction (ETJ) is south of this area and parcels within this area of the ETJ are zoned R-20 (city zoning) as well.



SIZE: The total area to be rezoned is 1.39 acres and will be recombined if the rezoning is approved.

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 appears to have minimal if any impacts on traffic, schools, or fire/EMS.

STAFF COMMENTS

The rezoning while allowing property to be removed from a mobile home park appears to be reasonable. When the mobile home park was originally developed, individual lots were surveyed and recorded. For this reason, there is no need to resurvey the individual lots, but essentially the lots can be removed from the park through a simple rezoning process. The approval of the rezoning would also satisfy the requirement for Board of Commissioner approval as per the mobile home park ordinance (Ordinance #3) for changes to a mobile home park.

Overall, the character of this area is very conducive to creating individual lots. All lots front an existing state maintained roadway (SR 1430 – Julia Street) and all lots were laid out individually of sufficient size when the mobile home park was initially created. Additionally, the neighborhood has been evolving from a mobile home park into individually owned lots for some time. All lots within this neighborhood that are separate from the mobile home park have an R-20 zoning designation. Directly south of this neighborhood is the City's Extraterritorial Jurisdiction where the majority of property within this section of the ETJ is also zoned R-20.

Due to these factors, the proposed zoning appears to fit very well into the existing development patterns of this area, is consistent with the surrounding zoning, and appears to be consistent with the county land use plan.

Attachments: Rezoning Application, Survey Map, Aerial View 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 #	RZ201306-1
Fee Paid	\$250 ck#4667
PB Date	6/13/2013
BOC Date	

Property Owner Information

Property Owner: JO ANNE TYSON LEE
Mailing Address: P.O. Box 61186
City: RALFIGH State: NC Zip Code: 27661-1186
Phone #: (919) 790-1152 Fax #: (919) 790-1152
E-mail Address: jlee331@nc.rr.com

Applicant Information

Applicant: Same as above
Mailing Address: _____
City: _____ State: _____ Zip Code: _____
Phone #: () - _____ Fax #: () - _____
E-mail Address: _____

Property Information For multiple properties please attach an additional sheet.

Property Address: 151 JULIA ST. LOT 31, LOT 30, LOT 29
Tax Map Number: 020102017 PIN (parcel identification #): _____

FROM PLAT BOOK T536

Existing Zoning: RMNC Proposed Zoning: R20
Acreage: 1.3863 Road Frontage: (APPROX 360' R)
Existing Use: LOT 31 RESIDENTIAL, LOT 30 + LOT 29 VACANT

LOT 31 APPROX 150'
LOT 30 APPROX 105'
LOT 29 APPROX 105'

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:

THESE LOTS WERE ORIGINALLY PART OF A MOBILE HOME PARK AND NOW ARE BEING SOLD TOGETHER.

3. What factors justify the proposed amendment?

THE PROPERTY WILL PLACE ALL PROPERTY SIMILARLY SITUATED IN THE AREA IN THE SAME CATEGORY. THERE IS CONVINCING DEMONSTRATION THAT ALL USES PERMITTED UNDER THE PROPOSED ZONE CLASSIFICATION WOULD BE IN THE GENERAL PUBLIC INTEREST AND NOT MERELY IN THE INTEREST OF AN INDIVIDUAL OR SMALL GROUP. THERE IS CONVINCING DEMONSTRATION THAT THE CHARACTER OF THE NEIGHBORHOOD WILL NOT BE MATERIALLY OR ADVERSELY AFFECTED BY ANY USE PERMITTED IN THE PROPOSED CHANGE.

Property Owners Signature

A handwritten signature in blue ink, appearing to read "D. J. [unclear]".

Please sign in blue or black ink

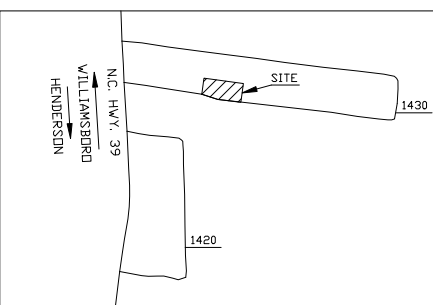
Date 5/3/2013

Applicants' Signature

A handwritten signature in blue ink, appearing to read "D. J. [unclear]".

Please sign in blue or black ink

Date 5/3/2013



Vicinity Map - Not To Scale

RECOMBINATION SURVEY FOR
EDWARD N. MITCHELL
NAOMI MITCHELL
OWNER
JO ANNE TYSON LEE
HENDERSON TOWNSHIP
VANCE COUNTY, NORTH CAROLINA
SCALE 1" = 50' MARCH 22, 2013
FILE # 91-13-009-L
TAX MAP # 201-02-017(PART)

Charles E. Thompson, Jr.
Professional Land Surveyor
405 Raintree Lane
Kittrell, N.C. 27544
Phone # 252-433-9172

I, Charles E. Thompson, Jr., certify that this plat was drawn under my supervision from an actual survey made under my supervision from deeds shown on the face of this plat; that the boundaries not surveyed are clearly indicated as drawn from information found on the face of this plat; that the ratio of precision as calculated before adjustment is 1 : 10,000 +; that the plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number, and seal this 22nd day of MARCH, A.D., 2013.

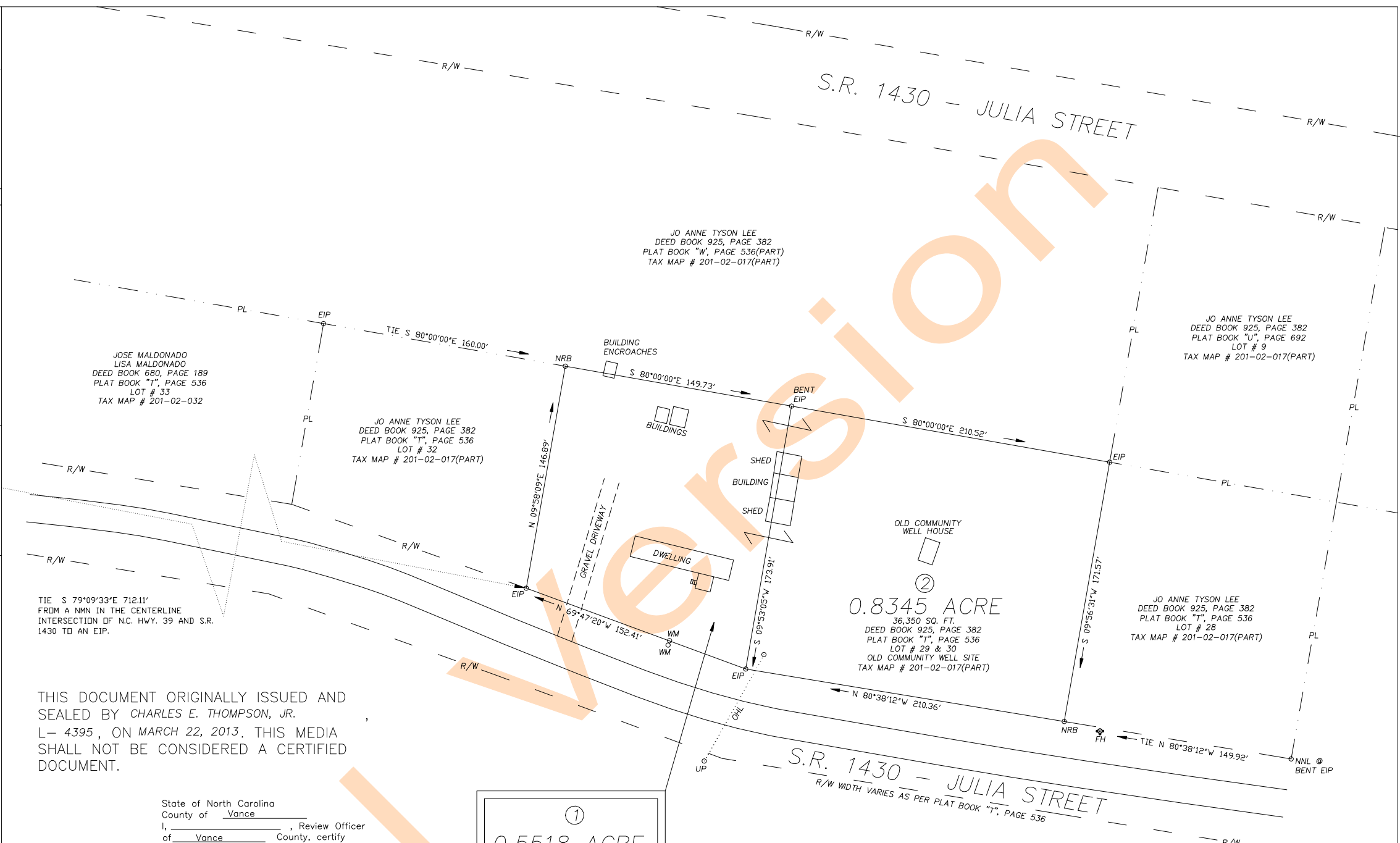
Charles E. Thompson, Jr., P.L.S. L - 4395



I certify that this survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.

Charles E. Thompson, Jr., P.L.S. L - 4395

LEGEND	
ERB	Existing Rebar Found
NRB	New Rebar Set
EIP	Existing Iron Pipe or Pin Found
NIP	New Iron Pipe or Pin Set
EMN	Existing Magnetic Nail Found
NMN	New Magnetic Nail Set
EPK	Existing PK Nail Found
ECS	Existing Cotton Spindle Spike Found
NCS	New Cotton Spindle Spike Set
ERS	Existing Railroad Spike Found
NRS	New Railroad Spike Set
ECM	Existing Concrete Monument Found
NCM	New Concrete Monument Set
ENL	Existing Nail Found
NNL	New Nail Set
CP	Computed Point (Not on the Ground)
FFE	Finished Floor Elevation
x 0.0'	Spot Elevation
MBL	Minimum Building Limits
N/P	Now or Formerly
CB	Catch Basin
FH	Fire Hydrant
H&T	Hub & Tack
MHC	Manhole Cover
R/W	Right-of-Way
TP	Telephone Pedestal
UP	Utility Pole
WM	Water Meter
WV	Water Valve
CL	Centerline
PL	Property Line
SSL	Sanitary Sewer Line(s)
OHL	Overhead Utility Line(s)
SEL	Subsurface Electric Line(s)
SGL	Subsurface Gas Line(s)
STL	Subsurface Telephone Line(s)
STV	Subsurface Television Line(s)



THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY CHARLES E. THOMPSON, JR., L- 4395, ON MARCH 22, 2013. THIS MEDIA SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT.

State of North Carolina
County of Vance
I, _____, Review Officer of _____ County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer

①
0.5518 ACRE
24,035 SQ. FT.
DEED BOOK 925, PAGE 382
PLAT BOOK "T", PAGE 536
LOT # 31
TAX MAP # 201-02-017(PART)

S.R. 1430 - JULIA STREET
R/W WIDTH VARIES AS PER PLAT BOOK "T", PAGE 536

CERTIFICATION OF FINAL APPROVAL AND OR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF VANCE COUNTY, HAS BEEN APPROVED BY THE VANCE COUNTY PLANNING BOARD AND THAT THIS MAP HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS.

SUBDIVISION ADMINISTRATOR

DATE

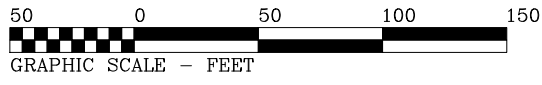
NOTE: TRACTS 1 & 2 ARE TO BE RECOMBINED.
TOTAL ACREAGE = 1.3863 ACRES 60,385 SQ. FT.

This survey has been prepared without the benefit of a "Title Report" and does not therefore necessarily indicate all encumbrances on the property.

This plat is subject to all easements, agreements, and right-of-ways of record prior to the date of this plat.

All of the following property markers are control corners unless otherwise noted: NRB, NMN, ERB, EIP, EPK, EMN, EIS.

To the best of my knowledge, All distances shown on the face of this plat are horizontal ground distances. Area computed by Coordinate Method



Case# 1306-1
R-M-H-C to R20
Current Zoning Map

