

DEPARTMENT OF PLANNING & DEVELOPMENT

PLANNING STAFF REPORT

REZONING CASE # RZ1312-1

STAFF PROJECT CONTACT: Jordan McMillen



EXPLANATION OF THE REQUEST

This is a request to amend the zoning map and to rezone 3 parcels/tracts from Light Industrial (L-I) to Office Institutional (O-I).

OWNER/APPLICANT

OWNER: Vance-Granville Community College
PO Box 917
Henderson, NC 27536

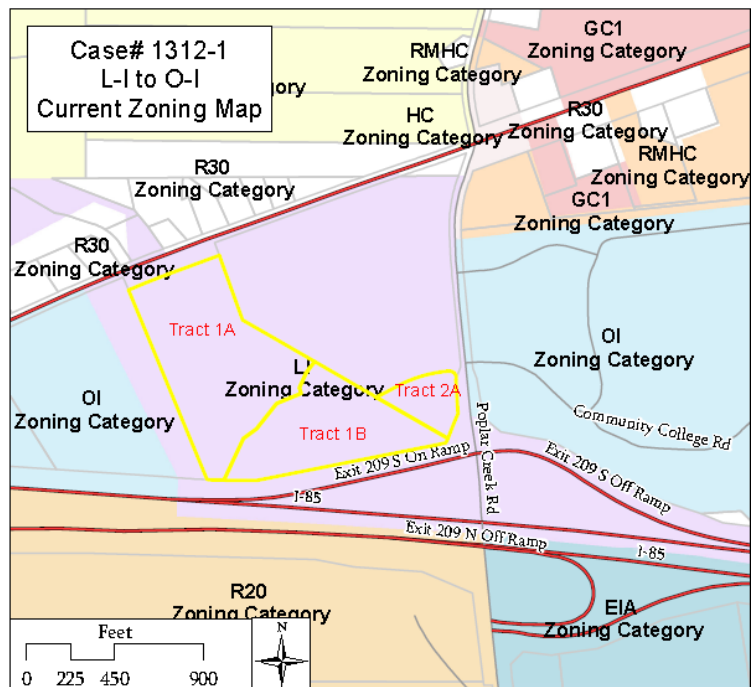
Applicant: VGCC (Steven Graham, VP of Fin. & Ops)
PO Box 917
Henderson, NC 27536

PROPERTY INFORMATION

LOCATION: Between US 158 Bypass and Poplar Creek Road; More specifically identified as tax parcels 0409 02002, 0409 02003 and 0412 04004.

EXISTING LAND USE: All parcels are currently zoned Light Industrial. Tracts 1A and 2A are currently vacant. Tract 1B has an existing structure that was previously operated as Power Equipment Plus.

SURROUNDING LAND USE: The surrounding land use is predominantly mixed use due to its location near the Intersection of Poplar Creek Road and US 158 Bypass. The properties are surrounded by O-I, L-I, and R-30. The property abuts the St. James Catholic Church to the west (also zoned O-I), the Vance Granville Community College (also zoned O-I) to the west, the Staples Fulfillment Center (zoned L-I) to the north, and Interstate 85 to the south. Access via Interstate 85 is very good with exit 209.



SIZE: Tract 1A totals 11.418 acres, tract 1B totals 7.743 acres, and tract 2A totals 1.837 acres. Total acreage of parcels to be rezoned is 20.998 acres.

ZONING HISTORY: All lots to date in this area have been zoned as they were since countywide zoning was established in November 2011. Due to a remap of parcel boundaries abutting the subject properties, a part of this request is to clean up the zoning boundaries for the abutting properties to better represent the current zoning within this area.

IMPACTS

This rezoning changes the allowable uses of the property from one of being industrial or light manufacturing in nature to one that is more in line with a non-retail commercial nature such as professional businesses, offices, churches, and or academic related institutional uses. With this change in permitted uses, lot sizes are allowed to be smaller with smaller setback and lot coverage requirements. While not technically considered a downzoning in density, such a rezoning would reduce the potential for large scale industrial uses that have the potential for greater environmental impacts.

STAFF COMMENTS

The rezoning request better situates Vance Granville Community College for growth in the future. By purchasing these 3 tracts, the College plans to expand its main campus footprint by constructing additional facilities for educational services.

From a planning perspective, the rezoning request is very reasonable. From looking at the surrounding area and zoning, it is apparent that Office Institutional uses are prevalent and have the potential for expansion within this area. The County land use plan acknowledges this specifically by stating that, “the future is bright for this area in terms of attracting additional medical development, office, commercial and possibly limited industrial development.”

As identified and located within the county land use plan, the property is situated within a transitional development area. A transitional development area is characterized as an area located along a transportation corridor that has experienced a limited amount of mixed growth previously and has the potential for such growth in the future. This property is located within the West Vance Transitional development area that extends from the edge of the City of Henderson’s Extra Territorial Jurisdiction to the west towards the Vance/Granville County line. Due to this location, the zoning of the property is very compatible with the proposed Office-Institutional zoning category.

The rezoning is consistent with the character of the area, fits very well with the surrounding area and is consistent with the land use plan. Staff recommends approval of the rezoning request.

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>RZ1312-1</u>
Fee Paid	<u>\$250 CK#3008578</u>
PB Date	<u>12/12/2013</u>
BOC Date	<u>1/6/2013</u>

Property Owner Information

Property Owner: Vance-Granville Community College

Mailing Address: P.O. Box 917

City: Henderson State: NC Zip Code: 27536

Phone #: (252) 738 - 3446 Fax #: (252) 430 - 0460

E-mail Address: grahams@vgcc.edu

Applicant Information

Applicant: Steven Graham, Vice President of Finance and Operations

Mailing Address: P.O. Box 917

City: Henderson State: NC Zip Code: 27536

Phone #: (252) 738 - 3446 Fax #: (252) 430 - 0460

E-mail Address: grahams@vgcc.edu

Property Information For multiple properties please attach an additional sheet.

Property Address: US Highway 158 Bypass Henderson, NC 27536 (Tract #1A)

Tax Map Number: 0409 PIN (parcel identification #): 0409 02002

02002

Existing Zoning: L-I Light Industrial Proposed Zoning: O-I Office Institutional

Acreage: 11.418 Road Frontage: _____

Existing Use: Undeveloped

Deed Reference

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



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E-mail Address: grahams@vgcc.edu

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

Property Address: Poplar Creek Road Henderson, NC 27536 (Tract #1B)
Tax Map Number: 0409 PIN (parcel identification #): 0409 02003
02003
Existing Zoning: L-I Light Industrial Proposed Zoning: O-I Office Institutional
Acreage: 7.743 Road Frontage: _____
Existing Use: Undeveloped

Deed Reference

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



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E-mail Address: grahams@vgcc.edu

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

Property Address: Poplar Creek Road Henderson, NC 27536 (Tract #2A)
Tax Map Number: 0412 PIN (parcel identification #): 0412 04004
04004
Existing Zoning: L-I Light Industrial Proposed Zoning: O-I Office Institutional
Acreage: 1.837 Road Frontage: _____
Existing Use: Undeveloped

Deed Reference

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



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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:*

3. What factors justify the proposed amendment?

The College purchased (3) tracts of adjoining property across from its Main Campus from the previous property owners who operated a retail store that sold and serviced power equipment. Tract #1A is comprised of 11.418 acres of undeveloped property. Tract #1B is comprised of 7.743 acres encompassing the former business structure. Tract #2A is comprised of 1.837 acres of undeveloped property. The College has acquired the aforementioned tracts of property with the intent to expand its Main Campus footprint and construct additional facilities that will provide educational services.

Property Owners Signature

Steven C. Graham

Please sign in blue or black ink

Vice President of
Finance & Operations

Date 11/22/2013

Applicants' Signature

Steven C. Graham

Please sign in blue or black ink

Vice President of
Finance & Operations

Date 11/22/2013

Case# 1312-1
L-I to O-I
Current Zoning Map

