

## DEPARTMENT OF PLANNING & DEVELOPMENT

PLANNING STAFF REPORT  
**REZONING CASE # RZ1408-1**

STAFF PROJECT CONTACT: Jordan McMillen



### EXPLANATION OF THE REQUEST

This is a request to amend the zoning map and to rezone 1 parcel from Residential Low Density (R-30) to Agricultural Residential (AR).

### OWNER/APPLICANT

**OWNER:** Margaret & Robert Shearin  
346 Greystone Road  
Henderson, NC 27537

**Applicant:** Margaret & Robert Shearin  
346 Greystone Road  
Henderson, NC 27537

### PROPERTY INFORMATION

**LOCATION:** 324 Greystone Road;  
More specifically identified as tax parcel 0615A02008.

**EXISTING LAND USE:** The parcel is currently zoned R-30 and includes an existing storage/garage structure and an existing single wide mobile home.

**SURROUNDING LAND USE:** The surrounding land use is predominantly residential in a rural setting as well as agricultural in nature. The property has R-30 (low density residential) zoning on the front and sides and is bordered by A-R (Agricultural Residential) zoning to the rear.



**SIZE:** The parcel is 1.056 acres as shown on the included recombination survey.

**ZONING HISTORY:** All lots in this area along Greystone Road are 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 related impacts. The rezoning lowers the allowable density contributing to maintaining the rural character of the county. A rezoning to A-R does change the allowable uses; however a conditional use permit with public input would be required for those uses that may have greater impacts.

## STAFF COMMENTS

The rezoning request as presented would change the property's zoning from R-30 to AR zoning. This request is being made as a first step to allow an auto repair business to operate within an existing storage/garage structure located on the property. If the rezoning is approved then the applicant will move on to the conditional use permit approval process with the Board of Adjustment. This is due to the fact that auto repair businesses are not permitted within the R-30 zoning area and are only permitted within the AR zoning area with a conditional use permit.

In considering any rezoning request it is important to consider the overall impact that the new zoning category could have irrespective of any particular planned use in mind. For the most part R-30 and AR zoning categories are similar – both are rural in character, both allow low density residential living, both are prevalent throughout the county and both are complementary of each other. From a density standpoint AR involves larger lots (greater than 1 acre) and allows certain larger scale uses that are necessary to support rural areas by way of a conditional use permit.

From a review of the land use plan, this particular area is not within any designated development area and is essentially within a rural area in the county. Additionally, the area to be rezoned is surrounded by both R-30 and AR zoning categories and would maintain the rural character of the county. As such a rezoning from R-30 to AR appears consistent with the character of the surrounding area and neighborhood and is a reasonable request.

**Attachments:** Rezoning Application, Aerial View Map, Recombination Survey, site plan and sketch.



# 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 #	RZ 1408-1
Fee Paid	\$250 ck# 7925
PB Date	8/14/2014
BOC Date	

### Property Owner Information

Property Owner: MARGARET AND ROBERT SHEARIN  
Mailing Address: 3446 Greystone Road  
City: Henderson State: N.C. Zip Code: 27537  
Phone #: ( 252 ) 492 - 4517 Fax #: ( ) -  
E-mail Address: m2thegret@yahoo.com

### Applicant Information

Applicant: MARGARET SHEARIN  
Mailing Address: 346 Greystone Road  
City: Henderson State: N.C. Zip Code: 27536  
Phone #: ( 252 ) 492 - 4517 Fax #: ( ) -  
E-mail Address: m2thegret@yahoo.com

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

Property Address: 324 Greystone Road Henderson, N.C. 27537  
Tax Map Number: 615A-02-008 PIN (parcel identification #): 0615A02008  
Existing Zoning: R-30 Proposed Zoning: Agricultural  
Acreage: 0.963 Acre(s) Road Frontage: 146.48 feet  
Existing Use: Residential

### 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:*

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

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3. What factors justify the proposed amendment?

1) The lack of job opportunities in the area.

2) The need for quality vehicle mechanics in the area.

3) The Petitioner is currently employing four people and providing them with financial support for them and their families.

### Property Owners Signature

Margaret Kahl  
*Please sign in blue or black ink*

Date 7-11-14

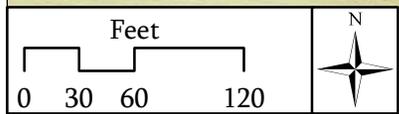
### Applicants' Signature

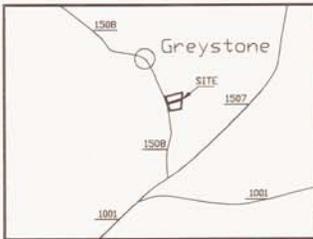
Margaret Shearn  
*Please sign in blue or black ink*

Date 7-11-14

**Case# 1408-1**  
**R-30 to AR**  
**Current Zoning Map**

BROWN MARCELLUS & GUILFORDEST





RECOMBINATION SURVEY FOR  
**ROBERT W. SHEARIN**  
**MARGARET ELLEN SHEARIN**  
 OWNERS  
**ROBERT W. SHEARIN**  
**MARGARET ELLEN SHEARIN**  
 MIDDLEBURG TOWNSHIP  
 VANCE COUNTY, NORTH CAROLINA  
 SCALE 1" = 40' JULY 3, 2014  
 FILE # 91-14-011-L  
 TAX MAP # 615A-02-007 & 008

**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 3rd day of July, A.D., 2014.

*Charles E. Thompson, Jr.*  
 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 the correction to the definition of a subdivision.

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

**LEGEND**

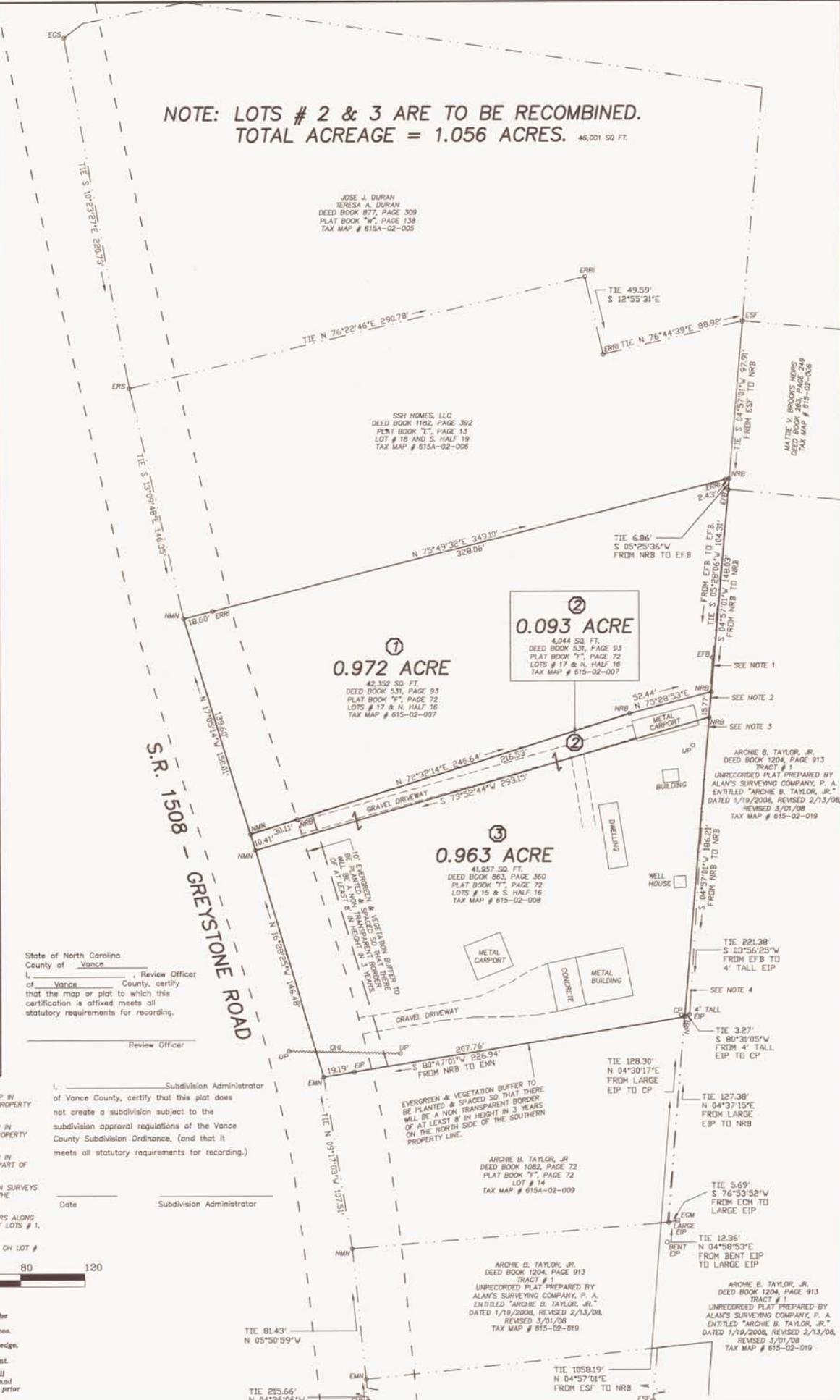
- ERB Existing Rebar Found
- NRB New Rebar Set
- EIP Existing Iron Pipe or Pin Found
- NIP New Iron Pipe or Pin Set
- EMN Existing Magnetic Nail Found
- EMN Existing Magnetic Nail Set
- EPK Existing PE Nail Found
- ECSS Existing Cotton Spindle Spike Found
- NCSS New Cotton Spindle Spike Set
- ERSS Existing Railroad Spike Found
- NRSS New Railroad Spike Set
- ECM Existing Concrete Monument Found
- NCM New Concrete Monument Set
- ENL Existing Nail Found
- ENL New Nail Set
- CP Computed Point (Not on the Ground)
- ESP Existing Stone Found
- EPFB Existing Flat Bar Found
- ESIR Existing Railroad Iron Found
- MIN Minimum Building Limits
- CP Fire Hydrant
- HAT Job & Tank
- MHC Manhole Cover
- R/W Right-of-Way
- TP Telephone Pedestal
- UP Utility Pole
- WM Water Meter
- WT Water Valve
- CL Centerline
- PL Property Line
- SSL Sanitary Sewer Line(s)
- OHL Overhead Utility Line(s)
- SBL Subsurface Electric Line(s)
- SGL Subsurface Gas Line(s)
- STL Subsurface Telephone Line(s)
- STV Subsurface Television Line(s)

- NOTES**
1. THERE IS AN APPARENT 72.7 SQ. FT. OVERLAP IN SURVEYS AND OR DEEDS ALONG THE EASTERN PROPERTY LINE OF LOT # 1.
  2. THERE IS AN APPARENT 7.7 SQ. FT. OVERLAP IN SURVEYS AND OR DEED ALONG THE EASTERN PROPERTY LINE OF LOT # 2.
  3. THERE IS AN APPARENT 3.5 SQ. FT. OVERLAP IN SURVEYS AND OR DEED ALONG THE NORTHERN PART OF THE EASTERN PROPERTY LINE OF LOT # 3.
  4. THERE IS AN APPARENT 239.9 SQ. FT. GAP IN SURVEYS AND OR DEED ALONG THE SOUTHERN PART OF THE EASTERN PROPERTY LINE OF LOT # 3.
  5. THERE IS A CHAIN LINK FENCE THAT MEANDERS ALONG BOTH SIDES OF THE EASTERN PROPERTY LINE OF LOTS # 1, 2, & 3.
  6. THERE ARE NUMEROUS STRUCTURES LOCATED ON LOT # 1 NOT SHOWN ON THIS PLAT.

Area computed by Coordinate Method  
 All distances shown on the face of this plat are horizontal ground distances.  
 To the best of my knowledge, this plat is not within 2000' of a Grid monument.  
 This plat is subject to all assessments, 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, MNM, ERB, EIP, EPK, EMN, EES.

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



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.

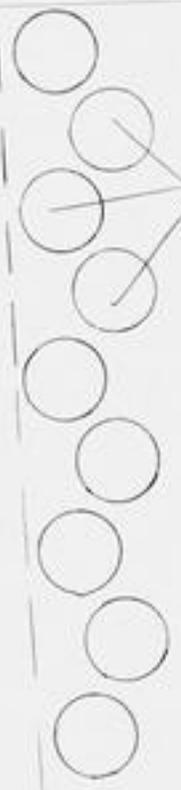
Date \_\_\_\_\_  
 Subdivision Administrator \_\_\_\_\_



# Proposed Green Buffer For Zoning Change

by Jackson Ellis

S.R. 1508 - GREYSTONE ROAD



Leyland  
Cypress

GRAVEL DRIVEWAY



METAL  
GARPORT



CONCRETE

METAL  
BUILDING



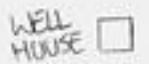
Leyland Cypress



Dwelling



BUILDING



WELL  
HOUSE

60

Front View of Proposed  
Green Buffer

By Jackson Ellis

