

DEPARTMENT OF PLANNING & DEVELOPMENT

PLANNING STAFF REPORT

REZONING CASE # RZ1502-1

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 Medium Density (R-20) to Highway Commercial (H-C).

OWNER/APPLICANT

OWNER: Alice Jones
1700 Walter Bowen Rd
Henderson, NC 27537

Applicant: Eastern Pride, Inc.
2405-F Nash Street
Wilson, NC 27896

PROPERTY INFORMATION

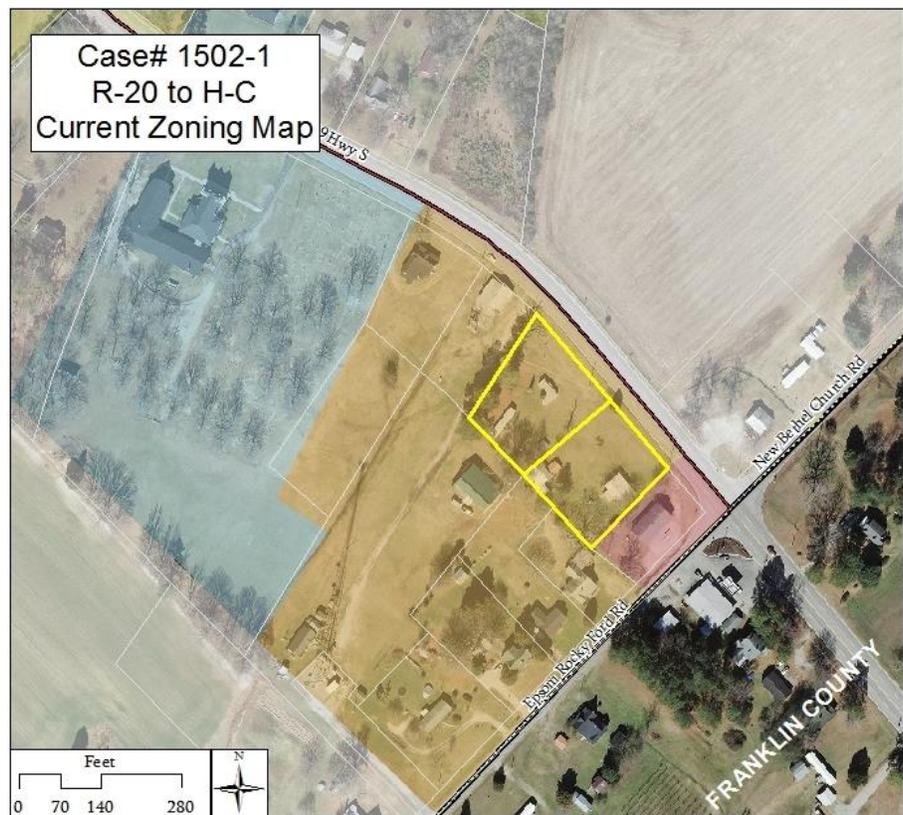
LOCATION: The proposed rezoning is for 7996 NC 39 Hwy South and includes tax parcels 0553 02003 and 0553 02004. The property is located 150 feet from the Epsom Crossroads of NC 39 Hwy South, New Bethel Church Road and Epsom Rocky Ford Road.

EXISTING LAND USE: Both parcels are currently zoned R-20 and total 1.49 acres together. The property is currently being used for residential purposes.

SURROUNDING LAND USE: The surrounding land use is predominantly open in nature and residential with R-20 zoning to the north and west and R-30 zoning to the east on the opposite side of NC 39 South. To the south is an existing retail store that is zoned General Commercial.

SIZE: The proposed rezoning is for 1.49 acres and includes the entire areas of tax parcels 0553 2003 and 0553 02004. The intent will be to recombine the property if approved for a rezoning.

ZONING HISTORY: All parcels in this area are zoned as they were since countywide zoning was established in November 2011.



IMPACTS

This rezoning changes the allowable uses of the property from being residential in character to retail trade and services for the convenience of nearby residential areas. The rezoning would increase the front and rear setbacks and would reduce the side setbacks. The maximum lot coverage would increase from 25% to 60% promoting a higher density that is typical with retail development. Additionally screening and buffering would be required between the commercial use and the surrounding residential properties.

STAFF COMMENTS & PLANNING BOARD RECOMMENDATION

The rezoning request is located in the Epsom Community directly adjacent to a significant crossroads that currently includes 2 existing commercial properties. Although located in a crossroads area, the Epsom Area is not considered a traditional development community within the Vance County land use plan. By definition, a development community is designed to be focused areas of growth outside of the immediate City of Henderson area.

In considering this rezoning request, it is important to consider the overall character of the area and to determine through the rezoning process whether this area should have greater commercial character in the future. In doing this it is important to consider whether the proposed zoning is in the general public interest and whether the character of the neighborhood would be adversely affected. One of the limiting factors in this is the fact that Vance County only regulates half of the intersection area through the zoning process while Franklin County oversees the other portion through their zoning. In reviewing the Franklin County land use plan as well as through conversations with their planning department, the Epsom area is regarded as a rural area, but is very similar in nature to other activity nodes that they have designated within rural areas. In reviewing the Vance County land use plan, a very similar picture is seen of the Epsom area. This area is not designated as a development community or area where significant commercial development is anticipated, however it is not uncommon for small retail or country stores to exist near intersections and within these areas as a convenience for rural residents.

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 #	R21502-1
Fee Paid	\$250 ck# 2232
PB Date	2/12/15
BOC Date	3/2/2015

Property Owner Information

Property Owner: Alice Jones

Mailing Address: 1700 Walter Bowen Rd

City: Henderson State: NC Zip Code: 27537

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

E-mail Address: _____

Applicant Information

Applicant: Eastern Pride, Inc

Mailing Address: 2405-F Nash Street, Wilson, NC

City: Wilson State: NC Zip Code: 27896

Phone #: (252) 230 - 0632 Fax #: () -

E-mail Address: barnesboykin@yahoo.com

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

Property Address: 7896 NC HWY 39 S Henderson NC 27537

Tax Map Number: 0553 PIN (parcel identification #): 0553 02003

Existing Zoning: AR Proposed Zoning: HC

Acreage: .72 Road Frontage: 148

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*

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

3. What factors justify the proposed amendment?

Epsom is a small unincorporated community with needs for a simple retail store. The property is located along NC Hwy 39 S near the intersection of Epsom Rocky Ford Rd and NC Hwy 39 S. Adjacent to the property is a local gas station which serves the community area

Property Owners Signature

Wesley Jones
Please sign in blue or black ink

Date 1-7-15

Applicants' Signature

Charles A. Thomas President
Please sign in blue or black ink

Date 01/05/15

Legal Description for Epsom Rezoning Property .

Beginning at point located N 35° 36' 54" W, 99.97' from the intersection of NC 39 and SR 1523 to an existing point situated in the center line of NC 39; thence continuing along said centerline of NC 39, N 35° 26' 47" W, 2.34 feet to a point; thence S 47° 42' 40" W, 40' to the right of way of NC 39 and said point of beginning and the south eastern corner of the property herein described:

From Said point of beginning proceed S 47° 42' 40" W, 192.96' to a point; thence proceed along common boundary N 47° 44' 24" W, 22.04' to a point; then proceed along a common boundary N 36° 00' 00" W, 176.48' to a concrete monument; thence proceed along a common boundary N 39° 39' 16" W, 134.89' to a point; thence proceeding N 37° 05' 09" E, 215.08' to a point along the Right of Way of NC 39, thence following said right of way S 36° 14' 16" E, 198.06' to a point thence S 35° 26' 47" E 176.05' to said point of beginning containing 1.62 acres based on deed descriptions, Book 644 Page 625 and Book 755 Page 535.



APPROVAL STAMP Scale: 1" = 60'

**NC- EPSOM
VANCE COUNTY
NC HWY 39 S.**

SITE PLAN #

SITE DATA SUMMARY

EXISTING ZONING: R-20
 AREA SUMMARY
 TOTAL LOT SIZE = 70,567.20 SF 1.62AC±
 BUILDING SIZE: 8,320 SF
 ASPHALT PAVING: 20,160 SF
 CONCRETE: 2227 SF
 GREEN SPACE 39,860.20 SF
 ADDRESS:
 7950-8000 HWY 39S, HENDERSON NC 27537

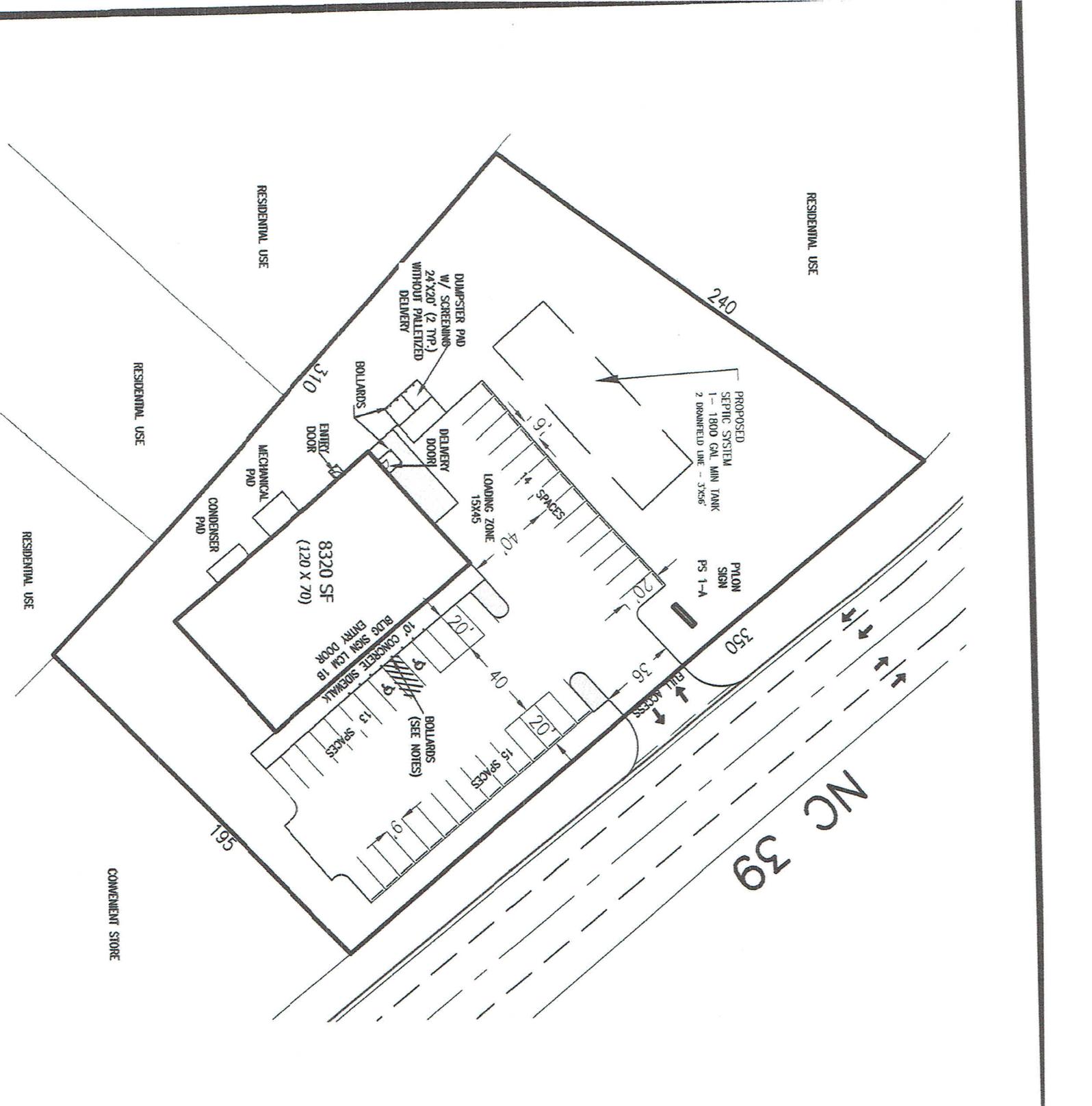
PARKING REQUIREMENTS:
 PARKING SIZE 9' X 20'
 PARKING SPACES REQUIRED: 42
 1 SPACE PER 200 SF RETAIL
 PARKING PROVIDED TOTAL: 42
 BUILDING SETBACKS
 FRONT: 50'
 SIDE: 10'
 REAR: 25'
 BUFFER YARD TO UNLIME USE 15'
 LANDSCAPE REQUIREMENTS/NOTES
 SCREENING REQUIRED NEXT TO UNLIME ZONE'S

NOTES:
 F RISK CLASS 0-2, NO BOLLARDS WILL BE PLACED IN FRONT OF THE STORE
 PROPERTY TO BE REZONED FROM R20 TO HC

Date	DRAWN BY
REV#1	MUP
REV#2	
REV#3	

PREPARED FOR:
RETAIL STORE

EASTERN PRIDE, INC
 2405 - F NASH ST.
 WILSON, NC 27896



Case# 1502-1
R-20 to HC
Current Zoning Map

OI Zoning District

R30 Zoning District

R20 Zoning District

CC1 Zoning District

R30 Zoning District



Nc 39 Hwy S

New Bethel Church Rd

Epson Rocky Ford Rd

Franklin County