

DEPARTMENT OF PLANNING & DEVELOPMENT

PLANNING STAFF REPORT REZONING CASE # RZ1510-1

STAFF PROJECT CONTACT: Jordan McMillen



EXPLANATION OF THE REQUEST

This is a request to amend the zoning map and to rezone 1 parcel from General Commercial (G-C-1) to Residential Low Density (R-30).

OWNER/APPLICANT

OWNER: Joseph Levon Lewis, Jr.
187 Vincent Hoyle Road #22
Henderson, NC 27537

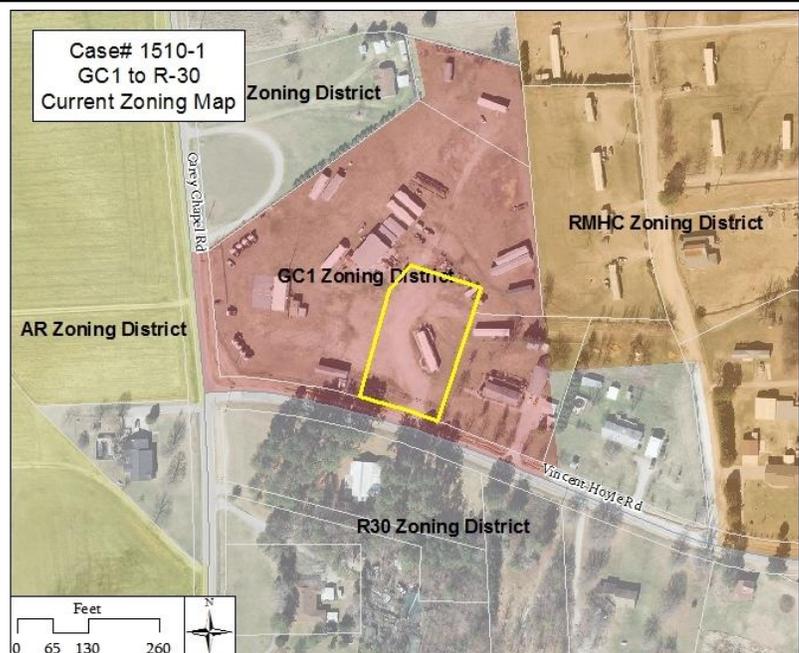
Applicant: Joseph Levon Lewis, Jr.
187 Vincent Hoyle Road #22
Henderson, NC 27537

PROPERTY INFORMATION

LOCATION: 61 Vincent Hoyle Road, more specifically identified as tax parcel 0528 01113. The property is located 300 feet east of the intersection of Carey Chapel Road and Vincent Hoyle Road.

EXISTING LAND USE: The parcel is currently zoned G-C-1 and was formerly a part of property used for the Lewis Mobile Home Moving business.

SURROUNDING LAND USE: The surrounding area is predominantly R-30 and A-R zoning categories with Sandy Acres Mobile Home Park located to the east. In the immediate vicinity the parcel is surrounded by a parcel zoned G-C-1 to the north and west which is the area formerly used for the Lewis Mobile Home Moving Business. In conversations with the owner, it is anticipated that this area may all be rezoned and used as residential in the future.



SIZE: The existing parcel is 1.004 acres, as shown on attached plat. Plat Book Y-513

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

IMPACTS

This rezoning would change the allowable uses of the property from being retail and service oriented to low-density residential. As the property is transitioning from a previous use as a mobile home moving business, the rezoning would reduce the developmental density of the property and allow a newer home to be placed on the property. As a whole the rezoning appears to be a better fit for the surrounding area.

In terms of lot standards, the amendment as proposed would reduce the dimensional requirements across the board. Minimum lot area would be reduced from 1 acre to 30,000 square feet, lot width from 125 to 100 feet, street frontage from 125 to 100 feet, building height to 35 feet, front setbacks to 30 feet, side setbacks to 20 feet, and rear setbacks to 25 feet. The improvements on the property currently meet the requirements under R-30.

STAFF COMMENTS

The property owner would like to replace an aged single wide mobile home with a newer mobile home. Previously the property was part of the area where the Lewis Mobile Home moving business was located and following the passing of the business owner the property has been in the estate process. Because the property was previously within the area where the business was located, it was zoned G-C-1 when zoning was instituted in 2011. Until recently the property has been grandfathered and with the replacement of the mobile home, the owner and applicant Joe Lewis, Jr. would like to rezone the property and position it to be used for residential purposes going forward.

The property was reconfigured in March 2015 to include an additional portion of the land which was previously used for business purposes. Recently the current property owner has purchased a water tap and would be connecting to the county water system with the setup of the new mobile home.

Planning staff deems this rezoning request to be very reasonable. The surrounding area is overwhelmingly residential and agricultural in nature. The proposed amendment would make this parcel consistent with the allowable uses of many properties in the surrounding area and would align with the county's rural and agriculture characteristics.

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 #	
Fee Paid	
PB Date	
BOC Date	

Property Owner Information

Property Owner: Joseph Levon Lewis Jr.
 Mailing Address: 187 Vincent Hoyle Rd # 22
 City: Henderson State: NC Zip Code: 27537
 Phone #: (252) 213-6931 Fax #: () - - - - -
 E-mail Address: N/A

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: 57 Vincent Hoyle Rd
 Tax Map Number: Plat Book 513 lot 1 PIN (parcel identification #): 0528-01058
 Existing Zoning: Commercial Proposed Zoning: Residential
 Acreage: 1.004 Road Frontage: ?
 Existing Use: Empty

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:*

Requesting to put home on property for me and family to live there,

3. What factors justify the proposed amendment?

Land is presently Commercial, need it Residential to set home already purchased, lot has, Electric service, water, and septic system,

Property Owners Signature

Joseph L Lewis Jr

Please sign in blue or black ink

Date 09/01/2015

Applicants' Signature

Joseph L Lewis Jr

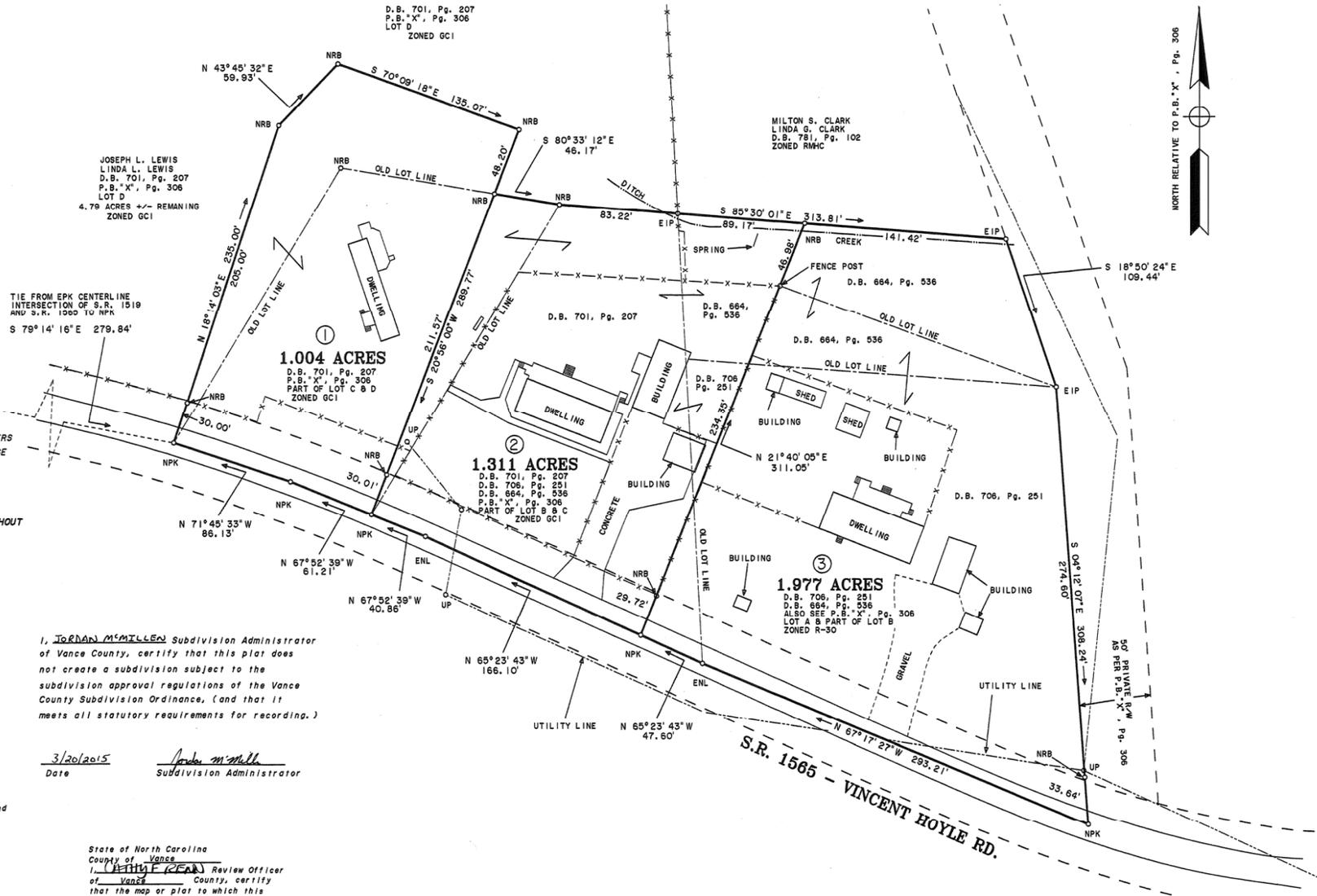
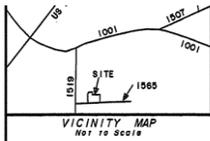
Please sign in blue or black ink

Date 09/01/2015

*(Please contact asap)
852-213-6931
Joe Lewis Jr,*

Y-513

Y-513



JOSEPH L. LEWIS
LINDA L. LEWIS
D.B. 701, Pg. 207
P.B. "X", Pg. 306
LOT D
4.79 ACRES +/- REMAINING
ZONED GC1

To the best of my knowledge,
this survey is not located
within 2000 feet of a Grid
Monument.

NOTE
All distances are horizontal
ground distances.

ALL OF THE FOLLOWING PROPERTY MARKERS
ARE CONTROL CORNERS UNLESS OTHERWISE
NOTED: NRB, NIS, NPK, EIP, ERB, EIS, EPK.

THIS SURVEY HAS BEEN PREPARED WITHOUT
THE BENEFIT OF A TITLE REPORT AND
DOES NOT THEREFORE NECESSARILY
INDICATE ALL ENCUMBRANCES ON THE
PROPERTY.

NOTE: Area computed by Coordinate Method

This plot is subject to all
easements, agreements and
rights of way of record prior
to the date of this plat.

LEGEND

- EIP Existing Iron Pin Found
NIP New Iron Pipe Set
EIS Existing Iron Spike Found
NIS New Iron Spike Set
EPK Existing PK Nail Found
NPK New PK Nail Set
ERB Existing Rebar Found
NRB New Rebar Set
ERS Existing Railroad Spike Found
NRS New Railroad Spike Set
ECM Existing Concrete Monument Found
ENL Existing Nail Found
NL 60 Penny Nail Set
CP Computed Point
MBL Minimum Building Limits
R/W Right-of-Way
UP Utility Pole
N/F Now or Formerly
M/S Magnetic Nail Found
FENCE -X-X-X-X-X-

I, JORHAN M. MILLEN, Subdivision Administrator
of Vance County, certify that this plat does
not create a subdivision subject to the
subdivision approval regulations of the Vance
County Subdivision Ordinance, (and that it
meets all statutory requirements for recording.)

3/20/2015 Date
Jordan M. Millen Subdivision Administrator

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

Ruth E. Pecora 3/20/15 Review Officer



I, Robert C. Cawthorne, certify that this
plat was drawn under my supervision from
an actual field survey made under my
supervision from deeds referenced on the
face of the plat; that any boundaries not
surveyed are clearly indicated on the
face of the plat; that the ratio of precision
as calculated is 1 : 10,000; that
this plat was prepared in accordance with
G.S. 47-30 as amended. Witness my original
signature, registration number and
seal this 17 day of MARCH, 2015.

I certify that this survey is of a
category, such as the recombination
of existing parcels, a court ordered
survey, or other exception to the
definition of subdivision.
Robert C. Cawthorne, P.L.S.



FILED Mar 20, 2015 10:38 am
BOOK 0000Y
PAGE 0513
INSTRUMENT # 00984
FILED FOR RECORD - VANCE COUNTY NC
CAROLYN R. PECORA, REGISTER OF DEEDS

CAWTHORNE & ASSOCIATES
Registered Land Surveyors, P.A.
License No.: C-0378
822 Dabney Drive
Henderson, North Carolina 27536

RECOMBINATION SURVEY FOR
THE ESTATE OF
JOSEPH LEVON LEWIS, SR. DECEASED
OWNER - JOSEPH L. LEWIS SR. HEIRS
SANDY CREEK TOWNSHIP
VANCE COUNTY, NORTH CAROLINA
SCALE 1" = 50' MARCH 17, 2015

**Case# 1510-1
GC1 to R-30
Current Zoning Map**



0528 02015
NGTON ADRIAN CRAIG

AR Zoning District

Carey Chapel Rd

0528 02012
ABBOTT IRMA S

AR Zoning District

R30 Zoning District

0528 01059
WALKUP MARY ANN

GC1 Zoning District

0528 01058
LEWIS JOSEPH L

0528 01143
LEWIS JOSEPH L

0528 01005
LEWIS JOSEPH L

0528 01047
CARRILLO JOSE ISABEL

0528 01061
CARRILLO JOSE ISABEL

0528 01028
CARRILLO JOSE ISABEL

0528 01060
LEWIS JOSEPH L

0528 01039
THE TADS GROUP LLC

0528 01036
CLARK MILTON STUART

RMHC Zoning District

0528 01042
THE TADS GROUP LLC

0528 01043
THE TADS GROUP LLC

R30 Zoning District

0528 01030
LEWIS JOSEPH L

0528 01046
STALLINGS RANDY

0528 01029
STALLINGS GEORGE WOO

0528 01031
FRANKLIN THOMAS W

