

DEPARTMENT OF PLANNING & DEVELOPMENT

PLANNING BOARD STAFF REPORT

REZONING CASE # RZ1610-1

STAFF PROJECT CONTACT: Amy Sandidge



EXPLANATION OF THE REQUEST

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

OWNER/APPLICANT

OWNER: Adam Lancaster
190 Almora Loop
Mooresville, NC

Applicant: Adam Lancaster

PROPERTY INFORMATION



LOCATION: 1150 Gun Club Road; more specifically identified as tax parcel 0407 01004B.

EXISTING LAND USE: The parcel is currently zoned R-30. The property is the site of a business formerly known as Lancaster Transmission Repair.

SIZE: The portion to be rezoned is 1.58 acres (see included survey).

- C. There is convincing demonstration that all uses permitted under the proposed zone classification would be appropriate in the area included in the proposed change. (When a new zone designation is assigned, any use permitted in the zone is allowable, so long as it meets zone requirements, and not merely uses which applicants state that they intend to make of the property involved.)
- D. 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.
- E. The proposed change is in accord with the County Land Use Plan and sound planning principles.

Attachments: Rezoning Application, Survey Map, Aerial map with surrounding zoning



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: ADAM LANCASTER
Mailing Address: 190 ALMORA LOOP
City: MOORESVILLE State: NC Zip Code: 28115
Phone #: (704) 437-3645 Fax #: () -
E-mail Address: adamlancaster1982@gmail.com

Applicant Information

Applicant: ADAM LANCASTER
Mailing Address: 190 ALMORA LOOP
City: MOORESVILLE State: NC Zip Code: 28115
Phone #: (704) 437-3645 Fax #: () -
E-mail Address: adamlancaster1982@gmail.com

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

Property Address: 1150 GUN CLUB RD HENDERSON, NC 27536
Tax Map Number: 0-107 PIN (parcel identification #): 04070100413

Existing Zoning: R30 Proposed Zoning: AR
Acreage: 1.581ac Road Frontage: 226.37ft
Existing Use: _____

Deed Reference

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