

DEPARTMENT OF PLANNING & DEVELOPMENT

PLANNING STAFF REPORT

REZONING CASE # RZ1702-01

STAFF PROJECT CONTACT: Amy Sandidge



EXPLANATION OF THE REQUEST

This is a request to amend the zoning map and to rezone one parcel from Office & Institutional (O-I) to Light Industrial (L-I).

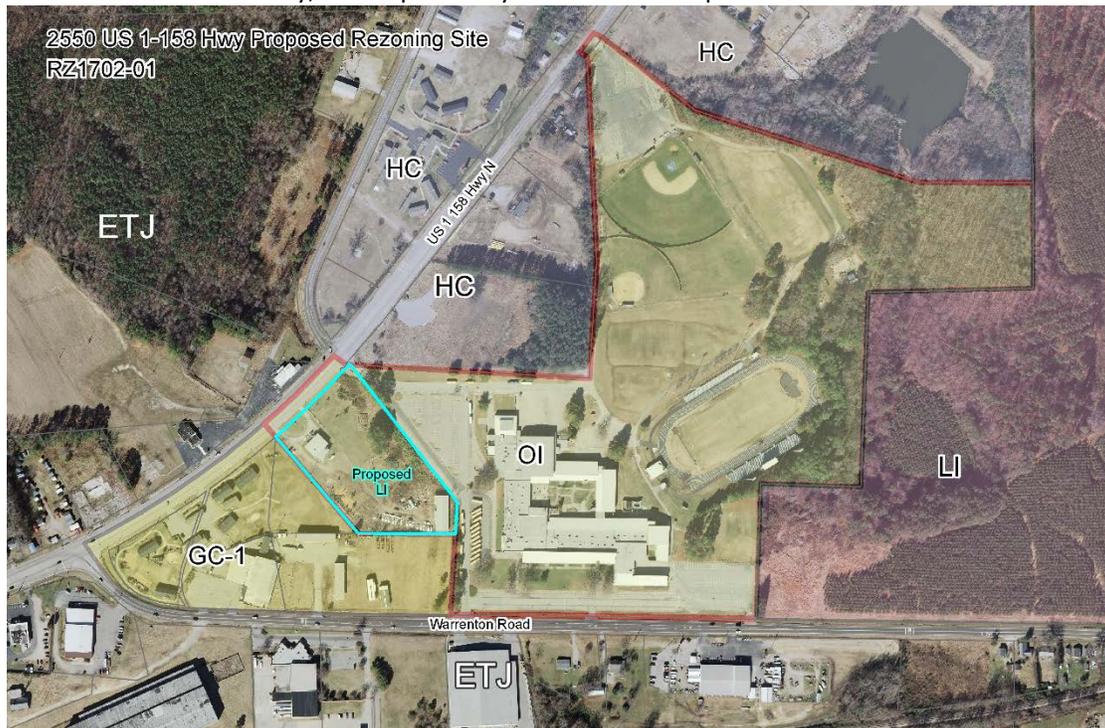
OWNER/APPLICANT

OWNER: Amerifunds Secured Fund II, LLC
9375 E Shea Blvd
Scottsdale, AZ 85260

Applicant: Corey Edwards
199 D&G Lane
Kittrell, NC 27544

PROPERTY INFORMATION

LOCATION: 2550 US 1- 158 Hwy; more specifically identified as tax parcel 0208 02001.



EXISTING LAND USE: The parcel is currently zoned O-I. The property consists of two building, both are vacant.

SIZE: The parcel is 4.25 acres (see included site plan).

SURROUNDING LAND USE: The property fronts along US-1 & 158. The adjacent property to the south is zoned GC-1 and is used as a mobile home sales lot. Vance County High School is located just behind or east of the site. The overall area is zoned Highway Commercial and Light Industrial, with the exception of the school.

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

IMPACTS

This rezoning will change the allowable uses of the property from being office related activity to allowing uses compatible with highway frontage: mini-storage, welding shops, lumber yards, vehicle sales and service, and other similar uses. The property was currently used as a radio station and a learning academy. The minimum lot size for L-I zoning is 80,000 sq. ft (1.83 acres) – The property meets the minimum lot size of the proposed zoning category.

STAFF COMMENTS

The rezoning request is to change the zoning of this parcel from Low Density Residential (R-30) to Light Industrial (LI). The parcel is located in an area that currently consists of a variety of industrial and commercial uses along US-1. The Vance County Land Use Map shows Industrial uses in the vicinity of this site.

This property is located in the Anderson Creek Watershed and is limited to a maximum built upon (impervious surface) coverage of 24%.

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.

In reviewing this request the following should be considered prior to giving a favorable recommendation:

- A. The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories.
- B. There is convincing demonstration that all uses permitted under the proposed zone classification would be in the general public interest and not merely in the interest of an individual or small group.
- 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.

When considering the surrounding land, the size of the parcel, and the use of the surrounding parcels, it is reasonable to believe the parcel could be rezoned from O-I to L-I with limited impacts. When zoning classifications were assigned to parcels, had this parcel been vacant at that time it could have been assigned either H-C or L-I from looking at the surrounding area. Overall the rezoning request is very reasonable and would situate the property to be zoned similar to its surrounding area.

2550 US 1-158 Hwy Proposed Rezoning Site
RZ1702-01

ETJ

HC

HC

US 1 158 Hwy N

HC

OI

Proposed LI

LI

GC-1

Warrenton Road

ETJ

