

DEPARTMENT OF PLANNING & DEVELOPMENT

PLANNING STAFF REPORT

REZONING CASE # RZ1706-01

STAFF PROJECT CONTACT: Amy Sandidge



EXPLANATION OF THE REQUEST

This is a request to amend the zoning map and to rezone two separate parcels from R20 and R30 (Residential Low and Medium Density to HC (Highway Commercial).

OWNER/APPLICANT

OWNER: Billy & Elsie Stanton
3963 Raleigh Road
Henderson, NC 27537

Applicant: Billy Stanton
3963 Raleigh Road
Henderson, NC 27537

PROPERTY INFORMATION

LOCATION: 3963 Raleigh Road; more specifically identified as tax parcels 0224 02015 and 0224 02019.

EXISTING LAND USE: The parcels are currently zoned R-30 and R-20 and both are vacant. The parcels are adjacent to the Bearpond Grocery.

SIZE: The area to be combined and rezoned is 1.44 acres (see included survey).

SURROUNDING LAND USE: The property fronts along Raleigh Road. The adjacent property to the south is zoned HC and is developed as a grocery. Other uses include a church, several vacant structures and residential development.

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 residential in character to allowing uses compatible with highway frontage for the convenience of nearby residential areas. The zoning ordinance specifically calls this zoning classification out as areas located along established or proposed highway corridors; mainly at intersections and interchanges. The minimum lot size for HC zoning is 43,560

sq. ft (1 acre) – Once combined the property will exceed this minimum lot size of the proposed zoning category.

STAFF COMMENTS

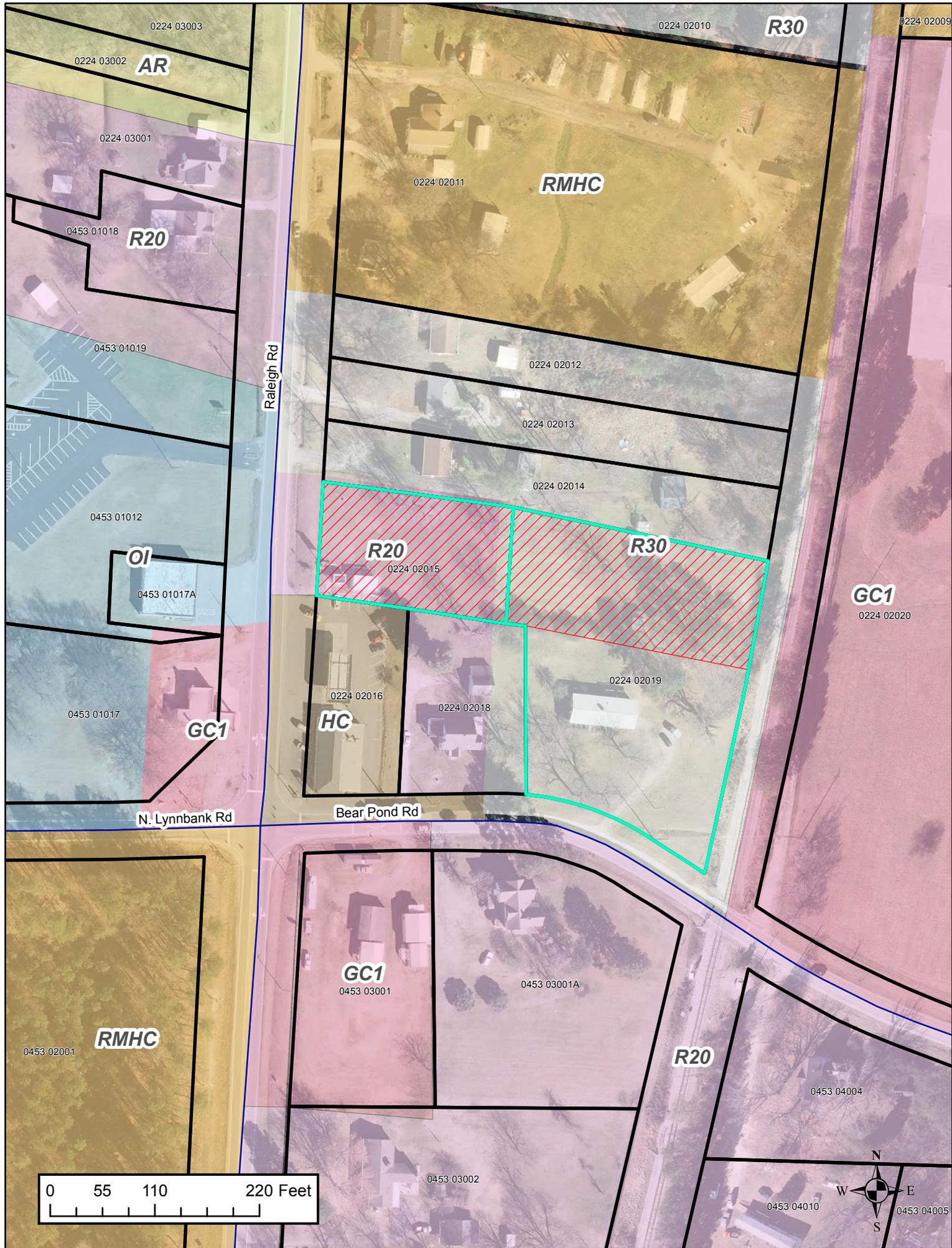
The rezoning request is to change the zoning of this parcel from Residential Low Density (R-30) and Residential Medium Density (R-20) to Highway Commercial (HC). The parcel is located in an area that currently consists of a variety of industrial and commercial uses along US-1. The Vance County Land Use Map shows this area defined as a transitional development area so this proposed change would comply with the land use plan.

The planning board should consider the following factors in deciding this case:

- 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.

Staff believes it is reasonable for the property to be rezoned from R-30 and R-20 to HC to meet the neighborhood needs.

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



0224 03003

0224 03002 **AR**

0224 03001

0453 01018 **R20**

0453 01019

0453 01012

OI

0453 01017A

0453 01017

GC1

N. Lynnbank Rd

0224 02010

R30

0224 02009

0224 02011

RMHC

0224 02012

0224 02013

0224 02014

R20

0224 02015

R30

GC1

0224 02020

0224 02016

HC

0224 02018

0224 02019

Bear Pond Rd

GC1

0453 03001

0453 03001A

0453 02001

RMHC

R20

0453 04004

0453 03002

0453 04010

0453 04005





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 #	1706-01
Fee Paid	
PB Date	
BOC Date	

Property Owner Information

Property Owner: Billy STANTON
Mailing Address: 3963 Raleigh Rd,
City: Henderson State: NC Zip Code: 27537
Phone #: (252) 438-6452 Fax #: () -
E-mail Address: BT STANTON 55 @ G MAIL . COM

Applicant Information

Applicant: Billy STANTON
Mailing Address: 3963 Raleigh Rd
City: Henderson State: NC Zip Code: 27537
Phone #: (252) 438-6452 Fax #: () -
E-mail Address: BT STANTON 55 @ G MAIL . COM

Property Information For multiple properties please attach an additional sheet.

Property Address: 3963 Raleigh Rd Henderson NC 27537
Tax Map Number: _____ PIN (parcel identification #): 0224 0205
Existing Zoning: R20 & R30 Proposed Zoning: HC
Acreage: _____ Road Frontage: _____
Existing Use: _____

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:*

Future Expansion

3. What factors justify the proposed amendment?

Property Owners Signature

Billy Hester
Please sign in blue or black ink

Date *5-22-17*

Applicants' Signature

Billy Hester
Please sign in blue or black ink

Date *5-22-17*