

DEPARTMENT OF PLANNING & DEVELOPMENT

Vance County Planning Board Meeting Date 02-14-2019

Public Hearing – Case # RZ20190214-1, 7.77 acres, US HWY 1



Staff Project Contact: Angie Blount

EXPLANATION OF THE REQUEST

To consider recommending the rezoning of an 8.196 acre tract of land located between US Hwy 1 and Edwards Rd. The property is currently zoned R30 (Residential Low Density) and the proposed zoning is GC1 (General Commercial 1).

OWNER/APPLICANT

The owner of the property is Jean Harris, 211 Par Dr., Henderson, NC 27536, the applicant is Jonathon Edwards, 241 Pinnacle Place, Henderson, NC 27536.

PROPERTY INFORMATION

LOCATION: Between US 1 HWY and Edwards Rd, Pin # 0456 06008

EXISTING LAND USE: Residential, Zoned R30 (Residential Low Density)

SURROUNDING LAND USE: The surrounding tracts are residentially zoned, AR or R30. This property has road frontage on both Edwards Rd. and US 1 Hwy.

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

IMPACTS

The impact on the surrounding properties would include occasional deliveries by large truck, minimal increase in vehicular traffic, vehicles will access the property from US 1 HWY as the applicant has already communicated with DOT regarding driveway permits from US 1 HWY. The commercial zoning of GC1 carries more restrictive setbacks, 75' front (Edwards Rd and US 1 HWY will both be observed as front) and side setbacks of 25'. Buffering requirements would further protect surrounding residential areas.

STAFF COMMENTS

This is a large parcel of land, combined with the more restrictive setbacks associated with a GC1 zoning, and access being made from US 1 HWY, plus buffering requirements would further protect surrounding residential areas. These things combined should lessen the impact a potential commercial business might have on residential neighbors.

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.

Attachments: Application (A), Survey Map (B), Aerial map with surrounding zoning (C), DOT Correspondence (D).