

DEPARTMENT OF PLANNING & DEVELOPMENT

Vance County Planning Board Meeting Date 02-14-2019



Public Hearing – Case # RZ20190214- 2, 1 acre tract on Warrenton Rd

Staff Project Contact: Angie Blount

EXPLANATION OF THE REQUEST

To consider recommending the rezoning of a 1 acre tract of land located on Warrenton Rd. The property is currently zoned RMHC (Residential Manufactured Home Community) and the proposed zoning is AR (Agricultural Residential).

OWNER/APPLICANT

The owner of the property is Vance County, 122 Young St., Henderson, NC 27536, the applicant is Vance County.

PROPERTY INFORMATION

LOCATION: Located on Warrenton Rd, known as Finch Land, identified by Pin# 0212 03001.

EXISTING LAND USE: Vacant, currently zoned RMHC (Residential Manufactured Home Community).

SURROUNDING LAND USE: The property is bordered on the left by a .33 acre tract of land, zoned LI or Light Industrial, currently being used as a convenience site. The property is bordered on the right by property zoned as RMHC (Residential Manufactured Home Community) and being used as such. The property across Warrenton Rd falls within the ETJ (Extra Territorial Jurisdiction) of the City of Henderson.

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

IMPACTS

The proposed AR zoning for this lot would allow for the placement of one single family home and would be subject to the setback requirements for AR zoning as well as setbacks and maximum built upon percentages (impervious) due to the property falling within the WS-III-Anderson Creek Watershed Area. Other residential and non-residential uses may (with a Conditional Use Permit) or may not be allowed, per the Watershed Overlay Zone for this area.

STAFF COMMENTS

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) Watershed Overlay and Ordinance (D)