

DEPARTMENT OF PLANNING & DEVELOPMENT



PLANNING STAFF REPORT

ZONING TEXT AMENDMENT

STAFF PROJECT CONTACT: Angie Blount

EXPLANATION OF THE REQUEST

This is a request to amend the zoning ordinance to add “Convenience Center” to the Permitted Uses Table and the definitions.

INITIATION OF AMENDMENT

The County of Vance has requested that “Convenience Center” be added to the Permitted Uses Table and to the zoning ordinance definitions.
 Staff and the Planning Board recommend that (Convenience Center) be allowed in AR,R30 and GC1 with Conditional Use Permit approvals by the Board of Adjustment, allowed by right in the LI, IM and WOZ, and prohibited in the R20, R10, RMHC, HC, EIA and OI zoning jurisdictions.

BACKGROUND INFORMATION

The current ordinance and Permitted Uses Table does not contain a definition for Convenience Center. The closest definition falls under Recycling and/or storage under Industrial Uses but does not adequately describe the functions of a Convenience Center as items are not stored and any recyclables leave the site daily.
 The proposed definitions are:

Convenience Center: A county owned, operated and maintained or privately owned, but county operated and maintained site for the collection of residential waste and recycling.

The Permitted Uses chart would be updated as follows:

INDUSTRIAL USES	AR	R30	R20	R10	RMHC	HC	GC	LI	IM	EIA	OI	OS	WOZ	
Convenience Center	CU	CU	X	X	X	X	CU	P	P	X	X	X	P	Parking: 1 per employee
Recycling and/or storage	CU	X	X	X	X	X	CU	P	P	X	X	X	X	Parking: 2/1000 SF Loading: 1.25/bay
Manufacturing	X	X	X	X	X	CU	CU	P	P	CU	X	X	X	Parking: 1/500 SF Loading: 1/20,000
Machine and welding shops	CU	CU	X	X	X	CU	CU	P	P	X	X	X	X	Parking: 1/500 SF Loading: 1/20,000

Black text is from the current zoning ordinance. Red text is PROPOSED on the chart

The chart above contains Recycling and/or storage, Manufacturing and Machine and welding shops as they are in the current ordinance under Industrial Uses, no proposed changes to either of these uses as far as the zoning classifications are applied.

PLANNING BOARD PROPOSAL AND RECOMMENDATION

The planning board unanimously voted to amend this section of the ordinance.
 The updates are listed above and include adding the definition of Convenience Center as well as adding this use to the Permitted Uses Chart.

PLANNING BOARD RECOMMENDATION: Made February 21, 2019

STAFF COMMENTS AND RECOMMENDATION

Staff supports this proposed amendment.

Attachments:

Proposed resolution amending the zoning ordinance.

**ORDINANCE AMENDING THE VANCE COUNTY ZONING ORDINANCE TO ADD
CONVENIENCE CENTER TO THE ZONING DEFINITIONS AND TO THE TABLE OF
PERMITTED USES**

WHEREAS, the Vance County Planning Board has reviewed the proposed amendments to the Vance County Zoning Ordinance, has determined them to be consistent with the land use plan, and has provided a recommendation for their approval.

WHEREAS, the proposed amendments provide additional protections for property owners and citizens of the county while maintaining an environment conducive to economic development; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, that:

- A. The amendments as presented are consistent with the county land use plan by encouraging development at a rate and in a pattern which can be efficiently and effectively served by existing and planned services and facilities. Additionally the amendments accommodate and allow economic development and growth while protecting the environment, public health and general welfare.
- B. The Vance County Zoning Ordinance be amended as follows (deletions as ~~strike~~throughs, additions shown as red underlined text):

Convenience Center: A county owned, operated and maintained or privately owned, but county operated and maintained site for the collection of residential waste and recycling.

Convenience Center	CU	CU	X	X	X	X	CU	P	P	X	X	X	P	Parking: 1 per employee
Recycling and/or storage	CU	X	X	X	X	X	CU	P	P	X	X	X	X	Parking: 2/1000 SF Loading: 1.25/bay
Manufacturing	X	X	X	X	X	CU	CU	P	P	CU	X	X	X	Parking: 1/500 SF Loading: 1/20,000
Machine and welding shops	CU	CU	X	X	X	CU	CU	P	P	X	X	X	X	Parking: 1/500 SF Loading: 1/20,000

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Adopted this the 11th day of March, 2019.

ATTEST:

Archie Taylor, Chairman
Vance County Board of Commissioners

Kelly H. Grissom
Clerk to the Board