

DEPARTMENT OF PLANNING & DEVELOPMENT

PLANNING STAFF REPORT  
REZONING CASE RZ03212019-1  
STAFF PROJECT CONTACT: Angie Blount

March 21, 2019



EXPLANATION OF THE REQUEST

This is a request to rezone one 2.5 acre parcel at the corner of Bullocksville Park Rd. and Jacksontown Rd. from R30 (Residential Low Density) to HC (Highway Commercial).

OWNER/APPLICANT

**OWNER:** Stephen Jarvis White  
208 Brehon St.  
Warrenton, NC 27589

**Applicant:** Par 5 Development, LLC  
2075 Juniper Lake Rd  
West End, NC 27376

PROPERTY INFORMATION



**LOCATION:** Southwest intersection of Bullocksville Rd. and Jacksontown Rd, near Kerr Lake, and near the Warren County line. The property is further identified as tax parcel number 0587 03004.

**EXISTING LAND USE:** The parcel is currently zoned R30 (low density residential) Property is a vacant parcel of land.

**SIZE:** The tract consists of 2.5 acres. The tract has approximately 396 ft. of road frontage along Bullocksville Rd and 225 ft. along Jacksontown Rd.

**SURROUNDING LAND USE:** The immediate area consists of AR and R30 zoned property. The area is rural and consists of single family homes and farm land. Directly across Bullocksville Park Rd from this location is a one acre parcel zoned GC1, current use is as a Convenience Store.

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

## IMPACTS

Rezoning the property to HC would allow a wide range of commercial uses that would serve the residents of the rural community which could include restaurants, gas stations, auto repair, general store and general retail. The HC zoning district was established primarily for properties at intersections and interchanges as there is little pedestrian traffic.

## STAFF COMMENTS

The lot, located along an established highway corridor intersection, currently meets or exceeds the road frontage requirements for HC along both roadways. The Highway Commercial zoning designation would allow retail establishments at this intersection that would benefit the citizens of this rural area.

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 R30 to AR to meet the neighborhood needs.

**Attachments:** Rezoning Application (A), Deed, Property Description (B), Plat (C)

## PLANNING BOARD RECOMMENDATION:

## BOARD OF COMMISSIONERS

Whenever the Board of Commissioners makes a decision to adopt or to reject a zoning amendment, the board must approve a written statement describing whether the action is consistent with an adopted comprehensive plan. The statement must also address why the board considers the action taken to be reasonable and in the public interest. The board is not required to follow its adopted plans in zoning decisions, but must consider its reasons for deciding to follow the plan or not.

**Draft Motion and Rationale for Board of Commissioners Approval:** Motion to approve the rezoning request on the basis that it would provide retail services to the population in this rural area of the county.

**Draft Motion and Rationale for Board of Commissioners Disapproval:** Motion to deny the rezoning request on the basis that the character of the neighborhood will be materially and adversely affected by uses allowed in the proposed zoning category.

**Attachments:** Rezoning Application, Survey Map, Aerial Zoning Map