

DEPARTMENT OF PLANNING & DEVELOPMENT



Vance County Planning Board Meeting Date 11-08-2018

Public Hearing – Rezoning case # RZ20181108-1
Rezoning case # RZ 20181108-2

Public Meeting – To gather public comment regarding the use of campers and RV's within the county.

Staff Project Contact: Angie Blount

EXPLANATION OF THE REQUEST

The Public Hearing is to hear two rezoning requests brought by Vance County as the applicant.

The public meeting is to gather input from citizens regarding possible amendments to the current Vance County Zoning Ordinance regarding the use of Campers and RV's within the county.

OWNER/APPLICANT

RZ20181108-1 – Owner: Vance County, Applicant: Vance County.

RZ20181108-2 – Owner: Bearpond Investment, LLC, Applicant: Vance County

PROPERTY INFORMATION

LOCATION: **RZ20181108-1** – 616 Bearpond Rd, Tax Map number 0453 05005. Tract 1, 82.58 acres, Tract 2, 2.05 acres.

RZ20181108-2 – 651 Bearpond Rd, Tax Map number 0224 01009, 9.87 acres.

EXISTING LAND USE: **RZ20181108-1**, Tract 1 consists of vacant land. Tract 2 contains an abandoned dwelling.

RZ20181108-2 contains a manufacturing business.

SIZE: **RZ20181108-1**, 616 Bearpond Rd, Tract 1, 82.582 acres and Tract 2, 2.048 acres both currently zoned AR (Agricultural Residential).

RZ20181108-2, 615 Bearpond Rd, 9.87, acres currently zoned GC1 (General Commercial).

SURROUNDING LAND USE: The surrounding tracts are mainly commercial, with a small number of AR and R30 residential areas.

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

IMPACTS

The rezoning for RZ20181108-1 would allow for the expansion of the Industrial Park

The rezoning for RZ20181108-2 would allow the existing Manufacturing Business to obtain a zoning classification which better conforms to the current use.

The Public Meeting to gather opinion from citizens regarding possible amendment to the Vance County Zoning Ordinance dealing with Camper and RV use within the county.

STAFF COMMENTS

Case RZ20181108-1, Tract 1 and Tract 2, both meet or exceed the required minimum lot size and lot width requirements for the proposed zoning, which for LI are 80,000 sq. ft. (1.837 acres) and 150' lot width.

Case RZ20181108-2, meets or exceeds the required minimum lot size and minimum lot width. (80,000 sq. ft. and 150' lot width).

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: RZ20181108-1, Application (A), Survey Map (B), Aerial map with surrounding zoning (C)
RZ20181108-2, Application (A), Survey Map (B), Aerial map with surrounding zoning (C), Deed (D)

Attachments for Public Meeting: Current Ordinance regarding Camper and RV's, Past Planning Board and Commissioners Meeting Minutes on the subject