



## Planning and Development Department

156 CHURCH STREET, HENDERSON, NC 27536

(252) 738-2080 / FAX 738-2089

Staff Report 11/08/2018

### Vance County Board of Adjustment

**Owner:** WW Properties  
& Rentals LLC

**Applicant:** Owner on  
behalf of Kingdom Horse  
Trailers NC LLC

**Parcel ID:**  
0208 02016

**Location:**  
2650 US 1/ 158 Hwy

**Current Zoning:** HC  
(highway commercial)

**Public Hearing:**  
11/08/2018

**Prepared by:**  
Angie Blount

### Description of Request for Conditional Use Permit:

The applicant is requesting a Conditional Use Permit which will allow commercial sales (horse trailers) within the WS-III-BW Anderson Creek Watershed Area.

#### **Exhibits as follows:**

**Exhibit 1.** Application, Statement of Justification and Factors Relevant, Legal Description of Property.

**Exhibit 2.** Aerial View, GIS parcel map showing Watershed designation and site plan.

### Findings of Fact

1. The request is for a Conditional Use Permit be issued in order to conduct commercial sales of horse trailers within the watershed area.
2. The property is owned by WW Properties and Rentals LLC of Henderson, NC, and is leased by Kingdom Horse Trailers NC, LLC who are proposing the business.
3. The property is located at 2650 US 1 158 Hwy in Henderson and is further identified as Tax Map Parcel 0208 02016.
4. The property consists of 5.36 acres and is zoned HC or Highway Commercial.
5. The application requesting a Conditional Use Permit was filed 10/18/2018 and a fee of \$250 was collected.
6. The property was posted on 10/25/2018.
7. The adjoining properties were sent notice on 10/25/2018, Certified Mail, Return Receipt.
8. The legal notice was run in the Henderson Dispatch on 10/25/2018.

### Staff Comments

Commercial sales of this type are allowed in the HC (Highway Commercial) zoning district, the Conditional Use Permit is required due to the entirety of the parcel being located within the WS-III-BW Anderson Creek Watershed area, which carries more strict setback and impervious surface coverage (built upon area) requirements. This parcel comprises of 5.36 acres or 233,487 sq. ft. The allowable built upon area for this property is 24% or 56,035 sq. ft. The applicant is proposing one 11'8" X 56' commercial modular office (660 sq. ft.), one 16' x 20' Carport (320 sq. ft.) and advises they plan on placing 75 horse trailers at a time on the property, each trailer 16' X 7", total sq. ft., 8,400. The applicant is not proposing any new pavement. The applicant is currently installing a new septic system as advised by Vance-Granville Environmental Health. All required perk/recertification permits have been obtained by the applicant. Proposed total impervious, including septic, would be around 10,000 sq. ft. and well within the allowed amount.

