



Planning and Development Department

156 CHURCH STREET, HENDERSON, NC 27536

(252) 738-2080 / FAX 738-2089

Staff Report 04/11/2019

Vance County Board of Adjustment

Owner: Turkesa L.
Whittley

Applicant: Owner

Parcel ID:
0465A01004

Location:
94 Oak Forest Drive

Current Zoning: R30
(Residential Low
Density)

Public Hearing:
04/11/2019

Prepared by:
Angie Blount

Description of Request for Conditional Use Permit:

The applicant is requesting a Conditional Use Permit which will allow her to conduct a home occupation/business from her home.

Exhibits as follows:

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

Exhibit 2. Aerial View, GIS parcel map

Findings of Fact

1. The request is for a Conditional Use Permit to be issued in order to conduct a home occupation/business within the R30 zoning district, per VC Zoning Ordinance Section 3, 3.2.14 Table of Permitted uses.
2. The property is owned by Turkesa L. Whittley.
3. The property is located at 94 Oak Forest Dr. and is further identified as Tax Map Parcel 0465A01004.
4. The property consists of 1.23 acres and is zoned R30 or Residential Low Density.
5. The application requesting a Conditional Use Permit was filed 03/21/2019 and a fee of \$250 was collected.
6. The property was posted on 03/28/2019.
7. The adjoining properties were sent notice on 03/28/2019, Certified Mail, Return Receipt.
8. The legal notice was run in the Henderson Dispatch on 03/30/2019.

Staff Comments

The applicant is proposing to operate a Homecare Agency from her residence. The applicant advises that she will utilize enough space in the dwelling for a dedicated phone line and record keeping. She advises that there will be no storage, employees or retail involved in the operation. The applicant will be required by the state to place a small sign on the property identifying the agency. The sign will be less than 32 sq. ft. which will be exempt from zoning requirements. The impact to adjoining properties will be minimal if any. Section 3, 3.2.14, of the Vance County Zoning Ordinance, Table of Permitted Uses, requires any home occupation/business within the R30 zoning district seek a Conditional Use Permit in order to operate.