

DEPARTMENT OF PLANNING & DEVELOPMENT



Planning Board – Staff Report

PLANNING STAFF REPORT

Middleburg Town Limits – Adopting Vance County Zoning Map and Ordinance Text Amendment

Case #**TXTAMD20191212-2**

STAFF PROJECT CONTACT: Angie Blount

December 12, 2019

EXPLANATION OF THE REQUEST

The Town of Middleburg recently voted to repeal the Town zoning ordinances in order to adopt zoning under Vance County. They have requested that the County add the Middleburg Town Limits to the county zoning map and to enforce their zoning ordinance within this area. A zoning map of Middleburg has been included in your packet materials for your review. A new section will be added to the Zoning Ordinance, Section **3.2.14 Middleburg Overlay Zone** (attached).

OWNER/APPLICANT

Applicant: Vance County on behalf of The Town of Middleburg

IMPACTS

All Zoning inquiries, Subdivision inquiries, Subdivision Plat Review, Map inquiries, permits, complaints and enforcement will now be managed by the Vance County Planning and Development Department under the authority of the Vance County Zoning, Subdivision, Watershed and Flood Plain Ordinances.

STAFF COMMENTS

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.

PLANNING BOARD RECOMMENDATION: The planning board, at their last regularly scheduled meeting, approved unanimously to recommend the proposed map and zoning text amendment adding the town limits of Middleburg to the Vance County Zoning Ordinance.