



# Planning and Development Department

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**Revised 10/7/20**

highlighted areas of change

## Staff Report October 8, 2020

### Vance County Board of Adjustment

Case# CUP100820-1

Owner: Brocklyn LLC

Applicant: Brocklyn  
LLC

Parcel ID: 0203 01006

Location:  
3959 US 1/158 Hwy

Current Zoning: HC  
(Highway Commercial)

Public Hearing:  
10-8-2020

Prepared by:  
Angie Blount

### Request for a Conditional Use Permit

This request is for a Conditional Use Permit in order to establish an office and Mechanic shop on property within the WS-III Anderson Creek Watershed Area. The property is 5.00 acres, zoned Highway Commercial and is identified as parcel number 0203 01006.

#### Exhibits as follows:

- Exhibit 1. Application
- Exhibit 2. Site plan
- Exhibit 3. Driveway permit

### Finding of Fact

1. The request is to establish an office and mechanic shop on property within the WS-III Anderson Creek Watershed Area.
2. The property is zoned Highway Commercial.
3. The adjoining properties were mailed notice on September 28, 2020, Certified, Return Receipt Requested.
4. The legal notice was advertised in the Henderson Dispatch on September 26, 2020.
5. The property was posted on September 28, 2020 and public notice was posted in the courthouse on Monday, September 28, 2020.

### Staff Comments

The applicant is requesting to build a 60' x 80' structure on property located within the WS-III Anderson Creek Watershed Area to house an office and mechanic shop for his trucking business. The property is zoned Highway Commercial and is an allowed use within the zoning district and within the watershed with a Conditional Use Permit. The property consists of 5.00 acres, according to a survey by Charles Surveying, done October 6, 2020, or 217,809 square feet. The allowed percentage of development within the watershed area, (without a variance from the Watershed Review Board or a Special Non-Residential Intensity Allocation (SNIA) issued by the board of commissioners), is 12% of the total square footage of the property. The total allowed square footage for the proposed development would be 26,137 square feet. The proposed structure (4800) and asphalt (1500) total 6300 sq. ft. and are under the 12% allowed at 2.89 %. The area used for parking is gravel and not considered impervious, as long as it is not compacted. Required parking will be 4 spaces for every 1000 sq. ft. of construction. A driveway permit has been issued and was approved by planning on 6/25/20 and NCDOT 7/30/20. The applicant plans to employ approximately 15 people.

Screening and Buffering: Buffering is only required when a non-residential property is adjacent to a residential property. All the adjacent properties are zoned either commercial or industrial. Any outdoor storage will have to comply with Vance County Zoning Ordinance, section 4.5, which requires outdoor storage be obscured from public view either by 8' of opaque fencing or vegetation or a combination of both.

