



Rowan County Planning and Development Department

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MEMORANDUM

TO: Chairman Jones and Rowan County Planning Board
FROM: Franklin Gover, Planner
DATE: February 10, 2016
RE: **Z 01-16**

SUGGESTED PLANNING BOARD ACTION

1. Receive staff report
2. Petitioner comments
3. Conduct courtesy hearing
4. Close hearing and discuss
5. Develop statements
6. Recommend Approval / Denial / Table **Z 01-16**

REQUEST

David Bradshaw requests that a 1 acre portion of a 9.6 acre parcel, owned by Carl Brown Bradshaw Et al., located at the 500 and 600 block of Bradshaw Road, indentified as Rowan County Tax Parcel 219 006, be rezoned from Manufactured Home Park (MHP) to Rural Agricultural (RA).

ZONING CRITERIA

1. Relationship and conformity with any plans and policies.

Plans - According to the Western Rowan Land Use Plan, this property is located within Area One, Areas North of NC 152. Area One is largely *Rural Agricultural*.

Note: This parcel is located within a Watershed II (Back Creek/ Sloan Creek).

Policies – N/A

2. Consistency with the requested zoning district's purpose and intent.

***Rural Agricultural, RA.** This district is developed to provide for a minimum level of land use regulations appropriate for outlying areas of the county. These outlying areas typically consist of rural single-family housing, larger tracts of land used for agriculture or in fields and forest land, with some nonresidential uses intermingled. Multifamily uses are discouraged in this district. This district would provide for protection from the most intensive land uses while containing provisions for a variety of less intensive land uses. It is the intent of this district to rely upon development standards to protect residences from potential adverse impacts of allowed nonresidential uses. The most intensive land uses would not be allowed in this district.*

The rezoning area aligns with the Rural Agricultural district because of the existing single family development and anticipated one acre parcel size. The residual 8 acres will exceed the MHP zoning district's required minimum lot size of six acres.

The neighboring parcel, Tax Parcel 219 052 (identified in blue hashed lines on the Rezoning Site Map, Attachment 2), fails to meet the 6 acre minimum lots size required in Manufactured Home Parks and is more suited to the RA district, and may be considered for rezoning as well. Staff recommends including this parcel in the rezoning area. Planning staff have sent a letter informing the property owner of the requested rezoning, including an application to join the rezoning. Per the Rowan County Zoning Ordinance, Section 21-362 (d), the rezoning of property may be the Planning Board.

3. Compatibility of all uses within the proposed district classification with other properties and conditions in the vicinity.

Compatibility of uses –

The rezoning area is compatible with the RA district based on parcel size and existing development.

Conditions in the vicinity (see map) –

The rezoning area is located on a parcel with an existing nonconforming manufactured home park. The area surrounding this parcel is largely agricultural fields, and wooded areas with scattered residences.

4. Potential impact on facilities such as roads, utilities and schools.

Roads – No available historical traffic counts. This request would not impact Bradshaw Road.

Utilities – Uses on this site will utilize private water and sewer, subject to verification from the Rowan County Environmental Health Office.

Schools – N/A

PROCEDURES

Staff recommends that the Planning Board develop a statement of reasonableness before approving or denying this request to address any claims of spot zoning. This statement should provide the basis for the board’s decision and determine whether the request is reasonable and in the public interest. A statement of consistency is also necessary to address the relationship between this request and any applicable county adopted plans prior to making a decision to approve or deny the request. (See attachment 4. statement form)

STAFF COMMENTS

1. The residual MHP zoning district will exceed the 6 acre minimum required lot size and density requirements. However, Tax Parcel 219 052 fails to meet the dimensional requirements of the MHP district. Planning Board may consider rezoning to RA.
2. The requested rezoning area is typical of the RA district and compatible with surrounding uses
3. The rezoning area will join the large western Rowan RA district

ACTION OF THE PLANNING BOARD

1. Motion to adopt a statement of consistency
2. Motion to adopt a statement of reasonableness
3. Motion to recommend approval or denial of the request to rezone Tax Parcels 219 006 including (not including) Tax Parcel 219 052

Attachments

1. Application
2. Vicinity Map
3. Zoning Maps
4. Statements Form