



Rowan County Planning and Development Department

402 North Main Street, Suite 204 • Salisbury, N.C. 28144-4341
Planning: 704-216-8588 Fax: 704-638-3130

MEMORANDUM

TO: Chairman Jones and Rowan County Planning Board Members
FROM: Shane Stewart, Senior Planner
DATE: August 5, 2015
RE: **Z 07-15**

SUGGESTED PLANNING BOARD ACTION

1. Receive staff report
2. Petitioner comments
3. Conduct courtesy hearing
4. Close hearing and discuss
5. Develop statement
6. Approve / Deny / Table **Z 07-15**

REQUEST

Wanda Ryan is requesting the rezoning of her 4.45 acre parcel referenced as tax parcel 418-001 located at 1040 Hugo Dr. from Manufactured Home Park (MHP) to Rural Agricultural (RA).

ZONING CRITERIA

1. Relationship and conformity with any plans and policies.

Plans – This property is located in Area 2 of the East Rowan Land Use Plan, which encourages medium density residential development

within the area.

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.*

With the exception of the adjacent Hickory Lane Manufactured Home Park (MHP), the surrounding area is largely comprised of RA zoned properties consisting of a mixture of subdivisions and a scatter of low density residential parcels. This parcel was likely zoned MHP during the 1998 countywide zoning process due to it bordering Hickory Lane MHP on two sides and possibly the familial relationship in the Burke family. This nearly 4 ½ acre parcel containing one (1) single family dwelling is consistent with the intent of the RA district.

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

Compatibility of uses – The subject property is compatible with allowed uses in the RA district and the surrounding area.

Conditions in the vicinity (see enclosed map) –

North – Hickory Lane MHP consisting of 49 spaces and large acreage tracts.

South – Cruse Estate subdivision totaling 28 lots consisting of single family dwellings.

East – Hickory Lane MHP and two subdivisions consisting of single family dwellings: Cruse Ridge (11 lots) and Country Acres (50 lots).

West – Pasture land, Pine Meadows subdivision totaling 37 lots consisting of manufactured homes, and Hidden Acres MHP totaling 17 spaces.

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

Roads – Cruse Road is classified as a minor thoroughfare most likely due to its cross connection between two other thoroughfares in Safrit (minor) and Old Concord Roads (major). The NCDOT Comprehensive Transportation Plan suggests the existing road could carry 13,100 vehicles per day compared to the most recent count of 640 in 2012. This estimate is largely based on pavement width and speed limit, which in this case overestimate the carrying capacity. Regardless, this zoning decision will have minimal impact on Cruse Road.

Utilities – N/A

Schools – Minimal. Both the RA and MHP districts have similar residential density allowances.

PROCEDURES

The Planning Board must develop a statement of consistency 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 enclosed checklist as a guide in developing this statement.

STAFF COMMENTS

This request borders the RA district on two sides, is in keeping with the district’s purpose and intent, and is compatible with the surrounding uses.



Rowan County Department
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Case # Z 07-15
Date Filed 6/11/15
Received By SAS
Amount Paid \$200⁰⁰ ck# 3168

Office Use Only

REZONING APPLICATION

OWNERSHIP INFORMATION:

Name: Wanda B. Hukill Ryan
Signature: Wanda B. Ryan
Phone: 704-933-1752 Email: wanda.b.bush@gmail.com
Address: 1850 Enochville Rd.
KANNAPOLIS NC 28081

APPLICANT / AGENT INFORMATION (Complete affidavit on back if other than owner):

Name: Same
Signature: _____
Phone: _____ Email: _____
Address: _____

PROPERTY DETAILS:

Tax Parcel(s): 418-001 Size (sq.ft. or acres): 4.63
Property Location: 1040 Hugo Dr -
Current Land Use: Residential
Date Acquired: _____ Deed Reference: Book _____ Page _____

Surrounding Land Use: North Mobile Home Park
South Stick Homes
East Mobile Homes Park
West Hugo Dr - single homes

Existing Zoning MHP Requested Zoning RA

COUNTY OF ROWAN
STATE OF NORTH CAROLINA

AFFIDAVIT OF OWNER

To be completed if
a second party
will represent case

I (We), _____, owner(s) of the within described property do hereby request the proposed rezoning and hereby authorize the person listed below to act as my (our) duly authorized agent in this matter.

Signature(s): _____

Date: _____

Name of Applicant / Agent: _____

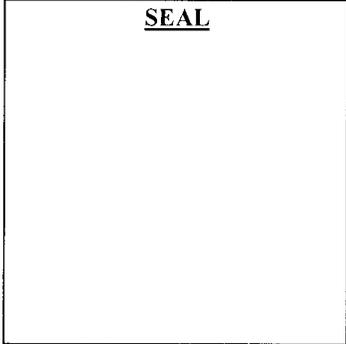
Address: _____

Phone Number: _____

IT IS UNDERSTOOD BY ALL PARTIES HERETO INCLUDING OWNER(S) & APPLICANT(S) / AGENT(S) THAT WHILE THIS APPLICATION WILL BE CAREFULLY CONSIDERED AND REVIEWED, THE BURDEN OF PROVIDING ITS NEED RESTS WITH THE ABOVE NAMED APPLICANT WHETHER OWNER, NON-OWNERS, OR OWNER'S AGENT.

I, _____, a Notary Public for said County and State, do hereby certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

My commission expires _____, 20 ____.



OFFICIAL USE ONLY

1. Signature of Rezoning Coordinator: Bea 2. Planning Board
Courtesy Hearing: 8/24/15 3. Notifications Mailed: 08/05/15 4. Property Posted:
08/04/15 5. Planning Board Action: Approved _____ Denied _____ 6. Board of Commissioners
Public Hearing: _____ / _____ / _____ 7. Notifications Mailed: _____ / _____ / _____ 8. Property Posted:
_____ / _____ / _____ 9. Dates Advertised: 1st _____ / _____ / _____ 2nd _____ / _____ / _____ 10. BOC Action: Approved
_____ Denied _____ 11. Date Applicant Notified: _____ / _____ / _____

ROWAN COUNTY PLANNING BOARD CONSISTENCY WORKSHEET

CONSISTENCY QUESTION: *"Is the proposed amendment consistent with any adopted plan..."*

**REFERENCE
SOURCES**

** NOTE: Consistency statements are applicable to both map and text amendments.*

YES	NO		Is the request consistent with Land Use Plan?
<input type="checkbox"/>	<input type="checkbox"/>	<i>Example:</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<i>Example:</i>	

**Item #1 of the
Staff Report**

YES	NO	N/A	Is the request consistent with any other adopted plans?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**If applicable,
refer to Item #4**

YES	NO	Is the request consistent with the requested zoning district?
<input type="checkbox"/>	<input type="checkbox"/>	

**Item #2 of the
Staff Report**

Suggested Statement

In accordance with Section 21-361(b) of the Rowan County Zoning Ordinance, the Planning Board advises the Z- 07- 14 request [is] or [is not consistent] with the [Eastern] or [Western] Rowan Land Use Plan based on the following:

- 1 _____

- 2 _____

- 3 _____
