

**City of Thomasville**  
**Rezoning Case # Z-20-08**  
**Staff Report: Chuck George, Planning Director**

**Applicant/Owner:** Earl Benjamin Schrock

**Location:** 104 Stone Drive

**Tax Parcel ID Number:** 16037000H0001B

**Request:** Rezoning from C-1CU to R-8

**Conditions:** N/A

**Requested Zoning District Characteristics:**

The current zoning is C-1 Neighborhood Commercial Conditional Use – This district is identical to the C-1 neighborhood commercial district except that a conditional use permit is required as a prerequisite to any use or development, as provided for in this ordinance. This district is defined as a compact neighborhood shopping district which provides convenience goods, such as groceries and drugs, and some types of personal services, to the surrounding residential area. The regulations are designed to protect the surrounding residential districts and provide an appropriate community appearance.

The proposed zoning is R-8 Medium Density Residential - This district is defined as medium density residential areas of mostly single-family dwellings and certain open areas where similar residential development will likely occur. The uses permitted in this district are designed to stabilize and protect the essential characteristics of the area and prohibit all activities of a commercial nature except certain home occupations controlled by specific limitations.

**Site Information**

<b>Size of Parcel</b>	.67 Acre		
<b>Existing Land Use</b>	Agricultural		
<b>Proposed Land Use</b>	Medium Density Residential		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning</b>	<b>Use</b>
	N	R-10	Residential
	E	R-8 & R-10	Residential
	S	R-8 & C-1CU	Residential/Agricultural
	W	R-8 & R-10	Residential
<b>General Site Information</b>	Agricultural Use - Muscadine Vineyard		
<b>Historic Properties</b>	NA		

**History of Approve Cases:**

Z-14-01 Rezoned from R-8 & R-10 to C-1CU Agriculture, May 19, 2014

**Compatibility with Adopted Plans**

The 2035 Land Development Plan indicates the areas that have not been identified for development or redevelopment are suitable for infill development consistent with the existing surrounding land uses. Development or redevelopment in these areas should not be discouraged, and as land development market changes occur, this plan should be updated to reflect the changing conditions.

## Staff Comment

The .67-acre currently used for agriculture approved in 2014. Now the owner is requesting to change back to residential use. The neighboring properties are residential use with a duplex located at the corner of Davidson Street and Stone Street. The Land Use Plan recommends development that is consistent with the existing surrounding land uses.

## Attachments

- Application
- Legal description
- Site map
- DC GIS Map
- Zoning map
- 2035 Land use map
- Table of permitted uses
- Consistency statement to approve or deny request

## Public Notice

<i>Notification</i>	<i>Zoning Board</i>	<i>City Council</i>
Public Hearing Notice	7/17/20 & 7/21/20	
Property Posted	7/17/20	
Notification Letter Sent	7/17/20	

## Zoning Board Recommendation

# REZONING APPLICATION

CITY OF THOMASVILLE

Planning & Zoning Department

PO BOX 368 ~ THOMASVILLE, NC 27360 ~ (336) 475-4255

**1. File Number**

Not answered Z-20-08

**2. Date**

06/09/2020

**3. Applicant Information**

**Name** Earl Benjamin Schrock

**Contact Number** (336) 624-0632

**Applicant's Address**

P.O. Box 2302, Thomasville, NC 27261

**4. Property Owner's Information**

**Name** Earl Schrock

**Contact Number** (336) 624-0632

**Property Owner's Address**

P.O. Box 2302, Thomasville, NC 27361

**5. Existing Zoning**

C-1

**6. Requested Zoning**

R-8

**7. Address or Location of Property to be Rezoned**

104 Stone Street, Thomasville, NC 27360

**8. Description of Property**

All of lot 2, per plat book 76 page 2.

**9. Placing your name in the signature block has the same effect as signing your name in pen on a written document.**

**Signature** Earl B. Schrock

**Date** 06/09/2020

**10. Checking the "I agree to terms" affirms that you understand and accept the terms described in the application. Clicking on this box means that you are signing the application electronically.**

(o) I Agree to terms

*For Dept Use Only*

Fee Received \$ 500<sup>00</sup>

Map No \_\_\_\_\_

Planning Board Hearing Date: July 28, 2020

Planning Board Action : \_\_\_\_\_

City Council Hearing Date: \_\_\_\_\_

City Council Action: \_\_\_\_\_

Approved

Denied

Map Amended

Secretary to Planning Board Signature: \_\_\_\_\_

Thank you,  
Thomasville, NC

This is an automated message generated by the Vision Content Management System™. Please do not reply directly to this email.



# Davidson County GIS



<b>Parcel Number :</b>	16037000H0001B	<b>Land Units:</b>	1 LT
<b>Pin Id :</b>	6777-02-68-1004	<b>Deed Book:</b>	Pg:
<b>Owner :</b>	SCHROCK EARL B 400 DAVIDSON ST # B THOMASVILLE NC 27360-3711	<b>Deed Date:</b>	
<b>Property Address:</b>	104 STONE ST	<b>Account Number:</b>	9233489
<b>Township:</b>	16	<b>Exempt Code:</b>	
<b>Building Value:</b>		<b>\$0 Other Building Value:</b>	\$7,820
<b>Land Value:</b>		<b>\$51,750 Market Value:</b>	\$59,570

Z-20-08

Applicant/Owner: Earl Benjamin Schrock

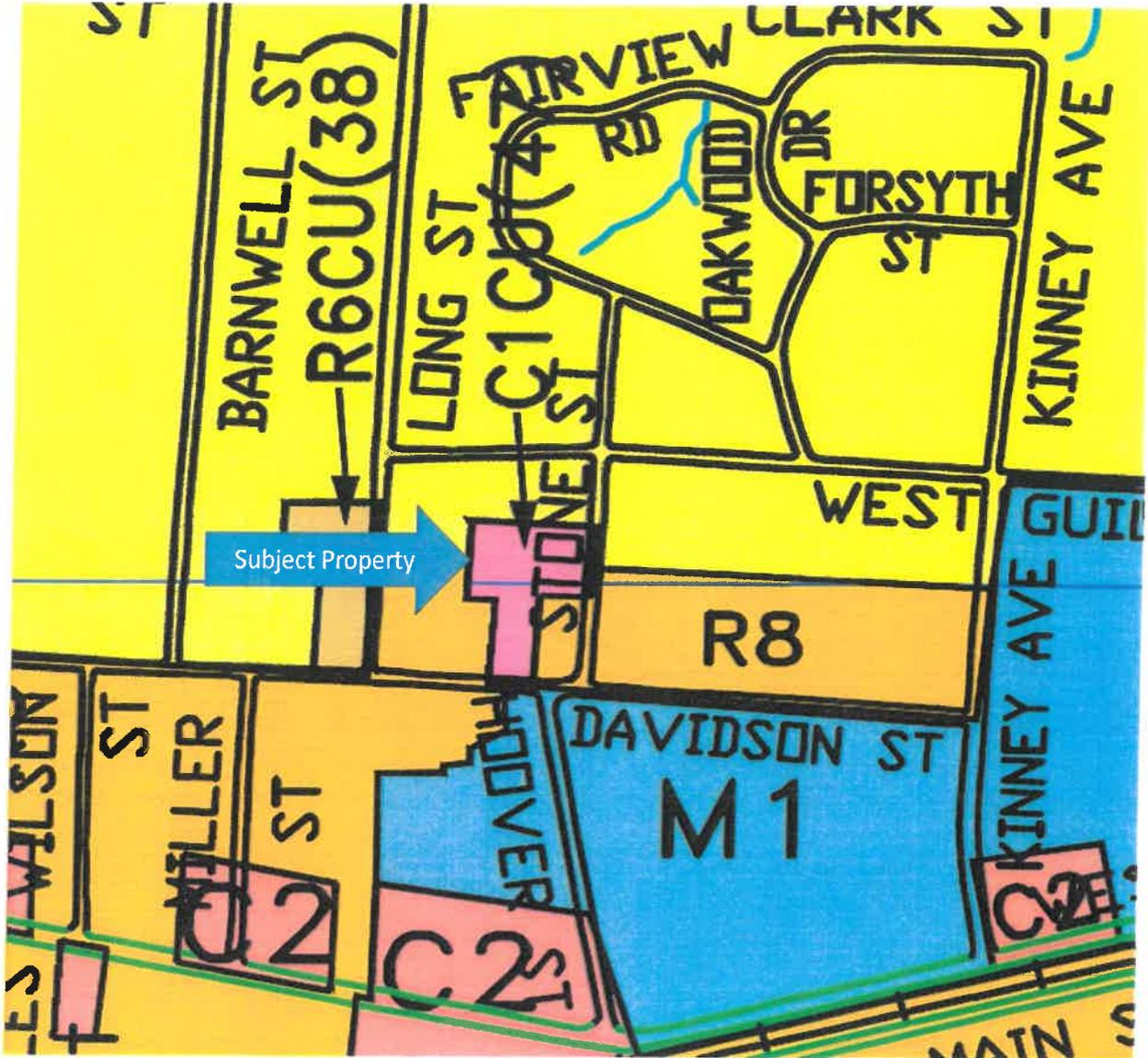
Location: 104 Stone Street

Parcel ID: 16037000H0001B

Current Zoning – C-1CU Neighborhood Commercial Conditional Use

Conditional Use – Agricultural

Proposed Zoning – R-8 Medium Residential



**Legend**

- Pink C-1 Neighborhood Commercial
- Orange R-8 Medium Residential
- Yellow R-10 Low Density Residential
- Blue M-1 Light Industrial



**City of Thomasville**  
**Land Development Plan**

**DEVELOPMENT & RE-DEVELOPMENT AREAS**



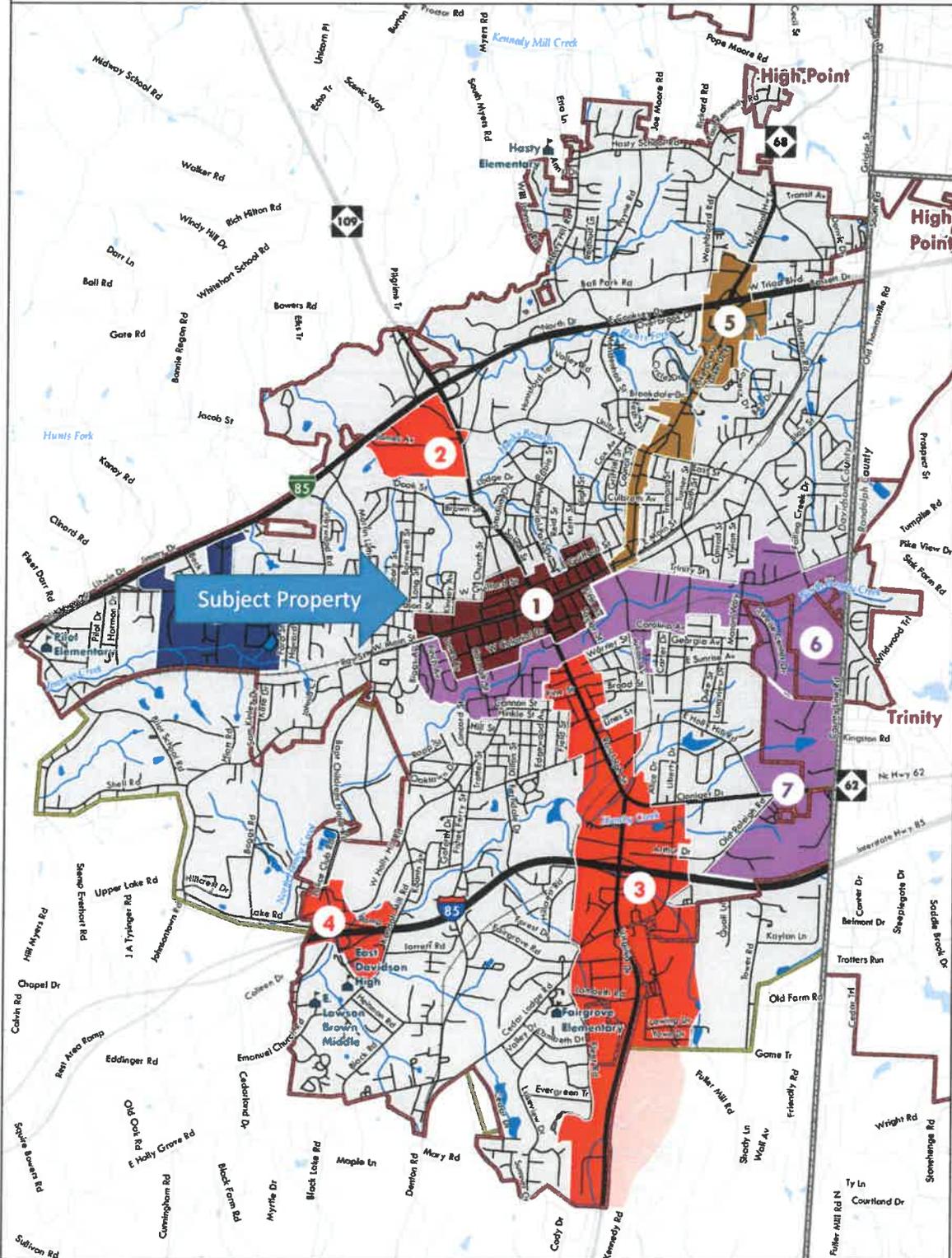
- Highway
- Road
- Railroad
- Stream
- Municipal Limits
- ETJ Boundary
- County Boundary
- Downtown Business District
- Commercial & Mixed-use
- National Highway Commercial Corridor
- Industrial
- Medical & Mixed-use



Mapping provided by the  
Piedmont Triad Regional Council  
Planning Department  
Date: February 20, 2018



1 Inch = 3,000 feet



**MOTION TO REZONE INCLUDING NCGS 160A-383 LANGUAGE**

I move to rezone the property from \_\_\_\_\_ to \_\_\_\_\_  
for the following reasons:

1. \_\_\_\_\_  
\_\_\_\_\_

2. \_\_\_\_\_  
\_\_\_\_\_ and

3. \_\_\_\_\_  
\_\_\_\_\_

Further, I move that the City Council find that this rezoning is reasonable and in the public interest due to its consistency with the comprehensive plan and, as a result, its furtherance of the goals and objectives of the comprehensive plan.

**MOTION TO DENY THE REZONING INCLUDING NCGS 160A-383 LANGUAGE**

I move to deny the rezoning of the property from \_\_\_\_\_ to \_\_\_\_\_  
\_\_\_\_\_ for the following reasons:

1. \_\_\_\_\_  
\_\_\_\_\_

2. \_\_\_\_\_  
\_\_\_\_\_ and

3. \_\_\_\_\_  
\_\_\_\_\_

Further, I move that the City Council find that this rezoning is unreasonable and not in the public interest due to its inconsistency with the comprehensive plan and, as a result, is a hindrance to the goals and objectives of the comprehensive plan.





Permitted Uses	R-20	R-15	R-10	R-10M	R-8	R-6	O-I	C-1	C-2	C-3	C-4	M-1	M-2	Special Requirements
Day care center, child							X	X	X	X		X	X	See note 20.
Day care facility, adult, (for six or more persons)							X	X	X	X	X	X		
Drive-in restaurants								X	X	X	X	X	X	
Drive-in theaters													X	
Dwellings, single-family detached	X	X	X	X	X	X	X				X			See note 18.
Dwellings, single-family attached, two-family, and multifamily including townhouses, patio homes and other styles					X	X	X				X			See notes 13 and 18.
Dwellings for caretaker or domestic employee on premises where employed	X	X	X	X	X	X	X							See note 14.
Electrical shops									X	X	X	X	X	
Exhibition buildings, galleries or showrooms									X	X	X	X	X	
Facilities within a physician's or dentist's office building or within a convalescent home or hospital, not to exceed 50 percent of the ground floor area of such office or building, for the dispensing, and sale, on and within the premises, of prescription medicines and medical appliances customarily prescribed by licensed physicians and dentists and dispensed upon such prescription by licensed pharmacists under the laws of the state							X							
Family care home	X	X	X	X	X	X								
Fairgrounds, carousels, roller coaster, Ferris wheels, super slides and the like of a permanent nature									X			X	X	
Fences and walls	X	X	X	X	X	X	X	X	X	X	X	X	X	
Flammable liquids or gases, bulk storage in quantities less than 100,000 gallons									X			X	X	
Flea markets, open air sales not incidental to the operation of an otherwise permitted use, farmers' markets, antique fairs, craft fairs, used or new merchandise promotion									X	X		X	X	
Flower, plant sales, not enclosed								X	X	X	X	X	X	
Foundry casting, lightweight, nonferrous metal not causing noxious fumes, noise or odors												X	X	
Frozen food lockers									X			X	X	
Funeral homes							X		X		X	X	X	
Furniture, retail sales								X	X	X	X	X		
Golf courses, except par three or miniature courses	X	X	X	X	X	X						X	X	
Golf courses, par three or miniature courses									X			X	X	



Permitted Uses	R-20	R-15	R-10	R-10M	R-8	R-6	O-I	C-1	C-2	C-3	C-4	M-1	M-2	Special Requirements
Mobile homes, agricultural implements, heavy machinery sale, repair, rental or storage									X			X	X	
Monument works, stone works												X	X	
Motels, hotels									X	X	X	X		
Nightclubs									X	X	X	X		
Offices							X	X	X	X	X	X	X	
Orphanages and similar philanthropic institutions	X	X	X	X	X	X	X							
Outdoor Flea Markets/Open Air Sales									X	X		X	X	
Photographic developing, processing and finishing								X	X	X	X	X	X	
Physical culture establishments							X	X	X	X	X	X		
Planing or sawmills													X	
Pool halls, game rooms									X	X	X			
Public parks, recreational facilities	X	X	X	X	X	X	X	X	X	X	X	X	X	
Public buildings, libraries, museums, art galleries and similar public nonprofit facilities	X	X	X	X	X	X	X	X	X	X	X	X	X	
Public utilities, static transformer stations, transmission lines and towers and telephone exchanges, not including service and storage	X	X	X	X	X	X	X	X	X	X	X	X	X	See note 17.
Printing or binding shop									X		X	X	X	
Quarries or other extractive industries													X	
Repair and servicing of office and household equipment								X	X	X	X	X	X	
Restaurants, including all eating places except: drive-ins, nightclubs, clubs, lodges								X	X	X	X	X	X	
Retail business, but not car sales, not otherwise listed								X	X	X	X	X	X	See note 1.
Schools (academic), kindergarten, elementary, secondary, public or private	X	X	X	X	X	X	X	X	X	X	X	X	X	
Schools (nonacademic), commercial, vocational, public or private to include music and dance studios							X	X	X	X	X	X	X	
Service establishments, including but not limited to barbershops, small item repair shops, rental shops, custom fabrication, tailor shops, beauty parlors								X	X	X	X	X	X	
Sheet metal, roofing shops									X			X	X	
Shoe repair								X	X	X	X	X	X	
Signs	X	X	X	X	X	X	X	X	X	X	X	X	X	See article VI.

Permitted Uses	R-20	R-15	R-10	R-10M	R-8	R-6	O-I	C-1	C-2	C-3	C-4	M-1	M-2	Special Requirements
Stables, commercial												X	X	
Storage, outdoor, not including junkyards or storage of petroleum products in quantities over 100,000 gallons, not otherwise listed herein									X			X	X	See note 6.
Stores or shops, retail, but not automobile sales or repair and not otherwise listed herein								X	X	X	X	X	X	
Telephone exchanges, radio and television towers, cell towers									X	X	X	X	X	
Temporary buildings incidental to a construction project, a temporary permit for which has been issued concurrent with the permit for the permanent building(s) or construction	X	X	X	X	X	X	X	X	X	X	X	X	X	
Temporary events, uses and structures including but not limited to: circuses, carnivals, fairs, rides, sideshows, open air exhibits, musicals, dramas, religious events, stage shows, art and craft shows, sales and displays, all of a nonpermanent nature, whether held in conjunction with permanent or temporary buildings, in the open air or any combination thereof								X	X	X	X	X	X	See note 8.
Tobacco processing and storage												X	X	
Tourist homes							X	X						
Transportation terminals, freight									X			X	X	
Transportation terminals, passengers									X	X	X	X	X	
Travel trailer parks									X	X	X	X		
Upholstery, paper hanging, and decorator shops									X	X	X	X		
Veterinary establishments									X	X	X	X	X	
Wholesale establishments									X	X	X	X	X	
Warehouses, sales or service									X			X	X	
Woodworking shops												X	X	

(Ord. of 11-18-96, § II; Ord. of 9-20-05, § 1; Ord. of 5-19-08, § 1)

