

City of Thomasville
Rezoning Case # Z-20-09
Staff Report: Chuck George, Planning Director

Applicant: Mark Nunn

Owner: Eva N. Dorsett

Location: 405 East Sunrise Ave.

Tax Parcel ID Number: 16175000B0017

Request: Rezoning from R-8 to M-1

Conditions: NA

Requested Zoning District Characteristics:

The current zoning is R-8 Medium Density Residential District – 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.

The proposed zoning is M-1 light industrial - This district is defined as certain areas more suited for industrial use than residential use, but situated where residential development, or prospective development, is in close proximity on one or more sides of the district. The uses which are permitted in this district are those characterized by low traffic density, low land coverage, and absence of objectionable external effects. Large setbacks are required in this district and landscaping in keeping with residential areas encouraged.

Site Information

Size of Parcel	1.02		
Existing Land Use	Medium Density Residential		
Proposed Land Use	Light Industrial		
Surrounding Property Zoning and Use	Direction	Zoning	Use
	N	M-1	Light Industrial
	E	M-1	Light Industrial
	S	R-8	Medium Density
	W	M-2	Heavy Industrial
General Site Information	The site currently undeveloped		
Historic Properties	NA		

History of Denied Cases:

NA

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 that is 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 site is currently undeveloped. The proposed zoning would allow for mixed-use of commercial and light industrial uses. The requested district is consistent with the Land Development Plan and 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	9/15/20 & 9/22/20	
Property Posted	9/18/20	
Notification Letter Sent	9/14/20	

Zoning Board Recommendation

CITY OF THOMASVILLE

Planning & Zoning Department

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

APPLICATION FOR REZONING

File No. 2-20-09 Date 8-27-2020

Applicant MARK NUAIN Phone (336) 880-3468

Applicant's Address 7365 CHAPSWORTH DR. TRINITY, NC 27270

Property Owner EVA N. DORSETT Phone (336) 870-7496

Property Owner's Address 128 Shell Road Thomasville, NC 27340

Existing Zoning R8 Requested Zoning M1

Address or Location of Property to be Rezoned 405 E. SUNRISE AVE

CORNER of JULIAN AVE AND SUNRISE

Description of Property DB 2293 PAGE 1530 L 17

Fee Received \$ \$1500.00 Map No 161 750003 0017

(PLEASE MAKE CHECK PAYABLE TO "CITY OF THOMASVILLE")

* Applicant's Signature [Signature]

Planning Board Hearing Date September 29, 2020

Planning Board Action _____

City Council Hearing Date _____

City Council Action _____

Approved

Denied

Map Amended

Signed _____

Secretary to Planning Board

EXHIBIT A

TRACT ONE- BEGINNING AT A POINT WHERE THE WEST MARGIN OF SHELL ROAD INTERSECTS WITH THE SOUTH MARGIN OF EVERHART ROAD, THENCE IN A SOUTHERN DIRECTION WITH SAID EVERHART ROAD 169 FEET TO AN IRON STAKE; THENCE IN AN EASTERN DIRECTION 260 FEET TO AN IRON STAKE, THENCE IN A NORTHERN DIRECTION 1690 FEET TO THE SOUTH SIDE OF SHELL ROAD, THENCE IN A WESTERN DIRECTION 260 FEET TO THE BEGINNING CONTAINING AN ACRE MORE OR LESS AND BEING THE SAME DEED CONVEYED TO THE GRANTOR IN A DEED DATED JANUARY 3, 1959

TRACT TWO- BEGINNING AT A IRON PIPE IN THE EASTERN RIGHT OF WAY OF JULIAN AVE, SAID PIPE BEING LOCATED S 27° 10' 15" E 58.06 FEET FROM A NAIL MARKING THE CENTER LINE INTERSECTION OF JULIAN AVE AND EAST SUNRISE AVE, THENCE FROM SAID BEGINNING POINT N 37° 47' 8" E 28.20 FEET TO THE SOUTHERN RIGHT OF WAY OF EAST SUNRISE AVE; THENCE ALONG THE SAID RIGHT OF WAY THE FOLLOWING TWO COURSES AND DISTANCES S 84° 26' 29" E 92.80 FEET TO A POINT, S 81° 48' 14" E 204.34 FEET TO A POINT, THENCE S 6° 59' 20" E 225.33 FEET TO AN EXISTING PIPE THENCE N 83° 10' 17" W 170.70 FEET TO AN EXISTING IRON STAKE; THENCE N 00° 12' 19" W 159.61 FEET TO AN EXISTING IRON STAKE IN THE EASTERN RIGHT OF WAY OF JULIAN AVE, THEN WITH THE SAID RIGHT OF WAY N 8° 40' 55" W 69.55 FEET TO THE POINT AND PLACE OF BEGINNING SAID TRACT BEING 1.137 ACRES MORE OR LESS AND BEING THE SAME LAND CONVEYED TO THE GRANTOR IN DEED BOOK 961 PAGE 1128 SAVE AND EXCEPT THAT PORTION OF THE LAND CONVEYED FROM THE GRANTOR TO THE NC DEPT OF TRANSPORTATION IN DEED BOOK 1478 PAGE 1721

TRACT THREE- BEGINNING AT A NEW IRON PIPE IN THE EASTERN RIGHT OF WAY LINE OF RUSSELL STREET, SAID IRON PIPE BEING LOCATED N 3° 54' 38" E 116.01 FROM A PK NAIL LOCATED IN THE INTERSECTION OF THE NORTHERN RIGHT OF WAY OF UNITY STREET AND THE EASTERN RIGHT OF WAY OF RUSSELL STREET, THENCE ALONG THE SAID RIGHT OF WAY OF RUSSELL STREET N 3° 54' 38" E 75 FEET TO AN EXISTING IRON PIPE, SOUTHWEST CORNER OF LOT 50, G.E. CROWELL LANDS, AS SHOWN IN PLAT BOOK 2 PAGE 80; THENCE WITH THE LINE OF LOT 50 S 82° 12' 28" E 159.62 FEET TO AN AXLE; THENCE S 4° 5' 7" W 86.04 FEET TO A NEW IRON PIPE; THENCE S 78° 16' E 160.49 FEET TO THE POINT AND PLACE OF BEGINNING SAID TRACT BEING ALL OF LOT 51 AND THE NORTHERN PORTION OF LOTS 52, 52 AND 54 AND BEING THE LAND CONVEYED TO GRANTOR IN A DEED DATED 3-13-1992



Davidson County GIS



Parcel Number : 16175000B0017
 Pin Id : 6787-01-25-9706
 Owner : DORSETT EVA NELL ET ALS
 128 SHELL ROAD
 THOMASVILLE NC 27360

Land Units: 1 LT
 Deed Book: 2293 Pg: 1530
 Deed Date: 11/20/2017

Property Address: 405 E SUNRISE AVE
 Township: 16

Account Number: 9204189
 Exempt Code:

Building Value: \$0 Other Building Value: \$0
 Land Value: \$27,000 Market Value: \$27,000
 Assessed Value: \$27,000 Deferred Value: \$0



City of Thomasville
Land Development Plan

DEVELOPMENT & RE-DEVELOPMENT AREAS



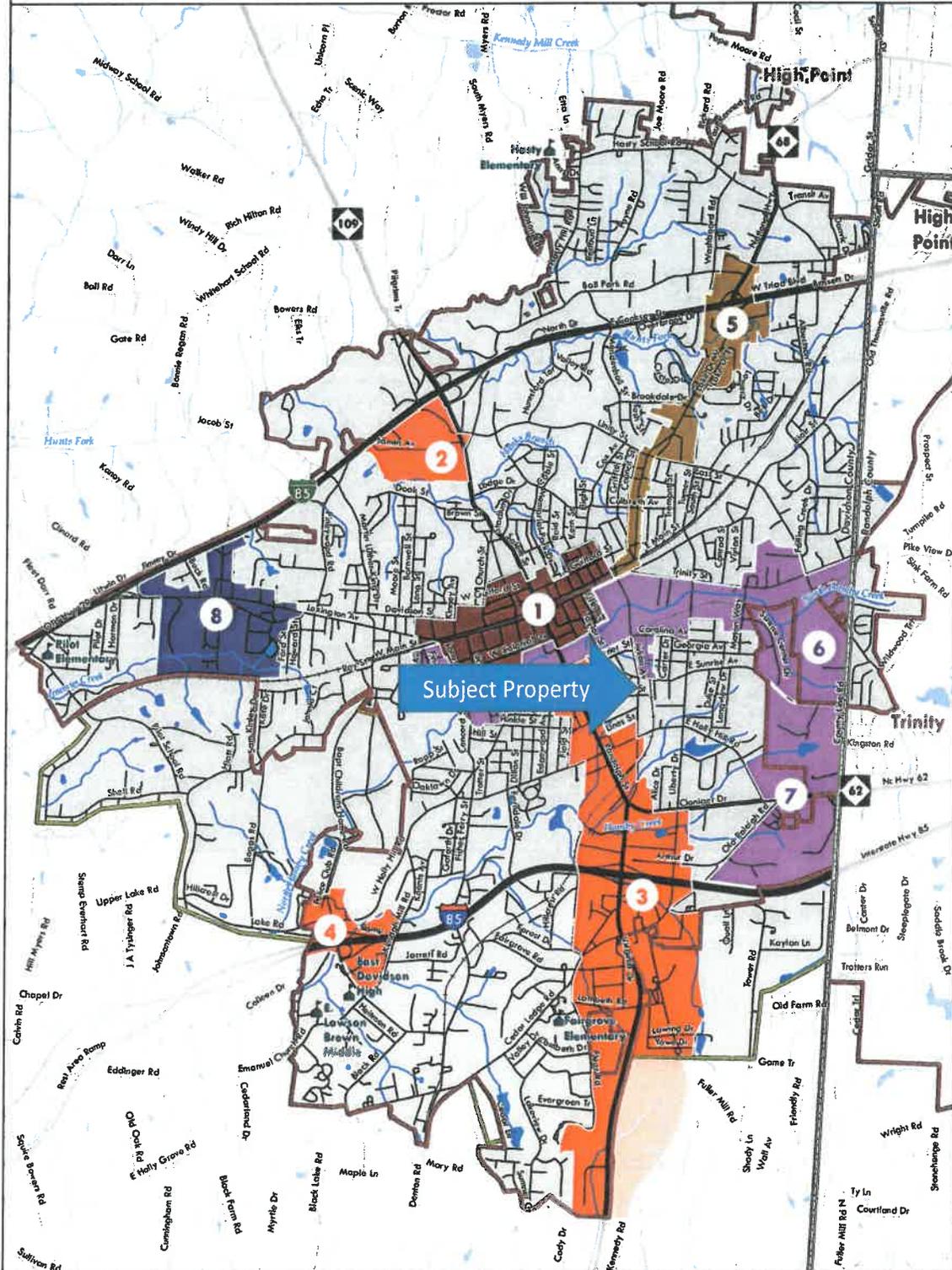
- Highway
- Road
- Railroad
- Stream
- Municipal Limits
- ETJ Boundary
- County Boundary
- Downtown Business District
- Commercial & Mixed-use
- National Highway Commercial Corridor
- Industrial
- Medical & Mixed-use



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



1 Inch = 3,000 feet



Request for Rezoning (Z-20-09)

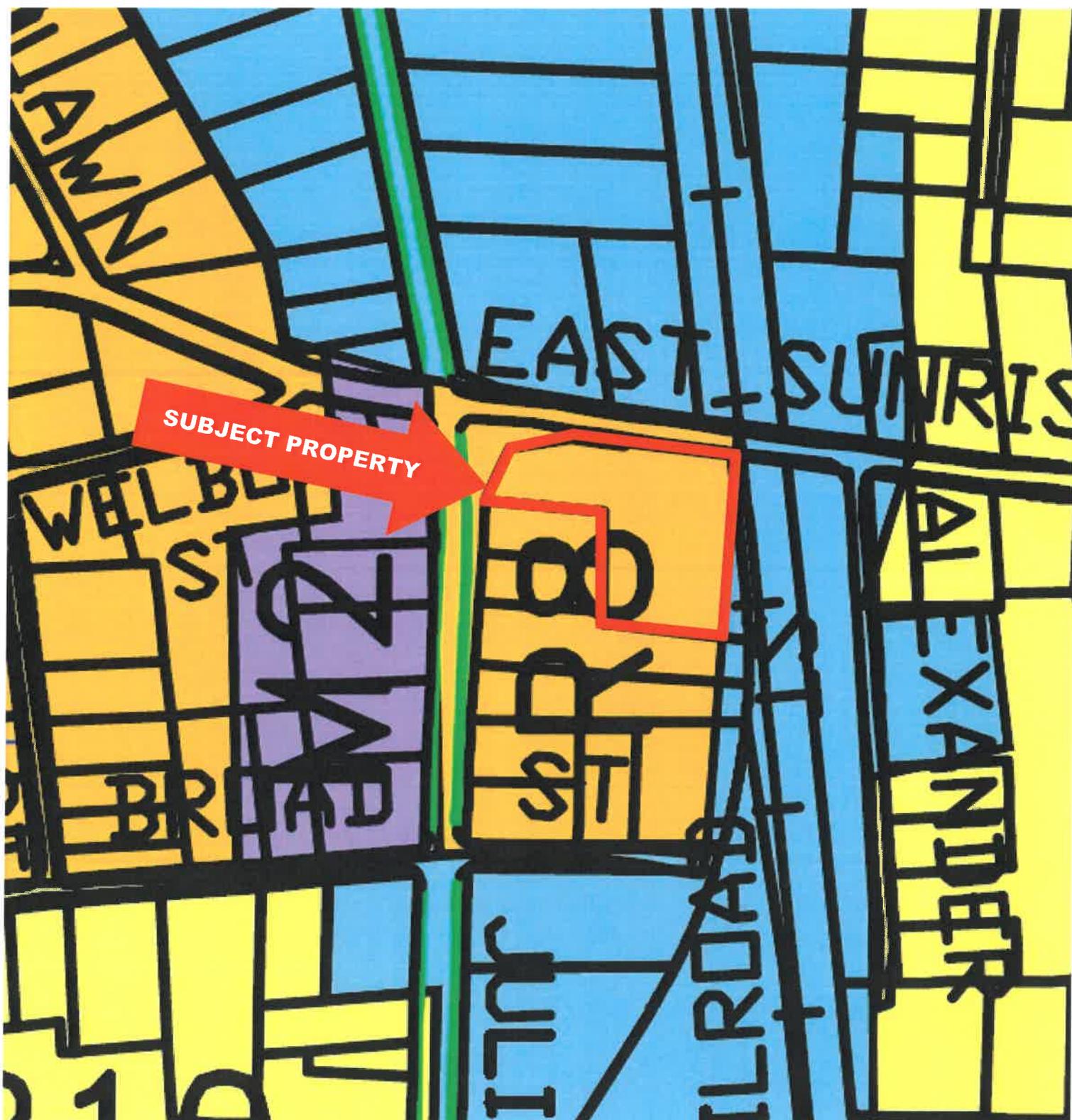
Applicant: Mark Nunn

Owner: Eva N. Dorsett

Location: 405 East Sunrise Ave

Existing Zoning: R-8 Medium Density Residential

Proposed Zoning: M-1 Light Industrial



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-1	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	X	
Furniture, retail sales								X	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		
Nightclubs								X	X			X		
Offices							X	X	X			X	X	
Orphanages and similar philanthropic institutions	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	
Physical culture establishments							X	X	X			X		
Planing or sawmills													X	
Pool halls, game rooms								X	X					
Public parks, recreational facilities	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	
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	See note 17.
Printing or binding shop								X				X	X	
Quarries or other extractive industries													X	
Repair and servicing of office and household equipment							X	X	X			X	X	
Restaurants, including all eating places except: drive-ins, nightclubs, clubs, lodges							X	X	X			X	X	
Retail business, but not car sales, not otherwise listed								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	
Schools (nonacademic), commercial, vocational, public or private to include music and dance studios							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	
Sheet metal, roofing shops								X				X	X	
Shoe repair							X	X	X			X	X	
Signs	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-1	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	
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	
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	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)