

Narrative for Site Plan to obtain Highway Commercial/Conditional District Zoning

The 2.17 acres located at 6178 S. NC Highway 16 (Tax Parcel #368615638394) is currently zoned R-40. It is being requested to the Planning Board and the County Commissioners to rezone this parcel to HC. The petitioner desires to build an approximate 10,500 square foot freestanding retail store. The land currently has a vacant house and a few outbuildings that would be removed to make room for the new structure.

The subject property, which is zoned R-40, is bounded on all sides by HC zoned property. The Sagebrush Restaurant is located contiguously to the north of the subject site. To the south of the subject site is a 13.75 acre tract, which is also zoned HC. This 13.75 tract has a dwelling located on the property. The petitioner thinks that by allowing this property to be zoned HC would be congruous with the surrounding property. The petitioner will ensure that the development would be in line with the surrounding community and that building will blend into the surrounding community.