



WASHINGTON PLANNING BOARD

Regular Scheduled Meeting

Tuesday, March 22, 2016

7:00 PM

I. Opening of the meeting

II. Invocation

III. Roll call

IV. Old Business

None

V. New Business

1. Rezoning Request

Dora Ayers requests to rezone a 2.19 acre parcel of land on the north side of River Road, between Pamlico Drive and Magnolia Drive, just east of Washington. The property is identified by the Beaufort County Tax Office as parcel # 5695-03-6479 and is currently zoned R15-S (Residential). The proposed zoning requested is for B-2 (Business / Commercial).

VI. Other Items

1. Converting single family home to multifamily ordinance. (Additional information to be provided at meeting)

VII. Approval of minutes

VIII. Adjourn



Rezoning Request

River Road, Dora Ayers

Property Address: North side of River Road, between Pamlico Drive and Magnolia Drive

Acreage: 2.19 Acres

Legal Description: Beaufort County Tax Parcel 5695-03-6479
Deed Book 993, Page 406

Existing Zoning: R15-S

Proposed Zoning: B-2

Petitioner's rezoning application, property map and supporting documents are attached.

Action requested by Board:

After staff presentation, public hearing and Board discussion, make recommendation to City Council.



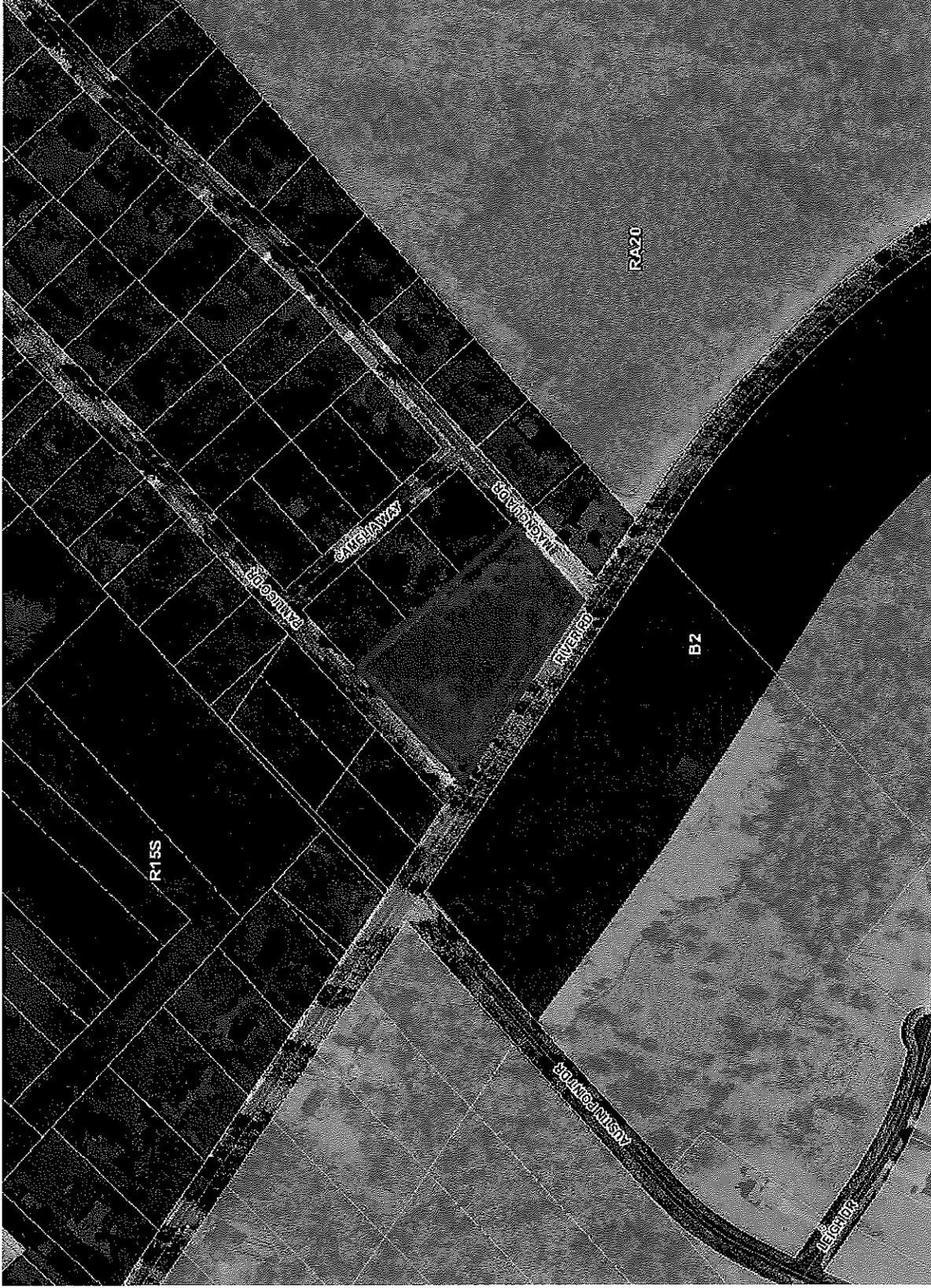
Subject Property Facing Southeast



Subject Property Facing Northwest



Rezoning Request – River Road



Zoning Map Rezoning Request – River Road



102 East Second Street
Washington, NC 27889
252-975-9383

March 11, 2016

Subject: Rezoning Request

Dear Adjoining Property Owner:

The Department of Planning and Inspections has received a request from Dora Ayers to rezone a 2.19 acre parcel of land on the north side of River Road, between Pamlico Drive and Magnolia Drive, just east of Washington. The property is identified by the Beaufort County Tax Office as parcel # 5695-03-6479 and is currently zoned R15-S (Residential). The proposed zoning requested is for B-2 (Business / Commercial).

The Planning Board will hold its public hearing on the rezoning request at the following date and time:

Date: Tuesday, March 22, 2016

Place: City Council Chambers - City Hall - Municipal Building, 102 East Second Street. Enter from the Market Street side of the building and go to the second floor.

Time: 7:00 P.M.

The public is welcome to attend this public hearing and present evidence either in support of or in opposition to the request. After the public hearing, the Planning Board will review the request and forward a recommendation to City Council for final action.

During the meantime, should you have any questions, please feel free to call the Department of Planning and Development at 975-9317 during normal business hours Monday through Friday, 8:00 A.M. to 5:00 P.M.

Sincerely,

A handwritten signature in black ink, appearing to read "Glen Moore".

Glen Moore
Planning Administrator

City of Washington Department of Planning and Development Rezoning Request Application Page 1: Ownership, Property and Zoning Request Information	
Date: 3-1-16	Fee:
OWNERSHIP INFORMATION	
Applicant Name:	
Address:	
Phone No.:	
Applicant's Legal Interest in the Property: OWNER	
Owner: Dora Ayers	
Address: 2866 Leggett Mill Road, Williamston NC 27892	
Phone No.:	
Date Property Acquired: 1/13/1994	Deed Reference: 993/0406
PROPERTY INFORMATION	
Tax Map: 5695-03-6479	Parcel Number: 04013936
Area (square feet or acres):	2.19
Current Land Use: Vacant - Residential	
Location of Property: River Road - Pamlico Village	
ZONING REQUEST INFORMATION	
Existing Zone: R15-S	Requested Zone: B-2
Reason for zoning change and a statement regarding the changing conditions, in the area and in the City, that makes the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare. To provide for land development as commercial type use along NC HWY 32 Corridor. Property to the south is currently zoned B-2 and lot is beside an existing Convent Store.	
Continue to Page 2 of the Rezoning Request Application Return to: [Home] [Planning & Development] [Zoning Applications & Forms]	

City of Washington Department of Planning and Development Rezoning Request Application Page 2: Property Owners Within 100 Feet

List the adjoining property owners within 100 feet of the property in question.
(Note: Where the property is bound by a street, alley, stream, or similar boundary, the land owner across such a boundary shall also be considered an adjoining land owner.)

TO FIND LISTINGS OF ADJOINING PROPERTY OWNERS, FOLLOW THESE STEPS:

1. Locate the subject property on the map in the City Planning Office and write down the entire parcel number. Be sure to write down the map number, section number, and individual parcel number, in that order (example: 5675-06-3291).
2. Go to the Beaufort County Land Records Office at 220 N. Market Street, show the attendant the parcel number, and ask the attendant to run off a map of the property that shows the adjacent property for at least 100 feet on all sides. The attendant can look up the owners names, parcel numbers, and addresses for the lots within 100 feet of the subject property, or show you how to find the information on the land records computer.

Note: In the Beaufort County records, the parcel number is called the "alternate parcel number".

3. Write down the name(s) of the owners of each of the adjacent lots within 100 feet, the parcel number of the lot, and the owner's entire address below. If no address is listed, make a note to that effect.

PLEASE NOTE: ACCURACY IS VERY IMPORTANT BECAUSE IF SOMEONE WITHIN 100 FEET OF THE PROPERTY IN QUESTION FAILS TO GET NOTIFIED, THE REQUEST MAY BE VOIDED EVEN IF THE BOARD VOTES IN YOUR FAVOR.

NAME	PARCEL NUMBER	ADDRESS
1. See Attached		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

(USE ADDITIONAL SHEET(S) IF NECESSARY)

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- Parcels
- Property Land Owners
- GPIN
- Interior Tract Lines
- Centerlines
- County Line
- County Line (Solid)
- State

Total Length: 1281.1 Feet
 95355.41 Sq. Feet
 or 2.19 Acres
 or Sq. Miles

1 : 279 Feet

Beaufort County online map access is provided as a public service, as is, as available and without warranties, expressed or implied. Content published on this website is for informational purposes only and is not intended to constitute a legal record nor should it be substituted for the advice or services of industry professionals. The County of Beaufort and the Website Provider disclaim all responsibility and legal liability for the content published on this website. The user agrees that Beaufort County and its Assigns shall be held harmless from all actions, claims, damages or judgments arising out of the use of County data.

Lot No.	PIN	GPIN	OWNER NAME	OWNER NAME2	MAILING ADDRESS	CITY	STATE	ZIP	ZONE	PROP_DESC
1	15001418	5695-03-3101	MAGNOLIA SHORES INC		PO BOX 818	WASHINGTON	NC	27889	RA20	15.29 AC RIVERSHORE FARM
2	04027237	5695-03-4624	DEANS OLIVE A		PO BOX 206	WASHINGTON	NC	27889	R15S	1 LOT GEORGE ROSS
3	15006664	5695-03-5852	DEANS OLIVE A		PO BOX 206	WASHINGTON	NC	27889	R15S	1 LOT AC CLAUDE WINSTEAD
4	04013936	5695-03-6479	AYERS DORA R		2866 LEGGETT MILL RD	WILLIAMSTON	NC	27892	R15S	1 LOT #4 BLK F PAMILICO VILLAGE
5	04005212	5695-03-7742	YATES MARK A		101 CAMELIA WAY	WASHINGTON	NC	27889	R15S	1 LOT #3 BLK F PAMILICO VILLAGE
6	04030708	5695-03-8632	EDWARDS STANLEY EUGENE	EDWARDS JULIE	107 CAMELIA WAY	WASHINGTON	NC	27889	R15S	1 LOT #2 BLK F PAMILICO VILLAGE
7	04015190	5695-03-9229	TAYLOR OIL CO OF WASH N C INC		PO BOX 40	WASHINGTON	NC	27889	RA20	1 LOT #13 BLK D PAMILICO VILLAGE
8	04020005	5695-03-9523	GALLION RONALD R	GALLION CAROL P	1719 SW 5TH STREET	BLUE SPRINGS	MO	64014	R15S	1 LOT #1 BLK F PAMILICO VILLAGE
9	04028676	5695-13-0440	ORMOND LARRY WAYNE	ORMOND PATRICIA CARLENE	103 MAGNOLIA DRIVE	WASHINGTON	NC	27899	R20	1 LOT #12 BLK D PAMILICO VILLAGE

City of Washington
Department of Planning and Development
Rezoning Request Application
Page 3: Legal Description and Owner/Agent Statement

LEGAL DESCRIPTION (Metes and Bounds Description):

To Wit:

See Attached

Location:

R. W. Road - Pamlico Village

OWNER/AGENT STATEMENT

I, Donald Ayers, being the Owner or Agent acting on behalf of the owner request that the attached rezoning request of 1 Lot # 43 Block F be placed on the agenda of the Planning Board meeting scheduled for / / .

I certify that all of the information presented by me in this application is accurate to the best of my knowledge, information, and belief. I authorize the City of Washington to place a sign on the property in question for the purpose of alerting the general public of my request, no less than seven (7) days prior to the meeting.

I understand that failure to address any item in these requirements may result in the rezoning not meeting the minimum submission requirements and will be returned to me for revision and resubmission at the next regular review cycle.

Signature: Donald F. Ayers

Date: 3-5-16

NOTE:

Agents acting on behalf of property owners must submit a notarized letter from the property owner which gives them authority to act on their behalf.

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INNER BANKS ENGINEERING, PC

Subject property for rezoning is described From the center line intersections of Magnolia Drive and NC Hwy 32, N 2°32'17.3"E a distance of 34.92 lf to the POINT OF BEGINNING, Thence, N 56° 07' 55.5" W for a distance of 407.67 feet to a point on a line, Thence, N 47° 29' 55.3" E for a distance of 288.90 feet to a point on a line, Thence, S 42° 23' 59.1" E for a distance of 397.44 feet to a point on a line, Thence S 47° 52' 27.3" W a distance of 192.13 feet to the POINT OF BEGINNING; Said tract described contains 2.19 acres.

