



WASHINGTON PLANNING BOARD
Regular Scheduled Meeting
Tuesday, January 27, 2015
7:00 PM

I. Opening of the meeting

II. Invocation

III. Roll call

IV. Old Business

None

V. New Business

1. Rezoning Petition – Hudnell Street Property, Robert Leggett

VI. Informational Items

1. Chrysler Dealership Site Plan

2. First Christian Church Site Plan

VII. Approval of minutes

VIII. Adjourn



Rezoning Request

Hudnell Street, Robert Leggett

Property Address: Hudnell Street

Acreage: 2.0 Acres

Legal Description: Beaufort County Tax Parcels
5685-49-0320 and 5685-39-3486
Deed Book 1789, Page 546

Existing Zoning: R6-S

Proposed Zoning: B-2

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

Staff recommendation and action requested by Board:

Recommend approval of rezoning request to City Council after staff presentation, public hearing and Board discussion.



Zoning Map

Rezoning Request – Hudnell Street, Robert Leggett

| | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| <p>City of Washington Department of Planning and Development Rezoning Request Application Page 1: Ownership, Property and Zoning Request Information</p> | |
| Date: <u>1/14/15</u> | Fee: <u>\$125⁰⁰</u> |
| OWNERSHIP INFORMATION | |
| Applicant Name: <u>ROBERT M. LECLET & BELINDA G. LECLET FOR REGENERATED PRISES OF NC, LLC</u> | |
| Address: <u>2525 JAY CIRCLE</u> | |
| Phone No.: <u>252-347-3560</u> | |
| Applicant's Legal Interest in the Property: | |
| Owner: | |
| Address: | |
| Phone No.: | |
| Date Property Acquired: | Deed Reference: |
| PROPERTY INFORMATION | |
| Tax Map: <u>568506</u> | Parcel Number: <u>568549-0320/5685-39-3486</u> |
| Area (square feet or acres): <u>172 / 1.27 = 1.99</u> | |
| Current Land Use: <u>R6</u> | |
| Location of Property: <u>HUDNELL ST, WASHINGTON, NC</u> | |
| ZONING REQUEST INFORMATION | |
| Existing Zone: <u>R6</u> | Requested Zone: <u>B2</u> |
| 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. | |
| <p><u>CHILD CARE CENTER CONSTRUCTION</u></p> | |
| <p>Continue to Page 2 of the Rezoning Request Application Return to: [Home] [Planning & Development] [Zoning Applications & Forms]</p> | |



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

January 16, 2015

Subject: Rezoning Request

Dear Adjoining Property Owner:

The Department of Planning and Inspections has received a request from Robert Leggett to rezone a 2.0 acre parcel of land on Hudnell Street, just south of its intersection with John Small Avenue. The property is identified by the Beaufort County Tax Office as parcel # 5685-49-0320 and 5685-39-3486 and is currently zoned R6-S (Residential). The proposed zoning requested is for B-2 (Business).

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

Date: Tuesday, January 27, 2015

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.

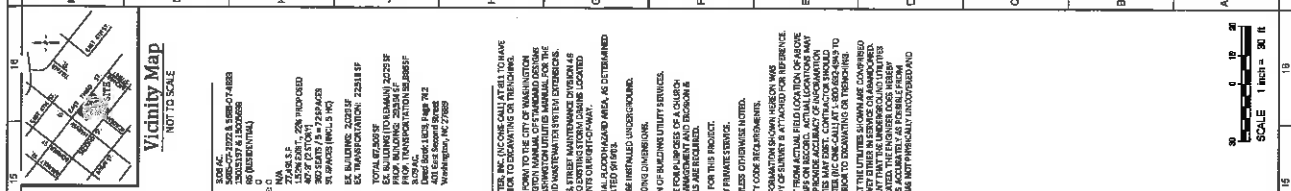
During the meantime, should you have any questions, please feel free to call the Department of Planning and Development at 975-9317 during normal business hours Monday through Friday, 8:00 A.M. to 5:00 P.M.

Sincerely,

Glen Moore
Planning Administrator



Informational Items



Vegetation Notes:
 PROPOSED VEGETATION FOR LOT: 27
 LARGE TREES: 200
 SHRUBS: 200

Site Data
 TOTAL ACRES IN SITE: 5.08 AC.
 TOTAL SQUARE FEET: 219,168 SF
 TOTAL SQUARE FEET COVERED BY IMPROVEMENTS: 100,000 SF (45.6%)
 TOTAL SQUARE FEET OF PAVED DRIVEWAYS: 10,000 SF (4.5%)
 TOTAL SQUARE FEET OF PAVED PARKING: 10,000 SF (4.5%)
 TOTAL SQUARE FEET OF PAVED DRIVEWAYS AND PARKING: 20,000 SF (9.1%)
 TOTAL SQUARE FEET OF PAVED DRIVEWAYS AND PARKING AS A PERCENTAGE OF TOTAL SITE AREA: 9.1%
 TOTAL SQUARE FEET OF PAVED DRIVEWAYS AND PARKING AS A PERCENTAGE OF TOTAL IMPROVED AREA: 20.0%
 TOTAL SQUARE FEET OF PAVED DRIVEWAYS AND PARKING AS A PERCENTAGE OF TOTAL IMPROVED AREA: 20.0%
 TOTAL SQUARE FEET OF PAVED DRIVEWAYS AND PARKING AS A PERCENTAGE OF TOTAL IMPROVED AREA: 20.0%

- General Notes:**
1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WASHINGTON, NC, AND THE STATE OF NORTH CAROLINA, INCLUDING BUT NOT LIMITED TO, ZONING ORDINANCES, THE CITY OF WASHINGTON MANUAL OF STANDARD SPECIFICATIONS, AND THE STATE OF NORTH CAROLINA CONSTRUCTION CODES AND REGULATIONS.
 2. CONTRACTOR SHALL VERIFY ALL PUBLIC UTILITIES AND MAINTAINANCE DIVISION RECORDS PRIOR TO ANY CONSTRUCTION ACTIVITIES TO AVOID DAMAGE TO EXISTING UTILITIES.
 3. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
 4. THE PROJECT IS LOCATED WITHIN A SPECIAL ZONING DISTRICT AS DETERMINED FROM THE ZONING MAP NUMBER 27 APPROVED DATED 01/15/11.
 5. ALL UTILITIES SHALL BE PROTECTED AND DEEPENED AS NECESSARY.
 6. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
 7. REFER TO MECHANICAL PLANS FOR COORDINATION OF BUILDING UTILITY SERVICES.
 8. THE PROJECT DISTURBS MORE THAN FIVE ACRES FOR PURPOSES OF A CHURCH RECONSTRUCTION PROJECT. ALL NECESSARY PERMITS AND APPROVALS ARE REQUIRED.
 9. DRIVEWAY PERMIT APPROVALS REQUIRED FOR THIS PROJECT.
 10. REFUSE COLLECTION SHALL BE PROVIDED BY PRIVATE SERVICE.
 11. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 12. SITE SHALL MEET ALL ACCESSIBILITY CODE REQUIREMENTS.
 13. SOBBERT AND CONCURRENCE INFORMATION SHOWN HEREON WAS OBTAINED FROM THE CITY OF WASHINGTON, NC, AND THE STATE OF NORTH CAROLINA. CONTRACTOR SHALL VERIFY ALL UTILITIES AND MAINTAINANCE DIVISION RECORDS PRIOR TO ANY CONSTRUCTION ACTIVITIES TO AVOID DAMAGE TO EXISTING UTILITIES.
 14. UNDEGROUND UTILITIES SHOWN ON RECORD ARE FROM ACTUAL FIELD LOCATIONS OF AS-BUILT UTILITIES AND NOT FROM RECORD DATA. CONTRACTOR SHALL VERIFY ALL UTILITIES AND MAINTAINANCE DIVISION RECORDS PRIOR TO ANY CONSTRUCTION ACTIVITIES TO AVOID DAMAGE TO EXISTING UTILITIES.
 15. THE ENGINEER MAKES NO GUARANTEE THAT THE UTILITIES SHOWN ARE CORRECT OR THAT ALL UTILITIES IN THE AREA OF SUBJECT SITE ARE SHOWN OR MARKED. CONTRACTOR SHALL VERIFY ALL UTILITIES AND MAINTAINANCE DIVISION RECORDS PRIOR TO ANY CONSTRUCTION ACTIVITIES TO AVOID DAMAGE TO EXISTING UTILITIES.

