

RE: FROM MELINDA BIANCHI : COMMERCIAL BROKER : FOX RIDGE COURT PROJECT

From: Sue Steinhauser (ssteinhauser@havelocknc.us)

To: melindaj317@aol.com

Cc: kmarshall@havelocknc.us

Date: Wednesday, May 29, 2024 at 04:33 PM EDT

Good afternoon, Melinda.

Thank you for your inquiry.

1. The portion of the property zoned RM (Multi-family residential) would allow for 6 to 12.5 dwelling units per acre (except for any area with the APZs). The portion zoned LI (Light Industrial) does not allow for residential use except for temporary emergency shelter.
2. The minimum lot size in the RM district is 8,000 sq. ft. The LI Zoning District does not allow residential use.
3. The requirements for the Accident Potential Zones are identified in Chapter 154 of the City's Unified Development Ordinance (UDO). Within the APZ-1 a maximum of one (1) single-family detached dwelling or modular home would be allowed per existing platted lot of record, and subdivision of existing residential parcels into smaller lots is prohibited. Within the APZ-2 a maximum of two (2) dwelling units per acre is allowed. **Group quarters (including apartments) are not allowed in either APZ.**

Within the 65 and 70 DNL noise contours, construction of single-family residences must meet the noise attenuation requirements identified in Chapter 154 of 25 or 30 dB as appropriate.

Let us know if you have any additional questions.

Sue Steinhauser, CZO
City of Havelock
Planner/Zoning Code Enforcement Officer
(252) 444-6412

From: Melinda Bianchi <melindaj317@aol.com>
Sent: Wednesday, May 29, 2024 1:12 PM
To: Katrina Marshall <KMarshall@havelocknc.us>; Sue Steinhauser <ssteinhauser@havelocknc.us>
Subject: FROM MELINDA BIANCHI : COMMERCIAL BROKER : FOX RIDGE COURT PROJECT

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1. **CHAPTER 154: ZONING DISTRICTS AND ZONING MAP**

...CHAPTER 154: ZONING DISTRICTS AND ZONING MAP Section 154.01 Official zoning map 154.02 Establishment of zoning districts 154.03 General use zoning districts 154.04 Nontraditional residential lot development requiring rezoning to conditional zoning districts (CD) 154.05 Conditional zoning districts (CD) 154.06 Overlay districts 154.07 AICUZ Overlay District requirements and standards The legend for the zoning map should be amended concurrent with this chapter, as follows: General Use Districts: o R-A Residential Agriculture (1 - 2 ac min lot size) o R-20A Single Family Residential (20,000 sf min lot size) o R-20 Single Family Residential (20,000 sf min lot size) o R-13 Medium Density Residential (13,000 sf min lot size) o R-12 Medium Density Residential (12,000 sf min lot size) o R-10 Medium Density Residential (10,000 sf min lot size) o R-7 Medium Density Residential (7,000 sf min lot size) o R-M Multi-Family Residential (3,500 to 7,000 sf min lot size) o R-MH Manufactured Home (5,000 sf min lot size) o N-B Neighborhood Business o H-C Highway Commercial o O&I Office and Institutional o H-I Heavy Industrial o L-I Light Industrial o MR Military Reservation o GS Government Services Overlay Districts: o AICUZ o Accident Potential Zones o APZ - CZ o APZ - I o APZ - II o Noise Contour Zones o Flood Hazard Conditional Zoning Districts: o Zoning District (CD)

2. **TABLE I: ZONING MAP CHANGES**

...TABLE I: ZONING MAP CHANGES Ord. No. Date Passed Description Ord. No. Date Passed Description 06-O-06 10-23-2006 Removing conditions on the rezoning of land from Residential Multi-Family (RM) to Highway Commercial (HC) 07-O-03 2-26-2007 Rezoning two parcels, located near Outer Banks Drive, from Highway Commercial (HC) to Light Industrial (LI) 07-O-09 10-22-2007 Rezoning from R-20 Residential to R-10 Residential; located at 502 Hollywood Boulevard on the southeast corner of Hollywood Boulevard and Bryan Street 08-O-03 6-8-2008 Rezoning from Light Industrial (LI) to Highway Commercial (HC); located on the west side of US Highway 70 between Greenfield Heights Boulevard and the entrance to Gurganus Elementary School 11-O-13 11-28-2011 Rezoning of Patriot Park Subdivision from R-7 Residential and R-MH Residential Manufactured Home to R-7 Residential (CD) Conditional Zoning District 2015-01-CD 5-14-2015 Rezoning of 8.69 acres zoned HC (Highway Commercial) and RM (Multi-Family Residential) on Catawba Road, Havelock, NC.

3. **§ 154.03 GENERAL USE ZONING DISTRICTS.**

...Table 154-2 City Zoning District and Land Use Plan Compatibility Matrix Zoning District R-A R-20A R-20 R-13 R-12 R-10 R-7 R-M R-MH N-B H-C O&I L-I H-I M-R GS Min. Lot Size: 5-10 ac 20,000 sf 20,000 sf 13,000 sf 12,000 sf 10,000 sf 7,000 sf 8,000 plus 2,000/ du>1 5,000 - - - - - Future Land Use Category Density (du/ acre) Intensity Zoning District R-A R-20A R-20 R-13 R-12 R-10 R-7 R-M R-MH N-B H-C O&I L-I H-I M-R GS Min.

4. **§ 154.01 OFFICIAL ZONING MAP.**

...§ 154.01 OFFICIAL ZONING MAP. (A) Official map. The city planning and zoning jurisdiction is hereby divided into zones, or districts, as established in §§ 154.02 through 154.06. The official zoning map is part of this chapter and is the most recent copy of the electronic zoning map, as produced and maintained by the Planning and Inspections Department, and as on file in the office of the City Clerk.

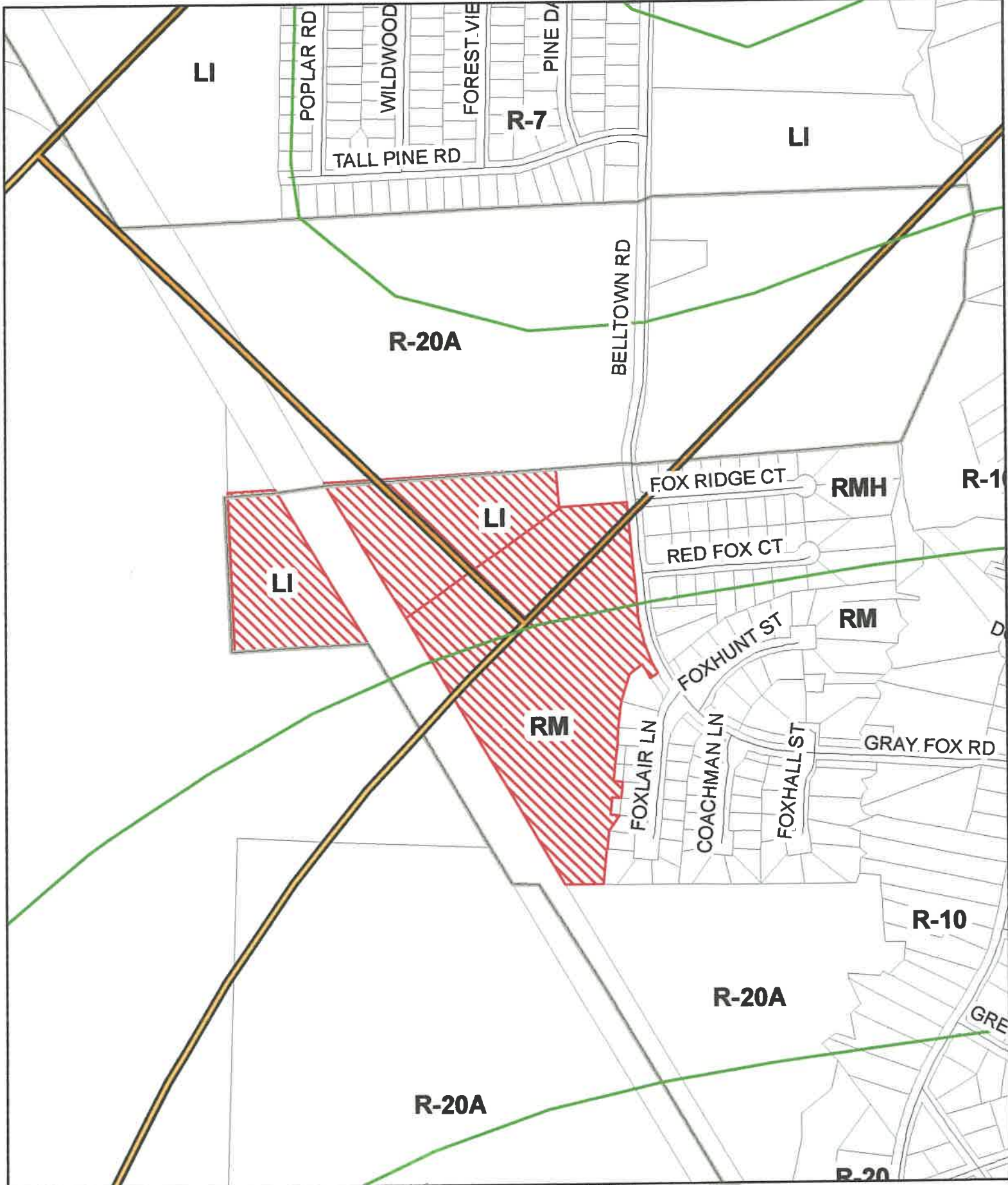
5. **§ 160.12 CONDITIONAL ZONING DISTRICTS.**

...It is not intended or suited for securing early zoning for tentative proposals that may not be undertaken for some time. (3) Conditional zoning districts parallel general use zoning districts. Only those land uses (including uses by right, special uses and those uses identified as CD in Table 155-8 Table of Permitted Uses) permitted in a general use zoning district to which a conditional zoning district corresponds shall be allowed.

6. **§ 154.05 CONDITIONAL ZONING DISTRICTS (CD).**

...Accordingly, the following conditional zoning districts may be designated upon approval by the Board of Commissioners of a petition by the property owners to establish a conditional zoning district: (1) R-A(CD) Residential Agriculture Conditional Zoning District; (2) R-20A(CD) Single-Family Residential Conditional Zoning District; (3) R-20(CD) Single-Family Residential Conditional Zoning District; (4) R-13(CD) Medium Density Residential Conditional Zoning District; (5) R-12(CD) Medium Density Residential Conditional Zoning District; (6) R-10(CD) Medium Density Residential Conditional Zoning District; (7) R-7(CD) Medium Density Residential Conditional Zoning District; (8) R-M(CD) Multi-Family Residential Conditional Zoning District; (9) R-MH(CD) Manufacturing Home Residential Conditional Zoning District; (10) H-C(CD) Highway Commercial Conditional Zoning District; (11) N-B(CD) Neighborhood Business Conditional Zoning District; (12) O&I(CD) Office and Institutional Conditional Zoning District; (13) H-I(CD) Heavy Industrial Conditional Zoning District; (14) L-I(CD) Light Industrial Conditional Zoning District; (15) M-R(CD) Military Reservation Conditional Zoning District; and (16) G-S(CD) Government Services Conditional Zoning District.

- **§ 153.25 CERTIFICATE OF ZONING COMPLIANCE.**

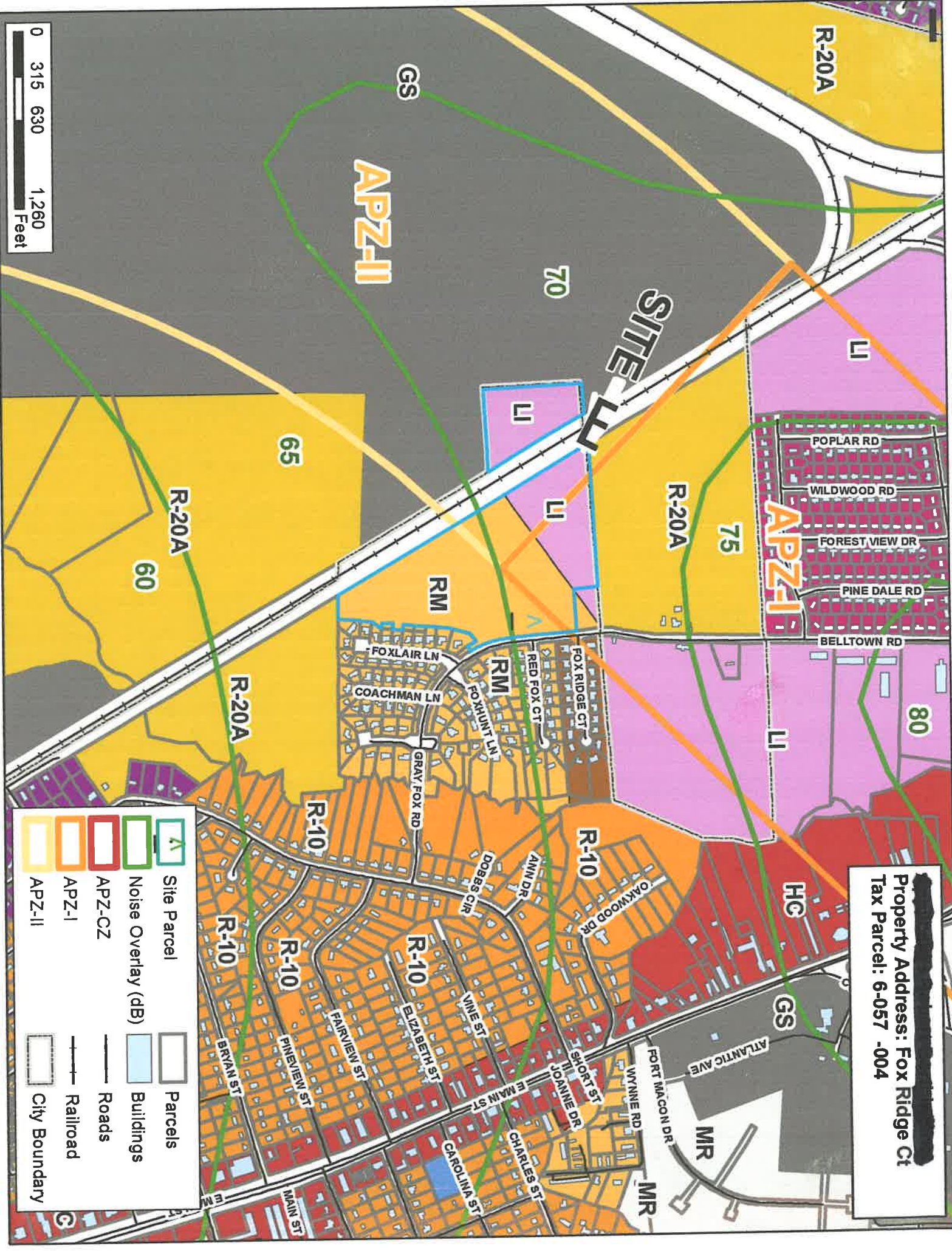


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|-----------------------------------|---------------------------------|-----------------------------------|--------------------|-------------------|
| PID 6-057-004 | GS (Governmental Services) | R-10 (Single Family Residential) | ETJ Boundary | Havelock Boundary |
| CZD (Conditional Zoning District) | MR (Military Reserve) | R-12 (Single Family Residential) | Noise Overlay (dB) | Parcels |
| HC (Highway Commercial) | RM (Multi-Family Residential) | R-13 (Single Family Residential) | APZ-CZ | Roads |
| LI (Light Industrial) | RMH (Mobile Home Residential) | R-20 (Single Family Residential) | APZ-I | |
| OI (Office & Institutional) | R-7 (Single Family Residential) | R-20A (Single Family Residential) | APZ-II | |
| | | RA (Residential Agricultural) | Flood Zone | |

Scale: 1" = 100'

North Arrow

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| | Site Parcel | | Parcels |
| | Noise Overlay (dB) | | Buildings |
| | APZ-CZ | | Roads |
| | APZ-I | | Railroad |
| | APZ-II | | City Boundary |

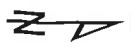
Property Address: Fox Ridge Ct
Tax Parcel: 6-057 -004

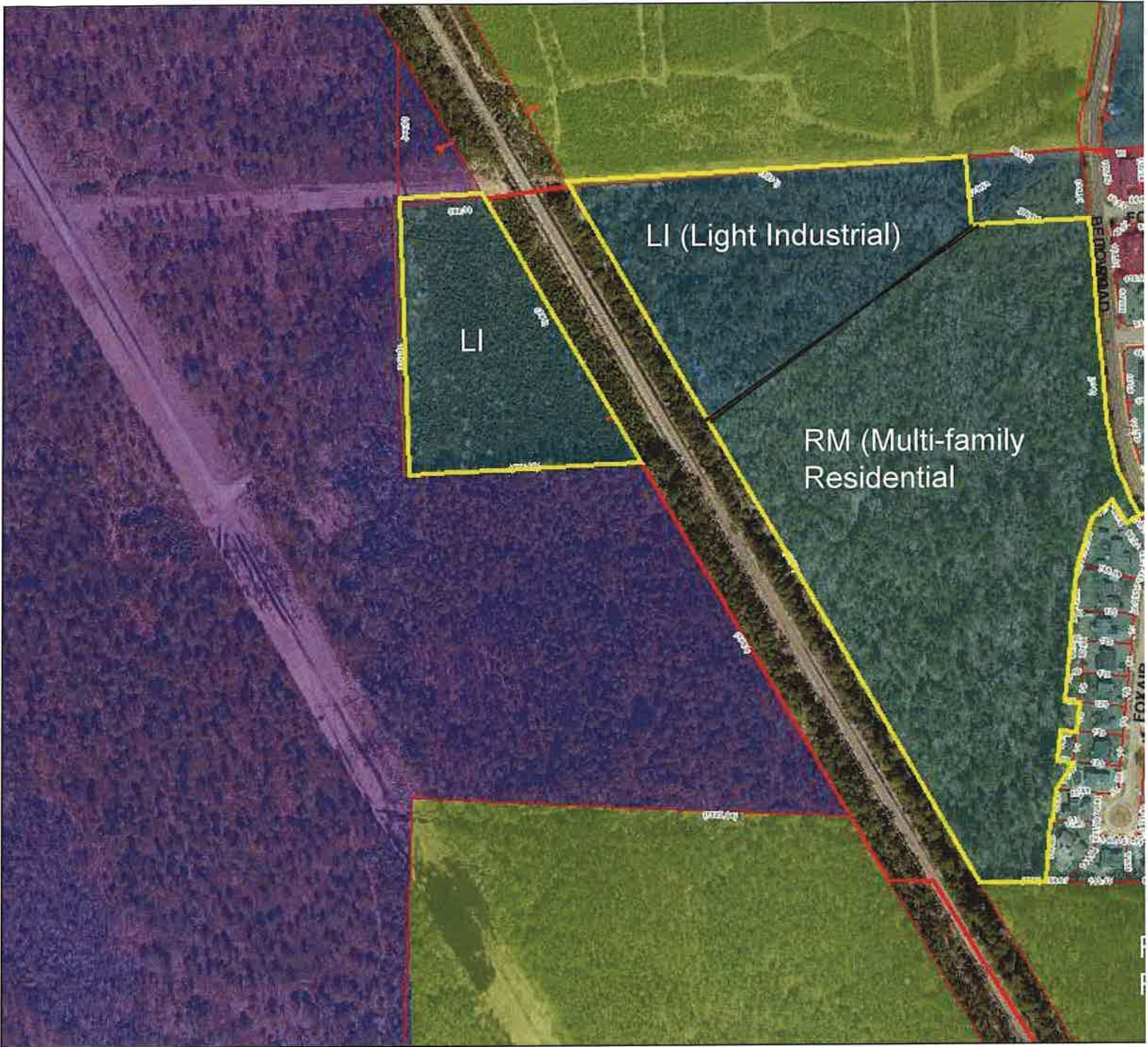


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1 inch = 268 feet





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