



VANCE COUNTY
PLANNING & DEVELOPMENT OFFICE

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TO: Vance County Planning Board
FROM: Sam Hobgood
SUBJECT: Minutes of the June 29, 2017 Planning Board Meeting. Special Meeting
DATE: July 25, 2017

Board Members: Thomas Shaw, Blake Haley, Alvin Johnson, Logan Darrensborg

County Staff: Sam Hobgood

- ◆ Mr. Shaw opened up the meeting and asked for a review of the minutes from the 05/11/17 meeting.
- a. **The minutes were approved as presented; 4-0.**
- ◆ Mr. Shaw introduced the first agenda item.
- A. **Review and approval – Preliminary plat and construction Plans for Phase V, Huntstone Subdivision**
- Mr. Hobgood introduced the first agenda item with a correction from the original submittal. Original submittal consisted of 13 lots and the applicant changed the request to 14 lots. Lots #122 thru #131, lots #70 & #71 and lots #217 & #218.
 - Mr. Hobgood informed the board that a master plan of Huntstone subdivision was approved in the early 2000's, approximately around 2002. This request for plat approval was for Phase V.
 - Mr. Hobgood stated the Planning staff had reviewed all lots in Phase V for compliance with the Vance County Zoning Ordinance and no issues were evident.
 - Mr. Hobgood introduced Mr. David Parham, the developer, to the board for any questions.
 - Mr. Haley asked Mr. Parham about the grass filter strip easement beside lot #131. Mr. Haley wanted to know if this would remain and Mr. Parham stated it would remain.
- Motion** made by Mr. Haley to recommend approval of Preliminary plat and construction plans as submitted
- Second** was made by Mr. Darrensborg
- Motion** passed 4-0.
- B. **Rezoning Request (Case RZ1706-01) – Billy and Elsie Stanton (applicant) – Request to rezone two separate parcels from R20 and R30 (Residential Low and Medium Density to HC (Highway Commercial)).**
- Mr. Hobgood addressed the Board and explained the existing parcels and their current classifications in accordance to the zoning ordinance. He explained that combining the two parcels would total 1.44 acres and be allowed to meet the minimum lot size of the proposed category – Highway Commercial (HC). Rezoning to HC would allow uses of the property compatible with highway frontage for the convenience of nearby residential areas.
 - Mr. Hobgood introduced the following factors for the board to consider in deciding this case:
 - A. The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories.
 - B. There is convincing demonstration that all uses permitted under the proposed zone classification would be in the general public interest and not merely in the interest of an individual or small group.
 - C. There is convincing demonstration that all uses permitted under the proposed zone classification would be appropriate in the area included in the proposed change. (When a new zone designation is

- assigned, any use permitted in the zone is allowable, so long as it meets zone requirements, and not merely uses which applicants state that they intend to make of the property involved.)
- D. There is convincing demonstration that the character of the neighborhood will not be materially or adversely affected by any use permitted in the proposed change.
 - E. The proposed change is in accordance with the County Land Use Plan and sound planning principles.
- Mr. Hobgood introduced Ms. Elsie Stanton (applicant) to the board for any questions.
 - No questions were asked.
- Motion** made by Mr. Haley to approve the rezoning request as submitted
- Second** was made by Mr. Johnson.
- Motion** passed 4-0.

◆ **Adjournment.**

- A. With no further agenda items, the board adjourned the meeting.