



**VANCE COUNTY
PLANNING & DEVELOPMENT OFFICE**

156 Church Street, Suite 003
Henderson, NC 27536-5574
Phone: 252-738-2080
Fax: 252-738-2089

TO: Vance County Planning Board
FROM: Angie Blount
SUBJECT: Minutes of the October 26, 2017 Planning Board Special Meeting
DATE: October 26, 2017

Board Members Present: Thomas Shaw III, Ruth Brummitt, Phyllis Stainback, Ruxton Bobbitt, Alvin Johnson Jr., Logan Darensburg, Blake Haley

Board Members Absent: Agnes T. Harvin

County Staff: Sam Hobgood, Angie Blount, Jonathan Care, County Attorney

- ◆ Mr. Shaw opened the meeting and asked for a review of the minutes from the June 29, 2017 Special Meeting. Mrs. Brummitt made a motion to accept the minutes as read. The motion was seconded. A vote was taken, ayes carried 7-0 to approve the minutes.

- ◆ Mr. Shaw introduced the first agenda item.
 - A. **Approval of final plat for Huntstone Subdivision Phase 5**
 - Mr. Hobgood reminded the board that the preliminary plat and the plans for construction were approved at the June 29, 2017 meeting, and today the board will be considering the final plat for approval, submitted by the developer, Old Oxford Partners. Mr. Hobgood advised the plat contains 14 additional lots, 70, 71, 122-131 and lots 217 and 218.
 - Mr. Hobgood informed the board that they could find the agreement from Duke Energy regarding the utilities in their packets. Mr. Hobgood advised that as the packets were being put together the utilities agreements had not been completed. Mr. Hobgood stated he sought the assistance of Mr. Jonathan Care, County Attorney, regarding securing an agreement to insure the work would be completed. Mr. Hobgood stated he received an email from Duke Energy which stated that all fees had been paid by the developer, and that Duke Energy would be ready to install. Mr. Hobgood stated that since receiving the agreement, the work has been completed. Mr. Hobgood asked Mr. Parham of Old Oxford Partners to confirm this information, which he did. Mr. Parham also stated that although not all of the street lights had been installed, all of the power was in.
 - Mr. Hobgood advised that the City Of Henderson had sent their public utilities division out to check that all the sewer and water connections were in compliance and referred to a letter included in each board members packet that would confirm this information, Mr. Hobgood referred the board to exhibit 2. Mr. Hobgood advised that exhibit 3 was from NCDOT confirming that West Boulder Drive had been reconstructed to meet NCDOT standards. Mr. Hobgood pointed out that NCDOT had added a few stipulations requiring that corrections be made before they will sign the certificate on the final plat which must be fulfilled before it can be recorded in the Vance County Register of Deeds office.
 - Mr. Hobgood advised the board that the meeting today was to seek the boards' approval for the final plat based on the fulfillment of all conditions.
 - Mr. Shaw asked if there were any questions for staff.
 - Mrs. Stainback stated that she had concerns regarding exhibit 3. Mrs. Stainback stated she wanted assurance that the construction would be to state standards in order for the state to take over the maintenance of the roads in the future, once the required number of households were met.
 - Mr. Care advised the main focus for now should be that the initial construction meets the states standards. He advised that if the board wished to approve the plat, that they authorize the approval of the final plat subject to fulfilling the current requirements of NCDOT.
 - Mrs. Stainback stated her agreement with Mr. Care's comments.

- Mr. Hobgood stated that he had discussed at length the matter with the NCDOT district engineer, who advised that truck traffic on the road associated with housing construction would need to cease, at which time NCDOT would come back out and do another assessment.
- Mr. Care advised the board that if NCDOT assessment would need to be done after construction of the houses, his advice to the board would be to obtain bids for the value of the work that would need to be done and have a surety bond placed for 1.5 times that amount to ensure the work would be completed.
- Mrs. Stainback agreed and stated that she wanted to be assured the homeowners would not be left without state maintenance.
- Mr. Hobgood advised that Mr. Parham with Old Oxford Partners was available if the board had any questions.
- Mr. Shaw asked the board if they had any questions for Mr. Parham or for staff. Mr. Shaw asked if there was any more discussion.
- Mrs. Brummitt asked why this was presented in a Special Meeting rather than at the regularly scheduled meeting.
- Mr. Parham of Old Oxford Partners advised that due to several delays ranging from getting power to the subdivision and delays in construction, they had been unable to get on an earlier agenda.
- Mrs. Stainback asked Mr. Parham about the quality of the construction of the homes going in now compared to the quality in the past. Mr. Parham advised he felt he could not answer as to the quality of the homes, but that they were selling quickly. Mrs. Stainback asked if the new homes were comparable in size to the first homes, to which Mr. Parham answered that they were actually larger. Mrs. Brummitt asked Mr. Parham what the price per square foot of the new homes was, to which Mr. Parham replied he did not know. Mrs. Brummitt then asked if the homes were more expensive than they were previously, to which Mr. Parham replied most of the homes were selling in the \$160K to \$185K range, but that he could not give an exact square footage. Mr. Parham advised the board that Old Oxford Partners is selling the lots to a builder and is not involved in the building.
- Mrs. Stainback asked if the builder was local, to which Mr. Parham answered they were builders from all over the state. Mrs. Stainback again asked if they were using any local builders. Mr. Parham advised they have in the past. Mrs. Stainback asked if a local builder was being used for the homes being built currently, either from Vance or Granville Counties, to which Mr. Parham replied the builder was not local. He advised the closest office for the current builder was located in Durham.
- Mr. Shaw asked if there were any more questions or discussion. Being none, he asked if anyone on the board would like to make a motion on the matter.

Motion made by Mrs. Brummitt to accept the final plat with the stipulation that the conditions placed by NCDOT etc. be met, and that a surety bond at 1.5 times the cost of completion be placed.

Second was made by Mr. Johnson.

Motion passed 7-0.

Mr. Shaw asked if there was any further comments or discussion from staff. Mr. Hobgood advised he had none, but thanked the board for their attendance of this special meeting involving two time sensitive issues. Mr. Shaw lightheartedly commented it would be appreciated if future applicants would observe the boards regularly scheduled meeting dates, to which all agreed.

Mr. Shaw announced there being no further business, he declared the October 26, 2017 Special Meeting of the Vance County Planning Board adjourned.