



VANCE COUNTY
PLANNING & DEVELOPMENT OFFICE

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TO: Vance County Planning Board
FROM: Amy Sandidge
SUBJECT: Minutes of the January 12, 2017 Planning Board Meeting
DATE: February 9, 2017 5:00 PM to 5:30 PM

Board Members: Thomas Shaw (Chairperson), Alvin Johnson, Jr., Agnes Harvin, Logan Darrensborg
County Staff: Amy Sandidge

- 1) Ms. Shaw called the meeting to order and for review of the review of the minutes from the January 8, 2017 meeting.
 - a. Mrs. **Stainback** moved to approve the minutes and **Mr. Johnson** made a second motion to approve. The minutes were approved as presented; 4-0.

- ◆ Mr. Shaw moved to the next agenda item.
 - A. **Rezoning Request (Case# RZ1702-01)** – Corey Edwards (Applicant) Amerifunds Secured Income Fund II, LLC (property owner) - Request to rezone a parcel located at 2550 US 1-158 Hwy from Office-Institutional (OI) to Light Industrial (LI) - Tax Parcel 0208 02001.
 - Mrs. Sandidge addressed the Board and explained the multiple zonings that would be applied to the parcel. She explained that the site was just over 7 acres and consisted of a site built family (the homestead) dwelling and four mobile homes.
 - The current owners wished to divide off the homestead and sell the existing home to a new owner. They were requesting to rezone the 3 acre homestead site to R30 and 1.7 acre portion that was separated from the main parcel by Old Warrenton Road. The applicants want to leave the 2.2 acres as RMCH.
 - Ms. Sandidge explained that the zoning ordinance prohibits making a grandfathered use larger but in this case the use would be reduced from 7 acres to 2 acres. She further explained that the existing mobile home units are owned by the people that live there, they are only renting the space from the Harton family.
 - Ms. Sandidge stated that as the units were removed due to age they would not be replaced and the intent was to rezone the remaining 2 acres to R30 in the future.
 - **Motion** made by Ms. Harvin to recommend approval of the rezoning request on the basis that the proposed zoning would be consistent with the general surrounding area within a rural part of the county.
Second was made by Mr. Johnson
Motion passed 6-0.

- 2) Mr Shaw introduced the next agenda item.
 1. Text Amendments
 - Update the septic system and well separation to allow the 100' separation requirement to be reduced to 50' with health department written approval.
 - Update the Vehicle/Boat Sales, Service, & Rental by dividing the three categories into individual use categories.
 - Each of these individual categories will be allowed in AR zoning with a CUP.
 - Adding a new use type called "General Store" and "Convenience Store" to the Permitted Uses Chart.

- The General Store will be allowed in AR, OS & R30 zoning with CUP's and allowed by right in GC.
- The Convenience Store will be allowed in AR with a CUP and by right in HC and GC.

2. Ms. Sandidge noted to the Board that the open position for District 5 had been filled.
3. With no further agenda items, the board adjourned the meeting.