



VANCE COUNTY
PLANNING & DEVELOPMENT OFFICE

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TO: Vance County Planning Board
FROM: Jordan McMillen
SUBJECT: Minutes of the June 13, 2013 Planning Board Meeting
DATE: June 13, 2013 4:30 PM to 5:00 PM

Board Members: Blake Haley (Chairperson), Agnes Harvin (Vice Chairperson), Phyllis Stainback, Thomas Shaw, Rev. Roosevelt Alston, Ruth Brummitt

County Staff: Jordan McMillen

Absent: Alvin Johnson, Jr.

- ◆ Chair Blake Haley opened up the meeting and entertained a motion for approval of the 5/9/2013 minutes:
- a. **Motion** was made by Agnes Harvin to approve the minutes as written.
 - b. **Second** was made by Ruth Brummitt.
 - c. **Motion** passed 6-0.
- ◆ Chair Blake Haley moved to the next agenda item.
- A. **Rezoning Request (Case# RZ1306-1) – 151 Julia Street and 2 adjoining lots to east**
Request to amend the zoning map and rezone 3 existing lots from Planned Manufactured Housing Community (R-M-H-C) to Residential Medium Density (R-20).
1. Mr. McMillen reviewed the proposed rezoning and staff report mentioning that the request includes rezoning 3 existing lots from Planned Manufactured Housing Community (R-M-H-C) to Residential Medium Density (R-20). Mr. McMillen explained that the property owner is looking to recombine 3 lots from an existing mobile home park (L&L Estates) and then sell them as individual lots. In order to remove lots from Mobile Home Parks, it is necessary that a rezoning take place to change the zoning from the designated mobile home park zoning category to a single family living zoning category.
 2. Mr. McMillen reviewed the staff comments from the staff report as follows: Overall, the character of this area is very conducive to creating individual lots. All lots front an existing state maintained roadway (SR 1430 – Julia Street) and all lots were laid out individually of sufficient size when the mobile home park was initially created. Additionally, the neighborhood has been evolving from a mobile home park into individually owned lots for some time. All lots within this neighborhood that are separate from the mobile home park have an R-20 zoning designation. Directly south of this neighborhood is the City's Extraterritorial Jurisdiction where the majority of property within this section of the ETJ is also zoned R-20.
 3. Ms. Harvin questioned the minimum lot size for the R-20 zoning category. Mr. McMillen responded that this zoning would allow 20,000 sq. foot lots. He mentioned that public water is available within this area with individual septic tanks. It was mentioned that the other existing lots within the neighborhood are very similar in terms of size and zoning.
 4. Mr. McMillen also mentioned that in addition to approving the rezoning, Ordinance #3 (Mobile Home Parks) requires a recommendation from the Planning Board and final approval from the Board of Commissioners to make boundary changes to mobile home parks. In addition to asking for a recommendation of the rezoning, the property owner is asking for a recommendation of approval in line with Ordinance #3 as well.
 5. Mr. Haley questioned whether the rezoning approval can be conditioned upon having the lots created and recorded or whether a time limit for this lot creation should be included within any recommendations. Mr. McMillen mentioned that two distinct recommendations would need to be made. The first recommendation would deal strictly with whether the land should be rezoned which would allow all allowable uses under the new zoning category. The second recommendation should be made in regard to the Ordinance #3 and whether the proposed lot areas should be

removed from the mobile home park. As a part of the second recommendation, it would be appropriate to stipulate that a survey must be presented and recorded which formally creates the new lot.

Motion made by Ruth Brummitt to recommend allowing the lots to be separated as individual lots from the mobile home park in compliance with Ordinance #3 and also to recommend approval of the rezoning to R-20.

Second was made by Agnes Harvin, the members present voted to approve.

Motion passed 6-0.

B. **Minor Subdivision (residential use) – Gerald P. Traub**

Minor Subdivision (residential use): For Gerald P. Traub (Nathan Hymiller Surveyor). Tax Map 0335-01001. Project involves the creation of 1 lot out of the parent tract. The newly proposed lot would be 1.48 acres with approximately 14.31 acres remaining on the parent tract. The existing 15 foot easement is being upgraded to a 25 foot access easement as a part of the minor subdivision.

1. Ms. Harvin questioned the need to show the entirety of the parent tract as a part of the survey. Mr. McMillen mentioned that it would be helpful to have a remaining acreage shown for the parent tract, however if that amount is greater than 10 acres, there would not be a need to show or survey the entire parent tract.
2. Ms. Harvin mentioned the need for showing existing structures and well/septic locations. Mr. Haley mentioned the need for a utility easement if the septic and/or well is on a separate lot.

Motion made by Ruth Brummitt to approve the minor subdivision with the following conditions: (1) Well and septic location for home on new lot needs to be shown on the plat with creation of an easement if they are separated from the lot (2) location of the existing home and buildings on the new lot to ensure that they are within the setbacks established (3) Inclusion of the remaining acreage on the face of the plat (4) Inclusion of the zoning category on the face of the plat.

Second was made by Thomas Shaw, the members present voted to approve.

Motion passed 6-0.

◆ With no further agenda items, the board adjourned the meeting.