



VANCE COUNTY
PLANNING & DEVELOPMENT OFFICE

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TO: Vance County Planning Board
FROM: Jordan McMillen
SUBJECT: Minutes of the October 10, 2013 Planning Board Meeting
DATE: October 10, 2013 6:00 PM to 6:30 PM

Board Members: Blake Haley (Chairperson), Phyllis Stainback, Thomas Shaw, Ruth Brummitt

County Staff: Jordan McMillen

Absent: Agnes Harvin (Vice Chairperson), Alvin Johnson, Jr., Rev. Roosevelt Alston

◆ Chair Blake Haley opened up the meeting and entertained a motion for approval of the 6/13/2013 minutes:

- a. **Motion** was made by Ruth Brummitt to approve the minutes as written.
- b. **Second** was made by Thomas Shaw.
- c. **Motion** passed 4-0.

◆ Chair Blake Haley moved to the next agenda item.

A. **Rezoning Request (Case# RZ1310-1) – 5799 US 1 South**

Request to amend the zoning map and rezone 1 parcel from Residential Low Density (R-30) to General Commercial (G-C-1).

1. Mr. McMillen reviewed the proposed rezoning and staff report mentioning that the request includes rezoning 1 existing parcel from Residential Low Density (R-30) to General Commercial (G-C-1). He explained that an existing business is located on the property within a modular structure. A planned garage expansion to be utilized by the business has necessitated a rezoning of the property. Mr. McMillen mentioned that the property was residential in the past and transitioned from partly residential to partly commercial and has in the past few years transitioned to a fully utilized commercial property. Mr. McMillen mentioned that the property is consistent with the County land use plan specifically as it is located within the South Vance Transitional Development area which is characteristic of commercial uses in the future.
2. The Board questioned whether additional traffic would be added as a result of the expansion and/or rezoning. Mr. McMillen mentioned that currently the traffic is minimal due to the nature of the business and no additional traffic is anticipated. He did mention that rezoning the property would allow all commercial uses as a permitted use, although any future uses would require zoning permits that would include requirements for adequate buffers.
3. Ms. Brummitt questioned whether an existing well and septic exists on the property. Mr. McMillen responded that an existing well is shown on the site plan and an existing septic tank is present on the lot. Mr. McMillen mentioned that this would be reviewed further for exact locations at the time of zoning permit approval.

Motion made by Ruth Brummitt to recommend approval of the rezoning from Residential Low Density (R-30) to General Commercial (G-C-1).

Second was made by Phyllis Stainback, the members present voted to approve.

Motion passed 4-0.

B. **Major Subdivision (residential use) – Bent Tree Subdivision**

Major Subdivision (residential use): For Abraham Hazzard & Others (Cawthorne Surveying). Tax Map 0581-02012. Project involves the creation of 11 lots out of parcels 0581-02012 and 0581-02013. All proposed lots are above 30,000. This subdivision is a reconfiguration following the approval of a similar layout in July, 2011. An existing 60 foot easement is present for access to the subdivision. Two internal streets have been changed from 25 ft. to 60 ft. easements. The Board has previously approved Bent Tree Lane for the primary roadway.

1. Mr. McMillen gave an overview of the major subdivision. He explained that the original preliminary plat came to the board and was approved in July of 2011. The board subsequently approved the construction plans in August of 2011. Since this time a redesign has been completed necessitating a new preliminary plat approval. Mr. McMillen noted that a few items for correction on the plat are as follows: The utility provider needs to be indicated and the correct water source (public water) needs to be indicated.
2. Ms. Brummitt questioned whether there was adequate soil present for septic tanks. Mr. McMillen indicated that a soil analysis has been completed and was submitted showing adequate space for septic tanks.

Motion made by Thomas Shaw to approve the preliminary plat with the corrections as noted (utility provider to be indicated, correct water source (public water) to be shown, and typo to notes section on face of plat.

Second was made by Ruth Brummitt, the members present voted to approve.

Motion passed 4-0.

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