



VANCE COUNTY
PLANNING & DEVELOPMENT OFFICE

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TO: Vance County Planning Board
FROM: Jordan McMillen
SUBJECT: Minutes of the April 10, 2014 Planning Board Meeting
DATE: April 10, 2014 4:30 PM to 5:00 PM

Board Members: Thomas Shaw (Chairperson), Alvin Johnson, Jr., (Vice Chairperson), Agnes Harvin, Phyllis Stainback, Ruth Brummitt

County Staff: Jordan McMillen

Absent: Blake Haley, Rev. Roosevelt Alston

◇ Chair Shaw opened up the meeting and entertained a motion for approval of the 1/9/2014 minutes:

- a. **Motion** was made by Ms. Stainback to approve the minutes as written.
- b. **Second** was made by Ms. Brummitt.
- c. **Motion** passed 5-0.

◇ Chair Shaw moved to the next agenda item.

A. **Rezoning Request (Case# RZ1404-1) – 95 Old Poplar Creek Road (Tax Parcel – 0412-02007)**

Request to amend the zoning map and rezone 1 parcel from Residential Medium Density (R-20) to General Commercial (G-C-1).

1. Mr. McMillen gave an overview of the rezoning request and presented the staff report (see separate staff report for overview).
2. Ms. Harvin questioned whether Old Poplar Creek Road dead ends into this property. Mr. Donald Crews (applicant) mentioned that the road is a state maintained road and was cut off and realigned when the I-85 overpass was put in. Ms. Harvin questioned how the road would be handled if the property were developed for commercial use. Mr. McMillen responded that the road could stay as it is, but the easement would need to be increased to 60 feet. He also mentioned that DOT could be petitioned to abandon the road as a state maintained portion if the property were developed. Mr. Crews mentioned that at the current time there are no development plans imminent, but the rezoning would allow the property to be situated for its highest and best use going forward.
3. Ms. Harvin raised a concern with the original house built in 1865 and questioned whether the house would be preserved if the property were developed for commercial use. Mr. Crews responded that the house does not qualify to be on the historic register because it was moved from one part of the property to the other in the early 1900s and additions have been made since that time. He further mentioned that the family would look to move the house off of the property to allow for its preservation as opposed to demolishing it if the property is further developed in the future. He mentioned that there is a current tenant in the house at this time and that there is a separate tenant house that was built in the early 1960s that also has a tenant.

Motion made by Ms. Harvin to require a definitive decision from the applicants on how the historic home would be preserved or handled.

No Second was made to the motion.

Motion made by Alvin Johnson to recommend approval of the rezoning request based upon the justification that the property is located in an area that is suitable for commercial development and that the rezoning would provide an opportunity and open up an area along the Interstate for larger commercial developments.

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

Motion passed 4-1 with Ms. Harvin dissenting.

- ◆ **Other Business** – Mr. McMillen made the board aware that in an upcoming meeting it will be necessary to review proposed changes to the zoning ordinance as a result of legislative changes at the state level. This will include providing a better definition of bonafide farms as well as changing some of the board of adjustment procedural requirements directly related to state changes.

Ms. Harvin proposed that the board consider adding to the zoning ordinance to provide better protection of historic structures. Mr. McMillen responded that the staff will research this and look at some other counties to help in determining whether this is something that could be included in the zoning ordinance or whether another ordinance would be a better location for historic property/structure regulations.

- ◆ **Adjournment.**

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