



VANCE COUNTY
PLANNING & DEVELOPMENT OFFICE

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TO: Vance County Planning Board
FROM: Jordan McMillen
SUBJECT: Minutes of the October 9, 2014 Planning Board Meeting
DATE: October 9, 2014 5:30 PM to 5:40 PM

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

County Staff: Jordan McMillen

Absent: none

- ◇ Chair Shaw opened up the meeting and entertained a motion for approval of the 9/4/2014 minutes:
 - a. **Motion** was made by Mr. Haley to approve the minutes.
 - b. **Second** was made by Ms. Brummitt.
 - c. **Motion** passed 7-0.

- ◇ Chair Shaw opened up the meeting and entertained a motion for approval of the 9/11/2014 minutes:
 - a. **Motion** was made by Ms. Harvin to approve the minutes.
 - b. **Second** was made by Ms. Brummitt.
 - c. **Motion** passed 7-0.

- ◇ Mr. McMillen requested to add an item to the agenda as item number C. The item to be added is the approval of a road name. There was no objection from the Board.

- ◇ Chair Shaw moved to the next agenda item.
 - A. **Rezoning Request (Case# RZ1410-1) – NC 39 Highway S (Portion of Tax Parcel – 0546 04002)**
Request to amend the zoning map and to rezone 1 parcel from Agricultural Residential (A-R) to General Commercial (G-C-1).
 - Mr. McMillen stated that the rezoning request is for 1.36 acres out of tax parcel 0546 04002 which is 52.6 acres. The applicants will formally subdivide the property upon rezoning approval. The property owner is Gray Faulkner and the applicant is Glandon Forest Equity, LLC.
 - The proposed lot is approximately 1,000 feet northwest of the intersection at Gillburg. Mr. McMillen stated that the general area is mixed use, including A-R, R-30, and H-C closer to the Gillburg intersection.
 - In terms of the impacts, the setbacks will need to be increased and the built-upon-area will need to be increased; both of which promote a higher density. Things that would be required with the commercial property are adequate ingress and egress, appropriate sight distances, as well as screening and buffering from the neighboring residential and agricultural properties.
 - According to the county's land use plan this area is located within the Gillburg Development Area which can also be referred to as a crossroads community. Mr. McMillen stated these designated areas are for potential future growth and it would be reasonable to consider that entire character when reviewing this rezoning request.
 - This rezoning request would allow retail and service establishments.

Motion made by Ms. Harvin to recommend approval of the rezoning request for 1.36 acres out of tax parcel 0546 04002 located on NC 39 Highway S from A-R to G-C-1.

Second was made by Mr. Johnson.

Motion passed 7-0.

B. Construction Plan Review – Bent Tree Lane, Reeves Land One, LLC

After the September 11, 2014 preliminary plat approval, the applicant has moved on to the construction plan review stage as the proposed private road must meet DOT Road Construction Standards.

- The proposal is to subdivide into 4 lots (minor subdivision) along an existing 60 foot easement.
- The road serving these lots must meet both the county and DOT's standards; however, the road does not need to be paved.
- The construction plans had been sent out to the Technical Review Committee and provided comments back to the staff.
- The existing well in the ROW has been pointed out and the applicant plans to abandon it, which will require an abandonment permit from the Health Department and a certified well driller to perform the work.
- To address this area, the Emergency Operations Department will need a revised plat to show how far this road will be from the next closest intersection.
- NCDOT felt that the driveway would meet the minimum sight distance requirement. However, they wanted to ensure that the houses on Wilson Brothers Rd that are adjacent to Bent Tree Lane do not fall within the sight triangle. As such, they wanted the sight triangle to be placed on a revised preliminary plat.
- Mr. McMillen stated that from the county's standpoint, it was important that the applicant ensures that existing septic tanks and lines do not fall within the ROW. A contractor did go out and establish that the lines were not located within the ROW. However, Mr. McMillen stated that he would like to see the houses plotted on the preliminary plat as well.
- The power pole located within the ROW will need to be moved.
- Mr. McMillen told the board that any dwellings placed on any of these four proposed lots would be eligible for well systems, even though Warren County public water is available off of Wilson Brothers Road.
- One other important mention made by Mr. McMillen is that by the time the final plat is submitted, all involved entities need to be clear on who will be maintaining the road and best management practices.

Motion made by Ms. Harvin to approve the construction plans subject to submittal of the following items:

1. Revised preliminary plat showing existing homes, septic tanks and lines relative to the existing 60 foot easement; plat must show 10'x70' site triangle where Bent Tree Lane intersects Wilson Brothers Road; Distances must be provided from Bent Tree Lane to the nearest intersections in either direction along Wilson Brothers Road.
2. The existing well within the Right-of-way will need abandoned as per state standards and a permit must be obtained from the health department prior to commencing the abandonment.
3. The existing power pole within the right-of-way will need to be relocated as a part of construction.
4. Upon completion of construction a final plat will need submitted for approval and recordation. The final plat must clarify the maintenance of the right-of-ways as well as maintenance responsibility for the best management practices.

Second was made by Ms. Stainback.

Motion passed 7-0.

C. Road Name Approval

Request to name new road – Oak Grove Farm Lane – off of Horseshoe Bend Road.

- Mr. McMillen explained the background behind the road creation and stated that the road name has been approved by E-911.
- The road meets all requirements and consists of a 25 foot easement.
- Ms. Harvin and Mr. Haley asked if the three dwellings would be on separate lots. Mr. McMillen replied that the property owners will be subdividing the property so that there is only 1 dwelling per lot.
- Mr. Haley requested that county staff include supplemental information regarding the new road with the next meeting's Planning Board packet.

Motion made by Ms. Harvin to approve the new road name – Oak Grove Farm Lane.

Second was made by Mr. Johnson.

Motion passed 7-0.

- ◆ **Other Business** – Ms. Stainback referenced an article out of the News & Observer (8/2/2014) that discussed solar power and tax credits. Ms. Stainback questioned whether solar farms are eligible for the present use value tax programs, to which Mr. McMillen responded no. Discussion amongst staff and board members followed regarding the future installations of solar farms.

- ◆ **Adjournment.**
 - A. With no further agenda items, the board adjourned the meeting.