



VANCE COUNTY
PLANNING & DEVELOPMENT OFFICE

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TO: Vance County Planning Board
FROM: Jordan McMillen
SUBJECT: Minutes of the June 11, 2015 Planning Board Meeting
DATE: June 11th, 2015 4:00 PM to 5:15 PM

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

County Staff: Jordan McMillen, David Robinson

Absent: Rev. Roosevelt Alston

- ◆ Mr. Shaw opened up the meeting and entertained a motion for approval of the 04/09/2015 minutes:
- a. **Motion** was made by Ms. Brummitt to approve the minutes.
 - b. **Second** was made by Ms. Harvin.
 - c. **Motion** passed 6-0.
- ◆ Mr. Shaw moved to the next agenda item.
- A. **Update on Proposed Zoning Ordinance Amendments**
1. Solar
 - Mr. McMillen stated that the Planning Board previously reviewed zoning ordinance amendments. After the review the ordinance amendments went to the Board of Commissioners. The Board of Commissioners referred it back to one of their committees.
 - The Board decided to separate the two ordinance amendments so that there is now a solar zoning ordinance amendment and another amendment concerning the several other items.
 - Mr. McMillen stated that the Board of Commissioner's committee wanted to decrease the 100 foot setback on all sides to 100 feet on the front and road frontages and 50 feet on the sides and rear.
 - Ms. Harvin asked what the reason was for not doing 100 foot setbacks on all sides. Mr. McMillen stated there were a number of public comments on this issue. He said that the solar developers said that would limit them in their ability to fully utilize the site. Additionally, Mr. McMillen said that several Board members thought that a 100 foot setback on all sides would take up too much land.
 - Mr. McMillen continued to say that there are pressures on all sides and the goal is to come up with an amendment that is agreeable to all parties.
 - Ms. Harvin said that not all properties are suitable for a solar farm and she does not believe a 100 foot setback is too restrictive.
 - Mr. McMillen asked if the real issue is the distance of the setback or the buffer. The Planning Board members agreed that the real issue is the buffer and they believed a 100 foot setback would allow for more robust screening.
 - Ms. Harvin stated that the zoning ordinance is supposed to be based on the Land Use Plan. In Vance County's Land Use Plan there is an emphasis on maintaining or protecting the agricultural condition of the county. She said that she does not believe solar farms are maintaining this condition.
 - There was general consensus among the Planning Board members that a 100 foot setback was desired.
 - Mr. McMillen continued on to screening and fencing. He said language has been added to the solar section of the ordinance concerning screening and fencing to make the solar section more transparent.
 - Mr. McMillen discussed the added section requiring annual inspections of landscaping for the first three years to ensure adequate growth. These additional inspections would necessitate a change in the fee schedule for conditional use permits for solar farms.

- Ms. Harvin inquired about a letter from the Vance County Tourism Authority. Mr. McMillen said that the Tourism Authority has gone on record and provided input on solar farms. The Tourism Authority requested that a storm water management plan be submitted. Mr. McMillen said he believed that this issue is handled by NC DENR and that Vance County does not have a storm water ordinance.

Motion made by Ms. Harvin to recommend the solar zoning amendment to the Board of Commissioners.

Second was made by Ms. Brummitt.

Motion passed 6-0.

2. Revised Manufacturing uses/Cemeteries

- Mr. McMillen stated that the revised zoning amendment includes changing the table of permitted uses to allow Manufacturing in the Highway Commercial zoning district with a conditional use permit.
- Mr. McMillen stated that the cemetery provision would allow church and family cemeteries within the Office Institutional zoning district.
- Mr. McMillen suggested removing the third item from the proposed zoning amendment that concerns home occupations. His suggestion was based on the belief that the home occupations provision may prevent the entire amendment from being approved.

Motion made by Ms. Brummitt to recommend the zoning amendment involving church and family cemeteries and manufacturing uses, with the omission of the provision concerning home occupations.

Second was made by Mr. Haley.

Motion passed 6-0.

B. **Review and Approval – Construction Plans for Hidden Acres Subdivision**

- Mr. McMillen outlined the history of the Hidden Acres development.
- All the conditions the Board placed on the major subdivision were satisfied and work on the construction plans began. The construction plans were submitted in February of 2015.
- There are two interior roads in the Hidden Acres subdivision.
- The subdivision is being developed by the property owner, Ken Fitzsimmons.
- Mr. McMillen stated the main consideration is that the roads are built to NC DOT standards, with the exception of pavement.
- Mr. McMillen explained that if the construction plans are approved, the developer could then begin construction of the roads. After the construction, a final plat will need to be submitted to the Planning Board for approval.

Motion made by Mr. Johnson to approve the construction plans for the roads within Hidden Acres subdivision with the roads to be constructed to NCDOT standards.

Second was made by Ms. Harvin.

Motion passed 6-0.

◆ **Adjournment.**

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