



VANCE COUNTY  
PLANNING & DEVELOPMENT OFFICE

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**TO:** Vance County Planning Board  
**FROM:** Jordan McMillen  
**SUBJECT:** Minutes of the October 15, 2015 Planning Board Meeting  
**DATE:** October 15, 2015 5:15 PM to 6:15 PM

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

**County Staff:** Jordan McMillen

**Absent:** Blake Haley, Agnes Harvin

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- ◆ Mr. Shaw opened up the meeting and entertained a motion for approval of the 06/11/2015 minutes:
  - a. **Motion** was made by Ms. Brummitt to approve the minutes.
  - b. **Second** was made by Mr. Johnson.
  - c. **Motion** passed 4-0.
- ◆ Mr. Shaw opened up the meeting and entertained a motion for approval of the 07/16/2015 minutes:
  - d. **Motion** was made by Ms. Brummitt to approve the minutes.
  - e. **Second** was made by Mr. Johnson.
  - f. **Motion** passed 4-0.
- ◆ Mr. Shaw moved to the next agenda item.
  - A. **Rezoning Request (Case #RZ1510-1) – 61 Vincent Hoyle Road (Tax Parcel 0528-01113)**  
Request to amend the zoning map and to rezone 1 parcel (1.004 acres) from General Commercial (G-C-1) to Residential Low Density (R-30).
    - Mr. McMillen reviewed the complete staff report outlining the location, existing land use, surrounding land uses, parcel size, zoning history, as well as the impacts of the rezoning. Mr. McMillen informed the board that the applicant is looking to replace an aged single wide which was previously grandfathered into the G-C-1 zoning. Rezoning the property will not only allow replacement of the unit, but position the property for residential uses in the future.
    - Ms. Stainback discussed the change in uses and mentioned that this should create a positive impact on the surrounding area. The board discussed whether the neighboring parcel to the east should also be rezoned to R-30. Mr. McMillen responded that it is anticipated that the owner of that property will request this to also be rezoned in the future.

**Motion** made by Ms. Brummitt to recommend approval of the rezoning request for tax parcel 0528-01113 on the basis that this will have an overall positive impact on the surrounding area.  
**Second** was made by Mr. Johnson.  
**Motion** passed 4-0.
  - B. **Review and Approval – Preliminary Plat and Construction Plans – Skippers Cove Major Subdivision**  
Skippers Cove (Cawthorne and Associates Surveyors) Tax Map 578-1-9. Project includes subdividing 9 lots from a parcel size of 8.162 +/- acres. Property owners are Skippers Cove Development Group, LLC. Project originally approved in December 2004 and was resubmitted in September 2008 and approved for a reduced easement width from Piney Grove Road up to the start of lot 1 and 2. Because construction plans were not submitted within 24 months of the last approval, it is necessary to consider the preliminary plat again.
    - Mr. McMillen provided a summary of the major subdivision and stated that the conditions from the previous board approval in September 2008 have been satisfied and only minor changes have been made to the lot lines near the Corps. of Engineers land. Mr. McMillen reviewed the items

from the previous approval in 2008 as follows: (1) The front setbacks needed to be 30 feet (2) language was needed showing road maintenance will be considered for the beginning portion of Doc Lane and for all roads within the subdivision prior to recordation of a final plat (3) Use of a separate dedicated right-of-way for Skipper's Lane, Williams Pointe Lane and Sunfish Lane. The new plan will eliminate Sunfish Lane (4) Completion of a soils analysis showing suitable areas for septic areas (5) Submittal of information or letter from Warren County affirming their ownership of the waterline following construction of the roadway. Included with this submittal would be Warren County's approval of the waterline design prior to approval of the construction plans.

- All items above have been submitted or addressed, however due to the time that has lapsed since the board's approval, it is necessary for the board to consider this again. Because there are minor changes and the board has reviewed the preliminary plat previously, Mr. McMillen presented both the preliminary plat and the construction plans within this single meeting for approval.
- Mr. Mike Satterwhite (Attorney representing developer) informed the board that the previous developer has sold the property and therefore a new developer is looking to move with completing the project. He informed the board that the new developer is Skippers Cove Development Group.

**Motion** made by Ms. Brummitt to approve the preliminary plat for Skippers Cove Major Subdivision which was completed by Bob Cawthorne, surveyor and dated June 12, 2015.

**Second** was made by Mr. Johnson.

**Motion** passed 4-0.

**Motion** made by Ms. Stainback to approve the construction plans for Skippers Cove Major Subdivision which were completed by John Hamme, Engineer and dated August 2012.

**Second** was made by Mr. Johnson.

**Motion** passed 4-0.

C. **Approval of New Road Name – Still Water Lane**

- Mr. McMillen explained that E-911 has approved Still Water Lane for a new roadway which is being constructed for access to 8 pre-existing lots of record off of Buchanan Road (see plat book V757 for creation of lots).

**Motion** made by Mr. Johnson to approve the road name Still Water Lane.

**Second** was made by Ms. Brummitt.

**Motion** passed 4-0

◆ **Adjournment.**

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