



VANCE COUNTY
PLANNING & DEVELOPMENT OFFICE

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TO: Vance County Planning Board
FROM: Jordan McMillen
SUBJECT: Minutes of the January 14, 2016 Planning Board Meeting
DATE: January 14, 2016 5:00 PM to 5:30 PM

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

County Staff: Jordan McMillen

Absent: Thomas Shaw (Chairperson), Blake Haley

- ◆ Ms. Stainback opened up the meeting and asked for a review of the minutes from the 11/12/2015 meeting.
 - a. **The minutes were approved as presented; 4-0**
 - ◆ Ms. Stainback opened up the meeting and asked for a review of the minutes from the 12/10/2015 meeting.
 - b. **The minutes were approved as presented; 4-0**
 - ◆ Ms. Stainback moved to the next agenda item.
 - A. **Rezoning Request (Case# RZ1601-1)** – Edward & Donna Spain (Applicant); Edward & Donna Spain (Property Owner) - Request to rezone parcel (23 acres) from Low Density Residential (R-30) to Agricultural Residential (A-R) - Tax Parcel 0202-01037.
 - Mr. Ed Spain (456 Spring Valley Road, Henderson, NC) addressed the board and introduced Mr. Michael O’Donoghue (individual purchasing the property). Mr. O’Donoghue explained his desire to purchase the property and to construct a home and a small kennel on the property. Due to the property being zoned low density residential (R-30) a kennel is not permitted on the property and as such the request is to rezone the property to Agricultural Residential (AR).
 - Ms. Harvin questioned the distance between the proposed kennel and the closest neighbor. Mr. O’Donoghue mentioned that the distance would be greater than 300 feet and he would intend to install a split rail fence with wire mesh backing along with vegetation to reduce any noise leaving the property.
 - Mr. Edward Spain (Property Owner) reviewed the rezoning request and informed the board that the surrounding properties to the east are used for agriculture as is the subject property although being zoned R-30. He mentioned that the property to the south is zoned agricultural residential and is the location of a horse facility. He mentioned that AR zoning would be compatible with the surrounding area and asked the board to support the rezoning request.
 - Mr. McMillen reviewed the staff report outlining the location, existing land use, surrounding land uses, parcel size, zoning history, newly permitted uses with the rezoning, as well as the impacts of the rezoning. He reviewed the considerations to be made by the board in making a favorable rezoning recommendation.
 - Mr. Alvin Pernel (neighbor) addressed the board and expressed concern with having a commercial operation next to his home. He mentioned concerns with noise and with dogs running loose. He mentioned that locating a kennel further back on the property would be suitable, but did not want the facility right next to his house.
 - The board discussed the proposal and reviewed the plan to include split rail fence and vegetation to reduce the noise. Mr. McMillen reminded the board that the specific proposal for a kennel is not the board’s consideration as they should consider all allowable uses within the proposed zoning category.
- Motion** made by Ms. Harvin to recommend approval of the rezoning request on the basis that the proposed zoning would be consistent with the general surrounding area within a rural part of the county.
- Second** was made by Ms. Brummitt
- Motion** passed 4-0.

B. **Approval of New Road Name – Allen Place Lane**

- Mr. McMillen explained that E-911 has approved Allen Place Lane for a new roadway which is being established off of Lynnbank Estates Road. He explained that formal planning board approval is necessary as well to establish the road name.

Motion made by Ms. Harvin to approve the road name Allen Place Lane.

Second was made by Ms. Johnson

Motion passed 4-0

◆ **Adjournment.**

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