



VANCE COUNTY
PLANNING & DEVELOPMENT OFFICE

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TO: Vance County Planning Board
FROM: Amy Sandidge
SUBJECT: Minutes of the May 11, 2017 Planning Board Meeting.
DATE: May 30, 2017

Board Members: Thomas Shaw, Blake Haley, Ruth Brummitt, Alvin Johnson, Agnes Harvin, Logan Darrensburg
County Staff: Amy Sandidge

- ◆ Mr. Shaw opened up the meeting and asked for a review of the minutes from the 05/11/17 meeting.
 - a. **The minutes were approved as presented; 6-0.**

- ◆ Mr. Shaw introduced the first agenda item.
 - A. **Rezoning request for tax parcel 0365 03004**
 - Ms. Harvin recused herself due to a conflict of interest. Ms. Sandidge introduced the project and stated the current zoning was AR and the applicant was requesting to rezone to LI. The LI zoning would allow the applicant to expand his current business use of a mini storage. Ms. Sandidge explained that the area was zoned and developed with several GC-1 parcels and uses. She further indicated that the original mini storage was constructed prior to the county adopting zoning regulations. Ms. Sandidge mentioned that by rezoning this 11 acre parcel there would be a 20+ acre grouping of LI in a primarily residential area and she continued by noting the various uses that LI would allow including: hazard materials storage, lumber mills, sewage stations and several others that would be allowed per right. Ms. Sandidge explained to the Board that once the property was rezoned any of these uses would be allowed on the parcel.
 - Ms. Sandidge stated that staff was concerned about making several of the allowed industrial uses options in the primarily residential area.
 - Mr. Haley asked why the expansion could not be expanded on the current site and he was told that the lay of the land prohibited development. Ms. Brummitt asked what other options were available to the applicant and Ms. Sandidge stated they could request a CUP for boat/RV storage in the current AR zoning or rezone to GC-1 which would also allow the proposed use.
 - The applicant, Mr. Paynter addressed the Board and stated that he wanted to have office space in the new location and that was the main reason he did not go with the CUP option. He stated he wanted the zoning to match his current parcel and be allowed to grow and expand.
 - Ms. Sandidge told the Board that they had several options: recommend approval as the application requested; recommend denial, or recommend another zoning classification such as GC-1 to the Board of County Commissioners. The Board and Mr. Paynter discussed the options and they decided to move forward with a favorable recommendation to GC-1.

Motion made by Ms. Brummitt to recommend approval of GC-1 zoning to the Board of County Commissioners.

Second was made by Mr. Johnson

Motion passed 6-0.

B. Approval of New Road Name – Weekenders Lane

- Ms. Sandidge explained that E-911 has approved Weekenders Lane for a new roadway. She 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 Corner Oak Farm Lane.
Second was made by Mr. Johnson.

Motion passed 6-0.

C. **Approval of New Road Name – Marina Cove Lane**

- Ms. Sandidge explained that E-911 has approved Marina Cove Lane for a new roadway. She explained that formal planning board approval is necessary as well to establish the road name. **Motion** made by Ms. Brummitt to approve the road name Marina Cove Lane. **Second** was made by Mr. Johnson. **Motion** passed 6-0.

◆ **Adjournment.**

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