

DEPARTMENT OF PLANNING & DEVELOPMENT

PLANNING STAFF REPORT  
**Preliminary Plat approval for Huntstone Subdivision**  
STAFF PROJECT CONTACT: Angie Blount



**EXPLANATION OF THE REQUEST**

This request is for approval of the preliminary plat for phase IV Huntstone Subdivision. The phase consists of 119 lots. Each lot meets the minimum lot size requirement for R10 zoning of 10,000 sq. ft. each and the minimum lot width requirement of 75’.

**OWNER/APPLICANT**

**OWNER:** Old Oxford Road Partners, LLC  
129 W. Belle St.  
Henderson, NC 27537

**Applicant:** The Nau Company  
PO Box 810  
Rolesville, NC 27571

**PROPERTY INFORMATION**

**LOCATION:** Hwy 158 Business

**EXISTING LAND USE:** The parcel is zoned R10, requiring 10,000 sq. Ft. per parcel and 75’ of lot width/road frontage. One single family dwelling is allowed per lot.

**SIZE:** The area rezoned R10, consisting of 119 lots contains 34.303 acres, leaving a remainder of 21.610 acres delineated on the plat as open space. The zoning for this remainder is R20.

**SURROUNDING LAND USE:** The property is bordered on the west by property zoned AR, and on the east property zoned R20. Property to the north zoned GC1, or General Commercial, and property to the south is zoned R20 and is known as Huntstone Subdivision, consisting of phases I, II and III. These were established prior to Vance County adopting a zoning ordinance in 2011.

**ZONING HISTORY:** A rezoning request for 119 lots was granted by the VC Board of Commissioners at their last meeting March 15, 2018. The zoning went from R20 to R10.

**STAFF COMMENTS**

Applicant has produced a preliminary plat which meets both the minimum lot size requirement and the minimum lot width requirement for R10 zoning. Stream buffers have been delineated on the plat within the open space and wetlands identified. Staff has received comments from the TRC regarding the proposed preliminary plat. The remainder, identified as “open space”, consists of 21.610 acres and is zoned R20. Staff advises this remainder will need to be treated as any other remainder of land following a subdivision. Per the zoning of R20, there will need to be at least one area of access which meets the R20 minimum lot width of 80’. Also, any further development within the remainder will need to be consistent with the R20 zoning.