

DEPARTMENT OF PLANNING & DEVELOPMENT

Vance County Planning Board Meeting Date 02-14-2019

Public Hearing – Major Subdivision “Charlie’s Place”



Staff Project Contact: Angie Blount

EXPLANATION OF THE REQUEST

The Public Hearing is to consider approval of a 10 lot subdivision on Thomas Rd.

OWNER/APPLICANT

MS20190214-1 – Wakefield Holdings LLC

PROPERTY INFORMATION

LOCATION: MS20190214 - 1 –10 lots on Thomas Rd, Tax parcel number 0360 01001.

EXISTING LAND USE: Residential, Zoned AR (Agricultural Residential)

SURROUNDING LAND USE: The surrounding tracts are residentially zoned, AR or R30. This property is near Kerr Lake.

ZONING HISTORY: All parcels in this area are zoned as they were since countywide zoning was established in November 2011.

IMPACTS

The property is currently one tract consisting of 457.88 acres, on both sides of Thomas Rd. The subdivision would consist of 10, 1+ acre tracts totaling 11.932 acres and leave a 339.1 acre residual. All proposed lots have direct state maintained frontage along Thomas Rd. This area is sparsely populated, currently containing small farms and single family homes. The subdivision would affect the eastern side of Thomas road, assuming 10 tracts would eventually contain one home per tract, with at least 150' of road frontage each and with each meeting the minimum lot size requirement for AR zoning of 43,560 sq. ft. or 1 acre each, excluding the acreage within the right of way.

STAFF COMMENTS

All of the proposed lots meet or exceed both the lot width and lot size requirement for AR zoning. The parcel number on the plat is incorrect and will be changed on the final plat. As stated on the preliminary plat, lot 9 contains a mobile home which will be removed and lot 10 contains an old barn, also to be removed. This should occur before the Chair signs the plat. The surveyor will also be asked to change the signature line to read “Chairperson, Vance County Planning Board”. Board members should consider notes from Clark L. Thomas, Engineer with the City of Henderson regarding septic sites for two of the lots, (5 and 6). Also refer to the soils map which illustrates this issue. Lots could be recombined into neighboring lots to allow for installation of a conventional system and reduce the total to 8 lots, which would still be a major subdivision requiring approval by the Planning Board. As long as a proposed dwelling can meet the setback requirements of 50' front, 25' side and 20' rear without infringing on the septic system, zoning and inspections would issue permits for these lots.

The planning board should consider the following factors in deciding this case:

- A. The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories.
- B. There is convincing demonstration that all uses permitted under the proposed zone classification would be in the general public interest and not merely in the interest of an individual or small group.
- C. There is convincing demonstration that all uses permitted under the proposed zone classification would be appropriate in the area included in the proposed change. (When a new zone designation is assigned, any use permitted in the zone is allowable, so long as it meets zone requirements, and not merely uses which applicants state that they intend to make of the property involved.)
- D. There is convincing demonstration that the character of the neighborhood will not be materially or adversely affected by any use permitted in the proposed change.
- E. The proposed change is in accord with the County Land Use Plan and sound planning principles.

Attachments: MS20190214-1, Application (A), Survey Map (B), Aerial map with surrounding zoning (C), Soils map (D), Comments from the Technical Review Committee (E).