



VANCE COUNTY
PLANNING & DEVELOPMENT
OFFICE

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Minutes

TO: Vance County Planning Board
FROM: Angie Blount
SUBJECT: Major Subdivision Whitman Way
DATE: August 9, 2018

Board Members Present: Thomas Shaw III, Chair, Agnes T. Harvin, Ruth Jones, Vice-Chair, Phyllis Stainback

Board Members Absent: Alvin Johnson, Jr., Blake Haley, Logan Darensburg

County Staff: Angie Blount, Planner

Chairperson Shaw declared the August 9, 2018 meeting of the Vance County Planning Board open. Chairperson Shaw announced the first order of business would be the approval of the minutes from the previous meeting, June 14, 2018. Chairperson Shaw asked if there were any changes, additions or corrections to the minutes. Board member Mrs. Stainback made a motion to accept the minutes as presented, which was seconded by board member Mrs. Jones. A vote was taken and it was unanimous to accept the minutes as presented. Chairperson Shaw announced the next item on the agenda, review and consideration of case number MS20180809-1, Major Subdivision, Whitman Way, 10 lots on Plum Nutty Rd. Chairperson Shaw asked for comments from staff. Planner Angie Blount explained that the case presented is a Major Subdivision, having 10 lots. She advised the board that all the lots front on NC State DOT maintained Plum Nutty Road, and that all lots meet or exceed the required lot width and minimum lot size as required by the Vance County Zoning Ordinance. Mrs. Blount also advised that the applicant bought the property and divided the lots to sell and has no intention of developing the lots himself. Mrs. Stainback asked about shared driveways and the comment made by the TRC committee regarding sharing driveways. Mrs. Blount explained that the lots meet the minimum lot width and have direct DOT maintained frontage and that sharing driveways and interior roadways would not be a requirement. Mrs. Stainback commented that she saw no reason why shared driveways could not be allowed, to which Mrs. Blount advised they could be allowed but would not be a requirement unless 911 Addressing had reasons to require it. Mrs. Harvin asked about lot 10, she advised regarding the shape as it appeared to extend across Saucy Lane. Mrs. Blount advised that Saucy Lane is an easement and the fact that the lot is surveyed and found to go to the centerline of Plum Nutty and across Saucy Lane would not be an issue with anyone being able to access Saucy Lane. Mrs. Blount advised DOT reviewed the plat and made no comment regarding lot 10. Mrs. Stainback asked what the square footage was for lot 10. Chairperson Shaw advised the lot was 47,002 sq. ft. Mrs. Jones asked if the lots were on the market. Mrs. Blount advised he would not be able to market them until the plat was recorded. Mrs. Harvin asked why it had to come before the Planning Board, Mrs. Blount replied that the subdivision was over 7 lots which qualifies it as a Major Subdivision under the Vance County Subdivision Ordinance which also requires approval of Major Subdivisions from the Planning Board. Mrs. Jones asked if the applicant would have to install any utilities, to which Mrs. Blount replied that he did not. The applicant was subdividing the lots to sell, but has no plans for development. Mrs. Blount explained that the applicant had the lots perked to ensure that buyers of the lots would be able to build. Mrs. Stainback asked if the property behind the lots had access. Mrs. Blount advised that they were accessed by Saucy Lane and Salt and Light Lane. Mrs. Harvin asked about the distance to the lake. Mrs. Blount advised the distance to the lake is not shown on the map but that it did not border Corp property. Mrs. Blount advised that she had just received a message that the applicant, Mr. Guin would not be able to attend the meeting. Mrs. Blount asked the board to refer to the Major Subdivision checklist when considering a decision on the plat and that much of it would not apply to this plat as there is to be no development beyond formation of the lots. Mrs. Harvin made a motion that

the Whitman Way Major Subdivision Plat be accepted with the condition that a Certificate of Subdivision be placed on the plat for the Chairperson Mr. Shaw to sign on behalf of the Planning Board. The motion was seconded by Mrs. Jones. Chairperson Shaw stated that a motion to approve had been made and seconded. Chairperson Shaw announced that if there were no further discussion on the matter those that were in favor of the motion to state so by saying Aye. Chairperson Shaw stated that they would now hear from those opposed by saying Nay. Chairperson Shaw announced that the motion had carried. Mrs. Blount advised that if the Chairperson is to sign the plat a certificate would need to be added. The board advised they wished to add to the motion that a certificate to be added to the plat for the Chairperson to sign.

Chairperson Shaw asked if there were any new or old business that needed to come before the board. Mrs. Blount advised that the subject of board training had been brought to the Planning Directors attention and wanted to hear from the board on whether or not anyone would be interested in UNC School of Government board training for Board of Adjustment or Planning Board. Mrs. Jones advised the newest member of the Planning Board might be interested. Chairperson Shaw advised that training is always welcomed to be kept current, but the only problem would be scheduling a time. Mrs. Harvin asked if there had been any changes in board procedure they needed to be aware of, Mrs. Blount replied none that she knew of but that it was being offered in case anyone needed a refresher or for any new members. Mrs. Stainback asked if the SOG would come to Vance County. Mrs. Blount advised that they had done so in the past, as several members recounted going to Granville County and Warren County for training. Chairperson Shaw advised it would be best to check with individual members to see if they would like to have training. Chairperson Shaw asked if there were any additional business. Being none, Chairperson Shaw made a motion to adjourn the August 9, 2018 meeting of the Vance County Planning Board, which was seconded by Mrs. Harvin.