



VANCE COUNTY
PLANNING & DEVELOPMENT OFFICE

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TO: Vance County Planning Board
FROM: Angie Blount
SUBJECT: Road Name Approval, Zoning Ordinance Text Amendments, Subdivision Ordinance Text Amendment
DATE: May 10, 2018

Board Members Present: Thomas Shaw III, Chair, Agnes T. Harvin, Blake Haley, Logan Darendsburg

Board Members Absent: Ruth Brummitt, Vice-Chair, Alvin Johnson, Jr., Phyllis Stainback

County Staff: Sam Hobgood, Planning Director, Angie Blount, Planner

Chairperson Shaw opened the May 10, 2018 meeting of the Vance County Planning Board at 4:00 pm or a little after.

The first item on the agenda was approval of the April 12, 2018 Planning Board meeting minutes. A motion to approve the minutes as written was made by board member Agnes Harvin. The motion was seconded by board member Logan Darendsburg. A vote was taken and the minutes were approved unanimously by all four present board members.

The next item on the agenda was the approval of two road names, Henrys View Lane and Beulah Lane. Planning staff confirmed that the applicant had fulfilled the requirements of the petition and 911 had approved. Mr. Darendsburg made a motion to approve the road names. Mrs. Harvin seconded the motion. A vote was taken and the road names were approved unanimously.

The next agenda item was to approve a zoning ordinance text amendment, initiated by the NC General Assembly, involving dropping the USDA Farm number as evidence to prove Bona Fide Farm status from the zoning ordinance involving Bona Fide Farms. Mrs. Harvin made a motion to approve the text amendment and was seconded by Mr. Darendsburg. A vote was taken and the text amendment was passed unanimously.

A text amendment involving a change to the Vance County Subdivision Ordinance was the next item on the agenda. The NC General Assembly changed the state statute regarding subdivision to include Estate Divisions under exemptions to the subdivision rules. A motion to approve the amendment to the Vance County Subdivision Ordinance was made by Mrs. Harvin. The motion was seconded by Mr. Darendsburg. A vote was taken and the change to the subdivision text was approved unanimously.

The last item on the agenda to consider, was an amendment to the Vance County Zoning Ordinance regarding Accessory Structures. Staff explained that the current text restricts accessory structures on all lands to one accessory structure at 1000 sq. ft. for lots 20,000 sq. ft. and less. Larger lots are allowed another structure for each additional 20,000 sq. ft., not to exceed 1200 sq. ft. Staff explained that if the text were changed to allow for accessory structures in general without placing a limit on how many and what size, it would fair better with applicants. Staff continued that there have been many complaints when applicants find out they are restricted to 1200 sq. ft., or that they cannot place a structure at all due to buildings currently on the property that exceed the current size allowed. They either have to abandon placing the structure or remove other structures and replace with the new one to stay in regulation. The new amendment would also require the structure to be placed even with or behind the dwelling, 10' from any side or rear property line. The abandonment of the size requirement will make it easier for an applicant to establish what they feel they need, and would be kept in check by enforcing the minimum lot coverage percentage. An example was made that if a person had 10 acres and wanted to establish a horse barn (and did not qualify as a farm exemption) that exceeded the 1200 sq. ft. maximum size, they would not be allowed to under current ordinance. With the passage of the new amendment, they would be allowed to build a barn that suited their size requirement as long as they stayed within the impervious coverage percentage allowed in that zoning district. Mrs. Harvin made a motion to approve the amendment to the zoning ordinance regarding accessory structures. Mr. Haley seconded the motion. A vote was taken and the text amendment was approved unanimously.

Being no further business, Chairperson Shaw declared the May 10, 2018 meeting of the Vance County Planning Board adjourned.