

# DEPARTMENT OF PLANNING & DEVELOPMENT



Vance County Planning Board Meeting Date 08-09-2018  
Major Subdivision Case # MS20180809 - 1  
STAFF PROJECT CONTACT: Angie Blount

## EXPLANATION OF THE REQUEST

Review of proposed Major Subdivision, Whitman Way, 10 lots along Plum Nutty Road. Each lot consists of at least 43,560 sq. ft. or one (1) acre and each lot has at least 150' of frontage along a state maintained roadway, Plum Nutty Rd.

## OWNER/APPLICANT

**OWNER:** Daniel W. & Faye C. Guin  
232 Dabney Dr. STE A  
Henderson, NC 27536

**Applicant:** Daniel W. & Faye C. Guin  
232 Dabney Dr. STE A  
Henderson, NC 27536

## PROPERTY INFORMATION

**LOCATION:** Plum Nutty Rd, Tax Map # 0332 01025, 11.53 acres

**EXISTING LAND USE:** The parcel is currently zoned AR, Agricultural Residential.

**SIZE:** The tract consists of 11.53 acres. The proposed division consists of 10 tracts, each 43,560 sq. ft., or one (1) acre each, exclusive of any land within the right of way, and each lot has 150' of lot width along the roadway.

**SURROUNDING LAND USE:** The immediate area consists of AR and R30 zoned property. The area is rural and consists of single family homes and farm land.

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

## IMPACTS

This division would allow for 10 single family dwellings, one per lot, along Plum Nutty Road.

## STAFF COMMENTS

This subdivision exceeds the minimum lot size and lot width for AR zoning.

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:** Major Subdivision Application (A), Survey Map (B), Drain Field Map (C) Aerial map with surrounding zoning (D) TRC Committee Comments (E)