

DEPARTMENT OF PLANNING & DEVELOPMENT



Planning Board – Staff Report

PLANNING STAFF REPORT

Road Naming – Peacehaven Lane – Pin # 0404 01035 (parent tracts)
0404 01035

STAFF PROJECT CONTACT: Angie Blount

October 10, 2019

EXPLANATION OF THE REQUEST

This is a request to name a private access easement serving 3, 30,000 plus square foot lots and one 14.149 acre residual off of Glebe Rd in accordance with Vance County Subdivision Ordinance, Section 313.11.6 (a) which states “A road name shall be assigned to any private road or private access easement which provides vehicular access to two or more parcels”, and (e) “New street names shall be approved by the Planning board at the time of plat final approval and addressing will be assigned by Emergency Operations Offices.”

OWNER/APPLICANT

Applicant: William David and Wendy Peace Jr.
116 Munford Dr.
Louisburg, NC 27549

IMPACTS

Staff does not anticipate any negative impact to the surrounding properties as a result of the proposed minor subdivision and access easement. Adjoining properties are zoned Residential Low Density (R30) and have been since 2011 when zoning was assigned. The new easement will access from state maintained Glebe Rd. No further subdivision of the property may result, per Vance County Subdivision Ordinance Section 313.7.8.3, unless roads are brought up to all applicable state construction standards, except paving.

STAFF COMMENTS

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: Road naming petition, proposed subdivision plat with road name, Vance County Subdivision Ordinance, Sections 3.13.11.6 (a) and 313.7.8.3.

PLANNING BOARD RECOMMENDATION: