

DEPARTMENT OF PLANNING & DEVELOPMENT



Planning Board – Staff Report

Final Plat Approval – Huntstone – Tract A – Phase IV – First Phase of three

STAFF PROJECT CONTACT: Angie Blount

November 14, 2019

EXPLANATION OF THE REQUEST

This is the final plat for the first phase of three phases for Huntstone Subdivision Phase IV. At the March 15, 2018 meeting of the Vance County Commissioners, a recommendation from the Planning Board to rezone 119 lots from R20 to R10 was granted. At the April 12, 2018 meeting of the Vance County Planning Board, the preliminary plat for phase IV was submitted and approved with the following conditions: "That lot 186 be revised to comply with R20 zoning, that the developer show the project is to be done in no more than three phases, and that the comments from DOT during TRC review be resolved with the planning director." Lot 186 is not in this phase of development, this map does not show this phase or the total number of phases, and DOT has submitted a letter to Planning that roads serving lots 195-215 and 218-223 have been constructed to NCDOT standards and would be added to the state maintenance system when a sufficient number of homes have been constructed. It is the understanding of staff that the ownership of the property has changed since approval of the preliminary plat.

OWNER/APPLICANT

Applicant: East Geer Ventures, LLC, Jerry Stoltz
514 Daniels St., STE 155
Raleigh, NC 27605

IMPACTS

During a review of the subdivision plat, the following were found to be inconsistent with the conditions placed by the planning board during review of the preliminary plat.

- a. Lot 211 does not meet the 75' lot width requirement for R10 zoning.
- b. The plat incorrectly lists the zoning as "R20". The property was rezoned to R10 in March 2018.
- c. The setbacks for corner lots must meet a front setback on each right of way.
- d. A reminder that the number of lots approved for the total of the three phases is 119.

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: Staff report, Letters from DOT, Final Plat

PLANNING BOARD RECOMMENDATION: