



**VANCE COUNTY
PLANNING & DEVELOPMENT**

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Planning Board Minutes

November 14, 2019

TO: Vance County Planning Board
FROM: Angie Blount
SUBJECT: Huntstone Final Plat
Road Name – Pendergrass Lane
Re-Zoning – Big Ruin Creek Lane – Case #20191114-1
DATE: November 14, 2019

Board Members Present: Ruth Jones, Vice-Chair, Phyllis Stainback, Logan Darensburg, Alvin Johnson, Ruxton Bobbitt (Alternate), Robin Liggon (Alternate), Agnes Harvin

Board Members Absent: J. Thomas Shaw, Chair, Blake Haley,

County Staff: Angie Blount, Planner, Sherry Moss, Interim Planning Director

Those signed up for Public Comment:

Vice-Chair, Ruth Jones, acting as Chair in Chairperson J. Thomas Shaw's absence, opened the November 14, 2019 meeting of the Vance County Planning Board at a little past 4 pm.

Vice-Chair Ruth Jones announced the first order of business would be to review and approve the minutes from the October 10, 2019 VC Planning Board Meeting. Board member Mrs. Agnes Harvin made a motion to approve as submitted. The motion was seconded by board member Mr. Alvin Johnson. A vote was taken and the minutes were approved unanimously.

Vice-Chair Mrs. Jones announced the next order of business would be a rezoning case, number RZ20191114-1, two parcels on Big Ruin Creek Lane from GC1 (General Commercial) to R30 (Residential Low Density). The parcels are owned by the applicant, Mr. Jose Luis Ponce. Vice-Chair Mrs. Jones asked planning staff to explain the request.

Angie Blount, planner for Vance County, explained that the property has been zoned commercially since zoning was introduced and assigned to parcels in Vance County in 2011. She further explained that at the time the commercial zoning was assigned, a nursery/greenhouse business was located on the site, but ceased commercial operation before the applicant purchased the property. Mrs. Blount stated that it was the desire of the applicant to use the property for residential, but in order to build or place a residence, a rezoning to residential would be necessary. Mrs. Blount advised that all the surrounding properties are residentially zoned with the exception of a school and a church. Mrs. Blount concluded that rezoning the property to residential would allow the applicant to better utilize his property and it would be in keeping with the surrounding area.

Vice-Chair Mrs. Jones asked the board if they had any questions or discussion, being none, she asked if anyone would like to make a motion. Board member Mr. Ruxton Bobbitt made a motion to approve the rezoning, seconded by board member Mr. Alvin Johnson. A vote was taken and it was unanimous to recommend the rezoning of the property from commercial to residential.

Vice-Chair Mrs. Jones announced the next case would be a road naming, Pendergrass Lane, the applicant/owner being Joann Pendergrass, 1036 Dick Smith Rd., Kittrell, NC 27544. Vice-Chair Mrs. Jones asked planning staff to explain the request.

Angie Blount, Planner for the county, explained that the request is to name a private access easement in accordance with Vance County Subdivision Ordinance, Section 313.11.6 (a) which states that a road name must be assigned to any private road or private access easement which provides vehicular access to two or more parcels, and that all new street names must be approved by the planning board at the time of final plat approval and that address will be assigned by Emergency Operations Offices. Mrs. Blount advised that a minor subdivision plat for one lot from pin # 0483 01008 triggered the assignment of a road name in this case. Mrs. Blount continued that staff did not anticipate any negative impact to the surrounding properties because of the proposed minor subdivision and access easement. Mrs. Blount advised the easement would be accessed from state maintained Dick Smith Rd and will serve the new lot and the remainder.

Vice-Chair Mrs. Jones asked the board if they had any questions for staff, being none, she asked if anyone would like to make a motion to approve the road naming. Board member Mr. Alvin Johnson made a motion to approve which was seconded by board member Mrs. Agnes Harvin. A vote was taken and the road naming was approved unanimously.

Vice-Chair Mrs. Jones announced the next case would be the final plat approval for the next phase of Huntstone Subdivision. Vice-Chair Mrs. Jones asked planning staff to explain the request.

Angie Blount, planner for Vance County, explained that the request is for the approval of the final plat for the first of three phases for Huntstone Subdivision, Phase IV. Mrs. Blount reminded the board that at the March 15, 2018 Vance County Board of Commissioners meeting, a recommendation from the planning board to approve the rezoning of 119 lots from R20 to R10 was approved. Mrs. Blount continued that at the April 12, 2018 meeting of the planning board, the preliminary plat for this phase was granted with 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. Mrs. Blount advised that since that date, lot 186 is not shown in this phase of development, that this map does not show this phase or the total number of phases and that DOT has submitted a letter to planning regarding the roads and that they have been built to NCDOT standards and would be added to the state maintenance system when a sufficient number of homes had been constructed. Mrs. Blount stated that in a review of the final plat, it was discovered that lot 211 did not meet the 75' lot width requirement for R10 zoning, that the plat incorrectly lists the zoning as R20 instead of R10 and that the setbacks for the corner lots do not show that a front setback has been met along each right of way. It was the suggestion of staff to have these items changed before planning signs off. Mr. Jonathan Care, Attorney for Vance County, also advised that the actual setbacks needed to be shown on the plat for the zoning.

Vice-Chair Mrs. Jones asked the board if they had any questions regarding the matter. Since the board had no questions for staff or the applicant, Vice-Chair Mrs. Jones asked if anyone would like to make a motion. Board member Mr. Ruxton Bobbitt made a motion to approve the final plat with the following changes; to show lot 211 is compliant with the 75' lot width requirement for R10 zoning, that the zoning be corrected to R10 and that the actual setbacks for R10 be shown. Board member Mrs. Harvin seconded the motion. A vote was taken and it was unanimous to approve the final plat for the next phase of Huntstone Subdivision.

Vice-Chair Mrs. Jones asked if there was any further business for the board. Angie Blount, planner for the county, stated that a Board Appreciation Dinner honoring the Planning and Boards of Adjustment,

would be held in December at the Middleburg Steak House and that a date would be set and members would be notified.

Vice-Chair, Ruth Jones, declared the November 14, 2019 meeting of the Vance County Planning Board adjourned at 4:45 p.m.