

DEPARTMENT OF PLANNING & DEVELOPMENT



PLANNING BOARD

PLANNING STAFF REPORT

Case# MN20200312-1 Minor Subdivision (7 lots) requiring Class 2 Private Road & Road Naming

STAFF PROJECT CONTACT: Angie Blount

March 12, 2020

EXPLANATION OF THE REQUEST

The applicant recently submitted a minor subdivision for 7 lots, which requires access from a Class 2 Private Road per Vance County Subdivision Ordinance, Section 404. This section also requires a set of road construction plans be submitted to show the roadway is built to NCDOT standards, except for paving. Section 313.11..6 requires a private road be named if it provides vehicular access to 2 or more parcels.

OWNER/APPLICANT

Applicant: Virginia Rand Bowman
W. Kenan Rand, Jr.

STAFF COMMENTS

The lots created under this minor subdivision will be accessed by a Class 2 private road, which intersects from State Road 1417, or Daniel Boone Trail. The total lots that can have access to this road will be 7. The applicant has provided a set of construction plans showing the standards of the road meet NCDOT standards. 911 Addressing has approved the use of the name "Waterside Lane". Staff anticipates no negative impacts on surrounding properties.

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.

PLANNING BOARD RECOMMENDATION:

