



Vance County Planning & Development  
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**TO:** Vance County Board of Commissioners, Planning Board, and Citizens  
Advisory Committee (CAC)

**FROM:** Ken Krulik, Assistant Director/Senior Planner

**SUBJECT:** Joint meeting (8/29/06) - Planning Board/CAC -revised draft zoning ordinance

**DATE:** August 31, 2006

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At the 8/14/06 Commissioners meeting, it was determined to hold another meeting between the Planning Board and CAC to review the draft zoning ordinance/map. This meeting was held to address several points raised at the last joint meeting July 25<sup>th</sup> and provided planning staff with input to further revise the draft ordinance/map. The following members were unable to attend or were not present: Planning Board member Willie Henderson and the following CAC members - Reverend JH Daniels, Rusty McMahon, Connie Kenney, John Abbott, and Thomas Shaw.

As was done for the last joint meeting, the revisions/recommendations are bolded in the text of the draft ordinance. **Please note that all recommendations/revisions** (additions, deletions, changes - included with this memo is a "clean" copy) as of the last draft mailed to you for the August 14<sup>th</sup> meeting are incorporated into the current draft, along with the information below:

- ◆ **Page 12:** for Site Plan Requirements added item Number 4 and revised item number 10.
- ◆ **Page 19:** added a note for Minimum Requirements for Water and Sewer Service which applies to all noted zoning categories (in doing this it reduces the redundancy of having the same test for each zoning category).
- ◆ **Pages 19-21:** revised Section 3.2.2 Watershed Overlay Zone (W-O-Z) text to match the County's Watershed Protection Ordinance (1994), original text in draft zoning ordinance was based on the State of North Carolina Department of Environmental and Natural Resources (NC-DENR) requirement, Vance County is more restrictive.
- ◆ **Page 31:** added text to Section 4.6 Adjoining and Vacant Lots of Record to address lots that are determined to be non-buildable lot, but still have some use (for example as a septic system repair area or open space area).
- ◆ **Page 32:** revised and added text to Section 4.12 Accessory Structures/Buildings to better accommodate size of accessory buildings
- ◆ **Pages 42-43:** revised Section 6.9 Supplemental Requirements for Conditional Uses to address environmental issues for soils suitability and air quality (in relation to allowing farming operations as a conditional use in the proposed industrial and mining zones).
- ◆ **Pages 83, 91, 94, and 95:** new terms added to Section 12 Definitions.

It should be noted that information was presented by planning staff to address affordable housing as potential text to be added to the draft ordinance. Members present recommended not to include this information into the draft ordinance, it was discussed that a section on Minimum Housing Standards be added or a separate County Minimum Housing Code be developed.

Please contact me with any questions or comments, thank you for your time and commitment.