



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 (July 25, 2006) of the Planning Board and CAC/revised draft ordinance

DATE: August 10, 2006

At the 7/3/06 Commissioners meeting, it was determined to hold a joint meeting between the Planning Board and Citizens Advisory Committee (CAC) to review the draft zoning ordinance in regards to several discussion points. This meeting was held after the regular Planning Board meeting on 7/25/06 at 6:00 PM, Planning Board member Willie Henderson was unable to attend as were the following CAC members (Reverend JH Daniels, Rusty McMahan, Connie Kenney, Alan Rowland, and John Abbott).

Points of discussion raised at the 6/27/06 CAC meeting (Planning Board and CAC have been kept informed by planning staff of the recommendations from both groups to the draft ordinance) include the items below. **Please note the agreed upon (by the members of both groups that were present) recommendation to address the discussion point is noted in parenthesis (in the permitted use table for the proposed zoning categories: X = not permitted, CU= conditional use permit, P= permitted use):**

- ◆ Bona Fide Farms: refer to page 25 for L-I and I-M **(changed from X to CU)**.
- ◆ Farming (gardening and nurseries, not Bona Fide Farms): refer to page 25 for I-M **(changed from X to CU)**. It was also recommended to add definitions of "gardening" and nurseries" to the draft document, this work is still ending as of this memo.
- ◆ Multi-Family Dwellings (townhouses, apartments, condominiums): refer to page 25 for A-R **(to remain as X)** and for R-30 **(changed from X to CU)**.
- ◆ Manufactured Home Park (single wide/double wide) Ordinance #3: refer to page 25 for A-R and R-30 **(changed from X to CU)**, for R-20 and R-10 **(changed from X to P)**.
- ◆ Day Care Facility (Children, Adults): refer to page 26 for A-R **(changed from P to CU)**.
- ◆ Retirement Community: refer to page 26 for E-I-A **(changed from X to P)**.
- ◆ Kennels: refer to page 26 for R-30 **(changed from P to X)**. It was recommended to have a lot size minimum for this use to be allowed in R-30, information on this is pending.
- ◆ Vehicle/Boat Sales, Rental, and Service (repairs): refer to page 27 for A-R **(changed from X to CU)** and for R-30 **(to remain as X)**. There is a definition of Home Occupation of an Industrial or Commercial Nature already in the draft ordinance, but a more clear definition related to the size of such an operation is pending completion.
- ◆ Machine and Welding Shops: refer to page 28 for A-R and R-30 **(both changed from X to CU)**. There is a definition of Home Occupation of an Industrial or Commercial Nature already in the draft ordinance, but a more clear definition related to the size of such an operation is pending completion. **NOTE: For this use and one listed above, the revised definition would include a size differentiation to manage the location of large scale/heavy intensity facilities, while allowing a small scale home occupation to be permitted as a conditional use.**

The draft zoning map is currently under revision based on additional information received by planning staff from members of both groups and the public. As such the draft map is not included with this memo and attached; revised draft ordinance (includes all recommendations from both groups as of 7/25/06). Additional text recommendations are **bolded** on the following pages: **17-24 and 89**. Also note that further revisions will occur as a result of anticipated future information meetings and the eventual public hearings.

Please contact me if you have questions, thank you for your commitment to this project for Vance County.