



*Vance County Planning & Development*  
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**TO:** Vance County Board of Commissioners, County Manager, and Director of Planning and Development

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

**SUBJECT:** Draft Zoning Ordinance and Draft Zoning Map, recommended by the Vance County Planning Board (submitted as a final draft, strike through text removed).

**DATE:** February 2, 2006

Enclosed with this memo are the completed (not yet approved) Vance County **Draft Zoning Ordinance and Draft Zoning Map**, as of the last meeting of the Vance County Planning Board **Tuesday January 31, 2006**. At that time the Planning Board took formal action on the proposed draft document/map, to be recommended to the Board of Commissioners for consideration and review. The Planning Board fully understands that a Citizens Advisory Committee is to be appointed to review this draft document/map for input and potential additional revisions to be considered by Board of Commissioners and Planning Board.

Revisions since the last submitted draft (January 4, 2006) are summarized below. **These are inclusive of recommendations from the Planning Board in their work sessions (as is the submitted draft map), with the basis for these recommendations in coordination with the goals of the County's adopted Land Use Plan (1996), including protection/preservation of both farmland and natural resources:**

- ◆ Cover page includes County Seal and date of action/recommendation by the Planning Board.
- ◆ Page 5, revised Section heading 3.2.2 to reflect Watershed Overlay Zone category.
- ◆ Page 8, revised to add a Reserved Section for Section 10 Minimum Housing Standards and modified the remaining Section heading numbers.
- ◆ Page 9, revised the definition for Bona Fide Farms to reflect the USDA definition as being a size of 10 acres and producing at least \$1,000.00 annually. Also added text to refer to Agri-Tourism in this definition of Bona Fide Farm.
- ◆ Page 11, added text for items 15 and 16 to include a time period for review and proposed (for discussion purposes only) fee of zoning permit applications.
- ◆ Page 15, revised the R-W under Section 3.2 to reflect Watershed Overlay Zone (W-O-Z).
- ◆ Pages 16 added item 5 near the top of the page to reflect the zero (0) lot line setbacks for lots adjacent to Kerr-Lake (per the County's Subdivision Ordinance).
- ◆ Pages 16 to 21 include revisions to the zoning categories on setbacks, lot coverage, and lot sizes (lot sizes for the A-R and O-S zones were recommended for a 1 acre minimum in meeting one of the goals of the County's Land Use Plan to preserve and protect the County's agricultural and natural resources).
- ◆ Pages 21 to 26, the Permitted Use tables include parking and loading requirements, as well as changes to several of the allowed uses in the table.

- ◆ Page 27 revised text on subsection 4.5 to consider a substandard lot as a variance for review by the Board of Adjustments.
- ◆ Pages 29 to 30 revised text on subsections 4.15 and 4.16 for vegetative screening.
- ◆ Page 31, added text for buffers and residential development under Subsection E (top of page) and text under Subsection 4.17 for lighting.
- ◆ Page 32 under Subsections F and I revised text for manufactured home for hardship.
- ◆ Pages 32 to 34 the text for Cluster Development was recommended to be moved as an addendum to the end of the document, this will be addressed in the next revision, as well as revisions regarding townhouses in this development option.
- ◆ Page 37 revised text to state “Said appeal must be made within thirty (30) days or forever be barred.”
- ◆ Page 39 revised text for Subsection A. Adult Establishments to read “Areas zoned for residential use shall be classified as A-R, R-30, R-20, R-10, R-M-H-C, and shall include residential uses in the O-S and W-O-Z zones.”
- ◆ Page 40 revised text for Sub-section B Automobile and Other Storage... to read “Areas zoned for residential use shall be classified as A-R, R-30, R-20, R-10, R-M-H-C, and shall include residential uses in the O-S and W-O-Z zones.” Also for this Subsection to include revised text on Existing Non-Conforming Junkyards and/r salvage yards to incorporate screening and fencing within twenty four (24) months of the Ordinance adoption.
- ◆ Pages 50 to 52 additional/new text on airports.
- ◆ Pages 53 to 53 revised text for Subsection 7.7
- ◆ Pages 54 to 57, added text on off-street parking and loading.
- ◆ Page 61 added reserved section for a future Minimum Housing Standards Section.
- ◆ Pages 61 to 67 revised numbering of Sections due to the addition of the reserved section for Minimum Standards on Housing.
- ◆ Page 63 revised wording for Board of Adjustments Chairman to reflect Chairperson.
- ◆ Page 67 added definition of Agri-tourism.
- ◆ Page 73 added definition on Day-Night Level (DNL) for noise related to airports.

The submitted draft ordinance and draft map (with revisions) are the culmination of work as of February 2, 2006 and are formally presented by the Planning Board as the recommended Draft Ordinance and Draft Map. This does not reflect a final or approved document and map as additional revisions will occur through the work of the Citizens Advisory Committee and Planning Board in the next phase of the developing these documents for review/consideration by the Board of Commissioners and the public.

Should you have questions, please contact me at your earliest convenience. As always thank you for your time and expertise.