

McDowell County Planning Board
Regular Meeting
8/24/2015
Minutes

The McDowell County Planning Board met in regular session on July 27, 2015 at 7pm. The meeting was held on the first floor of the McDowell County Administration Building, in the Commissioners Boardroom located at 60 East Court Street, Marion, N.C.

Members Present:

C.B. Edwards, Chairman
Arvin Hicks
Bob Brendle
Chris Allison
Benny Stamey
Tommy Stamey
Dan Thornton
Van Boyd, Alternate

Members Not Present:

Dennis Whitson, Vice Chairman
Sam Dotson
Eric Adams, Alternate

Staff Present:

Ronald Harmon, Board Secretary

Call to Order:

Chairman C.B. Edwards called the meeting to order and announced that a quorum of members was present. The next item on the agenda was the seating of alternate members. Van Boyd was seated on the Board for the meeting.

The next item was approval of the August 24th agenda. Motion to approve the agenda was made by Benny Stamey, second from Dan Thornton, vote taken agenda was approved.

The next item was approval of the July 27th meeting minutes. Chairman Edwards asked for a motion to approve the June minutes. Motion to approve was made by Benny Stamey, second from Bob Brendle. Mr. Brendle stated that Sam Dotson was named as giving a motion and also listed as absent in the minutes. Ronald stated that he would correct that error. With no further discussion the minutes were approved with the correction.

Abandoned Structure Ordinance Discussion:

Ronald stated that the Board of Commissioners had sent word through the County Manager, stating that they had read all the Planning Boards information as well as gotten feedback and determined that at this time they felt that an ordinance of this nature was not necessary. Ronald suggested that the Planning Board send a recommendation to the Board of Commissioners stating that based on their findings an Abandoned Structure Ordinance would not be feasible. Benny Stamey made a motion to send a recommendation to the Board of Commissioners stating that based on the findings of the Planning Board, an Ordinance to regulate Abandoned Structures would not be feasible for the county at this time due to the cost and that all abandoned structures would have to be addressed not just those that are burned. Second from Chris Allison, vote taken motion carried.

Crescent Resources Plat Review:

Chairman Edwards turned the floor over to Ronald for an explanation of the plat. Ronald stated that he had already done the review on the plat with approval for the Old Wildlife Club Property. He further stated that he just wanted to bring this to the attention of the Board since it did deal with development on Lake James. Ronald explained that the plat met and in many cases exceeded the rules of the 2003 Lake James Protection Ordinance, and the Subdivision Ordinance. The Board held a brief discussion of the rules as they relate to this development.

Updates and Communications:

Ronald stated that the Baxter Floodplain Variance should be before the Board in the very near future. He stated that Baxter was anxious to begin construction, and therefore will need the floodplain variance to begin work. Ronald stated that Planning Board approval still would not give the green light for development. He explained that the variance would then need to go to Raleigh for approval. He stated that due to the technical manner of the floodplain data the Planning Board, if they so choose, could approve the variance contingent upon favorable approval from Raleigh.

With no further business Chairman Edwards asked for a motion to adjourn. Motion to adjourn was made by Benny Stamey, second from Tommy Stamey, vote taken meeting was adjourned.