

**McDowell County Planning Board**  
**Regular Meeting**  
**1/25/2015**  
**Minutes**

The McDowell County Planning Board met in regular session on January 25th, 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:**

Dennis Whitson, Vice Chairman  
Arvin Hicks  
Benny Stamey  
Sam Dotson  
Chris Allison  
Van Boyd, Alternate

**Members Absent:**

C.B Edwards, Chairman, Medical Leave  
Bob Brendle  
Tommy Stamey  
Eric Adams, Alternate

**Staff Present:**

Ronald Harmon, Board Secretary

**Call to Order:**

Vice Chairman Dennis Whitson called the meeting to order and announced that a quorum of members was present. The next item on the agenda was seating of Alternate members. Vice Chairman Whitson seated Van Boyd on the Board.

The next item on the agenda was approval of the agenda. Motion to approve the agenda as presented was made by Benny Stamey, second from Sam Dotson, vote taken motion carried.

The next item on the agenda was approval of the September 28<sup>th</sup> 2015 meeting minutes. Vice Chairman Whitson asked for a motion to approve the minutes as presented. Motion to approve was made by Arvin Hicks, second from Benny Stamey, vote taken motion carried.

### **Jakes Branch Road Preliminary Plat:**

The next item on the agenda was a preliminary plat for a major subdivision off Jakes Branch Road. Vice Chairman Whitson explained that the property was located off Henry McCall Road, the development encompassed 23 buildings lots with a 24<sup>th</sup> lot considered common area. Vice Chairman Whitson asked Ronald what the status of the plat was. Ronald explained that this was a preliminary submission, not the official submission. Ronald further explained that he wanted to copy the Board with the preliminary plat to allow for dialogue between the developer and the Board should issues or concerns about the development arise.

Ronald explained that lot sizes were adequate and met development guidelines, however no road widths were on the map and that was something that would have to be addressed before the formal submission and eventual approval could be granted. Ronald explained that two scenarios would play out regarding the roads in the development. He further explained since this was a major subdivision, roads would either have to be built before lots are sold, or if lots are to be sold prior to roads being built a bond would have to be posted to insure roads were completed.

Ronald also explained to the Board that Chapter 5 of the NC Fire Code was in direct conflict with the private driveway exemption allowed in the Subdivision Ordinance. Ronald explained that the private drive exemption allows up to 5 homes built and served by a single road that serves off the main thoroughfare of the development. This private drive does not have to meet subdivision road standards. However Chapter 5 of the NC Fire Code allows only 2 homes to be served off a private drive. When a third home is added the road must meet Fire Code standards. Ronald stated that he had asked County Manager Ashley Wooten for guidance from the County Attorney on how this change to the document must be handled. Ronald said it would be one of two options. Option 1 would require a public hearing to change this one small section of document. Option 2 would allow for an Administrative change since it was a conflict with a higher standard. Ronald stated he would copy the Board with any information he got from the county attorney.

Ronald stated without any questions for the developer he would await formal submission of the plat.

### **Shooting Range Discussion:**

Ronald turned the floor over to Benny Stamey and Arvin Hicks who have been working to get a firing range brought to the county. Ronald explained that he had drafted a letter of support for the firing range from the Planning Board, and absent any changes or position he asked that the Board endorse the project. Vice Chairman Whitson asked for a motion to endorse the letter of support for the firing range in McDowell County. Chris Allison made a motion for Planning Board endorsement, second from Sam Dotson, vote taken motion carried.

Arvin Hicks began by explaining the Pittman-Robertson act. He explained that the act took the tax money generated from the sale of firearms and ammunition and gave it back to the states for range development and education. Mr. Hicks explained that the time was right to try and secure a range using Pittman –Robertson act money and taking the lead in the area. He stated this would

be a manned range, having someone onsite 40 hours per week. Mr. Hicks explained what an economic benefit this would be for McDowell County. Vice Chairman Whitson asked if the range would be placed on public property or would a site need to be secured for development. Mr. Hicks explained to the Board that was the reason the Planning Board was asked to help. He stated that a site had been visited by county and state representatives, but a contingency plan would need to be in place if that property did not work.

Benny Stamey explained that 250,000 to 500,000.00 would be spent on the project. He also explained the NC Wildlife would build the facility then go into partnership with McDowell County for operation of the range. Mr. Stamey explained that the representative from NC Wildlife stated he had never worked with a county as receptive for a project as McDowell County was for the firing range. Mr. Stamey stated that Commissioner Brown had put a lot of time and effort in the project as well. Mr. Stamey also stated that the usage fee for the facility would be very nominal, for example 3 dollars a day or 30 dollars a year for a membership.

The Board discussed the tenets of the range and how the Planning Board could best be of assistance if called upon. Benny Stamey stated that the proposal was to ask for a 100, and 300 yard range, pistol range and shot gun range. Arvin Hicks stated that he was hopeful that the community would get behind this effort and that some of the soil prep work and other tangibles would be donated to help develop a bigger range. Benny Stamey stated that 10 ranges were proposed for North Carolina using Pittman-Robertson Act money.

#### **Updates and Communications:**

Vice Chairman Whitson asked Ronald if he had any updates and communications. Ronald stated that he did not.

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