

McDowell County Planning Board
Regular Meeting
6/27/2016
Minutes

The McDowell County Planning Board met in regular session on June 27th, 2016 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
Benny Stamey
Sam Dotson
Tommy Stamey

Members Absent:

Dennis Whitson, Vice Chairman
Eric Adams
Van Boyd
Chris Allison
Eric Adams, Alternate
Jonathan Tipper, Alternate

Others Present:

Wayne Wheeler
Marvin Nunley

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. He also announced that no alternates were present to be seated. The next item on the agenda was approval of the June agenda. Motion to approve the agenda was made by Benny Stamey, second from Sam Dotson, vote taken motion carried.

The next item on the agenda was approval of the May 23rd meeting minutes. Motion to approve the May minutes was made by Benny Stamey, second from Sam Dotson, vote taken motion carried.

Variance Request Lot 99 The Arbor:

The next item on the agenda was a variance request for setback on lot 99 in the Arbor. Before the meeting was called into session Wayne Wheeler had presented a copy of a recent survey for lot 99. After viewing the presented documentation Ronald Harmon determined that shoreline stabilization work had corrected the issue in the shoreline that triggered the need for the variance. Ronald explained to the Board that Mr. Wheeler no longer needed the variance that the problem had been resolved and he would be able to meet all setbacks for development on Lake James.

Jakes Branch Preliminary Master Plat Presentation:

The next item on the agenda was the presentation of the master preliminary plat for the Jakes Branch Subdivision. Ronald explained that the preliminary plat had been presented to the Board in January just as a courtesy for the developer to gain feedback on any issues that may have needed to be addressed. Since that time the plat had not changed and Mr. Marvin Nunley was present representing the developer to present the plat and answer questions. Ronald explained that the development was 23 developable lots with a 24th set aside as greenspace.

Ronald stated that all aspects of the McDowell County subdivision ordinance would be met regarding this development. He explained roads would meet the 18 foot standard with 3 foot shoulders, no road grades above 18%, and roads would be constructed prior to any lots being sold. Ronald explained that would eliminate the need for a bond to be posted. Ronald explained that the Board would simply be approving the preliminary mater plat. The final plat would not be presented to the Board until roads were constructed, staff had signed off on them, and lots are ready to be sold.

Mr. Nunley stated that lots 20-23 would be accessed directly off Jakes Branch road. Ronald asked Mr. Nunley if more than 3 lots would be served by a private drive off the main road. Mr. Nunley replied that none would. Ronald asked if the developer would place covenants and restrictions on the development. Mr. Nunley stated that he was still debating that issue.

With no further discussion or questions Tommy Stamey made a motion to accept the master preliminary plat for Jakes Branch as presented. Second from Benny Stamey, vote taken motion approved. Ronald thanked Mr. Nunley and told him the next step was approval of the master plat once roads were complete and lots were ready to be sold.

Board Membership:

Ronald stated that there was confusion on the make-up of the Planning Board vs the make-up of the Board of Adjustments. Ronald stated that the BOA was 9 members with 2 alternates whereas the Planning Board was 9 members no alternates. He stated that County Manager Wooten wanted to rewrite the Planning Board Ordinance and combine both duties officially under one board. Ronald also explained that it was determined that Planning Board Members must be sworn in. Ronald asked that between the June and July meeting each member contact the Clerk to the Board and set up an appointment to be sworn in. He stated that each member had to be sworn in individually.

With no further business to discuss Chairman Edwards asked for a motion to adjourn. Motion to adjourn was made by Benny Stamey, second from Sam Dotson, vote taken motion carried.