

**McDowell County Planning Board**  
**Regular Meeting**  
**3/28/2016**  
**Minutes**

The McDowell County Planning Board met in regular session on March 28th, 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:**

Dennis Whitson, Vice Chairman  
Bob Brendle  
Benny Stamey  
Tommy Stamey  
Chris Allison  
Van Boyd

**Members Absent:**

C.B Edwards, Chairman, Medical Leave  
Sam Dotson  
Arvin Hicks  
Eric Adams, Alternate

**Other Present:**

Bill Dennis

**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. No alternate members were present. The next item on the agenda was approval of the meeting agenda. Motion to approve the agenda was made by Benny Stamey, second from Chris Allison, vote taken motion carried.

The next item on the agenda was approval of the February 22nd meeting minutes. Motion to approve the January minutes was made by Bob Brendle, second from Benny Stamey, vote taken motion carried.

### **Subdivision Discussion:**

Vice Chairman Whitson turned the floor over to Board Secretary Ronald Harmon for a brief overview of the plat to be discussed. Ronald stated that he had been working with the group on the property development for over a month and that they were eager to work within the confines of all county ordinances that govern development of the property. Ronald further explained that he suggested the developers hold a preliminary meeting with the Planning Board so any major questions or concerns could be addressed prior to the formal submission for approval. Ronald turned the floor over to Bill Dennis for discussion of the proposed subdivision.

Mr. Dennis introduced himself and explained that he was a Civil Engineer that worked on several water front developments in his years of service. Bob Brendle asked if this was the old Goodman's landing property, Mr. Dennis replied that he thought it was that property. Mr. Dennis explained that a bridge would need to be built in order to access the property. He explained that there would be some lake front lots that were dock able. Mr. Dennis further explained that he was currently working to make sure the development met all the requirements of the subdivision and Lake James protection ordinances. He also stated that all lots would be on septic and wells.

Mr. Dennis told the Board if everything went well he thought initial phase 1 sales would happen during the summer, further explaining that phase 1 would be approximately 2/3 of the total lots or 80-100 lots per phase. Mr. Dennis also stated that he would appreciate any feedback good or bad regarding the development. Bob Brendle asked what the width was on water front lots. Mr. Dennis replied that any that were dock able would be 150 feet wide as required by Duke Lake Management. Mr. Dennis explained the non-dock able lots were smaller. Ronald explained the smaller lots could be as small at the shoreline as 70 feet, given that the average lot width still averaged 150 feet.

Ronald stated that this would be a deed restricted community, and that the development would abide by the Lake James protection ordinance setback guidelines. Bob Brendle asked if this would just be land sold or a home land package deal. Mr. Dennis replied that he thought it would be just land. Ronald asked if the roads would be built prior to lots being sold or would roads be built in phases. Mr. Dennis replied they most likely would be built in phases. He further stated that many times in these developments the roads exceed the standard required.

Benny Stamey asked Mr. Dennis if he was aware a bond would be required for the roads. Mr. Dennis replied that he was aware, he said typically the developer will bond the road just in case but roads were usually built before new phases were ready for sale. Mr. Stamey also asked if the developer anticipated any pump lots. Mr. Dennis replied that could be a possibility.

Vice Chairman Whitson asked if any common areas were planned for the development. Mr. Dennis stated that one common area was planned and denoted on the proposed plat. Vice Chairman Whitson also asked if they had plans to do common docks for off water or un dock able lots. Mr. Dennis stated that it had not been ruled out, but a decision had not been made. He stated that the length of time it takes to get common docks approved would typically play into the decision not to have them.

Ronald asked Mr. Dennis if he knew when he would like to have his formal presentation of the plat for approval. Mr. Dennis stated that he thought the first of May would be the earliest, but closing might happen sooner. He further stated that at this time he wasn't sure exactly when the formal presentation would be ready. Ronald explained logistics of getting the bond approved and having everything ready for the formal proposal and subsequent approval.

Bob Brendle asked if the roads would be paved. Mr. Dennis explained that the main road would be paved. He stated most side roads would not be unless required by ordinance. However if a side road served several lake lots it probably would be paved. Mr. Dennis explained that the development roads would have 20 foot travel way with additional 2 foot on either side. Mr. Dennis stated that they follow the international fire code for all aspects of their roads. Ronald asked if the development would be gated. Mr. Dennis stated that at this point that hadn't be decided but very well could be. Ronald explained that the county had a Gated Community Ordinance that was brokered through Emergency Services, he told Mr. Dennis he would get them in contact with one another.

Mr. Dennis also stated that he would be in touch with the Fire Department in the area. The Board had discussion of the bonding issue and general development issues.

#### **Firing Range Update:**

Vice Chairman Whitson turned the floor over to Ronald Harmon for an update on the proposed firing range. Ronald stated that he had sent Mr. Hamlett an email asking for a status update and had yet to get a reply. Ronald stated that he had a good inventory of properties that could be evaluated for possible use as a range if needed.

#### **Update and Communications:**

Ronald stated that he had nothing for updates and communications.

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