

Lincoln County Planning Commission Meeting

April 30th, 2007 - 5:30 p.m.

The Lincoln County Planning Commission met in regular session on Monday, April 30th, 2007 at 5:30 pm in the Conference Room of the new Planning and Zoning Department building. Those present were Herbert Moxley, Chairman, District Four; Coleman Kennedy, Vice-Chairman, District Three; Commissioner Barney Aycock, III, District Two; Commissioner Bill Parker, District One; Commissioner Jim Mattison, At Large by the Chairman; Mr. Britt Hammond, County Attorney; and Meg Burg, Planning and Zoning Director.

1.

Call Meeting to Order

Chairman Moxley called the meeting to order.

2.

Invocation

Chaplain Barney Aycock, III opened the meeting with prayer.

3.

Pledge of Allegiance to the Flag

Chairman Moxley led in the Pledge of Allegiance to the Flag.

4.

Declaration of a Quorum

Quorum was confirmed by Chairman Moxley.

5.

Approval of Minutes

On motion by Commissioner Mattison and seconded by Vice-Chairman Kennedy, the board voted unanimously to approve the minutes from the previous meeting.

6.

Preliminary Plat Determination

Applicant: Larry Courtney (owner)

Charleston Bay Subdivision

Off of Tabernacle Church Road

Chairman Moxley opened the meeting with the Preliminary Plat Determination for a major subdivision of approximately 79.45 acres known as (Map 11/ Parcel 017) named Charleston Bay on Tabernacle Church Road owned by Mr. Larry Courtney (MEKA,

Inc.) Mr. Courtney was present for any questions from the committee. At this time, Director Burg advised the committee that the lot size requirements, dimensions and road requirements were in compliance with the county ordinances. Chairman Moxley asked for a motion of approval. Commissioner Aycock motioned for approval with the conditions and Vice-Chairman Kennedy seconded the motion. Chairman Moxley motioned the committee of the following terms set forth:

Pursuant to Lincoln County Ordinance 34-134©, this preliminary approval constitutes only of the proposed widths and alignments of streets and the dimensions and shapes of lots, subject to the final approval of the county health department. Applicant has proven by clear and convincing evidence that all the requirements specified in Lincoln County Land Development Code 34-135(a) have been satisfied.

The board voted unanimously to approve the Preliminary Plat Determination for The Charleston Bay Subdivision.

7.

Preliminary Plat Determination

**Applicant: Rodney Thomas (owner) and Travis Reed
White Rock Subdivision
White Rock Road**

Chairman Moxley moved to next item for Preliminary Plat Determination for a major subdivision of approximately 178.45 acres known as (Map 48/ Parcel 118) consisting of 16 lots named White Rock Estates on White Rock road owned by Mr. Rodney Thomas, Little River Forest Products. Mr. Thomas and Mr. Travis Reed were present for any questions from the committee. At this time, Director Burg advised the committee that the lot size requirements, dimensions and road requirements were in compliance with the county ordinances. Chairman Moxley asked for a motion of approval. Vice-Chairman Kennedy motioned for approval with the conditions and Commissioner Aycock seconded the motion. Chairman Moxley motioned the committee of the following terms set forth:

Pursuant to Lincoln County Ordinance 34-134©, this preliminary approval constitutes only of the proposed widths and alignments of streets and the dimensions and shapes of lots, subject to the final approval of the county health department. Applicant has proven by clear and convincing evidence that all the requirements specified in Lincoln County Land Development Code 34-135(a) have been satisfied.

The board voted unanimously to approve the Preliminary Plat Determination for The White Rock Estates Subdivision.

8.

Final Plat Determination

**Applicant: Kenny and Roy Jeffcoat
Providence Ferry Subdivision (Phase C)
Off Murray Creek Road**

Chairman Moxley moved to next item for Final Plat Determination for Phase C of The Providence Ferry Subdivision of approximately 200.55 acres known as (Map 18/ Parcel 006) consisting of 104 lots. At his time, Director Burg advised the committee that the lot size requirements, dimensions and road requirements were in compliance with the county ordinances. There were no questions from the committee. At this time, Commissioner Mattison withdrew from voting due to business relations with the developer. Chairman Moxley asked for a motion of approval. Vice-Chairman Kennedy motioned for approval with the conditions and Commissioner Aycock seconded the motion. Chairman Moxley motioned the committee of the following approval contingent upon the following items being approved by the Lincoln County Board of Commissioners set forth:

- 1) Lincoln County Health Department Approval**
- 2) Approved Subdivision Improvement Agreement**
- 3) Approved irrevocable security**
- 4) Copy of current covenants and restrictions**
- 5) Title and insurance bond**
- 6) Subdivision road name approval**
- 7) Irrevocable dedication of water system**

The board voted unanimously to approve Phase C of the Providence Ferry Subdivision with the contingents.

9.

Final Plat Determination

**Applicant: Don Barbic and Jack Best (Owners)
Serenity Pointe Subdivision
Off Nathania Farm Road**

Chairman Moxley proceeded with the final plat determination for the Serenity

Pointe Subdivision consisting of 259.03 acres known as Map 65/ Parcel 015 owned by Don Barbic and Jack Best located off of Nathania Farm Road. Mr. Barbic and Mr. Best were present for questions from the committee. Mr. Barbic presented pamphlets of the subdivision. There were no questions from the committee. At this time, Commissioner Mattison withdrew from voting due to business relations with the developer. Chairman Moxley asked for a motion of approval. Commissioner Parker motioned for approval with the contingents and Vice-Chairman Kennedy seconded the motion. Chairman Moxley motioned the committee of the following approval contingent upon the following items being approved by the Lincoln County Board of Commissioners set forth:

- 1) Approved DDR from EPD with approved Trust Indenture**
- 2) Approved Subdivision Improvement Agreement**
- 3) Approved irrevocable security**
- 4) Copy of current covenants and restrictions**
- 5) Title and insurance bond**
- 6) Subdivision road name approval**
- 7) Irrevocable dedication of water system**

The board voted unanimously to approve the Serenity Pointe Subdivision with the contingents.

10.

Variance Request – Side Set Back

Applicant: Sharon Bryan and Billy McKellar (owners)

(Lot# 16) Carpenter Drive

Deer Run Pointe Subdivision

Chairman Moxley moved to the next item of a side set-back variance request for Property owned by Sharon Bryan and Billy McKellar known as Map 11C/ Parcel 016 Lot# 16 located on Carpenter Drive. Due to the neighbors mobile home encroachment on their lot, they are requesting a 5 foot set back to allow the mobile home to remain at the location on the lot. Ms. Bryan indicated that she did not want to cause hardship on the property owner. Commissioner Mattison motioned that the variance be approved as follows:

- 1) Due to the encroachment of the existing Manufactured Home**
- 2) Allow variance of 2 feet from existing Manufactured Home**

Vice-Chairman seconded the motion and the board voted unanimously to approve the 2 ft. side variance.

11.

Planning and Zoning Departmental Update and Discussion

Reviewed Boat Club requests.

12.

Adjourn

On motion by Commissioner Mattison and seconded by Commissioner Parker the Board voted to unanimously adjourn.

Herbert Moxley, Chairman

Denise Cunningham, Administrative Asst.