

Lincoln County Planning Commission Meeting

March 5, 2007 - 5:30 p.m.

The Lincoln County Planning Commission met in regular session on Monday, March 5, 2007 at 5:30 pm in the Commissioner's Chambers at the Lincoln County Courthouse. 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 Vice-Chairman Kennedy and seconded by Commissioner Mattison, the board voted unanimously to approve the minutes from the previous meeting.

6.

Variance Request

Applicant: Charles and Deborah Ray
1005 St. George Street

Chairman Moxley opened the meeting with the Variance Request for Charles and Deborah Ray located at 1005 St. George Street. Mr. and Mrs. Ray were present for any questions from the committee. Mr. Ray stated he needs to build the porch with a wheelchair accessible ramp on the front of his home due to health conditions. The county set back requirement is 55 ft. from the centerline of the road and in order to build the porch Mr. Ray will only be 40.5 ft from the centerline. Chief Building Inspector, Glenn Clements reviewed the request and stated in a letter to the board that

due to the landscape of the rear of the property, the front of the home would be best suitable and less costly for building. On motion by Commissioner Parker and seconded by Commissioner Mattison, the board voted unanimously to approve the front variance request.

7.

Final Plat Determination

Applicant: Keith Page, Owner

Dogwood Ridge Subdivision off of Chamberlain Ferry Road

Chairman Moxley moved to the next request for Final Plat Determination for a major subdivision, Dogwood Ridge located off of Chamberlain Ferry Road. Mr. Keith Page and Scott Johnson, Engineer for the project, was present for any questions. Mr. Keith Page provided the committee with the protective covenants for the subdivision. Director Burg and Chairman Moxley have reviewed the final plat plans and found them to be in compliance with the county requirements. Chairman Moxley recommended the approval contingent upon the following items being approved by the Lincoln County Board of Commissioners:

- 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
 - (a) Dogwood Lane (Name change)
 - (b) Lakeview Court (Name change)

Commissioner Mattison withdrew from voting due to business relationship with the developer on this subdivision. Vice-Chairman Kennedy motioned to approve with the contingents and Commissioner Aycock seconded the motion. The board voted unanimously to approve the final plat with the contingents for Dogwood Ridge Subdivision.

8.

Zoning Change from A-3 to R-1

Applicant: Lawrence S. Courtney

79.45 acres located off of Tabernacle Church Road

Chairman Moxley proceeded with the rezoning request of 79.45 acres from A-3 to R-1 located off of Tabernacle Church Road owned by Mr. Lawrence S. Courtney to prepare for a major subdivision. Mr. Courtney was present for any questions from the committee and public. Chairman Moxley at this time asked for anyone wanting to speak before the board to come forth. Mr. William Thigpen of 1045 Buck Drive approached the committee with questions concerning the entrance and exiting of the

property. Mr. Courtney answered by replying that there would be a one way entrance and exit off of Tabernacle Church Road. Mr. Thigpen was concerned about the boat ramp in that area. His concern was that with the development in that area that the road be maintained. He also mentioned that it would become hard to access with the Increase of property owners. Chairman Moxley asked if this was a county road. County Attorney, Britt Hammond replied that it was owned by the Corp. of Engineers and county maintained. Mr. Thigpen also asked would there be county water provided or would it be wells in the subdivision. Mr. Courtney stated that there would not be wells, but that the subdivision would tie into the existing county line. County Attorney Britt Hammond advised the committee that the rezoning should be approved with conditions that the preliminary plat must be approved within one year or said property may revert back to original zoning. On motion by Commissioner Aycock with the following recommendation for approval with the following condition:

- (a) Preliminary Plat must be approved within one year or said property may revert back to original zoning.

Commissioner Kennedy seconded the motion and the board voted unanimously to approve with the conditions.

9.

Final Plat Determination

Applicant: Generations Fishing Creek LLC

Larkspur Landing located off of Thomson Boat Club Road

Chairman Moxley proceeded with the final plat determination for Larkspur Landing Subdivision located off of the Thomson Boat Club Road developed by Generations Fishing Creek LLC. Director Burg provided the committee with the final plat and that all requirements have been met by the county. Chairman Moxley asked for anyone that wanted to speak before the board to come forth. Stella Crosby who owns property on the Thomson Boat Club road was concerned that there would be problems in the area with well water. When there is no rain in the area there wells suffer. County Attorney, Britt Hammond stated that at this time there are no plans for county water on the Thomson Boat Club Road. Janice Nelson of Thomson Boat Club Road stated that when they installed her well that they had to dig very deep. Her concern was that by drilling more wells in the area it would pull from the main vein that supplies her well. Director Burg stated that the County Health Department determines if wells are suitable for each lot. Any questions concerning well water should be directed to the Lincoln County Health Department. Chairman Moxley advised the committee with the following recommendation: Approval contingent upon the following items being approved by the Lincoln County Board of Commissioners:

- 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
 - (a) Larkspur Road

At this time, Commissioner Mattison withdrew from voting due to business relationship with the developer on this subdivision. On motion by Vice-Chairman Kennedy and seconded by Commissioner Aycock, the board voted unanimously to approve with the above contingents for final plat approval for Larkspur Landing Subdivision.

10.

Planning and Zoning Departmental Update and Discussion

11.

Adjourn

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

Herbert Moxley, Chairman

Denise Cunningham, Administrative Asst.