

Planning Board Meeting

Amended Agenda as approved

01-13-09

MARSHALL BRITT – CHAIRMAN

I Old Business Approval/disapproval/amendment of Minutes of 11-18-2008

1) Review/additions/deletions/amendments of Agenda items by planning board members and/or staff.

2) Cedarwood Subdivision – review of actions to date

II New Business

- 1) Sketch Plan Amended – Major subdivision. CEDARWOOD Hadnot Farm Investments LLC wishes to develop 56 lots on approximately 83 acres in the Cedar Fork Road community. Note: This is a revised sketch plan per previous variance denial. Parker and Associates – Surveyors. (910) 455-2414
- 2) Preliminary Plat/Final Plat (Minor) – Thomas E. Stanley Jr. wishes to acquire 2 parcels of land (1.48 acres Tract A and 0.90 acres Tract B) along NC Highway # 50. Tract A has a 50ft access/ingress/egress ownership from Highway # 50 but approximately 20% of the property is within the 100 yr floodplain including a portion of the access to the larger portion of the property. Tract B has approximately 75% of the property within the 100 yr floodplain. Johnny Williams – Surveyor. (910) 298-8272
- 3) Final Plat (Minor) – Harrel G. Sholar wishes to combine 1.94 acres to an existing parcel off of Fountaintown Rd. Section 310.2. Johnny Williams – Surveyor
- 4) Final Plat – Hilbert J. Williams wishes to combine 0.22 acres to an existing parcel off of Highway 41/111. Section 310.2. Johnny Williams – Surveyor
- 5) Final Plat (Minor) – Myrtle Susan Kennedy wishes to make family division of property by creating 4 new parcels and combining land to 2 existing parcels along Kennedy Lane. Sections 304 C. and Section 310.2. Johnny Williams – Surveyor
- 6) Final Plat (Minor) – Theodore D. Chasten wishes to create 0.58 lot along Wells Brothers Road. Section 304 C. Johnny Williams – Surveyor
- 7) Final Plat (Minor) – Raymond Maples wishes to create a 1.00 acre lot along a 50 ft private easement from C.R. Edwards Road in order to divide land for banking purposes. Existing DWMH is on the parcel. Section 304 C. Johnny Williams – Surveyor
- 8) Final Plat (Minor) – Arnold Flowers wishes to move lot lines from previous survey of Hazel Scot in order to better utilize property. No additional lots are being created and recombination allows each property owner to have cleared and wooded property. 5 lots along a state maintained road (Wards Bridge Road) See enclosures. (old and new) Section 304 C. Johnny Williams - Surveyor
- 9) Final Plat – (Minor) – Mary Jernigan wishes to develop 3 lots along a private easement off of Wesley Chapel Road. (Note: Previous concept presented by Surveyor). Section 304 C. Johnny Williams - Surveyor

- 10) Final Plat (Minor) – Preston Brown division of land. Mr. Brown wishes to divide 2 each 2 acre lots to give to his daughters for the purpose of establishing residences. This property is off of Fountaintown Road on parcel # 08-404-2. These lots will be accessed via a 50 ft access/ingress/egress easement on a private established IAW the subdivision standards. Dennis Manning – Surveyor (910) 324-1447. **Preston Brown number is 910 324-3800.**
- 11) Sketch Plan – Minor (residential use) – Woodrow Hall wishes to make assurance to Realty company that new owner can develop single residence on tax parcel 08-626-2 (95 acres). This lot is located off of Lightwood Bridge Road, and begins approx 800 ft from paved highway. Property is accessible via 30ft deeded easement. Owner has been advised to seek additional 20 ft easement from Mr. William H. James. **(DEFERRED TO FEB 10, 2009 mtg per Sarah Hall 10:19 a.m.)**
- *12) **Final Plat (Minor) –Kenneth R. Murray wishes to combine 1.74 acres to an existing parcel off of Lightwood Bridge Rd. Section 310.2. Johnny Williams Surveyor – (910) 298-8272**
- *13) **Final Plat (Minor) – Alva C. Maready Heirs (Brenda Moore) wish to divide inherited land into 3 lots (2.42 acres each) accessed from existing path 20ft. Have attempted to get 50 ft access easement but property owners will not agree to conveyance. Variance requested of Section 303.2 A. Johnny Williams – Surveyor .**
- *14) **Preliminary Plat (Minor) – Thomas Bradley Frederic wishes to combine 6.20 Acres off of CA Godbold Rd to an existing parcel off f W. Wards Bridge Rd. Section 310.2. Johnny Williams Surveyor**
- *15) **Sketch Plan (Salvageyard Expansion) – Art Carroll Salvage Yard – located off of David Bright Road wishes to plan expansion of currently approved sketch plan. (Note: Although authorized per Planning Board minutes dated 6-10 -2008, no construction has been initiated. This approval would allow Mr. Carroll to add approximately ½ acre additional space to this Salvage yard and prepare him for additional expansion at a later time. This would approve phase 1 of Mr. Carroll’s overall salvage yard plan.**
- *16) **Final Plat (Minor) – Bruce D. Jackson wishes to acquire 0.69 acres from Joyce Jackson (relative). Access to this property would be along a private access easement with a small portion being 36.02 ft. Section 303.2 a. Brent Whitfield – Surveyor – 910 285-4222**
- *17) **Final Plat (Minor) – Benjamin L. Grady wishes to acquire 5.11 acres from James Coley. Mr. Grady will access this additional farm land from his current adjacent property lines. He wishes not to recombine due to financial recommendations. Section 303.2 . Brent Whitfield – Surveyor**

III Other Items

- 1) **Reminder of 2009 Planning Board meeting schedule.**
- 2) Updates
 - a. Airpark Ordinance(s) progress report

- b. Sewer operation negotiations for Airpark updates
- c. Minimum housing ordinance adoption process (see attachments) – draft minimum housing ordinance and errata sheet for changes plus timeline for actions..

Any issues to be presented by Board members. A time for board members to discuss clarification of ordinances, bylaws, long-short range goals, or training of new policy/techniques.

Next Meeting The next meeting is scheduled for February 10, 2009 at the Country Squire Restaurant and is normally attended by each spouse as our guest.

Adjourn

*** Recommend to be added after agenda mailing**