

Chowan County Planning Board
November 15, 2005
7:00 pm
Chowan County Courthouse
(Broad Street)
MINUTES

Chairman Spivey called the meeting to order. Chairman Spivey asked for a moment of silence.

Ms. Elizabeth Bryant called the roll; Roger Spivey, Jim Leggett, Fred Smith, Lia McDaniel, Jack Held, and Kathy Williams were present.

Staff present was Elizabeth Bryant, Planner and Peter Rascoe, Special Projects Officer.

Chairman Spivey called for approval of the September 20, 2005 minutes. He called for any corrections or additions, (Being none), Chairman Spivey declared the minutes approved as submitted.

Chairman Spivey noted the item of business on the agenda was **Review of Sketch Plan for 19 lot Subdivision at Gliden Road/NC 37. (Gliden Acres)**

Ms. Bryant introduced Bruce Gallop and asked him to state his intentions. She added that Mr. Gallop has presented her office with two sketch plans one with cul-de-sacs and one with a loop road. Ms. Bryant stated that this is the first step for a major subdivision approval and that the Board along with the public comments will be included in the preliminary plat.

Mr. Gallop stated that he proposed 19 lots and achieves affordable family housing in the price range of \$165,000 to \$200,000. He said that houses would be 1300-2000 square feet. He said that one-acre will be dedicated for playground area with a covered picnic area. He said there would be room for a ball field for soccer or baseball. He said he wanted to provide a sidewalk around the development that will be lighted in the evening. He said that he wants to encourage a family neighborhood with no modular homes or doublewides. He added that all homes would be stick built. He said that he prefers cul-de-sacs versus the circular driveway because he thinks that the circular drive way will encourage high-speed traffic through the neighborhood. He said that preliminary testing has been done and Environmental Health feels that a septic system will work for every lot on the property. He said that at preliminary plat he would provide a lot per lot septic survey.

Chairman Spivey called for any questions from the Board.

Mr. Smith asked if this was Mr. Gallop's first subdivision and if he was a builder.

Mr. Gallop said yes this is his first subdivision and that he is a builder and a developer. He said that he would be the only builder and developer in the project.

Chairman Spivey asked Mr. Gallop what was the name of his company.

Mr. Gallop said DMB Builders.

Ms. Williams asked if the utility lines would be buried.

Mr. Gallop said yes.

Mr. Leggett asked how far the development is from Highway 32.

Mr. Gallop said maybe 1 mile.

Mr. Leggett said that in regards to cul-de-sacs, emergency vehicles can circle through better than using cul-de-sacs. Mr. Leggett stated that sidewalks and playgrounds are a good idea.

Mr. Gallop said a \$10,000 playground will be installed and a picnic area, he added that a restroom and kitchen at the picnic area would be difficult to maintain and control.

Mr. Held asked if the property was wooded or open field.

Mr. Gallop stated that it is open field and there may be some growth in the back of the property.

Mr. Leggett asked if the common area was an acre.

Mr. Gallop said yes and on street parking will not be allowed.

Ms. Williams asked if there would be a Homeowners Association.

Mr. Gallop said yes, a homeowners association will be established.

Mr. Leggett asked if the streets would be constructed to DOT standards.

Mr. Gallop said yes.

Mr. Rascoe spoke regarding to sketch plan review process. He stated that between now and formal application, there is not time line. He stated for the applicant that the County is beginning a formal re-write of the Ordinance. He said that the clock begins when the applicant returns with a formal application of preliminary plat. He stated that the County's position is when the applicant submits the preliminary plat application that is pursuant to the existing ordinance. Mr. Rascoe added that he is going to get every lot perked and that all of that will be done prior to filing a preliminary plat. Mr. Rascoe said

that perk test information may change lot configuration as well as the treatment of storm water.

Chairman Spivey asked about ditches.

Mr. Gallop stated that the Engineer would include those in his maps for the survey.

Chairman Spivey asked if the preliminary plat would include storm water control.

Mr. Gallop said yes it would be included.

Ms. Bryant said that Storm water Drainage must be included with preliminary plat.

Ms. Williams stated that she personally thinks that the loop driveway is better in regards to emergency vehicles.

Mr. Gallop said this might be better for school buses and trash pick up as well.

Mr. Held asked about the report from Environmental Health.

Ms. Bryant clarified that Jon Morgan went out on site and performed preliminary site evaluation and he agreed to fax his findings. Ms. Bryant stated that most property in Chowan County is not suitable for standard septic systems. To clarify a paragraph in the report.

Ms. Williams asked if the lots fail perk tests, would Mr. Gallop increase the size of the lots.

Mr. Gallop said that he would either increase the community area or the size of the lots to help keep the cost down.

Mr. Leggett commented that the development should not generate heavy traffic flow.

There was discussion about the location of the sidewalks.

Mr. Held asked about the curve in the road and the entrance.

Mr. Gallop said that the entrance should not be hindered by the curve in the road.

Mr. Wesley Layton, Sr. commented that the curve hinders view when pulling out.

Ms. Bryant said that DOT would review the entrance and determine if a feeder lane etc. were required, the applicant would have to pay for the cost of road improvements.

Mr. Leggett asked if the right-of-way is restricted.

Mr. Gallop said that was possible but DOT would determine the necessity.

Mr. Smith asked about a timeline.

Mr. Gallop said the development would be built 3 homes at a time in blocks.

Chairman Spivey asked for any more questions from the Board (Being none). Chairman Spivey opened the floor for public comment.

Mr. Layton stated that his biggest concern was the curve in NC 37 and the storm water drainage.

Ms. Layton stated that she felt the road curve made for a dangerous place for development, especially when there are children. She added that there is a lot of truck traffic and asked about school bus access. She stated she was concerned about whether or not the school system could handle new enrollments. She added that she was concerned that with more residents there should be more law enforcement protection.

Chairman Spivey remarked on Ms. Layton's experience as a school bus driver.

Mr. Donald Forehand spoke with concern regarding 4 wheelers from new residents on his farm property. He also spoke with concern in regards to NC 37 and the entrance at the curve. He added that sales tax would be spent outside the county. He stated to the Board that this development was less of an asset rather a liability on the County.

Mr. Gallop stated that the covenants would restrict the use of four wheelers in the development.

There was discussion about the location of the proposed development to the curve in NC 37.

Mr. Leggett stated that he expects a lot of traffic to be turning left to go towards NC 32 and that he can see some concern with exiting from the site.

Chairman Spivey noted that there will be no vote on this application tonight but noted that his personal property as well as his partnership property is located in regards to the proposed subdivision.

Ms. Janet Forehand spoke with compliments toward Mr. Gallop for his plan but also noted the proximity of the proposed subdivision at County Line Road is 3.5 miles. She stated that this area is experiencing overwhelming growth with a total of 170 potential developments.

Ms. Bryant addressed the audience in regards to some concerns that have been brought up. She said that the County Commissioners are concerned with how the County will handle it's future and how the County is going to grow. She said that staff and the Board

are working very hard to develop plans by writing a zoning ordinance and staff hopes to have it approved by May 2006. She said that the Ordinance would allow this County to decide where development should go. Ms. Bryant said that subdivision regulations are also being re-written to address draining, recreation, road requirements and basic subdivision procedure. Ms. Bryant stated that a Land Use Plan is being developed where they update and project how the county will grow over the next 8 years and what policies and strategies the County wants to have in place to deal with that growth. She said there would be a lot of public meetings with regard to the Zoning Ordinance and over the next two years with regard to the Land Use Plan. Ms. Bryant said the staff and Board are working on this and are concerned with the same issues the public are concerned with.

Chairman Spivey asked Peter Rascoe to share some information with the Board.

Mr. Rascoe said that Animal Control Department is charged with administering state animal control laws in the County Ordinance and is also charged with administering the shelter for three counties. He said that the Department is geared primarily for controlling domestic dogs and cats, vicious animals and exotic animals and some wildlife. He said they are not geared for domestic livestock. He said that when they have a call in that regard they defer to State College. He said the latest incident of alleged neglect from a non-profit organization on livestock in the county. He said that since there have been daily inspections by staff and NC State has been involved since day one with the livestock specialist locally as well as the specialist from Raleigh to monitor that situation. Mr. Rascoe said that situation is not what particular unaccredited photographs seem to be. He said that situation is different than what it seems to be.

Mr. Rascoe also added that hunting laws have changed in the County. He said that dog hunting was banned south of NC 17. He stated that written permission is required on any person that is retrieving an animal according to new law this is being enforced in Chowan County.

There being no further business Mr. Leggett motioned the meeting be adjourned, Ms. McDaniel seconded the motion (7-0).