

**STATE OF NORTH CAROLINA
COUNTY OF AVERY**

The Avery County Board of Commissioners met in a Regular Meeting on Thursday, June 4, 2015 at 6:00 p.m. in the Commissioners Board Room, Avery County Administrative Complex, 175 Linville Street, Newland, NC. This meeting had been recessed from June 1, 2015.

Members Present: Robert Griffith, Chairman; Maxine Laws, Vice-Chair; Martha Hicks; Faith Lacey

Members Absent: Blake Vance

Call To Order

Chairman Griffith called the meeting to order at 6:00 p.m.

Subdivision Approval – The Farm’s of Eagles Nest

Tommy Burleson, Director of the Avery County Planning Department, reported that The Farms of Eagle’s Nest is the final phase of the original subdivision which was purchased from John Turchin. The main entrance of the development is located off Highway NC 194 in the Elk Valley Community.

The Waterfront Group, LLC has purchased some 200+ acres adjoining the development and has the intentions to incorporate said property with the Eagle’s Nest of Banner Elk Development.

The total area of phase is 209.50 acres. Total number of lots to be approved is 40 lots plus the Common Area. Minimum lot size is 2.01 acres.

The main entrance of the subdivision is on Hwy. NC 194, west of Banner Elk and a second entrance is located off Old Beech Mountain Rd. and a third entrance is off McGuire Road. All roads meet Avery County’s Subdivision standards, all grades are less than 18% as shown on the civil engineering plans. Travel surface width is 20 feet and road bed requirements are at 60 GVW.

The Farms of Eagle’s Nest will be a part of the Eagle’s Nest Homeowner’s Association. The subdivision has been submitted and approved by the Avery County Planning Board and is in compliance with all Avery County Ordinances.

The construction of roadways and turning points of The Farms of Eagles Nest meet the requirements for proper use by emergency vehicles and has been signed off by David Charles Vance, Avery County Fire Marshal and Scott Stansbury, Fall Creek Volunteer Fire Department Chief.

Elliott Harwell, representative from the Waterfront Group, LLC stated that this is the final phase of the original land that was purchased. This phase has bigger lots which are approximately 3 acres, 5 acres, or 7 acres. There is a lot of pasture in the Northern part of the property. There are also a handful of 10 acre lots.

Maxine Laws stated she wanted to complement Mr. Harwell for this subdivision.

Faye Lacey thanked Mr. Harwell for choosing Avery County.

Chairman Griffith asked if there were guidelines on a dollar amount for these lots. Mr. Harwell said he was not sure but the lots will probably average \$150,000 to \$200,000.

Martha Hicks questioned if the drainage and erosion was suitable. Mr. Burleson stated that this had all been done by the regulations specified.

Motion by Maxine Laws and second by Martha Hicks to approve The Farms of Eagle’s Nest Subdivision that has been approved by the Avery County Planning Board. Motion unanimously approved with those in attendance (4-0).

Upcoming Meetings

Consensus of the board to cancel the mid-month meeting on June 15, 2015. The next Regular meeting will be Monday, July 6, 2015 at 6:00 p.m.

Adjourn

Motion by Martha Hicks and second by Maxine Laws to adjourn this meeting at 6:30 p.m. Motion unanimously approved with those in attendance (4-0).

Robert Griffith, Chairman

ATTEST: _____
Cindy Turbyfill, Clerk

