

AVERY COUNTY PLANNING BOARD
MONDAY, 27 APRIL 2009
MINUTES

Members Present: Cheryl Buchanan, Rachel Deal, Mike Lacey, Joe H. Perry, James Pitts, Larry Smith, Jack Wiseman

Staff Present: Tommy Burleson, Loretta Smith

Others Present: Jim Brooks, John Cantadore, Rick Edmiston, Larry Greene, Grant Holder, Nate McCollum, Scott McKinney, Warrick Potts, Joe Shoupe, Willis Vance, Keith Webb, Cleve Young

Chairman Lacey called the meeting to order at 5:30 PM.

Consideration of the March 2009 Minutes

Secretary Cheryl Buchanan noted that she had an objection to the last paragraph that was added by Staff, stating that it was not the way she would have worded this section. Several members felt that it should remain and Jack Wiseman moved to approve the minutes as submitted. Rachel Deal seconded. The vote was unanimous and the motion carried.

Terre Nova – John Cantadore – Overview

Mr. Cantadore gave a brief overview of a development that is in the final planning stages and asked for the Board's comments on the project. Mr. Cantadore stated that he would like to partner with Lees McRae College to use the project as a learning "incubator", to enable students and local citizens to learn about an "Agrarian Tradition" type culture and how it might be revived in Avery County. The project consists of approximately 177 acres and is adjacent to the Newland Town Limits. Some of the proposed uses are: a large section for ecological studies to include the sustaining of local flora and fauna and wildlife, a proposed 5.33 acre lake with a fishing preserve, hiking trails, an agricultural section for Christmas trees, blueberries and strawberries, a vineyard and winery, an area planted with hops and grains and a distillery, a lodge with classroom capacity, an amphitheatre, some student housing and a chancellor's house. All these amenities are intertwined with some single family and multifamily housing. The proposed lake will also be used for irrigation. The project will not have a gate at the entrance. The roads are proposed to be 18% grade or less and the housing will not violate the "Ridge Law of NC". There is an issue with a right-of-way coming into the development that still needs to be resolved.

Mr. Cantadore said that he was also working with Appalachian State University to foster a program that would teach a different outlook on Senior Citizens.

Final Review of the Fire Protection Ordinance

Chairman Lacey began the final review of the Fire Protection Ordinance submitted by the Fire Association. The following items were changed:

Article IV, Section 404, Paragraph 2. (j) It was previously suggested that the following be added: "street system shall have entrance exit routes per Table 1 in Section 411." Although the Board felt this was a good suggestion, they also felt this needed to be addressed on an individual basis and not make this a mandatory requirement.

Article IV, Section 405 Streets, Paragraph (1) (b) (i) Minimum right-of-way and surface widths:

The following was agreed to by the Board:

Change to 16 feet traveled surface, 35 foot right-of-way for roads serving less than 10 acres and less than 10 lots.

Change to 18 feet traveled surface, 40 foot right-of-way for roads serving more than 10 acres but less than 20 acres, and more than 10 lots but less than 25 lots.

Change to 18 feet traveled surface, 45 foot right-of-way for roads serving more than 20 acres but less than 35 acres, and more than 25 lots but less than 40 lots.

Article IV, Section 405 (9) (2) (c) should be completely removed from the text.

Article IV, Section 405 (9) (3) (a) should read: "Be setback with a minimum of 65 feet from a public access road to allow for stacking of vehicle out of the public road."

Article IV, Section 405 (9) (g) to be removed, duplicate wording

Article IV, Section 405 (9) (h) now becomes (g) with the removal of the above item. Add to the end: ", at a grade of 8% or less applies to the first 65 feet of stacking area."

Article IV, Section 405 (9) (4) to be removed completely.

At this point the Board decided to table the remainder of the review until the next meeting.

The next meeting is scheduled for Tuesday, 26 May 2009.

With no further business, Rachel Deal moved to adjourn. James Pitts seconded. All were in agreement and the meeting came to a close at 7:15 PM.

Respectfully submitted,
Cheryl Buchanan, Secretary, Avery County Planning Board