

**IREDELL COUNTY BOARD OF COMMISSIONERS
BRIEFING MINUTES
JULY 24, 2007**

The Iredell County Board of Commissioners met in Briefing Session on Tuesday, July 24, 2007, at 5:00 p.m., in the Iredell County Government Center (South Wing Conference Room), 200 South Center Street, Statesville, NC.

Board Members Present

Chairman Marvin Norman
Vice Chairman Sara Haire Tice
Steve Johnson
Ken Robertson
Godfrey Williams

Staff present: County Manager Joel Mashburn, Deputy County Manager Susan Blumenstein, Assistant County Manager Tracy Jackson, Solid Waste Director David Lambert, Solid Waste Adm. Officer Susan Cornell, Fire Marshal Lloyd Ramsey, Library Director Steve Messick, Asst. Library Director Peggy Carter, Chief Deputy Rick Dowdle, Transportation Director Ben Garrison, Planning Director Ron Smith, Tax Administrator Bill Doolittle, and Clerk to the Board Jean Moore.

CALL TO ORDER by Chairman Norman.

REQUEST FROM THE SHERIFF’S DEPARTMENT TO ADD SEVEN ADDITIONAL VEHICLES TO THE LAW ENFORCEMENT FLEET: Chief Deputy Rick Dowdle said numerous times throughout the year, the department did not have enough vehicles. He requested permission to retain five marked and two unmarked vehicles rather than surplusing them when new vehicles arrived.

County Manager Mashburn said four vehicles were already being used for backup, and he recommended that these be added to the fleet. He said one of the backup vehicles could be used by the new School Resource Officer.

Dowdle was asked if four would be sufficient, and he agreed. He requested, however, that until new replacement vehicles arrived, that seven of the older vehicles remain in the fleet. Dowdle said that once the new vehicles had been incorporated into the fleet, four of the older models would be retained and the remainder would be surplused.

REQUEST FOR REVIEW/DISCUSSION OF A MINI-RETREAT IN SEPTEMBER: County Manager Mashburn said Friday, September 7 or Saturday, September 8 were originally proposed for a mini-retreat; however, both dates posed conflicts. He requested another date, and the board chose Thursday, September 6 beginning at 8 a.m. (Location to be determined and approximate adjournment time will be around noon.)

Mashburn said the growth management options chosen at the Winter Planning Session (as follows) would be discussed at the retreat.

√	PREPARE A SMALL AREA PLAN FOR THE PERTH ROAD AREA
	CONSIDER THE APPLICATION OF SPECIAL TAX DISTRICTS TO PRODUCE ADDITIONAL REVENUE TO FUND IMPROVEMENTS FOR SERVICES
√	CONSIDER THE INCLUSION OF OFFICIALS FROM NCDOT AND BOTH COUNTY SCHOOL SYSTEMS EARLY IN THE REVIEW PROCESS OF NEW SUBDIVISIONS BY ADDING THEM TO THE SUBDIVISION REVIEW COMMITTEE (SCHOOL SYSTEMS TO PARTICIPATE ONLY IN AN ADVISORY CAPACITY)
	EVALUATE AN ADEQUATE PUBLIC FACILITY ORDINANCE (APFO) TARGETING AREAS OF CRITICAL NEEDS
	REQUIRE DEVELOPERS TO PROVIDE DOCUMENTATION FOR WATER AVAILABILITY AND FIRE SUPPRESSION THROUGH THE DEVELOPMENT REVIEW PROCESS

√	EVALUATE URBAN SERVICE AREAS AND JURISDICTIONAL BOUNDARIES IN TERMS OF RELEASE OF JURISDICTION PROCEDURES AND POLICIES; URBAN SERVICE AND GROWTH BOUNDARIES ISSUES BETWEEN COUNTY AND MUNICIPALITIES
√ √ √ √ √	EVALUATE CURRENT SUBDIVISION ORDINANCE FOR INCLUSION OF NEW PROVISIONS: <ul style="list-style-type: none"> • INTERCONNECTIVITY REQUIREMENTS • TURN LANES ON ROADS WHERE TRAFFIC IMPROVEMENTS ARE NEEDED • OPEN SPACE REQUIREMENTS • PUBLIC WATER/SEWER CONNECTION REQUIREMENTS • FIRE AND EMERGENCY SERVICE STANDARDS AND REQUIREMENTS • TIME LIMITATIONS ON APPROVED SUBDIVISIONS
√	CONSIDER A SUBDIVISION OVERLAY DISTRICT AS A PLANNING TOOL
√	CONSIDER REQUIRING SUBMITTAL OF TRAFFIC IMPACT ANALYSIS FROM PUBLIC AND GOVERNMENTAL DEVELOPERS (FOR 100 LOTS OR OVER)
	CONSIDER OVERLAY ZONING DISTRICTS TO PROTECT ENVIRONMENTALLY SENSITIVE AREAS
√	CONSIDER ROADWAY PROTECTION OVERLAY DISTRICT REQUIREMENTS FOR PERTH ROAD; EVALUATE BRAWLEY SCHOOL ROAD FOR CHANGES TO EXISTING OVERLAY DISTRICT
√	EVALUATE IMPLEMENTATION OF BUILDING PERMIT CAPS ON BRAWLEY SCHOOL PENINSULA AND PERTH ROAD, UNDERSTANDING THE RAMIFICATIONS (MAY NOT WITHSTAND LEGAL CHALLENGE. RISKY TO APPLY TO ONLY SELECT AREAS. DO NOT HAVE A GROWTH MANAGEMENT PLAN.)
√	CONSIDER ADDITION OF NEW ZONING CLASSIFICATIONS, FOR EXAMPLE, R-30 AND R-40 DISTRICTS (NOT COUNTYWIDE)
√	PREPARE A COUNTYWIDE GROWTH MANAGEMENT PLAN
√	REVIEW, UPDATE, AND EXPAND SMALL AREA PLANS AND COUNTYWIDE LAND USE PLAN
	CONSIDER AND EVALUATE LAND TRANSFER FEE WITH FUNDS TO BE USED FOR SCHOOL SYSTEMS IN IREDELL COUNTY
√	CONSIDER COORDINATION OF WATER SEWER SERVICE WITH EXISTING MUNICIPALITIES
	CONSIDER PLACING SHERIFF'S SUBSTATION INSIDE THE LAKE NORMAN VOLUNTEER FIRE DEPARTMENT BUILDING
NOTE: ITEMS LISTED WITH A CHECK MARK (√) ARE THE ONES THE COMMISSIONERS CHOSE (THROUGH CONSENSUS) TO REVIEW MORE THOROUGHLY.	

Planning Director Ron Smith said that if the board members had questions about the options to let him know prior to the retreat. In addition, he said other options could be explored if the board members let him know.

REQUEST FOR APPROVAL OF BUDGET AMENDMENT #6 FOR THE PURPOSE OF INCREASING THE LAKE NORMAN MARINE COMMISSION'S (LNMC) FY 07-08 FUNDING FROM \$21,000 TO \$25,500: Commissioner Tice said officials with the LNMC had made a request for the full funding of \$25,500. She said \$21,000 was approved during the budget deliberations but the other contributors provided the extra \$4500. She requested for the LNMC's request to be added to the agenda.

**REQUEST FROM TWO APPLICANTS
FOR THE POSTPONEMENT OF REZONING CASES**

- 1. Case No. 0703-1: Owner/Applicant Harry Phillip & Louise McLain along with Charles Michael & Janet McLain Request to Amend the Iredell County Land Use Plan and to Rezone a Portion of Property from Single Family Residential (R-20) to Heavy Manufacturing Conditional Use District (M2-CUD) (Location: 964 Snow Creek Road**

Statesville, NC): Planning Director Ron Smith said a letter had been received from the McLain family seeking a public hearing postponement until August 7.

Commissioner Robertson requested Mr. Smith to advise the family that they, or their engineer, needed to provide the following information at the hearing: (1) What will be stored at the site? (2) What are the quantities involved? (3) A description of the bio-diesel process.

2. Case No. 0706-9: Agent Edmund Gaines (Attorney) on behalf of the Kent Development Company Requests to Change Conditions on an Existing Community Business Conditional Use District (Location: 2290 Salisbury Highway, Statesville, NC): Smith said the applicant had submitted a request for this case to be postponed until the September 4 meeting.

Consideration of a 60-day Suspension of New Telecommunications Tower Reviews and Approvals Pursuant to NCGS 153A-340(h) & More Specifically within any Area Located within Ten (10) Miles of the Statesville Regional Airport, Exclusive of the Planning Jurisdictions of the City of Statesville, Town of Troutman, & Town of Mooresville: Planning Director Smith said a moratorium public hearing legal notice was advertised; however, sufficient time had not lapsed between the notice and the meeting. He said the moratorium would be re-advertised, and a hearing could take place on August 7.

Smith said a cell tower application had been submitted to his office, and the proposed location was in the airport vicinity. He said the Statesville Airport Commission had requested a 60-day moratorium to prohibit towers within the Airport Hazard Overlay. Additionally, Smith said the airport commission wanted the overlay amended to include standards for a precision approach to Runway 10.

UPDATE ON FUNDING FOR THE STATESVILLE REGIONAL AIRPORT: Commissioner Johnson said notice was received that a \$1 million federal grant had been awarded to the airport.

(Information regarding the other agenda items may be found in the regular minutes of this date.)

ADJOURNMENT: Chairman Norman adjourned the briefing at 6:20 p.m.

Approval: _____

Clerk to the Board