

***IREDELL COUNTY PLANNING BOARD***

The Iredell County Planning Board met on Wednesday, January 2, 2008 at 7:00 p.m. in the Commissioners Meeting Room of the Iredell County Government Center (Old Courthouse) at 200 S. Center Street in Statesville, NC.

**MEMBERS PRESENT**

Eric Fields, Chairman  
Dr. Jackie Grigg, Vice-Chairman  
Anita Johnson  
Gene Mahaffey  
Kristi Pfeufer  
Harold Pruitt  
Jerry Santoni  
Thomas E. Stephens  
Harry Tsumas, Jr.

**STAFF PRESENT**

Katrina Hewitt  
Rebecca Harper  
Elinor Hiltz  
Ron Smith  
Steve Warren

**MEMBERS ABSENT**

Jeff McNeely  
Alan Williams

At this time, Chairman Fields called the meeting to order.

**MINUTES:** Mr. Santoni made a motion to approve the 12/5/07 meeting minutes. Mr. Pruitt seconded said motion and all agreed. **VOTES: 9-0.**

**PROPOSED AMENDMENT TO THE IREDELL COUNTY ZONING ORDINANCE:** Ms. Harper presented the following amendment requested by Kathy Sparks, RBN Grading & Lumber. Ms. Harper stated that the applicant requests to create an amendment to allow sawmills in a rural district.

**SR 56. Sawmills**

In the RA district, sawmills permitted as Special Uses shall meet the following minimum standards:

- A. There shall be a minimum separation of two hundred (200) feet between any existing residence or any residence under construction and any building or non-vehicular equipment used in conjunction with the sawmill.
- B. There shall be a minimum undisturbed buffer of one hundred (100) feet from any property line.
- C. Screening shall be provided around the entire operation, including the road side, as provided for in Section 12.1 of the Iredell County Zoning Ordinance.
- D. All driveways must connect to a public road and shall be treated with a hard surface for any portion of the driveway within twenty (20) feet of the public road travel way.
- E. One free-standing sign shall be permitted, not to exceed six (6) feet in height and sixteen (16) square feet in copy area. No wall signage shall be permitted.

- F. Turn lanes shall be required for property that has direct access to a major thoroughfare and shall be built to NC DOT standards.
- G. A site greater than three (3) acres shall be located on a thoroughfare as referenced in Section 11 Appendix A & B of the Iredell County Zoning Ordinance.
- H. The applicant shall provide a letter from the Building Inspections Department verifying that all building code regulations have been discussed.
- I. The applicant shall provide a site plan, per Section 14 of the Iredell County Zoning Ordinance, detailing the location of all structures, parking, and outdoor storage areas.
- J. The applicant must provide documentation of adequate fire suppression methods to be used at the site.

The Board had lengthy discussion about this proposed amendment. Dr. Grigg questioned whether this was an amendment to satisfy one person and Ms. Harper stated that the staff considered this county-wide; not just for the applicant. Chairman Fields asked if the staff has the burden to bring every request to the Board. Mr. Smith stated that the staff gives their opinion but the applicant can still proceed with the application. Mr. Pruitt asked how this is beneficial to the citizens of Iredell County and he had concerns with this proposal. Mr. Mahaffey agreed with Mr. Pruitt. Mr. Pruitt asked if there was a definition for “sawmill” since there were different levels of this type use. Mr. Pruitt thought 20’ in Section “D” was not adequate since NCDNR required 50’. Mr. Tsumas felt that I-77/I-40 lends access to this type use without going further in the rural areas.

Chairman Fields stated he would like to know the general consensus by the Board about even doing this. Several of the Board Members stated they didn’t like the proposal “as is” or even if it were “more restrictive”. Mr. Smith stated that this proposal has also been discussed by the Iredell County Farmland Board because of all the diverse farm uses in this County. Chairman Fields stated that if he voted for this that I’m saying this is doable and leaving it up to BOA. It needs to be more restrictive. Mr. Smith stated that this was submitted as information at this time but that the applicant would be present at next month’s meeting.

Mr. Santoni stated there was such a difference between small vs. large sawmills. Mr. Smith stated that a “rural” sawmill fits in the RA zoning and an “industrial” sawmill in the M-2 zoning. Ms. Johnson stated that if we want to maintain “rural” areas they need to be able to utilize their resources. Mr. Tsumas questioned the required 3 acres in Section “G”. There were also concerns about the 100’ in Section “B”. Mr. Tsumas stated that he probably wouldn’t be in favor of allowing more than 3 acres. Ms. Harper reminded them that this would be a permitted use only as a special use permit and the BOA would hold a public hearing.

The Board had further lengthy discussion and voiced their concerns and asked the staff to look into making the amendment stricter. The following was suggested:

- Define sawmill – rural/industrial
- Section A – 1000’ separation
- Section B – 100’ depends on the size of the property
- Hours of operation

Mr. Tsumas stated that until they knew more of a definition of a saw mill that they can't start making all these regulations about lot size and distance separation. Mr. Pruitt stated that he is opposed to this amendment but I don't think you should try to over-restrict this amendment either.

*NO ACTION WAS TAKEN BY THE BOARD.*

**PRESENTATION OF THE PROPOSED PERTH ROAD AREA STUDY**: (A copy of the study is attached in the official minute book).

Elinor Hiltz stated that the study began last summer due to a result of the Growth Study that took place last year when the Commissioners asked that a detailed analysis take place for the Perth Road area. Ms. Hiltz stated that the study shows development trends that have occurred over the years and the impacts of those trends. In addition, the study makes recommendations about how to move forward in that area. Ms. Hiltz reviewed the maps addressing the study boundary, activity centers, grocery stores, zoning, 1997 land use plan, growth boundaries & service areas, subdivision activity, and transportation.

Steve Warren commented that the Study examines relevant portions of the current Land Use Plan and suggest changes affecting the present land use development patterns. A new county-wide land use plan in 2008 will use many of the strategies suggested by this study. Subsequent land use and zoning decisions will be guided by both the Perth Study and the new land use plan in determining changes to land use.

Mr. Smith stated that this Study was presented to the Board as information only and will be brought back before the Board next month for a public meeting.

*NO ACTION WAS TAKEN BY THE BOARD.*

**MONTHLY COMMITTEE ASSIGNMENTS**: Mr. Pruitt & Mr. Santoni volunteered to attend the January 16<sup>th</sup> Subdivision Review Committee meeting at 10:00 a.m. in the Building Standards Center. Dr. Grigg, Mr. Pruitt, and Mr. Stephens volunteered to go on the site visit for next month's request on Tuesday, January 15<sup>th</sup>.

**ADJOURNMENT**: There being no further business, Chairman Fields declared the meeting adjourned at 9:35 p.m.

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*Katrina Hewitt  
Administrative Asst. II*

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*Date Read and/or Approved*