

***IREDELL COUNTY PLANNING BOARD***

The Iredell County Planning Board met on Wednesday, May 6, 2009 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  
Jeff McNeely  
Kristi Pfeufer  
Jerry Santoni  
Thomas E. Stephens  
Harry Tsumas, Jr.  
Alan Williams

**STAFF PRESENT**

Katrina Hewitt  
Ron Smith

**MEMBERS ABSENT**

Harold Pruitt

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

**PROPOSED 2030 HORIZON PLAN:** Mr. Smith stated that they had been working on this project for over a year and a lot of time was spent with the Technical Committee and the Steering Committee. He also stated that there were several public forums held all over the County.

Mr. Smith introduced Roger Waldon and Leigh Anne King from Clarion Associates from Chapel Hill. Mr. Waldon stated that there were three questions: Where are we today? Where do we want to go from here? How do we get there? Mr. Waldon stated after meetings with both the Technical and Steering Committees and several public forums that they have been able to get the comprehensive plan completed.

At this time, Mr. Waldon and Ms. King presented the power point presentation (*see attachment*).

In closing, Mr. Waldon discussed the Plan implementation, and the Plan monitoring and amendments.

Mr. Tsumas stated that the base criteria for the land use plan is somewhat different from what we are use to; in other words job centers are more flexible. Mr. Santoni stated he was on the Steering Committee and he felt one positive aspect of this project was seeing the northern and southern ends of the county come together to agree in the future development of this county. Mr. Santoni stated that all the communities and jurisdictions came together and he is impressed with the plan.

Chairman Fields asked for clarification of Mr. Waldon's recommendations under amendments if he said to do them annually does that mean not to do them piecemeal and Mr. Waldon stated yes, that is his recommendation to do them all at one time if possible. Chairman Fields asked if he had the same recommendation on amendments to the zoning ordinance and Mr. Waldon stated in general yes but sometimes on an as need basis.

Mr. McNeely stated he noticed there wasn't a lot of industrial zoning outside Statesville city limits along Highway 64/90 going west towards Alexander County with the existing railroad and would like to see it designated transitional. Mr. Smith stated that they pulled Mike Smith in on this area but without utilities they didn't see this area changing and would look at it in the five-year update. Mr. Smith stated that if the Board wants to make a change to the plan we will add a memo of these changes but the plan will be presented as is. Mr. Smith added that this plan has been going on for the past two years with several public meetings giving people plenty of opportunity to make their comments known. Chairman Fields stated that making an eleventh hour amendment is out of order.

Mr. Tsumas stated that he really liked the plan; rural in nature. Dr. Grigg thanked Ms. King and Mr. Waldon for their work on the plan. Mr. Tsumas commented that he was very impressed how the County was working with the different municipalities because that hasn't always happened in the past.

*Chairman Fields asked if anyone in the audience wished to speak:* Allen Boyce stated that the plan emphasized the rural part of Iredell County with very little addressing water and sewer, schools, and southern Iredell County; especially the Brawley School Road area.

**NO ACTION WAS TAKEN BY THE BOARD.**

**PROPOSED POLICIES AND PROCEDURES FOR THE PLANNING BOARD:** Ms. Pfeufer stated that she served as Chairman of this Committee and welcomed any comments on the document (*see attachment*). The Board had open discussion in regard to the procedures and suggested that under "Conflict of Interest" Line 4: *A Board Member who determines that there exists a conflict of interest shall declare the existence of a conflict and shall refrain from any participation, deliberation or vote on the matter* **to add:** In addition, the Board Member shall leave the meeting room.

After further discussion, Mr. McNeely made a motion to approve the Policies and Procedures as presented by the Subcommittee with the one addition. Mr. Tsumas seconded said motion and all agreed. **VOTES: 10-0.**

**MINUTES:** Dr. Grigg made a motion to approve the 12/3/08 meeting minutes. Mr. Mahaffey seconded said motion. The motion passed in favor **Vote: 9-0.** *Note: Mr. Williams was not present at this time.*

**COMMITTEE ASSIGNMENTS:** Mr. McNeely, Mr. Stephens, and Mr. Tsumas volunteered to go on the site visit on Tuesday, May 12<sup>th</sup>.

**ADJOURNMENT:** There being no further business, Chairman Fields declared the meeting adjourned at 9:50 p.m.

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*Katrina Hewitt*  
*Administrative Asst. II*

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*Date Read and/or Approved*