

Draft

BOARD OF COMMISSIONERS
WORK SESSION February 12, 2015

ALEXANDER COUNTY
STATE OF NORTH CAROLINA

PRESENT: Larry Yoder, Chairman
Ryan Mayberry, Vice-Chairman (arrived at 6:10 PM)
Josh Lail
Ronnie Reese

ABSENT: Milton H. Campbell

STAFF: Cathy Bock, Planning & Zoning Secretary
Rick French, County Manager
Russell Greene, Emergency Services Director
Jon Pilkenton, County Planner
Jamie Starnes, Clerk to the Board

The Alexander County Board of Commissioners held a joint work session with the Planning & Zoning Commission on Thursday, February 12, 2015 at the Administration Building downstairs conference room, Taylorsville, North Carolina. Members of the Planning & Zoning Commission attending the meeting included Dana Benfield, Bud Caywood, Sam Davis, Don Harrington, and John Moore.

ORDINANCE AMENDMENTS & REVISIONS

Vice-Chairman Mayberry discussed the need for revisions to the Alexander County Zoning and Subdivision Ordinances, specifically related to the following:

Subdivision Ordinance

He felt the Subdivision Ordinance should require road maintenance agreements for developers to ensure roads within a subdivision are either maintained or constructed to NCDOT standards and submitted for State maintenance prior to approval of the subdivision.

Jon Pilkenton, County Planner, advised that the Subdivision Ordinance currently required such agreements; however, the County does not regulate and/or enforce the agreements, which are ultimately between the developer and the home owners. He felt the best way to handle these situations was for every subdivision to have an active Home Owner's Association that would hold the developer accountable.

Rick French, County Manager, also reported that several safety issues needed to be addressed within the Subdivision Ordinance such as number of entrances, narrow driveways, etc. that make it difficult for emergency vehicles.

Zoning Ordinance

Vice-Chairman Mayberry advised that he received complaints regarding signs constantly. Commissioner Lail agreed and mentioned the various types of signs viewable along Highway 127, especially the disposable signs found within DOT right-of-way which is prohibited. The need for an enforcement officer was mentioned.

The Boards also discussed overlay districts as well as the need for appearance criteria for businesses. Mr. Pilkenton discussed his experience with a very detailed overlay district that took place in Caldwell County on Highway 321 several years ago that applied to new development and addressed everything from exterior appearance to signs, which lacked support from small local businesses. He stated that tightening regulations within current zoning districts, such as landscaping requirements, would address many of these problems.

Chairman Yoder suggested two commissioners (Ryan Mayberry and Josh Lail) meet with two members of the Planning & Zoning Commission to review the needed changes to these ordinances and bring recommendations back to each full board by June 2015 for consideration. John Moore volunteered to represent the Planning & Zoning Commission.

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 7:03 PM.

Larry G. Yoder, Chairman

Jamie M. Starnes, Clerk to the Board