

MINUTES
BURKE COUNTY PLANNING BOARD
August 29, 2019

The Burke County Planning Board met on Thursday, August 29, 2019 at 5:30 PM in the Commissioners Meeting Room, located at 110 N. Green Street, Morganton, North Carolina.

MEMBERS PRESENT:

Alan Scholl
Richard Evey
Gary Kling
William Tunstill

MEMBERS ABSENT:

Bobby Costner

STAFF PRESENT:

Peter Minter, Sr. Planner; Jennifer Forney, Planner

CALL TO ORDER:

Chairman Scholl officially called the Burke County Planning Board to order at 5:34 PM.

APPROVAL OF THE MINUTES:

A motion for approval of the June 27, 2019 minutes, as presented, was made by Richard Evey and was supported by Gary Kling. The Board granted approval by a 4/0 vote.

PUBLIC MEETING

MAJOR SUBDIVISION -PRELIMINARY PLAT APPROVAL – PROPOSAL OF A NEW PHASE OF THE BELMONT SUBDIVISION WITHIN THE MORGANTON TOWNSHIP CONSISTING OF FOURTEEN (14) LOTS. THE PROPOSED SUBDIVISION WILL BE CREATED FROM PARCEL PIN# 1781989439. ACCESS TO THE SUBDIVISION IS OFF HOPEWELL RD., TIM TRUITT, APPLICANT.

Report by Planning Department

The Board was provided with a staff report prior to the meeting. Peter Minter gave an overview of the report at the meeting.

Public Meeting

Tim Truitt, Applicant:

Mr. Truitt thanked Mr. Minter for his kind words during his presentation and the Board for their time. Mr. Truitt said that he did want to mention on the bottom portion of the map there is a creek that he has created a 15-foot easement for a walking trail that will eventually connect to phase four making a loop around the development. He stated that originally there were fifty acres in two tracts that were going to be phase two and three. Mr. Truitt sold the rear tract because it was not conducive to build upon. The road that was put in place was a county requirement and a requirement from the bank for the purchaser to get his loan. There is no other access to his property except through the development. According to Mr. Truitt the lots in this phase are bigger than lots in the previous phase. The lots in the previous phase were very narrow and the spaces were tight. Mr. Truitt stated that they tried to make the lots at least 110 feet and some are larger than that. Mr. Truitt said he did contact a soil scientist but like all contractors they were extremely busy. He was told it would be two and a half months before they could get to him so Mr. Truitt will have his lots

perked by Burke County Environmental Health. Mr. Truitt says he also hired a civil engineer as well.

Public Comment

No one was present from the public for comment.

Board Discussion

Following the public meeting the Board discussed the following issues pertaining to the case

- A. Responsibility for the roads and drainage in phase one.
- B. How roads and drainage will be handled going forward.
- C. Status of phase one.
- D. The types of homes constructed in Belmont Subdivision.
- E. Covenants for the new phase of Belmont Subdivision.

Board Decision

Following the discussion, the Board reached the following decision:

- ✎ Richard Evey made a motion to approve the major preliminary subdivision plat for a new phase of the Belmont Subdivision requesting that staff approve the final plat consisting of fourteen (14) lots within the Morganton Township off Hopewell Rd., Tim Truitt, Applicant. He was seconded by Richard Eve. The motion passed unanimously with a 4/0 vote.

Chairman Scholl: The next meeting will be September 26, 2019. At this time, I will adjourn this meeting of the Burke County Planning Board.


Note: *Verbatim minutes of this meeting are available upon request via recording in the Burke County Planning Office.*

Submitted by:


Jennifer Forney

Jennifer Forney
Planner

Approved this 26th day of September 2019



Jennifer H. Forney
Secretary to the Board



Richard Evey, Chairman
Burke County Planning Board