



Gates County Planning & Development Services

PO Box 411 • Gatesville, NC 27938

(252) 357-2411 Ext. 1702

Minutes of THE PLANNING BOARD Meeting 3:00 PM – January 19, 2015

Members Present: Billy Seiling
Sherwood Eason
Phyllis Umphlett – Hobbs – Vice Chairman
Ronald Taylor, Sr
Jonathan Jones
Chris Odom
John Carter – Chairman

Members Absent: None

Also Present: Jennifer C Baptiste, County Planner

Call to Order

The meeting was called to order by Chairman John Carter at 3:02 p.m. in the Gates County Courthouse Courtroom. Mr. Carter offered the prayer and led the Pledge of Allegiance. Roll call was taken and a quorum established.

Approval of Agenda

Mrs. Umphlett – Hobbs made a motion that the agenda be accepted as presented. Motion seconded by Mr. Eason. Motion passed unanimously.

Approval of Minutes

A clarification to the voting regarding the tabled item was made by the Board. Mr. Taylor made a motion to approve the minutes for December 15, 2015 as corrected; seconded by Mr. Odom. Minutes approved unanimously.

Old Business

The first item on the agenda under Old Business was a discussion of the proposed Map Amendment submitted by Tuck Industries. This item was tabled during the December 15, 2015 meeting. Map Amendment case # 201512 – MA – 01 Tuck Industries was presented by Ms. Baptiste. Ms. Umphlett – Hobbs reminded the Board that the Map Amendment for portion of land coming out of Parcel Number 07 – 00095 was given a recommendation of approval by the Board at the December 15, 2015 meeting. Ms. Umphlett – Hobbs further stated that the item for discussion during this meeting was the larger parcel identified as a tract of land coming out of Parcel Number 10 – 002458.

The Board opened the floor to public comment. As the designated representatives of Tuck Industries, the Board allowed Mrs. Tuck the opportunity to address the Board. Mr. and Mrs. Tuck expressed their surprise at the level of concern expressed during

the first meeting. The Tucks stated that they had every intention of meeting the standards identified by ordinance as well as meet as many of the concerns of the citizens as possible.

The Tucks presented exhibits to the Board regarding a proposed landscaping plan that was discussed with the adjacent property owners. Ms. Baptiste requested that the Tucks relay the conversation to the Board regarding the landscaping plan in regards to the discussion with Mr. Mickey Lee. The Tucks stated that Mr. Lee seemed in agreeance with the proposed landscaping plan.

The Tucks further presented items from the Zoning Ordinance about other uses allowed by right in the A – 1 zoning district. The Tucks further stated the uses allowed do not need the same buffering and screening requirements as a use in the I – 1 district.

The Tucks intend to do the landscaping at ten (10) foot intervals and stagger the trees to provide the maximum coverage while allowing tree development to occur.

Seeing no additional commentators, Board discussion began. Mr. Eason commented that he could understand the need to use this property for expansion since the current site is essentially land locked. Mr. Eason further stated that he was pleased to see that the owners were trying work with the community on this issue.

A motion to forward a favorable recommendation to the Board of County Commissioners for the Map Amendment of a tract of land coming out of Parcel Number 10 – 002458 was made by Mrs. Umphlett – Hobbs and seconded by Mr. Seiling.

Next under Old Business was the continued discussion to amend Article 7.02 Note 12 Solar Farms. Ms. Baptiste directed the Board to Section 7.02 Note 12 f) 2) regarding the setback for Solar Farms for properties in the A – 1 district being adjacent to any zoning district. It was determined that any Solar Farm in the A – 1 district would have a one hundred (100) feet setback. The minimum setback for a farm locating in the I – 1 district would have to have a setback of one hundred (100) feet setback. In addition, Note 12 f) 6) regarding the setback of power inverters was changed from one hundred (100) feet to one hundred fifty feet (150) feet. Lastly, a discussion requiring additional signage along fences was agreed to unanimously.

A discussion to require retention ponds and ground testing was conducting with no clear recommendation regarding these matters decided. This item will continued to be carried over to the next meeting. Ms. Baptiste advised the Board that the time allotted by the Moratorium was almost concluded.

New Business

No New Business.

Comments

No comments.

Adjournment

Motion to adjourn offered by Mr. Jones and seconded by Mr. Seiling. Motion passed unanimously.

