

Commerce Department
Planning Division

Cabarrus County Government

Cabarrus County Planning and Zoning Commission Meeting
July 19, 2007
7:00 P.M.
County Commissioners Chamber
Multi-Purpose Room, 2nd Floor

Agenda

1. Roll Call
2. Approval/Correction of June 21, 2007 Minutes
3. New Business - Planning Board Function:
 - A. Preliminary Plat Approval - Petition C2007-05 (S)
Rocky Glen – Open Space Residential Subdivision
Randall Scribner
4110 French Fields Lane
Harrisburg, NC 28075
 - B. Subdivision Ordinance Text Amendment C2007-01-ST -
Appendix A, Typical Street Standards
4. Directors Report:
5. Adjournment

- Minimum flow requirement for residential development is 1,000 gallons per minute.

Staff Analysis:

Staff finds that the proposed subdivision meets all the development standards of the Cabarrus County Subdivision Ordinance and the Cabarrus County Zoning Ordinance.

Staff Recommendation:

Should the Planning Commission grant approval of the subdivision, staff requests that the following conditions be applied as part of the approval:

1. The developer shall enter into a consent agreement with the Cabarrus County Board of Commissioners to address school adequacy. (Schools/APFO)
2. The developer will acquire necessary right of way and complete an exclusive left turn lane on Archibald Road with 150' full storage and appropriate tapers. (NCDOT/APFO)
3. The developer must obtain an NCDOT driveway permit as well as a performance bond to cover roadway improvements. (NCDOT/APFO)
4. The developer agrees to pay Capital Recovery Fees that are collected on behalf of WSACC. (WSACC/APFO)
5. Prior to any permit for construction being issued, the developer agrees to enter into a developer agreement with the City of Concord and obtain utility construction plan approval. (CONCORD/APFO)
6. The developer agrees to fund and install all necessary water and sewer lines to serve the property. (CONCORD/APFO)
7. Developer agrees to meet anti-monotony and architectural standards and shall submit sample elevations of proposed homes prior to the start of the final platting process. In addition, applicant will work with Planning & Zoning Services to provide an architectural inventory for permitting purposes. (PLANNING)
8. Fire hydrants in this subdivision must have a minimum flow of at least 1,000 gallons per minute.
9. Prior to disturbing any wetlands, the developer must obtain the appropriate permits from the Army Corps of Engineers.
10. Revise the typical street standards so that they match Cabarrus County's newly adopted typical street standards, which appear in Appendix A of the Zoning Ordinance.

PLANNING STAFF REPORT
CABARRUS COUNTY PLANNING AND ZONING COMMISSION
Thursday, July 19th, 2007

Petition: C2007-05 (S) Preliminary Plat Approval

Subdivision Name: Rocky Glen

Subdivision Type: Open Space Residential Subdivision

Applicant Information: Randall Scribner
4110 French Fields Lane
Harrisburg, NC 28075

Zoning: LDR – Low Density Residential

Township: Number 1 - Harrisburg

Property Location: The corner of Rocky River Road and Archibald Road.

PIN#: 5528-41-7658 and 5528-52-7326

Proposed Lots: 49

Proposed Density: 1.36 units per acre

Area in Acres: +/- 35.989 acres

Site Description: The subject property is currently vacant (wooded).

Adjacent Land Uses: The surrounding properties currently have single-family residential uses. Boulder Creek Subdivision is located across Rocky River Road to the west.

Surrounding Zoning: Properties to the north, south, and east are currently zoned Cabarrus County LDR – Low Density Residential. The property to the west is zoned City of Concord CU-RV – Conditional Use Residential Village and Cabarrus County LDR – Low Density Residential.

Infrastructure: The City of Concord will be the water and sewer service provider to the site. Utility service has been requested, and an intent to serve letter from the City of Concord is attached.

Exhibits: 1. Site Map – Submitted by Staff

2. Preliminary Plat – Submitted by the Developer
3. Intent to serve letter – Submitted by The City of Concord
4. School Adequacy Worksheet – Submitted by Robert Kluttz
5. Cabarrus County Soil and Water Conservation District Comments – Submitted by Dennis Testerman
6. City of Concord Engineering Comments – Submitted by Margaret Pearson
7. Open Space Management Plan for Rocky Glen Subdivision – Submitted by Staff

Intent:

The intent of an open space subdivision is to provide a development alternative to a conventional subdivision. An open space subdivision involves placing a cluster of home-sites within a portion of the development site, allowing housing units on smaller lots than those permitted in a conventional subdivision to promote environmentally sensitive, more efficient use of the land and provide additional common open space.

Code Considerations:

The LDR (Open Space) – The Low Density Residential (Open Space) district has the following development standards:

- Principal Setbacks
Front- 30 feet (20 feet on corner lots)
Side- 10 feet
Rear- 30 feet
- Accessory Structures
If less than 15' in height:
 Front- Same as the principal structure
 Side- Same as principal structure
 Rear - 5 feet
If more than 15' in height:
 All setbacks are the same as the principal structure
- Minimum average lot width- 70 feet
- Maximum building height- 40'
- Maximum impermeable surface- 35%
- Maximum structural coverage- 30%
- Minimum lot size- 15,000 square feet

This subdivision was designed under the Low Density Residential Open Space option, which allows clustering within the neighborhood provided the developer preserves at least 35% of the subject property as open space. Open space must include all areas within the 100 Year Floodplain and the River Stream Overlay Zone.

- Common Open Space Required: 35% (+/- 12.596 acres)
- Common Open Space Provided: 38% (+/- 13.693 acres)
- Active Open Space Required: +/- 3.415 acres
- Active Open Space Provided: +/- 3.415 acres

Cabarrus County Schools- Robert Kluttz:

- Schools that serve this area are inadequate at this time. Please see attached school adequacy worksheet for details.

Soil and Erosion Control- Thomas Smith:

- The applicant will be required to submit soil and erosion plans before commencing any land disturbing activities.

NCDOT- John Andrews:

- The developer must provide a left turn lane with 150' full storage and appropriate tapers, and a three lane roadway between the entrances.
- A performance bond will be required to cover the roadway improvements.
- The developer will be responsible for the acquisition of any right of way necessary to accommodate roadway improvements prior to issuance of a driveway permit.
- The right of way along Archibald Road should be designated as NCDOT Public Right of Way.

WSACC- Tom Bach:

- Wastewater flow acceptance will not be considered until approval of final site/civil construction plans by the City of Concord.
- The City of Concord must request the flow acceptance on behalf of the developer.
- The WSACC Capital Recovery Fee is required for each service to the development if sewer service is granted.
- The CRF is collected at the time of building permitting and is separate from any connection or tap fees required by the City of Concord.

Cabarrus County Fire Marshall's Office- Steve Langer:

- Minimum flow requirement for residential development is 1,000 gallons per minute.

Staff Analysis:

Staff finds that the proposed subdivision meets all the development standards of the Cabarrus County Subdivision Ordinance and the Cabarrus County Zoning Ordinance.

Staff Recommendation:

Should the Planning Commission grant approval of the subdivision, staff requests that the following conditions be applied as part of the approval:

1. The developer shall enter into a consent agreement with the Cabarrus County Board of Commissioners to address school adequacy. (Schools/APFO)
2. The developer will acquire necessary right of way and complete an exclusive left turn lane at the intersection of Rocky River Road and Archibald Road with 150' full storage and appropriate tapers. (NCDOT/APFO)
3. The developer must obtain an NCDOT driveway permit as well as a performance bond to cover roadway improvements. (NCDOT/APFO)
4. The developer agrees to pay Capital Recovery Fees that are collected on behalf of WSACC. (WSACC/APFO)
5. Prior to any permit for construction being issued, the developer agrees to enter into a developer agreement with the City of Concord and obtain utility construction plan approval. (CONCORD/APFO)
6. The developer agrees to fund and install all necessary water and sewer lines to serve the property. (CONCORD/APFO)
7. Developer agrees to meet anti-monotony and architectural standards and shall submit sample elevations of proposed homes prior to the start of the final platting process. In addition, applicant will work with Planning & Zoning Services to provide an architectural inventory for permitting purposes. (PLANNING)
8. Fire hydrants in this subdivision must have a minimum flow of at least 1,000 gallons per minute.
9. Prior to disturbing any wetlands, the developer must obtain the appropriate permits from the Army Corps of Engineers.
10. Revise the typical street standards so that they match Cabarrus County's newly adopted typical street standards, which appear in Appendix A of the Zoning Ordinance.









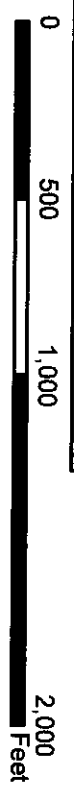
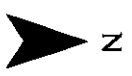
C2007-05 (S)
 Rocky Glen
 Preliminary Plat

Petitioner:
 Randall Scribner

Zoned LDR
 Open Space
 Subdivision

PIN 5528-41-7658
 5528-52-7326

	Legend
	Subject Property
	LDR
Concord Zoning	
ZONINGCODE	
	CURV
	RL
	City of Concord





ASD
11-02-07

February 15, 2007

Randall T. Scribner
4110 French Fields Lane
Harrisburg, NC 28075

Ref.: WSD Letter Cabarrus County Property #5528.52.7326, 5528.41.7658, 5528.89.0863,
5527.89.8547, 5528.61.9006

Dear Mr. Randall Scribner:

The City of Concord has reviewed your submittal (preliminary application) on the above-mentioned property and Council decided at their regular meeting on February 8, 2007 not to require annexation at this time. Any development plans need to be initiated with Cabarrus County. If your plans require public water and sewer line extensions, you must comply with Section 62 of the City of Concord Code of Ordinances and the City of Concord would be the water supplier. If extensions are not planned, then the next procedure will be to apply for water services through our Customer Service Department, which is located in the Municipal Building at 26 Union Street South, Concord.

The City will not extend utilities except in compliance with Section 62 of the City code, including compliance with all City regulations and ordinances governing development.

This letter is not a contract, nor does it establish any property rights in City services.

If we can be of further assistance, feel free to call with your questions.

Sincerely,
City of Concord

Sue B. Hyde, PE
Director of Engineering

cc: Chris Moore, Cabarrus County Development Office
Henry Waldroup, City of Concord Water Resources Director
Mark Fowler, City of Concord Wastewater Resources Director
Meche Foster, City of Concord Customer Service
Margaret Pearson, City of Concord, Development Services

SBH/pmc



Engineering Department
Alfred M. Brown Operations Center

City of Concord • 850 Warren C. Coleman Blvd. • P.O. Box 308 • Concord, North Carolina 28026
(704) 920-5425 • Fax (704) 786-4521 • TDD 1-800-735-8262 • www.ci.concord.nc.us



Adequate Public Facility Worksheet – Schools

Please fill out the following questionnaire regarding the preliminary plat for the **Rocky River Subdivision**. This preliminary plat has 51 single family homes proposed and is located at the corner of Rocky River Road and Archibald Road. Your response is required by Monday, May 21, 2007 for inclusion in the staff report.

Please see the enclosed proposed preliminary plat for location and information regarding the proposed development. If you need additional information for this project please contact **Jason Mann at 704-920-2204 or email jmann@cabarruscounty.us**.

Questions

1. At present students from the proposed development would attend the following schools:

Elementary - Rocky River

Middle - C. C. Griffin

High - Central Cabarrus

2. Using the most recent attendance figures, these schools are at what percent of their stated capacity? 6th Mon. Mar.7, 2007.

Elementary - 104.68%

Middle - 120.16%

High - 135.42%

3. How many students are expected from this development?

Based on 51 lots

Elementary - 15

Middle - 7

High - 8

4. Including previously approved subdivisions these schools will be at what percent of their stated capacity when the proposed development is completed?

Elementary - 165.98 %

Middle - 195.52 %.

High - 143.26 % Note: this percentage reflects the opening of Hickory Ridge in August. It is also higher than the current percentage of 135.42 before the opening of HRHS.

5. The schools currently available in this area can or cannot accommodate the additional students expected from this development? (if the answer above is "can", please stop here)
6. If this development cannot be served by existing schools, are any steps planned within the next two years to address this service delivery issue? Yes / No. If yes, please describe the steps that will be taken (use an additional sheet if necessary). Are these changes in an adopted capital improvement plan or has funding been identified?

Note: Hickory Ridge High School projected to open in August 2007 will provide relief at Central Cabarrus High School. Funding for this school was approved in the 2004 School Bond.

15-Year Facilities Plan includes a new elementary school in 2008 southeast of Rocky River Elementary if the Grace site is finalized and another one in 2009 south of Harrisburg. These schools would relieve A. T. Allen, Bethel, Harrisburg, and Rocky River. A new middle school is included in the plan for 2008 south of Harrisburg that would relieve C. C. Griffin, J. N. Fries, and Mt. Pleasant.

7. If there are not plans for new school facilities in the next two years, please describe the additional resources required to adequately serve the proposed development (attach an additional sheet if necessary)?

Additional capital funding needed to acquire land and the construction of the two new elementary schools and a new middle south of Harrisburg mentioned in question 6.

8. Are the improvements described in question 7 above included in an adopted capital improvement plan or has funding been identified? Yes / No

The three schools mentioned in question 7 have been included in the Revised 15-Year Facilities Plan presented to the BOE on February 22, 2007 as

information. **Funding has not been identified for these projects nor has land been secured.**

This form was completed by: Robert C. Klutz Date: May 21, 2007.

Cabarrus Soil and Water Conservation District
715 Cabarrus Avenue, West
Concord, N. C. 28027-6214
(704) 920-3300

MEMORANDUM

TO: Kassie Goodson Watts, Cabarrus Co. Commerce Dept.

THROUGH: Ned Y. Hudson, Chair David Settlemeyer, Chair
Board of Supervisors Watershed Improvement Commission

FROM: Dennis Testerman, Resource Conservation Specialist

COPIES: Susie Zakraisek, Cabarrus County Commerce Department—Planning
 Thomas Smith, Cabarrus County Commerce Department—Erosion Control
 Tony Johnson, Cabarrus County Commerce Department—Erosion Control
 Robbie Foxx, Cabarrus County Commerce Department—Zoning
 Jay Lowe, Cabarrus County Commerce Department—Zoning
 Robert Ward, County Ranger, NCDENR Div. of Forest Resources
 Peggy Finley, NCDENR, DWQ—Aquifer Protection Sect./Groundwater, Mooresville Regional Office
 Alan Johnson, NCDENR, Div. of Water Quality, Mooresville Regional Office
 Cyndi Karoly, NCDENR, Div. of Water Quality, Wetlands Unit, Raleigh
 Robin Dolin, NCDENR, Ecosystem Enhancement Program
 Ron Linville, NCDENR, Wildlife Resources Commission-Habitat Conservation Prog., W-S Reg. Office
 Steve Lund, US Army Corps of Engineers, Asheville Regulatory Field Office

NAME OF PRELIMINARY PLAN: Rocky Canyon Subdivision (formerly Indian Trail) **PLAN TYPE:** Residential

LOCATION: Rocky River Road and Archibald Rd. **JURISDICTION:** County **ZONING:** LRD

OWNER: James/Audrey Furr Living Trust, 4165 Wrangler Dr., Concord, NC 29027

DEVELOPER: Randall T. Scribner, 4110 French Fields Lane, Harrisburg, NC 28075

DESIGN CONSULTANT: Site & Structure, 8621 Fairview Road Ste B1, Mint Hill, NC, 28227-7662; 704-573-7800

DATE SUBMITTED: 4/17/2007 (4/13/06) **DATE REVIEWED:** 4/30/07 (4/18/06)

PARCEL #: 5528-41-7658 **TRACT#:** 2007-46 **ACRES:** 35.989

USGS TOPO QUAD MAP: Concord S.E. **LATITUDE/LONGITUDE:** 35° 20.24'N, 80° 35.58'W

RECEIVING WATERS: Coddle Creek ("Indian Run") tributary **WATERSHED:** HU 03040105020010 (CC-4)

PERENNIAL OR INTERMITTENT STREAMS PRESENT: Yes No

SOIL TYPE(S): Cullen clay loam (CuB2, CuD2), Enon sandy loam (EnB), Poindexter loam (PoF)

HYDRIC SOILS: Yes No

THE FOLLOWING CHECKED ITEMS ARE MISSING FROM OUR COPY OF THE PLAN—PLEASE SUBMIT:

- | | |
|---|---|
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Open space covenant document |
| <input checked="" type="checkbox"/> Legend | <input type="checkbox"/> River Stream Overlay Zone |
| <input type="checkbox"/> Start & Completion Dates | <input checked="" type="checkbox"/> Environmental reviews |
| <input checked="" type="checkbox"/> Soil Type(s) | <input checked="" type="checkbox"/> 401/404 wetland permits |
| <input type="checkbox"/> Floodplain boundaries | <input checked="" type="checkbox"/> Location of existing structures and trees |

ONSITE INSPECTION: Yes No

PLAN COMMENTS:

- ❑ Pre-submittal meeting between developer and/or designer and reviewers is highly recommended, preferably onsite.
- ❑ River Stream Overlay District/Zone on Coddle Creek tributary are marked as required by the county zoning ordinance and permit CESA-W-CO88-N-013-0061 issued under Section 404 of the U. S. Clean Water Act (33 U.S.C. 1413) by the US Army Corps of Engineers.
- ❑ Plan indicates wetlands along stream. Unless developer has prior authorization from appropriate federal and state authorities to impact jurisdictional waters or wetlands, the proposed project will be in violation federal and/or state law. Permits for disturbance of streams and other wetlands must be requested from N. C. Division of Water Quality and U. S. Army Corps of Engineers prior to any impacts. Please submit documentation to planners and Cabarrus Soil and Water Conservation District.
- ❑ This project is within a hydrological unit (HU) included in the North Carolina Ecosystem Enhancement Program's Upper Rocky River Watershed Plan area and **drains into a restoration project that is in design phase**. Every effort should be made to use best management practices to prevent water quality impairment and follow recommendations in the Watershed Management Plans & Recommendations, Lower Yadkin / Upper Rocky River Basin, Local Watershed Planning—Phase Two. A key recommendation is low impact development techniques patterned on pre-development stormwater runoff conditions. The erosion and sedimentation control plan for this site should be followed closely once it has been submitted and approved.
- ❑ The proposed development is approximately 800 feet upstream from the confluence of Indian Run with Coddle Creek. Coddle Creek received an "Impaired" water quality rating in the 2003 Yadkin-Pee Dee River Basinwide Water Quality Plan. The plan notes that "... non-point source pollution, largely from stormwater runoff in and around Concord and Kannapolis, is likely a significant factor." According to the Plan, "Population is projected to increase ... 53 percent in Cabarrus County. . . between 2000 and 2020. Growth management within the next five years will be imperative, especially in and around urbanizing areas and along highway corridors, in order to protect or improve water quality in this subbasin. Growth management can be defined as the application of strategies and practices that help achieve sustainable development in harmony with the conservation of environmental qualities and features of an area. On the local level, growth management often involves planning and development reviews that are designed to maintain or improve water quality."
- ❑ A **conservation easement on all stream buffers** is requested by Cabarrus Soil and Water Conservation District to protect stream restoration project downstream. This request is also part of the countywide open space initiative. See brochure "This Land is Our Land. . . A Guide for Preserving Your Land for Generations to Come. "
- ❑ Impacts of stormwater from this proposed project on water quality and water quantity have not been assessed. Cities of Concord and Kannapolis have applied to the NC Div. of Water Resources for an interbasin transfer of water certificate. Other jurisdictions receiving water from these municipalities are bound by the conditions of IBT certificate's drought management plan. Under this certificate, stream buffers will be determined by a qualified professional to ensure proper application of stream buffer rules.
- ❑ Cumulative and secondary impacts associated with this proposed development are not known and should be assessed prior to final plan approval.
- ❑ The following prime farmland soil will be removed from production: CuB2. Farmland Conversion Impact Rating form (AD-1006) must be filed if federal funds are involved. Redesign of plan to provide for more open space protection of this soil is encouraged.
- ❑ The following soil are classified as important state farmland soils and will be removed from production: CuD2 and EnB.
- ❑ The information in this table indicates the dominant soil condition, but does not eliminate the need for onsite investigation. The numbers in the value column range from 0.01 to 1.00. The larger the value, the greater the potential limitation. Limiting features in this report are limited to the top 5 limitations. Additional limitations may exist.

Map Symbol	Soil Name	Dwellings without Basements	Dwellings with Basements	Small Commercial Buildings	Local Roads and Streets	Shallow Excavations	Lawns and Landscaping
		Rating Class and Limiting Features - Value	Rating Class and Limiting Features - Value	Rating Class and Limiting Features - Value	Rating Class and Limiting Features - Value	Rating Class and Limiting Features - Value	Rating Class and Limiting Features - Value
CuB2	Cullen	Somewhat limited Shrink-swell - 0.5	Somewhat limited Shrink-swell - 0.5	Somewhat limited Shrink-swell - 0.5 Slope - 0.13	Somewhat limited Shrink-swell - 0.5 Low strength - 0	Somewhat limited Too clayey - 0.72 Cutbanks cave - 0.1	Not limited
CuD2	Cullen	Somewhat limited Slope - 0.63 Shrink-swell - 0.5	Somewhat limited Slope - 0.63 Shrink-swell - 0.5	Very limited Slope - 1 Shrink-swell - 0.5	Somewhat limited Slope - 0.63 Shrink-swell - 0.5 Low strength - 0	Somewhat limited Too clayey - 0.72 Slope - 0.63 Cutbanks cave - 0.1	Somewhat limited Slope - 0.63
EnB	Enon	Very limited Shrink-swell - 1	Not limited	Very limited Shrink-swell - 1 Slope - 0.13	Very limited Low strength - 1 Shrink-swell - 1	Somewhat limited Too clayey - 0.28 Cutbanks cave - 0.1	Not limited
PoF	Poindexter	Very limited Slope - 1	Very limited Slope - 1 Depth to soft bedrock - 0.46	Very limited Slope - 1	Very limited Slope - 1 Low strength - 0.22	Very limited Slope - 1 Depth to soft bedrock - 0.46 Cutbanks cave - 0.1	Very limited Slope - 1 Depth to bedrock - 0.46

Disclaimer: Small areas of contrasting soils with different interpretations may not be shown on the soil maps due to the scale of the mapping. Soil surveys seldom contain detailed site specific information. This data set is not designed for use as primary regulatory tools in permitting or siting decisions, but may be used as a reference source. These data and their interpretations are intended for planning purposes only. This is public information and may be interpreted by organizations, agencies, units of government and others based on needs; however, these entities are responsible for the appropriate use and application of these data. Digital data files are periodically updated. Reports are dated and users are responsible for obtaining the latest version of the data.

- Development of site will remove existing forestland from production, result in loss of environmental services from forest land cover, and accelerate the rate of loss of green infrastructure in the county.
- Private well is located west of outbuilding on southeast corner of parcel. **NC form GW-30 must be filed with the Groundwater Section of the N.C. Dept. of Environment and Natural Resources when abandoning a well.**
- Underground utilities including, but not limited, communications, electricity, natural gas and/or petroleum, wastewater and water may exist on site. Verify status before disturbing site by observation and by calling the NC One Call Center, 1-800-632-4949. Unmarked graves, underground mine shafts and historic Native American sites are not uncommon in Cabarrus County. Construction crews should be vigilant for the presence of these cultural and historical sites. Construction must be halted and appropriate authorities notified when any of these sites are uncovered.
- Additional field visits by Cabarrus SWCD and/or its conservation partners may be required, including but not limited to sedimentation and erosion control plan review.

Please provide copies of approval notice and any revisions to this plan to the Cabarrus Soil and Water Conservation District.

CONTACT(S):

Cabarrus County Commerce Department—Zoning, Robbie Foxx, 704-920-2138
Cabarrus County, Commerce Department, Susie Zakraisek, 704-920-2858
Cabarrus County Commerce Department—Erosion Control, Thomas Smith, 704-920-2411
Cabarrus County Commerce Department—Erosion Control, Tony Johnson, 704-920-2835
Cabarrus County Commerce Department—Zoning, Robbie Foxx, 704-920-2138
Cabarrus County Commerce Department—Zoning, Jay Lowe, 704-920-2140
Cabarrus SWCD & Watershed Improvement Commission, Dennis Testerman, 704-920-3303
NC DENR Div. of Forest Resources, Robert Ward, 704-782-6371
NCDENR-Mooresville Regional Office, Groundwater Section, Peggy Finley, 704-663-1699
NCDENR, Div. of Water Quality, Mooresville Reg. Office, Alan Johnson, 704-663-1699
NCDENR, Div. of Water Quality, Raleigh, Cyndi Karoly, 919-733-9721
NCDENR, Ecosystem Enhancement Program, Robin Dolin, 919-715-5836
NCDENR, Wildlife Resources Commission-Habitat Conservation Prog., W-S Reg. Office, Ron Linville, 336-769-9453
U. S. Army Corps of Engineers, Asheville Regulatory Field Office, Steve Lund, 828-271-7980 x223

REFERENCES:

- “Avoiding Tree Damage During Construction.” Consumer Information Program Fact Sheet. International Society of Arboriculture.
[<http://www.isa-arbor.com/consumer/avoiding.htm>]
- “Conservation-Based Subdivision Design: Protecting Water Quality and Scenic Resources in NC Mountains.” Conservation Trust for North Carolina. 1997
- “Erosion and Sedimentation on Construction Sites.” Soil Quality—Urban Technical Note No. 1. USDA, NRCS.
[<http://www.statlab.iastate.edu/survey/SQI/pdf/u01d.pdf>]
- “401 Water Quality Certification Program – The Basics.” N.C. DENR. Div. of Water Quality, Wetlands Section.
[<http://h2o.enr.state.nc.us/ncwetlands/basic401.html>]
- “Protecting Urban Soil Quality: Examples for Landscape Codes and Specifications.” [<http://soils.usda.gov/sqi/files/UrbanSQ.pdf>]
- “Recognizing Wetlands.” Informational Pamphlet. US Army Corps of Engineers
[<http://www.usace.army.mil/inet/functions/cw/cecwo/reg/rw-bro.htm>]
- “Seeding Specifications.” Sect. 6.10 & 6.11 in Erosion and Sediment Control Planning and Design Manual. N. C. NRCD.

- “Soil Sampling for Home Lawns & Gardens.” N.C. Dept. of Agriculture & Consumer Services.
[<http://www.ncagr.com/agronomi/samhome.htm>]
- “This Land is Our Land. . . A Guide to Preserving Your Land for Generations to Come.” [<http://www.cabarruscounty.us/Easements/>]
- “Topsoiling Specifications.” Sect. 6.04 in Erosion and Sediment Control Planning and Design Manual. N. C. NRCD.
- “Urban Soil Compaction.” Soil Quality—Urban Technical Note No. 2. USDA, Natural Resources Conservation Service.
[<http://www.staflab.iastate.edu/survey/SQI/pdf/u02d.pdf>]
- “Well Abandonment.” Brochure. N.C. DENR. Div. of Water Quality, Groundwater Section.
[<http://h2o.enr.state.nc.us/documents/Bro-WellAbandon.pdf>]
- “Well Decommissioning.” Field Office Tech. Guide, USDA, Natural Resources Conservation Service.
[http://h2o.enr.state.nc.us/aps/gpu/documents/Well_decom.pdf]
- “Yadkin-Pee Dee River Basinwide Water Quality Plan.” N.C. DENR. Div. of Water Quality—Planning Sect., Basinwide Planning Prog. 2003. [http://h2o.enr.state.nc.us/basinwide/yadkin/YadkinPD_wq_dt_management_plan0103.htm]
- “Watershed Management Plans & Recommendations: Lower Yadkin / Upper Rocky River Basin Local Watershed Planning (Phase Two). NCDENR, Ecosystem Enhancement Program. 2004.
[http://www.ces.ncsu.edu/depts/agecon/WECO/rocky_river/URR2_WMP.pdf]

Memo

To: Margaret Pearson, Cabarrus County
From: City of Concord Engineering Staff
Date: June 8, 2007
Re: Rocky Canyon - Preliminary Plat

The Engineering Department staff has reviewed the above named Preliminary Plat in accordance with applicable parts of Section 66-40 of the Cabarrus County Subdivision Regulations and has the following comments:

1. The developer will be required to enter into a Developer's Agreement with the City of Concord in regards to the regional pump/lift station for sanitary sewer for the subject project.
2. The development will be required to develop to City of Concord Standards. This includes water, sanitary sewer, streets and stormwater. The City uses level terrain classification on all streets unless a variance is granted. The variance request must be in written form and include all the supporting evidence. The City does not wholesale give variance on terrain classifications; they are done on a street by street basis. Additionally, the City is a Phase 2 Stormwater Community. The project will be required to comply with all Phase 2 Stormwater regulations. **Item addressed. The note states that the more stringent rules apply.**
3. Please correct the notes on the plat to reflect City standards including street design and road cross-sections. **Item not addressed**
4. Sidewalks will be required on both sides of all streets including cul-de-sacs. **Item addressed. Appears to have taken care of it in plan view, but the notes have not been changed.**
5. Mystic Forest Lane will be a collector street. Please revise the R/W cross-section to match accordingly.
6. Please show sight triangle easements. **Item addressed.**
7. Please show the off-site sewer easements. **Item partially addressed. The off-site sanitary sewer easements are not shown. Off-site sewer easements will need to be acquired prior to permitting. It may be necessary to cross a conservation easement held by the State of North Carolina.**
8. The waterline will need to be run along the edge of the cul-de-sac, not run to the center of the bulb. **Item addressed.**

At this time, a recommendation is made that this Preliminary Plat as submitted be **APPROVED** until the above listed deficiencies are addressed.

**OPEN SPACE MANAGEMENT PLAN
FOR
ROCKY CANYON SUBDIVISION**

05/02/07

Overview:

Randall T. Scribner intends to insure the attractiveness of the Rocky Canyon Subdivision, to prevent any future impairment, to prevent nuisances and enhance the value of all properties within the subdivision. Randall T. Scribner also desires to provide for the construction, maintenance and upkeep of any open space/common areas within the subdivision.

The following management plan is to allocate responsibility and form the guidelines for the maintenance and operation of the open space/common areas, including a provision for natural resource conservation, ongoing maintenance and for long-term capital improvements of Rocky Canyon Subdivision.

A homeowners association will be formed to delegate and assign the various duties necessary to accomplish the above goals. These duties will include the powers of owning, maintaining and administering the open space/common areas. The association Board of Directors will appoint a community management group or association to manage the property and that will administer the landscape agreements for the maintenance and upkeep of the open spaces/common areas.

Uses of the open space:

The open space/common areas will be;

- 1) Active & Passive recreation areas as identified on the plat plan.
- 2) Conservation of land in its natural state where possible.
- 3) Trails & playgrounds as noted on the plat plan. All active open space will be accessible to all residents. Maintenance is limited to ensuring that no hazards, nuisances, or unhealthy conditions exist. Maintenance to control invasive plants may be necessary.
- 4) Easements for public utilities and drainage. Easements may also be provided to allow for access to streams for stream management and restoration purposes to be provided by Cabarrus County, the Cabarrus County Soil & Water Conservation District, the State of North Carolina or other state or county authorized agencies.

Maintenance of the open space:

All appropriate open space/common areas will be kept clean and free of debris and maintained in an orderly condition consistent with their intended use, including any repair and replacement of any landscaping, utilities, or improvements.

The landscape maintenance agreement will include the following:

Turf care including mowing, edging, trimming, weed control, aeration, overseeding, fertilization, & other necessary applications.

Shrub care including trimming, pruning, fertilization, insect & disease control, & weed control.

Tree care including pruning trimming, fertilization, & insect/disease control.

General maintenance including leaf removal, debris pickup, pruning, inspections, irrigation & lighting checks, & pine needle additions.

RSOZ & buffers will remain undisturbed. When soil disturbing activities such as plowing, grading, ditching, excavating, placement of fill material, or similar activities occur, they shall conform to all State & Federal regulations and shall be in accordance with Chapter 4, Part II of the Cabarrus County Zoning Ordinance entitled River/River Stream Overlay Zone (RSOZ).

The maintenance of passive open space is limited to removal of litter, dead tree and plant materials and brush; weeding and mowing will be done on an as-needed basis. Natural water courses are to be maintained as free-flowing and generally devoid of significant debris. It is understood that healthy, ecologically-functional streams include some woody debris. Stream channels shall be maintained so as not to alter floodplain levels unless approved by Cabarrus County, the State of North Carolina or other state or county authorized agency.

Failure to Maintain Open Space:

Cabarrus County and/or Cabarrus Soil and Water Conservation District may assume responsibility for maintenance of open space should the Homeowners Association fail to maintain all or any portion in reasonable order and condition. The county may enter the premises and take corrective action, including the provision of extended maintenance. The costs of such maintenance may be charged to the Homeowners Association, or to the individual property owners that make up the Homeowners Association, and may include administrative costs and penalties. Such costs shall become a lien on all subdivision properties.

Costs for Maintenance/Operation/Insurance:

A reserve fund is to be established by the Homeowners Association to provide for the periodic maintenance, repair, reconstruction and replacement of the open space/common areas and any improvements located on such areas. The reserve fund shall be collected and maintained out of the annual assessment collected from the owners. The Homeowners Association shall have lien authority to ensure the collection of dues from all members. The responsibility for maintaining the open space and any facilities shall be borne by the Homeowners Association. The Homeowners Association shall not be responsible for costs associated with stream and wildlife habitat management, restoration, and/or invasive species control unless specifically agreed to by the Homeowners Association under a separate agreement.

Memo

To: Cabarrus County Board of Commissioners
From: Susie Zakraisek, AICP, Planning and Zoning Manager
CC: File
Date: July 10, 2007
Re: Subdivision Ordinance Text Amendment C2007-01-ST -Appendix A, Typical Street Standards

Attached you will find proposed changes to the typical street standards in Appendix A of the Cabarrus County Subdivision Ordinance.

These proposed changes relate to the administration of the street standards that were adopted as part of the ordinance update that occurred in June of 2005. The standards that were adopted are not consistent with the standards that the NCDOT uses. Streets must comply with the established NCDOT standards for the streets to be accepted by the NCDOT for maintenance and repair.

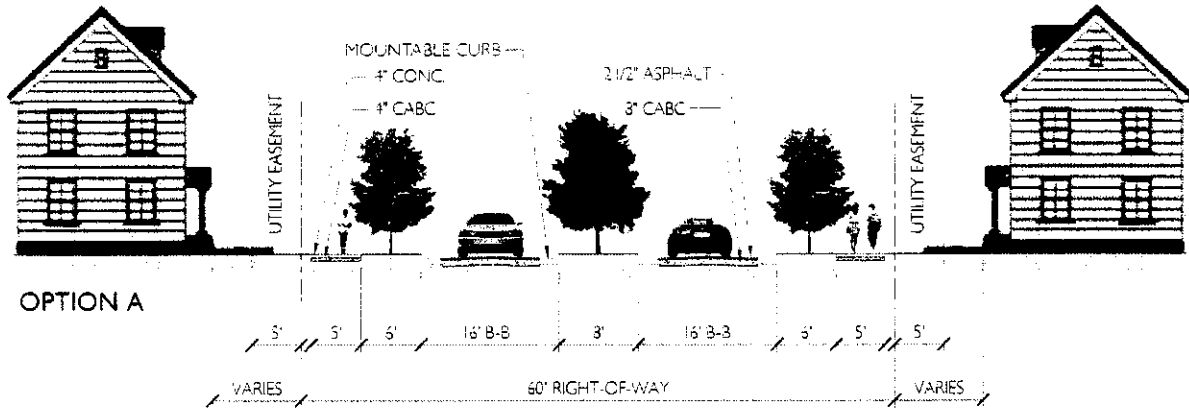
This is the same text that you previously approved for the Zoning Ordinance. The text needs to be added to the Subdivision Ordinance so that the documents are consistent.

Please look over the materials and be prepared to discuss the proposed text and to make a recommendation to the Board of Commissioners regarding the changes.

Existing

Appendix A Typical Street Cross-Sections

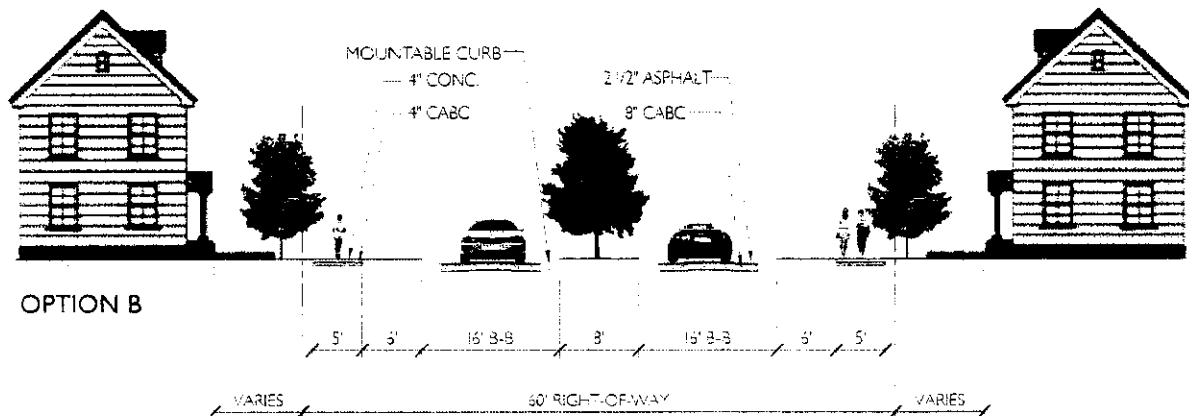
RESIDENTIAL COLLECTOR (PARKWAY)



NOTE: SIDEWALKS 6" CONC. @ DRIVEWAY

Right-of-Way	Sidewalks	Planting Strips	Street Width	Median	Parking	Design Speed	Curb Type
60'	5'	6'	2 x 16'	8'	None	25 mph	Drop or Valley

RESIDENTIAL COLLECTOR (PARKWAY)

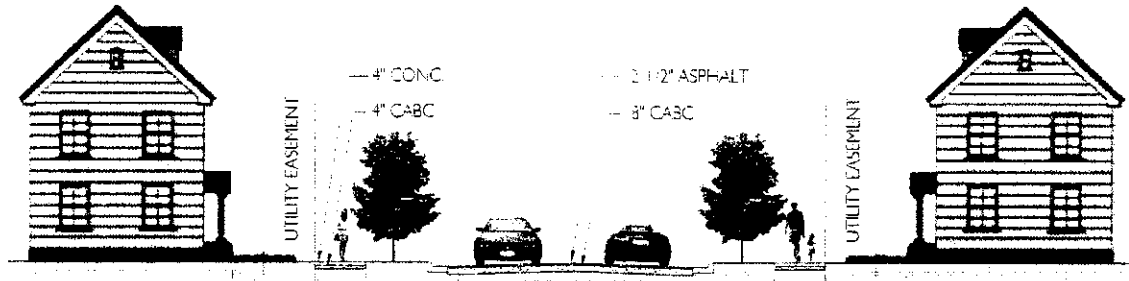


NOTE: SIDEWALKS 6" CONC. @ DRIVEWAY

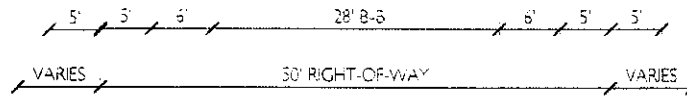
Right-of-Way	Sidewalks	Planting Strips	Street Width	Median	Parking	Design Speed	Curb Type
60'	5'	6'	2 x 16'	8'	None	25 mph	Drop or Valley

Appendix A Typical Street Cross-Sections

RESIDENTIAL COLLECTOR



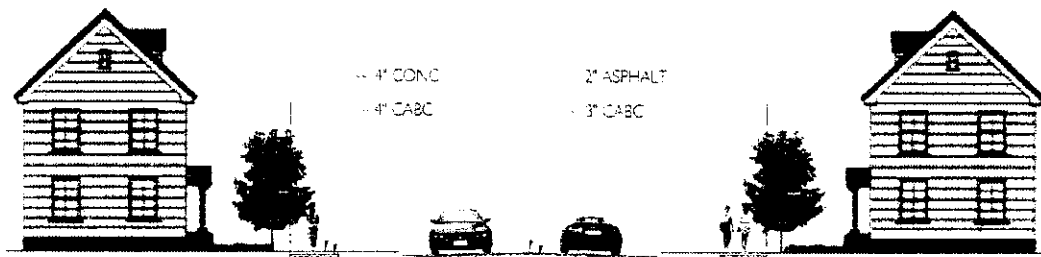
OPTION A



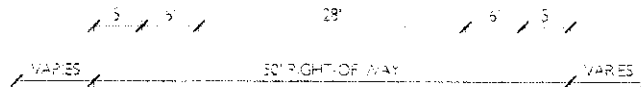
NOTE: SIDEWALKS 6" CONC. @ DRIVEWAY

Right-of-Way	Sidewalks	Planting Strips	Street Width	Parking	Design Speed	Curb Type
50'	5'	6'	28'	None	25 mph	Drop or Valley

RESIDENTIAL COLLECTOR



OPTION B

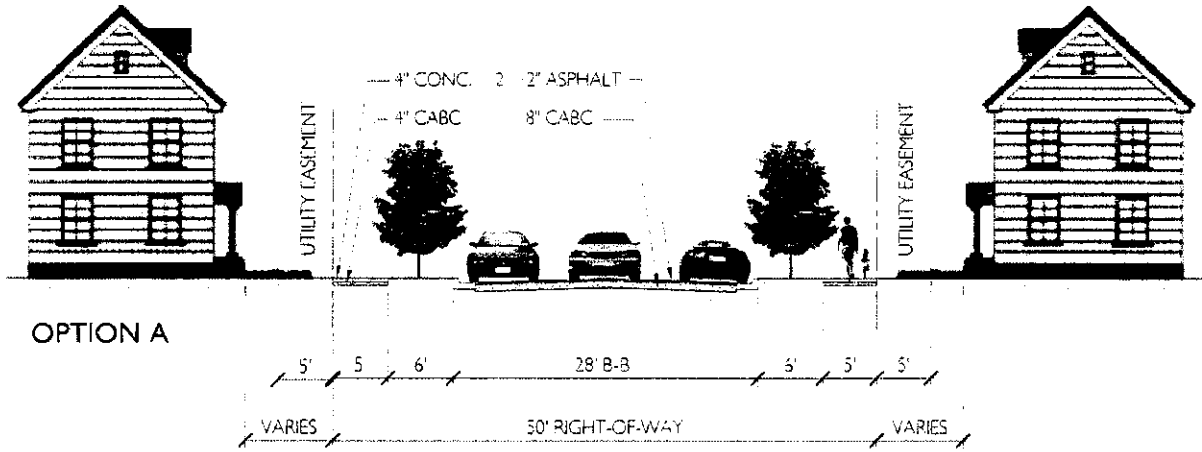


Right-of-Way	Sidewalks	Planting Strips	Street Width	Parking	Design Speed	Curb Type
50'	5'	6'	28'	None	25 mph	Drop or Valley

Appendix A

Typical Street Cross-Sections

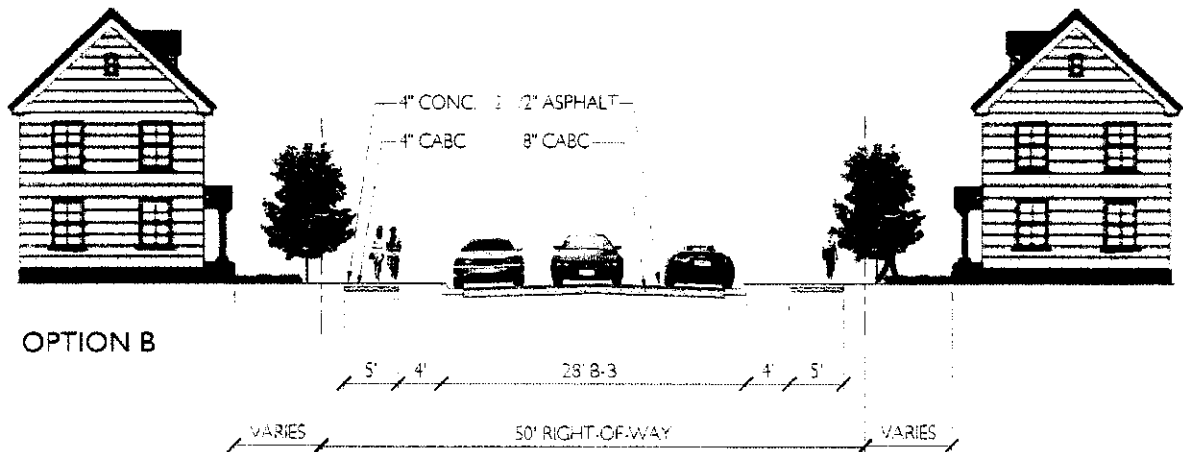
RESIDENTIAL STREET



NOTE: SIDEWALK 5" CONC. @ DRIVEWAY
CURB TYPE: VALLEY CURB

Right-of-Way	Sidewalks	Planting Strips	STREET Street Width	Parking	Design Speed	Curb Type
50'	5'	6'	28'	Both	20 mph	Drop or Valley

RESIDENTIAL STREET

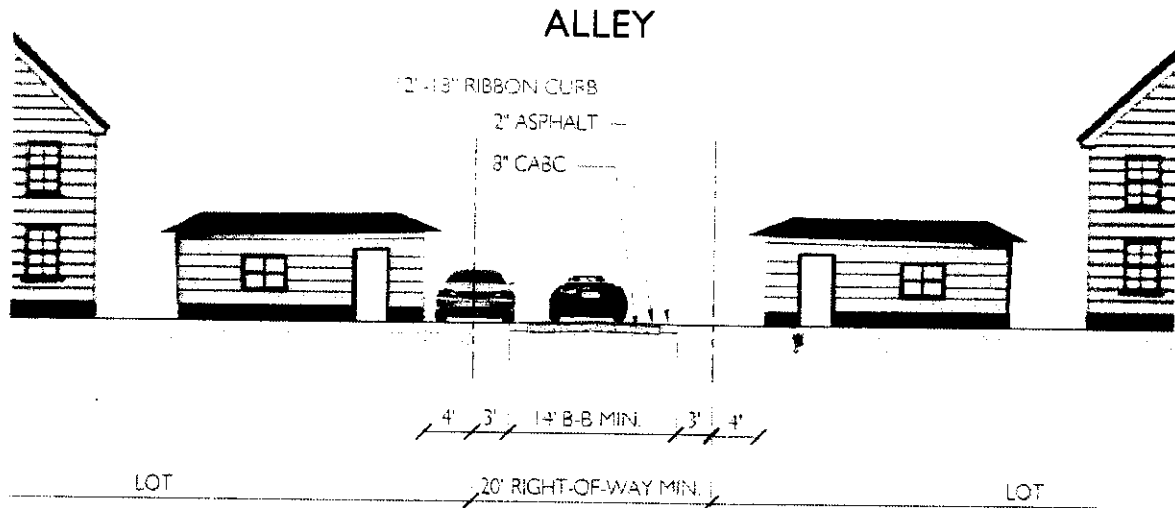


NOTE: SIDEWALK 5" CONC. @ DRIVEWAY
CURB TYPE: VALLEY CURB

Right-of-Way	Sidewalks	Planting Strips	STREET Street Width	Parking	Design Speed	Curb Type
50'	5'	6'	28'	Both	20 mph	Drop or Valley

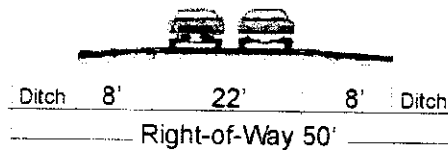
Appendix A

Typical Street Cross-Sections



ALLEY			
Right-of-Way	Grass Strips	Street Width	Curb Type
20'	3'	14'	Ribbon

Rural Residential Street



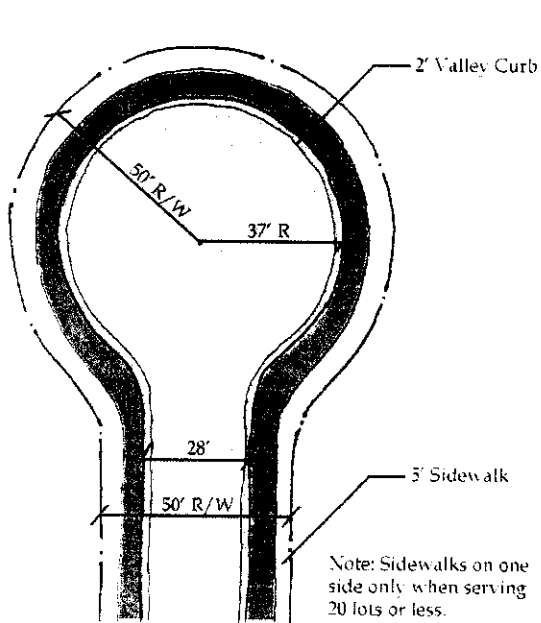
Right-of-Way	Planting Strips	Street Width	Parking	Design Speed	Curb Type
50'	6'	22'	None	20 mph	Ribbon or None

Appendix A

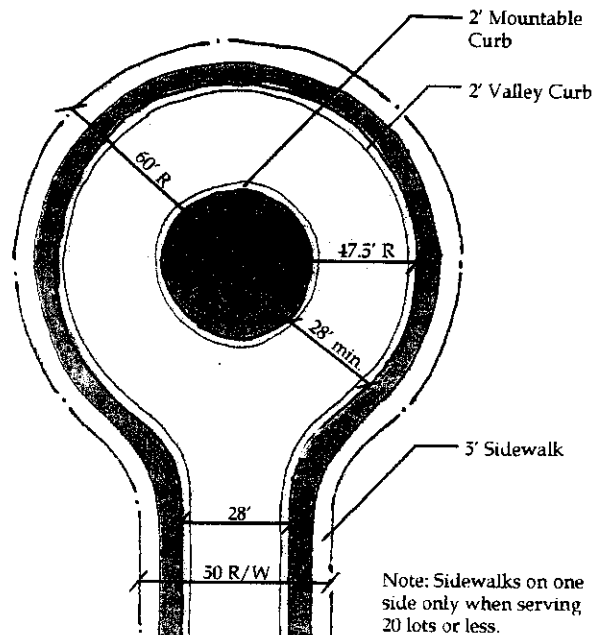
Typical Street Cross-Sections

Requirements for Dead-End and Stub Streets

Length (feet)	Width (feet)	Turnaround Required
0 to 150	Varies (28' minimum)	Stub Street: None required Cul-de-Sac: 70' diameter Hammerhead: 60' diameter (rural and suburban tiers)
151 to 400	Varies (28' minimum)	Stub Street: 70' temporary cul-de-sac or 60' hammerhead (all weather surfaced) Cul-de-Sac: 70' diameter (rural and suburban tiers) Hammerhead: Not allowed
401 to 600	Varies (28' minimum)	Stub Street: Not allowed Cul-de-Sac (suburban tier): 95' diameter with center island Cul-de-Sac (rural tier): 70' diameter (ditch and swale section only) Hammerhead: Not allowed
601-1,000 (rural tier only)	Varies (22' minimum)	Stub Street: Not allowed Cul-de-Sac (rural tier): 70' diameter (ditch and swale section only) Hammerhead: Not allowed
> 1,000	Not allowed	Not allowed



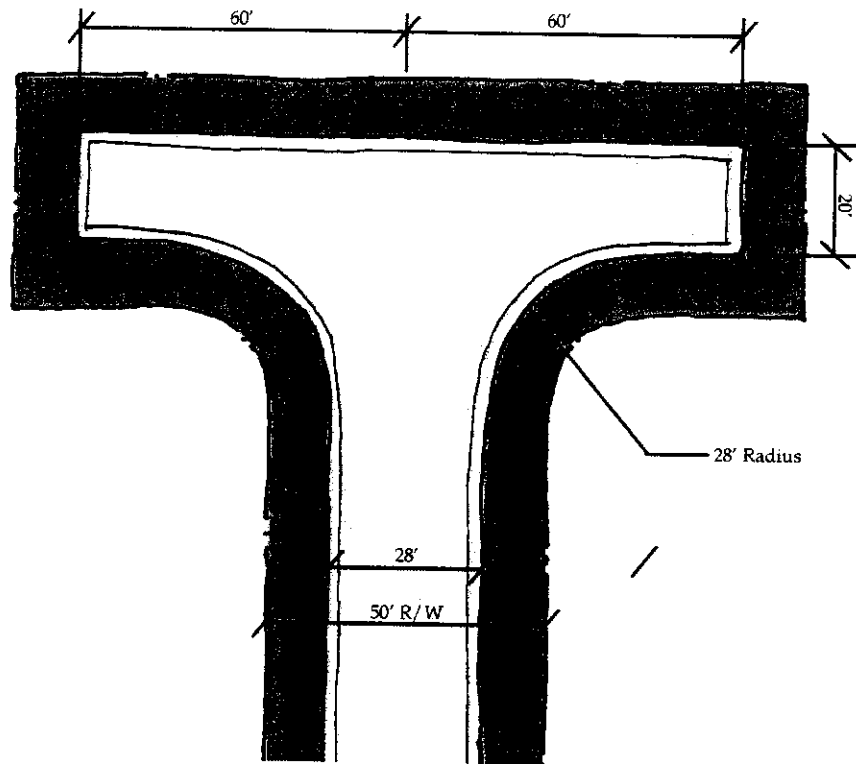
Cul-de-Sac



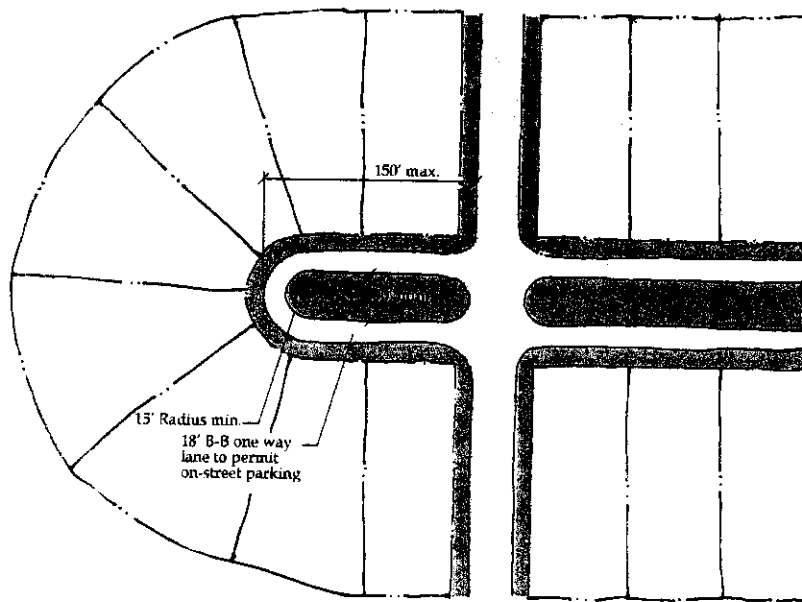
Cul-de-Sac with Island

Appendix A

Typical Street Cross-Sections



Hammerhead



Loop Lane

Proposed

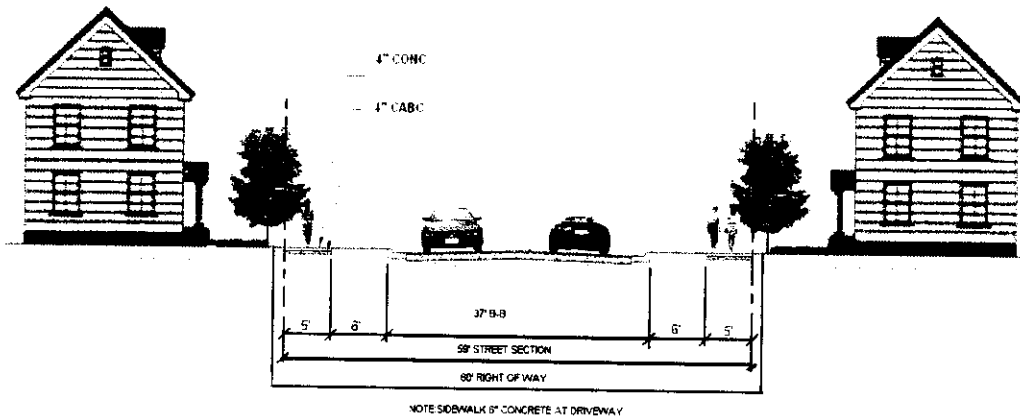
TYPICAL STREET STANDARDS



Right-of-Way	Sidewalks	Planting Strips	Street Width	Median	Parking	Design Speed	Curb Type
70'	5'	6'	2 x 16'	16'	None	40 mph	30" Standard

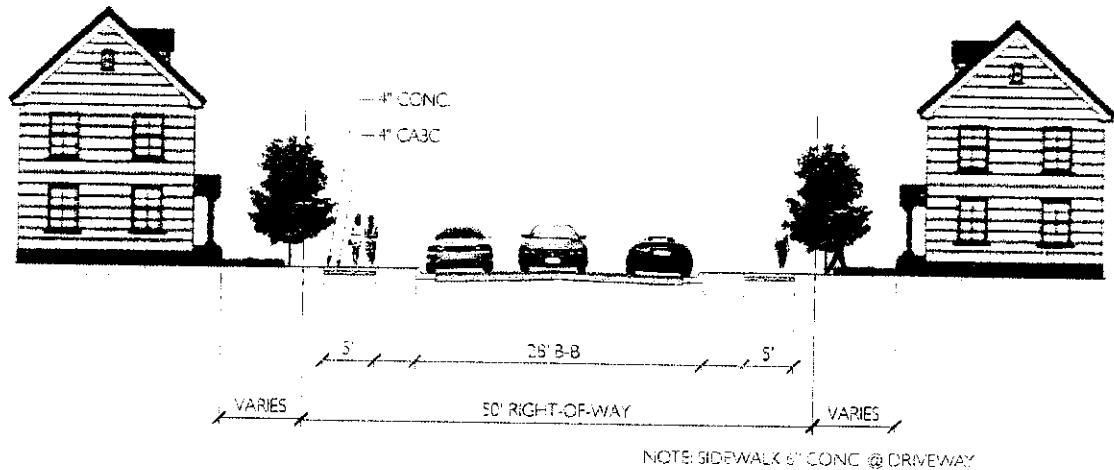
- NO DIRECT LOT ACCESS ALONG RESIDENTIAL COLLECTOR (PARKWAY)
- THE MEDIANS OF THE PARKWAY SHALL TERMINATE 100' EACH WAY FROM THE CENTERLINE OF ALL INTERSECTIONS

RESIDENTIAL COLLECTOR



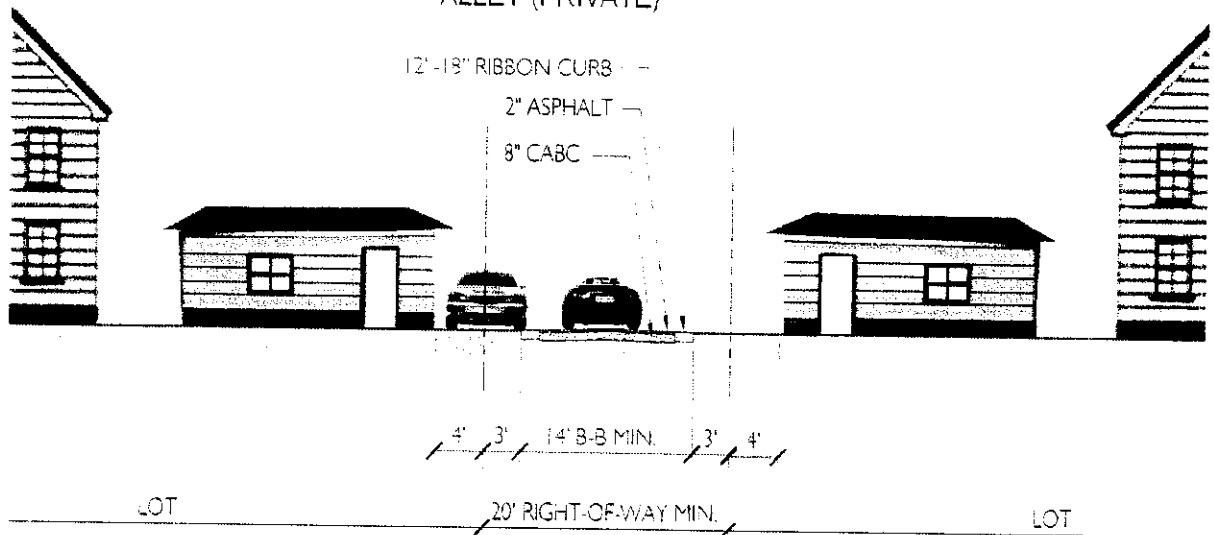
Right-of-Way	Sidewalks	Planting Strips	Street Width	Parking	Design Speed	Curb Type
60'	5'	6'	37'	One Side	40 mph	30" Standard

RESIDENTIAL STREET



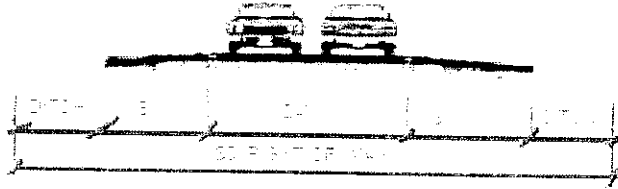
Right-of-Way	Sidewalks	Planting Strips	Street Width	Parking	Design Speed	Curb Type
50'	5'	6'	28'	One	35 mph	Standard or Valley

ALLEY (PRIVATE)



Right-of-Way	Grass Strips	Street Width	Curb Type
20'	3'	14'	Ribbon Or None

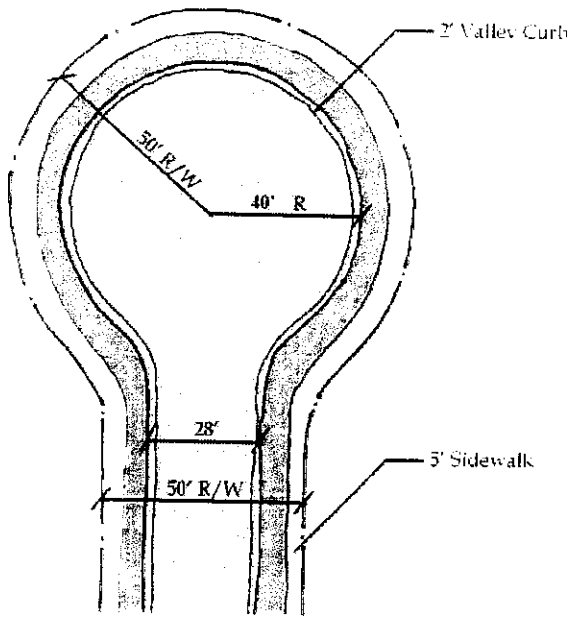
Rural Residential Street



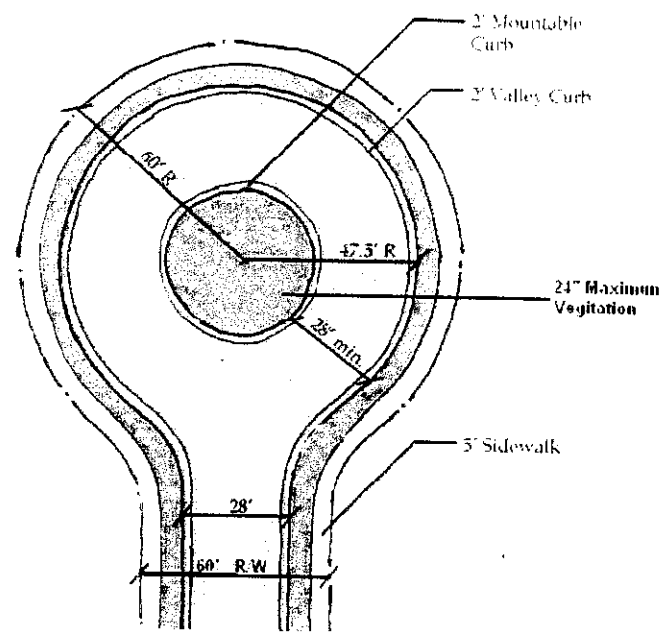
Right-of-Way	Planting Strips	Street Width	Parking	Design Speed	Curb Type
60'	6'	24'	None	20 mph	Ribbon or None

Requirements for Dead-End and Stub Streets

Length (feet)	Width (feet)	Turnaround Required
0 to 150	Varies (28' minimum)	Stub Street: None required Cul-de-Sac: 80' diameter Hammerhead: 60' stub-see detail (rural and suburban tiers)
151 to 400	Varies (28' minimum)	Stub Street: 80' temporary cul-de-sac or 60' hammerhead (all weather surfaced) Cul-de-Sac: 95' diameter (rural and suburban tiers) Hammerhead: Not allowed
401 to 600	Varies (28' minimum)	Stub Street: Not allowed Cul-de-Sac (suburban tier): 95' diameter with center island Hammerhead: Not allowed
601-1,000 (rural tier only)	Varies (22' minimum)	Stub Street: Not allowed Cul-de-Sac (rural tier): 95' diameter with center island Hammerhead: Not allowed
> 1,000	Not allowed	Not allowed



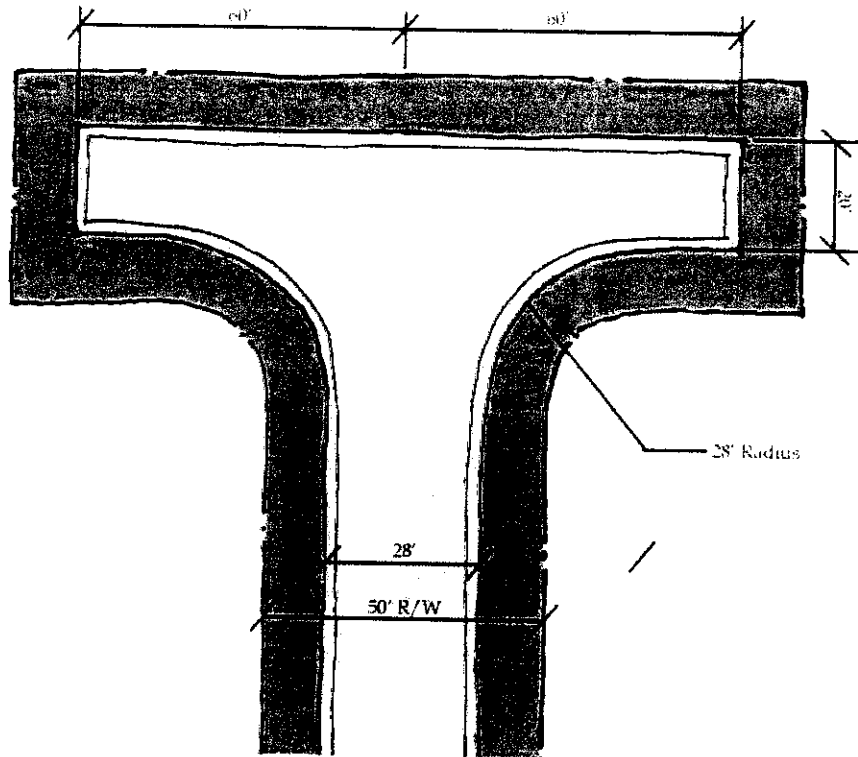
Cul-de-Sac



Cul-de-Sac with Island

NOTES:

- VEGETATION WITHIN MEDIANS AND/OR PLANTING STRIPS CAN NOT EXCEED 24' IN HEIGHT
- VEGETATION IN MEDIAN/PLANTING STRIP IS TO BE MAINTAINED BY OWNERS, HOME OWNER'S ASSOCIATION OR OTHERS
- ALL PLANTINGS SHOULD CONFIRM TO THE NCDOT PUBLISHING TITLED "GUIDELINES FOR PLANTINGS WITHIN HIGHWAY RIGHT OF WAY"

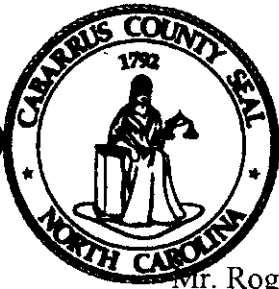


Hammerhead

PAVEMENT SCHEDULE

Classification		Base Course	Intermediate Course	Surface Course
Major Thoroughfare	All	*	*	*
Minor Thoroughfare	All	*	*	*
Major Collector	Non-Residential	*	*	*
	Residential	10" CABC or 5" B-25.0X	2.25" I-19.0X	2.0" SF 9.5X
Minor Collector	Non-Residential	*	*	*
	Residential	10" CABC or 5" B-25.0X	2.25" I-19.0X	2.0" SF 9.5X
Local Street	Non-Residential	*	*	*
	Residential	8" CABC or 4" B-25.0X	2.25" I-19.0X	2.0" SF 9.5X
Alley	All	8"CABC		2.0" SF 9.5X

* Pavement cross sections must be designed on a case by case basis.



Planning and Zoning Commission Minutes
July 19, 2007
7:00 P.M.

Mr. Roger Haas, Chairman, called the meeting to order at 7:00 p.m. Members present, in addition to the Chair, were Mr. Todd Berg, Mr. Eugene Divine, Mr. Larry Ensley, Mr. Danny Fesperman, Mr. Larry Griffin, Mr. Ted Klutz, Mr. Thomas Porter, Jr., Mr. Ian Prince and Mr. Barry Shoemaker. Attending from the Planning and Zoning Division were Ms. Susie Zakraisek, Planning and Zoning Manager, Mr. Jason Mann, Planner, Ms. Arlena Roberts, Clerk to the Board and Mr. Richard Koch, County Attorney.

Roll Call

Approval of Minutes

Mr. Larry Griffin, **MOTIONED, SECONDED** by Mr. Barry Shoemaker, to **APPROVE** the June 21, 2007. The vote was unanimous.

New Business - Planning Board Function:

The Chair introduced Petition C2007-05 (S) – Preliminary Plat Approval – Rocky Glen – Open Space Residential Subdivision

Mr. Jason Mann, Planner, addressed the board stating that this is Petition C2007-05(S), Preliminary Plat submittal for Rocky Glen. The applicant is Randall Scribner. The property is currently zoned Low Density Residential (LDR) and it is located on the corner of Rocky River Road and Archibald Road in Harrisburg Township. The applicant is proposing 49 lots on approximately 36 acres with a density of 1.36 units per acre. The subject property is currently vacant and wooded. The surrounding properties currently have single-family residential uses. The subdivision to the west is Boulder Creek, located across Rocky River Road. The properties to the north, south, and east are currently zoned Low Density Residential (LDR). The property to the west is in the City of Concord and zoned Conditional Use Residential Village (CU-RV) and Cabarrus County Low Density Residential (LDR).

The City of Concord will be the water and sewer provider for the site. Utility service has been requested and there is an intent to serve letter from the City of Concord. The intent of an open space subdivision (which this will be) is to provide a development alternative to a conventional subdivision. An open space subdivision involves placing cluster home-sites within a portion of the development site, allowing housing units on smaller lots than those permitted in a conventional subdivision to promote environmentally sensitive, more efficient use of the land and provide additional common open space.

As for the code considerations: the principal setbacks are less than conventional subdivisions, the minimum average lot width is 70 ft, 35% maximum impermeable surface, and 30% structural coverage for individual lots and the minimum lot size is

15,000 sq. ft. This subdivision was designed under the Low Density Residential (LDR) Open Space option which allows clustering of lots within the neighborhood, provided the developer preserves at least 35% of the subject property as open space, (which the developer has exceeded) the developer has met the 25 % of total common open space as active open space.

Staff finds that the subdivision meets all of the development standards of the Cabarrus County Subdivision Ordinance and the Cabarrus County Zoning Ordinance. Should the Planning and Zoning Commission grant approval of the subdivision, staff requests that the following conditions be applied as part of the approval:

1. The developer shall enter into a consent agreement with the Cabarrus County Board of Commissioners to address school adequacy.
2. The developer will acquire necessary right of way and complete an exclusive left turn lane on Archibald Road with 150' full storage and appropriate tapers.
3. The developer must obtain an NCDOT driveway permit as well as performance bond to cover roadway improvements.
4. The developer agrees to pay Capital Recovery Fees that are collected on behalf of WSACC.
5. Prior to any permit for construction being issued, the developer agrees to enter into a developer agreement with the City of Concord and obtain utility construction plan approval.
6. The developer agrees to fund and install all necessary water and sewer lines to serve the property.
7. The developer agrees to meet anti-monotony and architectural standards and shall submit sample elevations of proposed homes prior to the start of the final platting process. In addition, applicant will work with Planning and Zoning Services to provide an architectural inventory for permitting purposes.
8. Fire hydrants in this subdivision must have a minimum flow of at least 1,000 gallons per minute.
9. Prior to disturbing any wetlands, the developer must obtain the appropriate permits from the Army Corps of engineers.
10. Revise the typical street standards so that they match Cabarrus County's newly adopted typical street standards, which appear in Appendix A of the Zoning Ordinance.

Mr. Berg asked if we know that they are disturbing wetlands, or was item number 9 in the recommendations a catch all comment.

Mr. Mann said in this case it is more of a catch all, there are some wetlands but they are in the common open space associated with the river stream overlay zone and are already protected. He said it is a standard comment

Mr. Griffin said since this is going to involve Concord, he assumes that our new County Standards satisfy Concord's street requirement standard.

Mr. Mann said yes, we have worked with them and they know about them.

Mr. Porter asked if the consent agreement was under the new amount or the old amount.

Mr. Mann said the old amount.

Mr. Prince asked if the anti-monotony and architectural standards would be under the prior version as well.

Mr. Mann said those have not been changed so they would be under what is currently adopted.

The Chair said the 1.36 proposed densities per acre seems to be a little misleading if you are doing a subdivision such as this, which is open space. The Chair asked what the density would be in the clustered areas.

Mr. Mann said the minimum lot size is 15,000, and the developer stays close to that. He said if you are looking at 15,000 to 20,000 sq. ft. per lot, divide that into 46,000 ft that are in an acre you are looking at little over 2 units.

Mr. Randy Scribner, Developer, 4110 French Fields Lane, Harrisburg, NC, addressed the Board. He chose the open-space for this project because it protects the largest amount of area and sets aside all the wetland areas as well as much more. He used the 1.36 density to stay well under that. His goal has always been to make as large a lot as he could and still make it feasible, versus trying to squeeze it into a 10,000 sq. ft. lot.

Mr. Fesperman asked if Mr. Scribner was going to be able to get the necessary right of way.

Mr. Scribner said yes, he already has it. He said he has another project across the street that he has been working on. He has worked with the gentleman that owns all the property on that side of the road and is buying some other property from him, the gentlemen has given Mr. Scribner a 10 ft strip do any work he might need to do to the road.

Mr. Shoemaker said going through the plans, he could not tell how the storm sewer drainage was going to run. He asked if the developer would be draining toward the pond.

Mr. Scribner showed the map and how the drainage would run. He said everything slopes back toward Rocky River Road.

Mr. Shoemaker asked about the restoration project down stream, how this would relate to that.

Mr. Scribner said he has committed to make this a conservation area with the Conservation District. He thinks it is part of the Open Space Management Plan, and it specifically states in there that it is going to be a conservation area.

Mr. Porter said this is a smaller impact on the schools; however it is an impact on schools that are already over capacity.

The Chair said if you look on the second page of the Adequate Public Facility Worksheet, when the new high school opens in August all the subdivisions that have been approved will be completed, and capacity in worse condition than before the new high school opens. He said we are not making very good progress. However, the Chair said this is not something we are charged with, we are charged with the development standards.

There being no further discussions, Mr. Todd Berg, **MOTIONED, SECONDED** by Mr. Shoemaker, to Approve Petition C2007-05(S) Preliminary Plat, Rocky Glen – Open Space Residential Subdivision with the 10 conditions listed in the corrected staff report. The vote was 6 to 3 with Mr. Tommy Porter, Mr. Eugene Divine, and Mr. Larry Ensley voting against.

The Chair introduced the next item on the Agenda, Subdivision Ordinance Text Amendment C2007-01-ST, Appendix A, Typical Street Standards.

Ms. Zakraisek, Planning and Zoning Manager, addressed the Board. She said these are the Typical Street Standards adopted in the Zoning Ordinance and approved by the Board of Commissioners. She said, we now have to amend our Subdivision Ordinance to make it consistent with what we have in the Zoning Ordinance. She said these are the same typicals with one slight change. She said on the first typical she made the picture consistent with what is allowed to happen on the street. She said it was a little bit misleading because the houses were facing the street and that is where houses are not allowed to have access from the parkway. She said the rear of the houses will be facing the street, she flipped those around and everything else remains the same. She said that was the only modification made. She said the tree was removed from the center because anything in there has to be 24 inches or less, it is a more accurate depiction of what it would really look like.

There being no further discussion, Mr. Griffin **MOTIONED, SECONDED** by Mr. Ensley to **Recommend Approval of Subdivision Ordinance Text Amendment C2007-01-ST, Appendix A, Typical Street Standards**. The vote was unanimous.

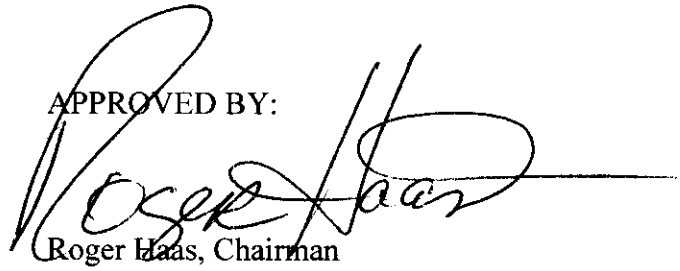
Directors Report:

Ms. Zakraisek addressed the Board. She said the County Manager has to give approval for an item to go on the agenda for the Board of Commissioners meeting. She said he has suggested a focus group be created prior to taking the Text Amendment related to the Architectural Standards to the Board of Commissioners; to see if there are any other suggestions or ways to keep the standards in there, but have it more manageable. She said this may mean we look at creating a Design Review Committee (DRC) or something like that. She said in the past we have talked about having volunteers meet once a month to review the plans and to approve or disapprove them as the technical committee. She said that may be something that is looked at and for any Board member who maybe willing to volunteer or those who are willing to volunteer again, to think about. We may be forming that group and coming back to the Planning and Zoning Board with a different recommendation or taking the Planning and Zoning Board recommendation or modified recommendation on to the Board of Commissioners. She will keep them updated on that.

Ms. Zakraisek said there is going to be a summer planning institute at West Carolina that includes some things for Planning Board members. She said if any one is interested the cost is \$30.00 and she has the information and will pass it around.

There being no further discussion, Mr. Fesperman, **MOTIONED, SECONDED** by Mr. Shoemaker to **ADJOURN** the meeting. The vote was unanimous. The meeting ended at 7:20 p.m.

APPROVED BY:



Roger Haas, Chairman

SUBMITTED BY:



Arlena B. Roberts

ATTEST BY:

Susie Zakraisek
Planning and Zoning Manager