

Continuation of the special meeting of the Hoke County Board of Commissioners on Tuesday, November 23, 2004 at 4:00 p.m. in the Commissioners Room of the Pratt Building. This is the Land Use Portion of the Meeting.

MEMBERS PRESENT:

Robert Wright, Chairman  
James Leach  
Jean Powell  
William Cameron, Jr.

OTHERS PRESENT:

Mike Wood, County Manager  
Linda Revels, Clerk to the Board

MEMBERS ABSENT:

Charles Daniels, Vice Chairman

Mike Wood stated that they were pleased to have Randall Arendt here today. He has been recognized as one of the best land-use planners. Mikki Sagar with the North Carolina Conservation Trust Fund made this happen and was also present. She introduced Sharon Clark and Ammie Jenkins. Ammie Jenkins is the executive director of the Sandhills Family Heritage Association. Mr. Arendt will show you a whole new idea about some things that can be done here in Hoke County. She thanked the Board for the opportunity to be here. Chairman Wright welcomed them on behalf of the Board. William Fields, Chairman of the Land Use Committee and City Attorney, stated that the Commissioners appointed the Land Use Committee. There were several members of the Land Use Committee present as well as some Planning Board members. Mr. Fields stated that he first heard Mr. Arendt in Cumberland County. He made the complicated seem simple. Mr. Fields stated that he didn't know what could and couldn't be done. Everyone will be interested in Mr. Arendt's approach. He is glad to have him here. He thanked Mikki Sagar for making this happen. Mr. Arendt stated that he is a rural planner. He will be showing examples of planning on a small budget. He talked about the planning process. Zoning and Subdivision Ordinances are important. Detailed site maps are needed. Information is needed to make informed decisions. He recommended that site analysis map plans be submitted and then a sketch plan overlay sheet. Planning officials need to go out and look at the property prior to a preliminary plan. The site walk needs to be a requirement being in the ordinance. Abutters should also be part of the site walk. Submission procedures are important. One size does not fit all. Conservation methods need to be considered where possible with open space. Smaller lots need to be considered. Sprawl development does not preserve anything. Developers need to be retrained. This process should be collaborative and save developers money. There is a four step process: 1 – Find unbuildable land – 2- Locate house sites – 3 – Locate streets and tracts – 4 – Draw in lot lines. Conservation subdivisions would be a permitted use with the current type of development being a conditional use. The map would show the lots and the open space.

(minutes continued from the special Land Use Meeting on November 23, 2004)

A question and answer period followed. Mike Wood stated that Cumberland County is looking at conservation subdivisions. Mr. Arendt stated that several counties in North Carolina were looking at conservation subdivisions. Mr. Fields stated that the staff would meet with Mr. Arendt after the meeting and thanked him for coming. Chairman Wright thanked Mr. Arendt for the presentation. There being no further business to come before the Hoke County Board of Commissioners, William Cameron made a motion to adjourn, seconded by James Leach, unanimously carried. The meeting adjourned at 6:05 p.m.

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Robert A. Wright, Chairman