

# **DRAFT**

## ***IREDELL COUNTY FARMLAND PRESERVATION ADVISORY BOARD***

The Iredell County Farmland Preservation Advisory Board met on Thursday, January 12, 2023 at 7:00 p.m. in the 2<sup>nd</sup> Floor Building Standards Conference Room of the Building Standards Center at 349 N. Center Street in Statesville, NC.

### MEMBERS PRESENT

James Dobson, *Chairman*  
Jerry Turner, *Vice-Chair*  
Bill Pope  
Ken Robertson  
Drew Sherrill

### STAFF PRESENT

Leslie Meadows  
Matthew Todd  
Cindy Nicholson  
Nancy Keith

*Chairman Dobson called the meeting to order with a moment of silence.*

**MINUTES:** Mr. Robertson made a motion to approve the October 14, 2021 meeting minutes, seconded by Mr. Turner, all were in favor.

### District 42 Sub districts 3-7

Ms. Leslie Meadows presented two cases (2301-1 & 2301-2)). The additions to District 42, consists of five parcels totaling 922.854 acres located on S. Chipley Ford Road and Jennings Road. The parcels are owned by Ruckus Hill Properties LLC and John S. Steele Family Trust II. Ms. Meadows states that staff supports the additions, all parcels meet all requirements.

Ms. Meadows states that Mr. Jonathan Creason, SWCD, verified the parcels are currently enrolled in local conservation and land management programs.

Chair Dobson said there are plans to clean out the bottoms. Ms. Keith said it is known to flood often.

Mr. Sherrill said both applications are great candidates for the program.

Ms. Meadows said the applications would have to be approved in two separate motions, due to different ownership.

Mr. Robertson asked if it meets all the requirements, is there any reason it couldn't be approved. Mr. Todd said not if it meets all requirements.

Mr. Sherrill asked if it is approved, can homes be built on the parcels. Mr. Todd said they are allowed to be sub-divided three times, and still stay in the program.

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Chair Dobson states he and Ms. Keith need to work on speaking with the adjacent property owners and get those parcels in the program as well.

After no further discussion, Mr. Robertson made a Motion to approve recommendation of additions to District 42 Sub districts 3-7. Mr. Pope seconded said motion and all were in favor.

VOTE: 5-0

Ms. Meadows said the maps at the county offices would be updated to reflect the additions.

At this time, there were discussions regarding property in the Harmony city limits behind Galaxy Food, whether or not it can be placed in Farmland program.

Staff and Board members also discussed the upcoming update to the 2045 Horizon Plan, and the community engagement meetings that are to be held on three separate days (January 17, 18, & 19).

**OTHER BUSINESS:** None

**ADJOURNMENT:** There being no further business, Chairman Dobson declared the meeting adjourned at 8:10 p.m.

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*Cindy Nicholson*  
*Administrative Assistant*

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*Date Read and/or Approved*