



Lea County Planning & Zoning Board Regular Meeting

Tuesday, July 22, 2020 9:30 A.M.

Lea County Courthouse - Commission Chambers – 100 North Main Avenue, Lovington, New Mexico

Notice of this Meeting has been given to the Public in Compliance with Section 10-15-4 NMSA 1978

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the Lea County Manager's office located in the Lea County Courthouse in Lovington, New Mexico at least one week prior to the meeting or as soon as possible. Public documents, including the agenda and minutes, can be provided in various accessible formats. Please contact the Lea County Manager's Office at the Lea County Courthouse if a summary or other type of accessible format is needed.

MINUTES

Call to Order: Chair, Guy Kesner, called the meeting to order at 9:35 a.m.

Roll Call: Guy Kesner, Chair; Daniel Johncox, Vice-Chair; Michael Arnold; Kay Hardin; Jeremy Baker; and Dickie Wall were present for the meeting. Randy Pettigrew was absent.

ITEM 01: BOARD

June 23, 2020 Public Hearing Minutes were moved for approval by Michael Arnold with a second by Daniel Johncox. A roll call vote was taken. Daniel Johncox-Yes; Michael Arnold-Yes; Kay Hardin-Yes; Jeremy Baker-Yes; Dickie Wall-Yes; & Guy Kesner-Yes.

No Public Comments were made.

No Board Member Comments.

ITEM 02: ACTION ITEMS

Consideration of Approval of the replat of Green Meadows Subdivision, Unit 2, Block 10, Lots 10, 11, & 12 in the Northeast Quarter of Section 17, Township 18 South, Range 38 East, N.M.P.M., Lea County, New Mexico Located east of Green Meadow Lake on the corner of Meadowbrook Drive and Bay Drive. County Planner Bruce Reid presented the information to the board. Information was given about aerobic septic systems now being used in this subdivision because of the lot size. Jeremy Baker asked if the property owner would connect to the city utility that was located at the north end of Lot 10A. No one attend that could answer that question. Debate ensued amongst the Board on whether the Board could require the property owner to connect to City Utilities or not. Jeremy Baker moved that the Replat be approve once confirmed that the property owner would connect to the municipal water system. The motion was seconded by Michael Arnold. Roll Call Vote: Daniel Johncox-Nay; Kay Hardin-Nay; Michael Arnold-Yes; Dickie Wall-Nay; Jeremy Baker- Yes; Guy Kesner-Yes. 3-3 tie. Motion Failed.

Consideration of Approval of the Magnum Subdivision, Unit 1 in Section 35, Township 18 South, Range 37 East, N.M.P.M., Lea County, New Mexico located on Magnum Industrial Road north of the Lea County Regional Airport on US Highway 62-180 about 5 miles west of the intersection of West County Road and Marland Street in Hobbs. County Planner, Bruce Reid, presented the item to the Board. Mr. Schubert is converting 50 acres into a 5 lot subdivision with the smallest lot being 4.09 acres and the largest being 20.80 acres. This would be a Type-3A subdivision. Bruce Reid stated for compliance to LCSR 16.2.1 (F) the subdivision will need to place a 60' public right-of-way easement between Tract 5D and Tract 5E and a 30' public right-of-way easement on the north line of Tract 5A. Mr. Schubert stated that the easement between Tract 5D & Tract 5E as presented would not work because the future owner of Tract 5D would be given 4.0 more acres attached to the southern portion of the property and no one would like an easement through their property. He is planning to come back in the near future and file an amended plat to show the change to Tract 5D. Mr. Schubert also mentioned that according to the master plan for

Chair Guy Kesner (Hobbs ETZ); Vice Chair Daniel Johncox (District 5)

Members: Kay Hardin (District 1); Michael Arnold (District 2), Jeremy Baker (District 3), Dickie Wall (District 4); Randy Pettigrew (Lovington ETZ)

this land; in the future he we be dividing Tract 5E into three smaller tracts. The Board suggested that he do that now and just bring that corrected plat back for approval. Mr. Schubert acknowledge that may be a better way to do it, but he preferred to go ahead and get this plat approved. Kay Hardin noted that some of the reference information was incorrect and needed to be updated. Jeremy Baker inquired about the dedication of South Magnum Industrial Road. The road had been previously dedicated on prior plats and the surveyor in his notes only notated the road as a 30' dedicated road. The plat should show South Magnum Industrial Road as a 60' dedicated roadway. Daniel Johncox moved that Magnum Subdivision be accepted with a 30' public right-of-way easement on the north line of Tract 5A. Seconded by Dickie Wall. Roll Call Vote: Guy Kesner-Aye; Daniel Johncox-Aye; Kay Hardin-Aye; Michael Arnold- Aye; Dickie Wall- Yep; Jeremy Baker- Yes. 6-0 vote. Motion Passed. Mr. Schubert will need to get a variance for block length.

Consideration of Approval of the replat of Green Meadows Subdivision, Unit 2, Block 6, Lots 11, 12, 13, & 14 in the Northeast Quarter of Section 17, Township 18 South, Range 38 East, N.M.P.M., Lea County, New Mexico Located east of Green Meadow Lake on the corner of Meadowbrook Drive and Bay Drive. The developer is converting four lots into two lots. City water system is in place for these lots. They will also use aerobic system for liquid waste. Kay Hardin mentioned that the plat needs to notate in the title that the replat is in Block 6 and lot 14 and also needs to be in the description. Kay Hardin move the plat be accepted once the titled was amended to include the Block 6 and Lot 14. Seconded by Daniel Johncox. Roll Call Vote: Guy Kesner-Yes; Daniel Johncox-Aye; Kay Hardin-Aye; Michael Arnold- Aye; Dickie Wall- Aye; Jeremy Baker- Yes. 6-0 vote. Motion Passed.

ITEM 03: OTHER BUSINESS

- Set/Confirm Next Meeting(s):
 - ❖ August 11, 2020
 - ❖ September 8, 2020
 - ❖ October 13, 2020
 - ❖ November 10, 2020
 - ❖ December 8, 2020

ITEM 04: ADJOURN

Meeting adjourned at 11:23 a.m.