

# Macon County Planning Board Minutes

March 18, 2010

**Call to Order:** Chairman Lewis Penland called meeting to order at 5:05 pm.

**Members:** Al Slagle, Allan Marsh, Karl Gillespie, Larry Stenger, Mark West, Susan Ervin, Lamar Sprinkle, Lewis Penland, Mike Gruberman.

**Macon County Staff:** Derek Roland, Jack Morgan, Matt Mason

**Media:** Franklin Press, Macon News, 96.7, Smoky Mountain News

**Approval of Minutes:** Allan Marsh made motion to approve minutes. Mark West seconded this motion.

**Public:** No public comment at this time

## **Liaison Reports:**

**Transportation Steering Committee-** Ryan Sherby (Southwestern Commission) Local coordinator for this committee. Going slow waiting for county comp plan recommendations. This committee has been gathering data (socio-economic, employment, etc.) The transportation plan will look at the deficiencies in the transportation system and make recommendations for those deficiencies. The DOT will make sure all recommendations uphold those expressed in the county comprehensive plan.

## **Slope Development-**

**Macon County Watershed:** Watershed Council did not meet in the month of March.

**Housing/Transportation (Comp Plan)-** Ryan Sherby (Southwestern Commission) gave update for this committee. This committee has came up with a broad list of recommendations relating to transportation in the county. These

recommendations are consistent with the goals from many other counties throughout our region. Make roads fit character of community, provide safe travel for vehicles and pedestrians, public transit, multi modal transportation etc. are examples of the recommendations this committee has drafted. At the next meeting the transportation recommendations will be finalized and the group will then move on to housing. The last meeting was cancelled due to conflicting schedules of various members. The report for this committee should come out soon.

**Public Input (Comp Plan)-** Roland informed the board

**Economic Development/Public Services (Comp. Plan)-** Chris Hanners. Good list of recommendations together. This committee will begin coming up with action strategies at the next meeting.

**Health/Seniors/Childcare (Comp. Plan) -** Tim Hubbs. To try to stay focused this committee has further split up into three sub-committees. The sub-committees are Healthcare, Senior Citizens and Childcare. The committee will look at documents produced by the Childcare Committee, senior services and Healthy Carolinians to aid them in their recommendation making process.

**Environmental/ Land Use (Comp Plan)-** Public input has placed high emphasis on protecting farmland, the environment and rural character in Macon County. This committee is working on recommendations such as preserving and protecting our water, controlling development through new and existing ordinances, and protecting our agriculture. Trying to preserve our environment while bringing in economic development is a fine line but it is a line this committee must walk.

**Education and Recreation-** Larry Stenger. Committee is breaking the 20 year plan into 4 segments of 5 years each. Changing technology will serve as a major obstacle the group must consider when making recommendations.

**Unfinished Business:** Roland thanked the sub-committees for the work they have done thus far. Roland also informed the board that the public input process has came to a close and the final results are currently being summarized by the planning department. See Liaison Comments for updates from Comp Plan Committees.

**New Business:** Matt Mason gave a power-point presentation on recent landslides that have been taking place in Macon County. The presentation particularly focused on the slide that has taken place on 441 South at the Craftsman Village commercial construction site. Mason informed the board that Macon County has had to condemn a house site in close proximity to this commercial development due to the progressively failing slope.

Roland informed the committee of the Edwards Farm Subdivision that the planning board will soon be reviewing.

At the direction from chairman Penland, the planning board began a review of the recommendations from the slope development committee. Sprinkle questioned the height requirements placed on cut and fill slopes of 8 ft. and 5 ft. respectively. Slagle informed the board that any cut slope over 8 ft in vertical height could not be steeper than 1.5: 1. Any fill over 5 ft in vertical height can not be steeper than 2:1. If any slope exceed these requirements and engineer must certify this. Sprinkle felt that this would mean that huge areas of disturbance. Slagle felt that if someone wants to have their road engineered they could safely go steeper than these requirements.

Mark West questioned if the slope recommendations addressed people who created a vertical slope directly on the property line. Who would come under the regulations in this case? Slagle felt that any significant wall of significant height would require an engineer certification by the person constructing it, thus providing protection to the adjacent property. At this point, Matt Mason brought up the fact that setbacks from property lines dealing with slopes have not been addressed. Slagle also felt the setback requirement should be addressed but reminded the board they were looking at the recommendations that were being brought before them only.

Larry Stenger questioned the 30 ft. setback of roads from streams in a hazard area. Slagle informed the board that the sub-committee had arrived at this recommendation through studies done by Rick Wooten and the NCGS. The Sedimentation and Erosion Control ordinance currently mandates a 25ft setback from trout streams on roads. Sprinkle felt that the board needs to be careful in anything they do that "makes it cost any more to do anything". Overall Sprinkle expressed that Slagle and the Slope Development Committee had created a "good document".

Slagle asked that the planning board agree to take this document before the commissioners as a "basic concept" for developing a slope ordinance. Jack Morgan felt the next step from the planning board would be to ask the commissioners to proceed with creating a Slope Ordinance based on the

recommendations formulated by Slagle's sub-committee. Mark West made a motion that these recommendations be taken to the commission and ask them to proceed with an ordinance based on these recommendations. Mike Gruberman seconded this motion. This motion carried unanimously. Jack Morgan will check with the commission and find an appropriate time for these recommendations to be presented.

**Public Session:**

**Next Meeting Date:** April 15, 2010 @ the Environmental Resources Building

**Meeting Adjourned:** Allan Marsh made motion to adjourn. Meeting was adjourned at 6:42 pm by Chairman Lewis Penland.