

# Macon County Planning Board Minutes

October 20, 2011

**Call to Order:** Chairman Lewis Penland called the meeting to order at 5:01 pm. in the Macon County Health Department

**Members:** Lewis Penland, Mike Grubermann, Mark West, Alan Marsh, Karl Gillespie, Jimmy Tate, Al Slagle, Bobby Koppers, Susan Ervin, Lamar Sprinkle, Bobby Koppers, Jimmy Goodman

**Staff:** Derek Roland, Matt Mason

**Media:** Macon News, Franklin Press, Thunder Pig

**Approval of Minutes:** Lamar Sprinkle made motion to approve minutes from September 15, 2011 meeting, Alan Marsh seconded this motion.

## **Liaison Reports:**

Bob Koppers informed the board that the Commission is currently discussing term limits. The Planning Board is involved in this on-going discussion. Not every board is being looked at by the commission with respect to term limits, according to Koppers. There is no consensus on the board at this time, other than a further investigation of Macon County Boards which are appointed by the Commission is warranted. The Commission plans to continue this discussion into November.

Penland informed the board that Andrea Leslie, the western watershed planner for DENR will be making a presentation at the next meeting of the board.

## **New Business:**

### **Review of Macon County Subdivision Ordinance**

Roland provided members of the board with individual folders. The folders, according to Roland, are an attempt to dissect the subdivision ordinance, into the major categories that are currently viewed as “issues” by planning department administration. The folders have been divided into the following categories as noted below in **bold**:

### **History**

- Minutes from March 4, 2008 (Board sent the subdivision ordinance to the commission for a second time)
- Draft 4 of the Subdivision Ordinance (Final draft as it was written on March 3, 2008, prior to 2<sup>nd</sup> submission to commission)

### **Vested Rights**

- Grandfathering provision prior to removal from Draft 4 of the Subdivision Ordinance
- Minutes from December 16, 2010 (Discussion of vested rights issue as it pertained to the Windsong Subdivision)
- Jackson County Vested Right Ordinance

### **Surety Bonding**

- Excerpt from current Macon County Subdivision Ordinance (159.53)

### **Design Standards**

- Current Design Standards (159.60-159.65) Macon County Subdivision Ordinance
- Design Standards Recommendations (Planning Department)
  - Turning Radius
  - Switch Backs
  - Road Widths
  - Pullouts
  - Compaction
  - Top Surface
- Recommendations from J. Teem
- Appendix D of the North Carolina Fire Code (Fire Apparatus Access Roads)
- AASHTO turning radius guidelines
- Fire Apparatus turn around/ turn out drawings

### **Technical Revisions**

- Technical errors/misrepresentations in current subdivision ordinance

### **Access Roads**

#### **Other items for discussion**

- Section reserved for recommendations by planning board members

#### **General Statute**

- 153A-330 Subdivision Regulation- 153A-336 Appeals of decisions on subdivision plats

The Board decided to begin discussions in November with vested rights, as many members throughout the community have raised issues dealing with this topic. Roland will work to find out any options the county might have regarding vested rights prior to the next meeting.

**Public Comment:** Christina Oliver relayed her concerns about the lot she had purchased in the Diamond Falls Subdivision. Oliver's complaint focused primarily on promises made to her by the developer that had not yet been fulfilled. Oliver expressed further concerns regarding emergency vehicle access to her lot which is located in Phase 2 of the aforementioned subdivision.

Roland commented that the county currently holds an active bond for Phase 2 of Diamond Falls Subdivision. Furthermore, Roland reminded the board that promises made by the developer and minimum standards as set forth in the Macon County Subdivision Ordinance are two different things, the first of which Macon County has no control over..

**Next Meeting Date:** November 17, 2011. Meeting will be held at the Macon County Health Department in meeting room(s) A & B located at 1834 Lakeside Drive.

**Meeting Adjourned:** Alan Marsh made motion to adjourn meeting at 6:18 pm. Karl Gillespie seconded this motion. Motion carried unanimously.