

MACON COUNTY PLANNING BOARD MINUTES

September 14th, 2004

A meeting of the Macon County Planning Board was held on September 14th, 2004 at the Macon County Environmental Resource Center. The meeting was called to order at 12:00 pm.

CALL TO ORDER:

Planning Board members present were Ronnie Beale, Lamar Sprinkle, Alan Marsh, Larry Stenger, Susan Ervin, Mike Decker, Jimmy Goodman, Evelyn Southard, and County Planning Director Stacy Guffey. Also in attendance was Jeff Fischbach from the NC Division of Community Assistance.

APPROVAL OF MINUTES:

Jimmy Goodman made the motion to adopt the minutes from the August 24th meeting. Alan Marsh seconded the motion and it passed unanimously.

PUBLIC SESSION:

During public session, no one chose to speak.

UNFINISHED BUSINESS:

Chairman Beale opened up a discussion on the effectiveness of the Community High Impact Discussions. After much discussion the board generally agreed that the time and effort was worth it and that the process was very accessible and gave citizens a unique chance to talk face to face with their appointed and elected officials.

NEW BUSINESS:

Chairman Beale presented a letter of support for the "Perspectives on Macon County's Landscape" project for board approval. He explained that the project would consist of interviews of local people about their attitudes towards the land. Beale said the second part of the project would produce computer-modeled development data. After some discussion the board approved the letter of support on the condition that board members be allowed suggest names of local people to be interviewed and that the interviewees represent an accurate cross-section of the county.

Stacy Guffey presented the board with a draft of a high-impact land use ordinance for review. He explained the standard parts of the ordinance and reminded board members to review the definitions and the standards carefully.

After a lengthy discussion on separation, the board agreed that separation should be measured from the structure not the property boundary. The board suggested incorporating language from the Watauga HILU ordinance that clearly defines separation. Guffey agreed to come back to the board with clearer language about separation. The board will further discuss particulars of the draft at subsequent meetings.

Chairman Beale stated the need for a moratorium on high-impact uses. Guffey agreed to write and present a moratorium for the board to consider.

The board set their next meeting dates for Tuesday, Sept. 28, Tuesday, Oct 12, and Tuesday, Oct. 26.

The meeting adjourned at 3:30 p.m.

Stacy J. Guffey, Clerk/Secretary

Ronnie Beale, Chairman