

# MACON COUNTY PLANNING BOARD MINUTES

November 30th, 2004

A meeting of the Macon County Planning Board was held on November 30th, 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, Larry Stenger, Susan Ervin, Alan Marsh, Mike Decker, Commissioner Mark West and County Planning Director Stacy Guffey. Jeff Fischbach from the NC Division of Community Assistance was also in attendance.

## **APPROVAL OF MINUTES:**

Alan Marsh made the motion to adopt the minutes from the November 16<sup>th</sup> meeting. Jimmy Goodman seconded the motion and it passed unanimously.

## **PUBLIC SESSION:**

Chairman Beale welcomed Jeff Fischbach from DCA, Sarah Kucharski from the Smoky Mountain News, and Ben Brown to the meeting.

During public session, Ben Brown reminded the board that the Public Participation Subcommittee had recommended one last public meeting. He suggested holding a meeting where the draft ordinance would be available for review. After much discussion, the board agreed that the public hearing would serve as the final public meeting on the High Impact Ordinance.

## **ADMINISTRATIVE REPORTS:**

None.

## **NEW BUSINESS:**

Chairman Beale reminded the board that the Commission would make appointments and reappointments at their Dec. 6<sup>th</sup> meeting.

Alan Marsh suggested changing the meeting times to 3 p.m. Chairman Beale explained that the board would need to change the meeting time to 3 p.m. in order to accommodate Commissioner Leatherman's schedule if he is chosen as the Commission liaison.

## **UNFINISHED BUSINESS:**

Guffey presented the changes made to the newest draft of the High Impact Ordinance. There was more discussion on separation and setbacks. Fischbach explained the difference between separations and setbacks and how they are applied. After much discussion about appropriate asphalt plant setbacks, Chairman Beale put a 500 ft. setback to a vote. Goodman, Pierson, and Sprinkle voted for the 500' setback being too big. Stenger abstained citing concerns for business viability. Decker agreed that the 500' setback was sufficient. Marsh and Ervin voted that it was not big enough. The board agreed that development should be allowed inside the buffer and that there should be an exception for setbacks on property lines abutting the National Forest Service. The board also agreed that separations should be in place for schools, nursing home and other such protected uses. The board decided to further discuss the matters of separation and setbacks at the next meeting.

The meeting adjourned at 3:00 p.m. The thermostat thermometer read 49 degrees.

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Stacy J. Guffey, Clerk/Secretary

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Ronnie Beale, Chairman