

MACON COUNTY PLANNING BOARD MINUTES

March 9th, 2005

A meeting of the Macon County Planning Board was held on March 9th, 2005 at the Macon County Environmental Resource Center. The meeting was called to order at 3:00 pm.

CALL TO ORDER:

Planning Board members present were Ronnie Beale, Lamar Sprinkle, Larry Stenger, Alan Marsh, Mark West, Susan Ervin, Neville Bryson, Jimmy Goodman, Evelyn Southard, Eric Pierson, Commissioner Charlie Leatherman, County Planner Stacy Guffey and Planning Assistant Christy Cabe. County Attorney Rick Moorefield was also present.

APPROVAL OF MINUTES:

Allen Marsh made the motion to adopt the February 15th minutes. Eric Pierson seconded the motion and it passed unanimously.

UNFINISHED BUSINESS:

Ronnie welcomed Stacy back at this time. Ronnie stated to the board that he would like to submit the finished high impact ordinance to the board of commissioners in April. Ronnie at this time introduced Rick Moorefield to the board for those board members that were not present at the last meeting.

PUBLIC SESSION:

No one chose to speak.

NEW BUSINESS:

Rick took the floor to report on the research and suggestions that he had for the high impact ordinance. He concluded that there has not been a case tried in an Appellate court in the state of North Carolina for a high impact ordinance. Rick also suggested striking Airfields/Airstrips and Helicopter sight seeing from the ordinance. Rick also recommended striking radioactive facilities from the list. He stated that N.C. General Statutes made it invalid to prohibit or ban radioactive waste. Rick concluded that Macon County had already adopted a radioactive waste ordinance and had been in affect since the 90's. Rick expressed his concerns with solid waste, but stated that as long as we were consistent with state regulations solid waste could remain in the ordinance.

Rick next referred to the body of the ordinance proposing that we insert a table in the ordinance to reduce the repetitive language. The table would list all uses with any differences. This would enable the reader to locate information in a more timely manner.

Rick polled the board on the list of protected uses; so that he could gain a better understanding of the separations for these facilities. Ronnie then stated that the board was relating these types of facilities to impacts because there is a concentration of elderly and young in these cases. Rick suggested requiring vegetated buffers for all property lines adjoining every use except high impact uses. This would eliminate repetitive language in the ordinance and resolve any legal issues that may arise.

Best Management Practices were next in discussion. Rick recommended requiring Best Management Practices for all High Impact uses. Rick stated that the focus of the ordinance was to minimize the impacts of these uses. Rick also stated that the county would have to charge a standard application fee of 2-3 thousand dollars to cover hiring consultants for these uses. The board had a concern with the cost that this would inflict on businesses to comply with the Best Management practices. West suggested that the cost for Best Management Practices would be astronomical. Evelyn voiced her concerns with Best management practices because she was unsure of what they would include. Jimmy made a motion to strike Best Management Practices from the ordinance. Lamar seconded the motion. The motion went to vote and passed.

Ronnie at this time polled the board on leaving the language for helicopters and airfields as is in the ordinance. Lamar made the motion that the language be left in the ordinance, Goodman seconded the motion. The board passed the motion unanimously.

Hours of operation were discussed next. The board voted that the standard hours of operations would be from 6a.m.-10p.m; with the exception of motor sports facilities. Grandfathering was the last issue discussed, after much discussion Jimmy made the motion to reduce the 2 year Shut down period for any business to 6 months. West seconded the motion, all agreed none opposed.

UNFINISHED BUSINESS:

The board thanked Rick for all his time and efforts. The next board meeting will be March 23rd at 3:00.

The meeting adjourned at 5:15 p.m.

Stacy J. Guffey, Clerk/Secretary

Ronnie Beale, Chairman