

MACON COUNTY PLANNING BOARD MINUTES

March 23rd, 2005

A meeting of the Macon County Planning Board was held on March 23rd, 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, Susan Ervin, Jimmy Goodman, Evelyn Southard, Eric Pierson, Commissioner Charlie Leatherman, County Planner Stacy Guffey and Planning Assistant Christy Cabe.

APPROVAL OF MINUTES:

Allen Marsh made the motion to adopt the March 9th minutes. Larry Stenger seconded the motion and it passed unanimously.

UNFINISHED BUSINESS:

Susan urged the board members to attend the WNCA conference on April 2nd.

PUBLIC SESSION:

No one chose to speak.

NEW BUSINESS:

Ronnie at this time gave the floor to Stacy so that he could demonstrate to the board the plot of land that it would require with a 250ft setback and a 500ft setback. A 250ft setback would require approx. 11.53 acres; a 500ft setback would require approx. 33.4 acres. Stacy stated to the board that in order to keep the High Impact Ordinance legally sound 3 things would be required: (1) Reasonable setbacks, (2) Some good defense of setbacks, (3) Consistency and fairness. Stacy at this time suggested to the board to require Best Management Practices rather than requiring industries to buy large tracts of land. Stacy also stated that if BMP's were in place the county would have an expert opinion on these industries. Stacy stated that regardless whether the ordinance required BMP's or not that if the ordinance complied with the three reasons he gave; it could make the ordinance strong enough so that the county could enforce it. Susan suggested considering any new information. Ronnie felt it was the board's job to come up with a document that could be presented to the Commissioners. Ronnie asked the permission of the board to send the Ordinance to the Institute of Government.

The board at this time discussed the differences between BMP's, setbacks, and separations. Mike recommended asking the IOG what the fairness is in having one setback greater than another industry. He then suggested with those questions answered that the board could give some direction to where the ordinance needed to move in. Susan agreed that the board would either have to adjust the setbacks and separations or include the BMP's but the basis of the boards work was still valid. Charlie told the board that he believed the original intent of the document was still in place but, now the document had to be legally formed.

Ronnie made a motion to the board to send the Ordinance to the IOG. All were in favor none opposed. Ronnie at this time had to leave the meeting.

Stacy at this time reviewed the changes that Rick Moorefield made to the High Impact Ordinance with the board.

UNFINISHED BUSINESS:

The meeting adjourned at 4:30 p.m.