

MACON COUNTY PLANNING BOARD MINUTES

October 18, 2006

A meeting of the Macon County Planning Board was held on October 18, 2006 at the Environment Resource Center. The meeting was called to order at 3:00 pm.

CALL TO ORDER:

Planning Board members present were Larry Stenger, Lamar Sprinkle, Evelyn Owens, Susan Ervin, Eric Pierson, Alan Marsh, Mike Decker, Lewis Penland, Jimmy Goodman, County Planner Stacy Guffey and Planning Assistant Gregory Hunt, Charlie Leatherman – Commissioners Liaison, members of the press and members of the general public

APPROVAL OF MINUTES:

Marsh made a motion to accept minutes as read, Pierson seconded the motion and it passed unanimously

UNFINISHED BUSINESS:

Stenger stated the Board appreciates the public comments and it sounds like mechanics are the main issues. He spoke on the need to continue to work on the Ordinance. Stenger announced that a public forum would be done and the public is needed by bringing things to the table to assist the Planning Board in this process.

Leatherman spoke on his meeting with Stenger. Leatherman gave a narrative on the history of the Subdivision Ordinance and how it came about. He stated the intent to get the Ordinance done before the end of the fiscal year in order to get funding in place for enforcement. He informed the Board and the public present about the language in the ordinance is statute and has to be there. Decisions have not been made as to which County Department will administer the Ordinance. Leatherman asked that the language not be changed to an extent that would require another public hearing by the Commissioners. Leatherman informed the Board that the Commissioners agreed to give the Board until February to get the Ordinance ready for presentation at the Commissioners February meeting.

Stenger addressed the 7 items of interest/concerns that the Board had come up with. Stenger led the discussion on these points.

- (1) Family exemption: It was agreed the County Planner would research State Statute and various other Counties version of the exemption for clarification and help in defining this.
- (2) Road widths: Discussion was regarding the need for this to be in the Soil and Erosion Control Ordinance and not the Subdivision Ordinance. Stenger asked for a motion to either keep road widths in the Subdivision Ordinance or deleting it from the draft. Penland made the motion to amend the language to any subdivision of 2 or less lots the road widths be 12' for paved and 14' for gravel, over 2 lots a 14' road width for both paved and gravel. Sprinkle seconded the motion, there was no discussion and the motion passed unanimously.
- (3) Plat standards: The County Planner was given the task of defining "reasonable certainty" and/or finding alternative language that would be satisfactory to surveyors and the general public while giving clarity to the enforcement personnel.
- (4) Review process: NC DOT and other Subdivision Ordinances will be searched for their review process; this will be done by the County Planner and his staff. Stenger asked for a motion to accept the current language as written in 157.21(A) under the review process. Ervin made a motion to accept the language of 157.21(A) as currently written in the draft. Pierson seconded the motion and it passed with 8 yeas and 1 nay (Decker).
- (5) Review fee: Due to State Statute, this is the responsibility of the County Commissioners.
- (6) Amend Soil and Erosion Control Ordinance: This has already agreed upon and in the process of being accomplished.
- (7) Direction for Planning Board: Since this is a Commissioner duty, there was no discussion.

PUBLIC SESSION:

Members of the general public spoke on their opinions and suggestions for the Subdivision Ordinance and the County's need or lack thereof of one.

NEW BUSINESS:

Stenger mentioned the need to elect a Vice Chairperson for the Board. Pierson nominated Penland, with Decker seconding the nomination. Goodman made motion to cease nominations, voting took place and Penland was elected by a unanimous vote.

Ervin asked Leatherman if there was a policy or practice of not naming County employees to appointed boards. Leatherman explained the need to prevent any appearance of conflict.

Stenger asked the Board's opinion of how many public meetings would be needed in working on the Subdivision Ordinance. Goodman made a motion to hold 1 meeting and then if the need for more was present, the Board could decide at that time. Sprinkle seconded the motion and it passed unanimously.

The Board agreed to hold a Special Called Meeting on Wednesday, November 8th and the Public Information Forum on Thursday, November 16th. Leatherman stated he would check the availability of the Community Building for a public forum and if not available the County Planner and his staff would look for alternative sites. Also, County Planner and his staff would work on a PowerPoint presentation and printed material at the suggestion of Leatherman.

Those attending the Regional Planners meeting and the Energy Summit made it known at this time.

ADJOURNMENT:

The meeting was adjourned at 5:00 PM.

Larry Stenger - Chairman

Stacy Guffey - Clerk/Secretary to the Board