

MACON COUNTY PLANNING BOARD MINUTES

December 13, 2006

CALL TO ORDER:

A meeting of the Macon County Planning Board was held on December 13, 2006 at the Environment Resource Center. The meeting was called to order at 3:00 pm. Planning Board members present were Chairman Larry Stenger, Lamar Sprinkle, Susan Ervin, Mike Decker, Lewis Penland, Jimmy Goodman, Karl Gillespie, Commission Liaison Ronnie Beale, and County Planner Stacy Guffey.

APPROVAL OF MINUTES:

Penland made a motion to accept the minutes, Pierson seconded the motion and it passed unanimously.

PUBLIC SESSION:

Bill Van Horn spoke about the proposed Super Wal-Mart. He questioned whether infrastructure would maintain pace with development along the Highlands Rd. He stated that, although the Super Center will be located inside the town's jurisdiction, county residents should have input in the decision since it also affects them. Board member and Town Administrator Mike Decker stated that the water and sewer allocation for the new Wal-Mart was approved as it was an already allowed use of that parcel.

Charles Bonnie asked where annexation could occur in the county. Decker stated that it could occur within 3 miles of the town limits.

UNFINISHED BUSINESS:

Chairman Stenger recognized Commission Liaison for comments. Beale stated that he would change the procedure of communication between the Planning Board and the County Commission, making it more open and allowing for clearer direction. He said that he would like to see the subdivision ordinance handled in a manner more like that of the High Impact Ordinance. He then asked the board if they were satisfied with the current draft of the subdivision regulations to which there was a consensus of "no." Beale then stated that the Commission wants the board to revisit and refine the subdivision ordinance. He said that the Commission would be having a retreat in January and that out of that retreat should come clear direction for the Planning Board. Beale stated that the Planning Board must work for the good of the people of Macon County. He said that the board started on the right track with the subdivision regulations and that it is time to revisit them and refine them.

Stenger then summed up comments made by Commissioner Leatherman in regards to planning at the December meeting of the Board of Commission. Stenger quoted "Planning is best when it comes from the people... we must be proactive rather than reactive... there will be more development in the next 5 years than there was in the last 25." Stenger then asked for comments from the board on revisiting the subdivision ordinance. Penland stated that there are good working models for the board to use and build on. Sprinkle stated that the current draft does not do much. Goodman suggested that the board use a process like that one used with the High Impact Ordinance. Pierson stated that the current draft is incomplete and needs more content. Decker stated that the ordinance needs to be developed further and include things like lot size. Ervin stated that the ordinance needs more substance and that the board should use other ordinances as models. Gillespie agreed that the board should use documents already in use in other places as opposed to starting from scratch. Stenger concluded that there was consensus on the board to revisit subdivision regulations. Beale then instructed Guffey to work on finding ordinances that could be used as models. Beale reiterated that the Commission would give the board clear direction after their January retreat.

NEW BUSINESS:

Stenger asked Decker to comment on the Principles of Growth (POG) document proposed to the Town of Franklin. Decker stated that the town zoning code adopted in 1951 needed a basis for a rewrite. He said that the POG was modeled after the process used by Hendersonville. He described the 9 meeting visioning process that was carried out by a 12 member working group. He said the POG would be used as a basis and a guiding document for the rewrite of the zoning code and possibly a unified development ordinance. He then outlined each point. Beale stated that working closely with the town was a top priority for the newly elected commission.

Guffey commented briefly on the High Rise Construction Moratorium passed at the December commissioners meeting. Guffey said that the moratorium allows the county up to 11 months to study the issue and to propose the appropriate measures that may be needed to control high rise construction. He stated that he plans on working with the county attorney to draft an ordinance regulating such construction and that the Planning Board would have an opportunity to comment on the ordinance before it was presented to the commission.

Ervin gave a brief overview of the Land of Sky steep slope committee and their recent meetings. She stated that the goal of the committee was to help counties deal with steep slope issues. She said that State Representative Ray Rapp was planning to introduce state legislation regulating steep slope development this spring. Ervin anticipated that the Land of Sky committee would take about 8 months to complete their studies. She agreed to report back to the Planning Board on any subsequent meetings.

ADJOURNMENT:

Stenger reminded the board that the next meeting will be on January 17 and that elections of officers would be held at that meeting. The meeting was adjourned at 5:00 PM.

Larry Stenger - Chairman

Stacy Guffey - Clerk/Secretary to the Board