

# MACON COUNTY PLANNING BOARD MINUTES

## February 20, 2007

### **CALL TO ORDER:**

A meeting of the Macon County Planning Board was held on February 20, 2007 at the Highlands Civic Center/Recreation Park. The meeting was called to order at 5:00 pm. Planning Board members present were L. Penland, S. Ervin, M. Decker, L. Stenger, E. Pierson, A. Marsh, E. Owens, L. Sprinkle, Commissioner Liaison R. Beale, Clerk to Board: County Planner S. Guffey, County Chief Building Inspector Jack Morgan, Soil and Erosion Control Officer Josh Ward, Commissioner Brian McClellan, Gregory Hunt Administrative Staff Assistant to County Planner, Franklin Press, Highland's Newspaper, Macon County News and members of the public

### **APPROVAL OF MINUTES:**

Marsh made a motion to accept the minutes as amended to include A. Marsh and M. Decker in attendance, Stenger seconded the motion and it passed unanimously.

### **PUBLIC SESSION:**

Karen Hawk and Bill Van Horn spoke on concerns of regulations and the discussion on subdivisions. Commissioner McClellan read a letter from a Highlands citizen who was unable to attend the meeting.

### **LIAISON COMMENTS:**

Commissioner Liaison R. Beale introduced fellow Commissioner Brian McClellan from District 1 in attendance. Beale spoke on Commissioners retreat recently and the discussions on objectives for Planning Board have not changed. Commissioners looking for work on future ordinances to be conducted in similar way as the HILU Ordinance was completed with public input.

### **UNFINISHED BUSINESS:**

There was no unfinished business.

### **NEW BUSINESS:**

Guffey presented a PowerPoint presentation on Structure Height and Subdivision Ordinances. A hard copy was handed out for each board member. Guffey began the presentation with discussion on a Structure Height Ordinance. Guffey asked J. Morgan to speak on the subject from the building inspection stand point. Morgan spoke on the enforcement of ordinances and that this ordinance would not change the way the building permit office does business. Open discussion by the board and members of the public ensued regarding building heights. After discussion concluded, Guffey proceeded to the Subdivision Ordinance. Guffey gave listing of State mandates and areas open to local discretion. Guffey presented a proposed timeline for discussion on a Subdivision Ordinance. Open discussion by board commenced on preliminaries for Subdivision Ordinance followed by dialogue on lot sizes, after several rounds the board decided the subject would require more debate and discussion and would be done during the time slotted for Design Standards line item. Ervin asked about public hearing and getting the public input. The board tossed this around with Commissioners Beale and McClellan voicing the desires of the Commissioners was to get the public involved and have public meetings/hearings throughout the County. Guffey passed out a draft copy of the General Assembly of NC's Mountain Slope Construction proposed bill. Commissioner Beale spoke in regards to the handout and its content and informational background. Penland informed the board this was for informational purposes only for board. Stenger talked about the meeting he attended on this proposed bill and the intent of the document.

### **ANNOUNCEMENTS/NEXT MEETING:**

The next meeting was set for March 6, 2007; this is a change from the scheduled March 20<sup>th</sup>, since Guffey will be on vacation during the week of the 20<sup>th</sup>. It was also determined the meeting would take place in the Nantahala area at either the school or EMS building, site to be determined and forwarded to board members.

### **ADJOURNMENT:**

The meeting was adjourned at 6:45 PM.

---

Lewis Penland, Jr. - Chair

---

Stacy Guffey - Clerk/Secretary to the Board