

MACON COUNTY PLANNING BOARD MINUTES

March 6, 2007

CALL TO ORDER:

A meeting of the Macon County Planning Board was held on March 6, 2007 at the Nantahala School in Nantahala. The meeting was called to order at 5:05 pm. Planning Board members present were L. Penland, E. Pierson, E. Owens, L. Sprinkle, M. West, K. Gillespie, J. Goodman, Clerk to Board: County Planner S. Guffey, Gregory Hunt Administrative Staff Assistant to County Planner, Franklin Press, Macon County News

APPROVAL OF MINUTES:

West made a motion to accept the minutes as read Gillespie seconded the motion and it passed unanimously.

PUBLIC SESSION:

No public present to speak

LIAISON COMMENTS:

Commissioner Liaison R. Beale was not present to deliver comments

UNFINISHED BUSINESS:

There was no unfinished business.

NEW BUSINESS:

Penland opened the meeting with no public comment session. Guffey decided since no public and only 7 Board members were present to forego the visual aspect of his PowerPoint presentation and talk from the hard copy. The presentation was on the working draft of the proposed subdivision regulations. Discussion on exemptions began with Penland suggesting to go with cemeteries and families as definite exemptions. Sprinkle brought to light how there may be complications by stating a set acreage or lot allotments. Pierson added that it could be manipulated easily. The discussion then moved to the pros and cons of these exemptions. Sprinkle made a motion to accept small lots for purpose of utilities and to straighten property lines, Goodman seconded the motion and after some discussion the motion was modified by Pierson with a motion to accept exemptions 1-8 as listed in the draft proposal with a variance option for #5 (if allowance of lot is not for building, thus allowing property owner to go straight to mapping and recording of deed. This is would be for non-contiguous lots). Goodman seconded the motion and it passed unanimously. Guffey moved the Board onto a discussion to define a major and minor subdivision and how each should be handled. Debate on this agenda item found its way around the table with density being the main discussed issue as a guideline. Open discussion on a plat checklist that was presented by Guffey took place with the Board viewing it with favorable opinions. Guffey then talked about a Pattern Book for WNC, proposed by the Community Foundation Project. Penland commended the Board on a productive and intelligent debate and discussion on the agenda items.

ANNOUNCEMENTS/NEXT MEETING:

The next meeting was set for April 17, 2007; the meeting site to be determined and forwarded to board members.

ADJOURNMENT:

The meeting was adjourned at 6:45 PM.
