

MACON COUNTY PLANNING BOARD MINUTES

May 15, 2007

CALL TO ORDER:

A meeting of the Macon County Planning Board was held on May 15, 2007 at the Otto Community Center in the Otto Community. The meeting was called to order at 5:00 pm. Planning Board members present were L. Penland, E. Pierson, L. Sprinkle, M. West, K. Gillespie, J. Goodman, S. Ervin, M. Decker, L. Stenger, Commissioner Liaison R. Beale, Stacy J. Guffey, County Planner, M. Mason – County Soil and Erosion Control Officer, Franklin Press, Macon County News and members of the public

APPROVAL OF MINUTES:

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

PUBLIC SESSION:

Jerry Starr spoke on Swain fires and some sites not have access to houses for fire trucks

Van Rogers spoke on slopes on road banks. He mentioned slopes in Haywood County were laid back too far due to their slope ordinance. He stated slopes in Macon County are not as bad as Haywood County. He mentioned that big slopes were ugly to look at and some problems were slides, hidden water that causes underlying problems. He suggested that instead of the Planning Board driving through Wildflower, they should drive over to Bear Lake and see an engineered subdivision. He also suggested the Planning Board wait until Haywood County's ordinance takes effect and see what effect it has on slopes and subdivisions.

Shirley Chess reiterated the need for zoning in Macon County to deal with the junk cars and wished the County had accomplished the 1992 goals. She also mentioned that the County is facing growth and must plan for it.

Brian Sellers talked about the need to protect the mountains for future generations against people waiting to make a dollar.

Tom Riles as an excavator announced that you shouldn't require big slope cuts as it disturbs more trees and natural areas. Slopes should hold vegetation and hope the ordinance will not be overly restrictive.

LIAISON COMMENTS:

Commissioner Liaison R. Beale not present for liaison comments. However he did arrive later with no comments.

UNFINISHED BUSINESS:

Ervin clarified dates and time for the Regional Land of Sky meeting that she mentioned at the last meeting. She stated the meeting has been set for June 12th at the Macon County library with two times, 3:00 – 4:30 pm and 7:00 – 8:30 pm. The subject of these meetings is steep slope protection.

NEW BUSINESS:

Guffey commented on the packets each board member has and asked that the agenda be modified to allow his presentation before having to exit the meeting early. He proceeded to speak on minimum road standards and offered a recommendation based on previous conversations with Warren Cabe, County EMS Director. He recommended a minimum 14' wide road, gravel or paved, with 1' shoulder on each side. Guffey stated most are building larger roads but will be less impact at the recommended widths. He reminded the Board that a previous vote was to add the standards to the Soil and Erosion Control ordinance as well, as well as take the road grade standards from the Soil and Erosion Control ordinance and include it into the Subdivision Regulations. He asked the Board to hold off on any votes on road standards until after Mason concluded his presentation. Guffey inquired the Board of any research they might want he to do on any subjects and to let him know so he could complete the project and report back to the Board. Goodman asked for slope information from Soil and Erosion Control ordinance to look at and Guffey agreed to provide it.

Mason made his presentation on the state of subdivisions in Macon County and stated there are good and bad subdivisions. He stated most was good. He also highlighted some of the problems we need to prevent.

An open discussion among the Board on the presentation and issues of what is being done in subdivision developments. The discussion included bonding, slopes that are unable to hold vegetation, fill slopes, faulty silt fences, developers that run out of money and unfinished roads or lots, washouts and ruts on roads from heavy rains or collapsing culverts, compaction of roads to help prevent wash outs, possibility of having the County or State certified road builders and storm water retention.

Ervin made available her husband, Bill McKlarney's research and data on head water stream and fish in the watersheds. She commented that Wildflower subdivision was responsible for Caler Fork going from good to poor in quality in one year. Goodman asked if Mason's recommendation could be a revision to the Soil and Erosion Control ordinance or a new ordinance to help with this. Mason replied that it could be done as an amendment by the Commissioners. Discussion on having the standards in both subdivision and Soil and Erosion ordinances and having one or two County employees enforcing both.

Guffey asked the board to take another vote on road widths of 14' paved or gravel and 1' shoulders on each side. Goodman made a motion to accept the language, with Sprinkle seconding the motion with a unanimous vote to accept the standards.

Stenger opened a discussion on variances regarding the ability of a person to say "I don't want that wide of a road", can a small road be done. Guffey explained the State law on variances and the procedures of the County Board of Adjustment.

Guffey asked the Board to schedule another meeting before the next regular scheduled meeting to work on plugging in what has been discussed into a draft copy since the document draft is scheduled to ready in July.

The Board discussed gravel versus asphalt and at what percent or feet distance does one stop and the other begin.

The Board moved into a several debates: **slope compaction** and the need for compaction testing and inspection by enforcement officer. **Location of utilities**, the board wants to have Guffey research the State requirements for utility compaction and the need to be on cut side if possible or a variance to use fill side. **Storm water run off**, Mason informed the Board that sediment and sediment traps are already being addressed. Several issues were being discussed regarding storm water run off and what can be done or who is responsible.

Penland moved to Board's attention to the issue of bonding and what that entails. Phasing of development and what had been discussed previously. Qualifying contractors and if it's needed or not. The need to re-hydro seed or to do something to maintain vegetation after the initial covering.

ANNOUNCEMENTS/NEXT MEETING:

A special called continuation meeting was announced for Tuesday, June 5th to continue working on these issues and to begin bringing the Subdivision Regulations together. The meeting will be held at the Environmental Resources Center in Franklin at 5:00 pm. The next regular scheduled meeting will be on June 19th and will be held at the Holly Springs Baptist Church fellowship hall in the Holly Springs community at 5:00 pm.

ADJOURNMENT:

The meeting was adjourned at 7:25 PM.

Lewis Penland, Jr - Chair

Stacy J. Guffey - Clerk to Board