

MACON COUNTY PLANNING BOARD MINUTES

June 5, 2007

CALL TO ORDER:

A meeting of the Macon County Planning Board was held on June 5, 2007 at the Environmental Resources Center in Franklin. 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, A. Marsh, E. Owens, Commissioner Liaison R. Beale, Stacy J. Guffey, County Planner, M. Mason – County Soil and Erosion Control Officer, J. Sanders – LTWA, Franklin Press, Macon County News and members of the public

APPROVAL OF MINUTES:

No minutes to approve – continuation meeting.

PUBLIC SESSION:

Jenny Sanders, LTWA spoke and thanked the Board and citizens present on their work on water quality in the County. Sanders also offered LTWA cooperation in any future work, especially storm water run off. Sanders also presented a summary of LTWA work and operational purpose. Sanders addressed the importance of dealing with storm water runoff in Macon County. Gillespie asked if there was a way or anything to determine what the typical run off would be on a developed property if a requirement was in place, both Sanders and Penland answered “nothing”. Penland asked if there were any charts or maps that show the difference of run off as to the slope of the property.

LIAISON COMMENTS:

Commissioner Liaison R. Beale reported from Commissioners wanted to know when the Board was planning to present the Subdivision Ordinance to the Commissioners, Penland stated that August was still possible, Guffey stated that September would be more realistic.

UNFINISHED BUSINESS:

Mason spoke on the field trip the Board took and what was seen and point of concerns. He presented a slide show from the field trip. Open discussion on the subdivisions seen, the good and bad of them with what could have been done to prevent some of the problems. Storm water runoff, compaction and pre/post construction drainage were some of the issues discussed. Questions about fines and other remedies for getting people to cooperate with the ordinances and enforcement, Mason stated that fines are levied and most people are paying them.

Guffey reviewed what the State requires in a subdivision ordinance and then moved the Board to their informational packets. Home Owners Associations provisional was put on the table for discussion with Guffey talking about information he has received from other Counties on this. Guffey explained that the County can't get involved in HOA situations; it would be a civil matter between the home owners and sellers. Guffey asked the Board to look at Jackson and Stanley counties provisions on HOA for references. Guffey then moved the discussion to the issue of Bonding. Mason explained how the bonding issue is currently being conducted in the County. Guffey explained the difference between bonding for land disturbance and bonding for subdivisions, this generated an open discussion on bonding to ensure the subdivisions are done properly.

Guffey next addressed the storm water runoff provisions and what the State and other counties are doing. Guffey asked for clarification as to how far the Board wants to go to control storm water. Discussion on what would be involved in storm water runoff regulations, as far as pre/post construction and daily maintenance. Goodman asked how other counties are enforcing storm water runoff, Guffey replied that storm water is used as a stand alone ordinance with reference back to soil and erosion and other ordinances on the book. Guffey also stated the enforcement is usually done by the Planning Department or the Code Enforcement office. Stenger asked Mason if culverts and other drainage entities are on the soil and erosion control plan when it's brought in for approval. Mason answered that the drainage and runoff is on the plan and the only way to change that is by submitting a revised plan.

Stenger opened discussion on provisions of “as built” by developers and HOA's. The discussion of a developer turning over the subdivision to the HOA and at what percentage of completeness or sold is the turnover done from the developer to the HOA transpired.

Guffey and Penland directed the Board to road and slope compaction. Guffey stated that most counties compaction rules refer to NCDOT rules and regulations. Mason explained compaction it's meaning and how it's used. Penland asked for suggestions on how the Board should define compaction. This created an open discussion around the table on compaction and how/where/when it occurs. Guffey suggested that Mason and Sprinkle get together to come up with some compaction information to present to the Board at the next meeting.

Ervin asked about a meeting with Watershed Council, Guffey informed the Board of the next Watershed Council meeting.

NEW BUSINESS:

No new business

ANNOUNCEMENTS/NEXT MEETING:

Guffey announced the Region "A" Planners meeting Thursday, June 28th at 8:30 am to 3:00 pm and encouraged all to attend.

Ervin reminded the Board of the Regional Land of Sky presentation upcoming.

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 6:45 PM.

Lewis Penland, Jr - Chair

Stacy J. Guffey - Clerk to Board