

# MACON COUNTY PLANNING BOARD MINUTES

## June 19, 2007

### CALL TO ORDER:

A meeting of the Macon County Planning Board was held on June 19, 2007 at the Holly Springs Baptist Church in the Holly Springs community. The meeting was called to order at 5:00 pm. Planning Board members present were L. Penland, L. Sprinkle, M. West, K. Gillespie, 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, the Franklin Press and members of the public

### APPROVAL OF MINUTES:

West made a motion to accept May 15 and June 5, 2007 minutes with Sprinkle seconding the motion and it passed unanimously

### PUBLIC SESSION:

Shirley Chess spoke on the need for zoning restrictions in the County.

### LIAISON COMMENTS:

Commissioner Beale made Board aware of July 16<sup>th</sup> public hearing at Commissioners meeting referencing the flood maps and the need for them, after speaking with State staff the anticipated release date is October 2007. The Building Height Ordinance was passed by Commissioners in the last meeting. Commissioner Beale asked Guffey – County Planner to speak on the flood map issue. Guffey at the direction of Commissioner Beale spoke on the moratorium that was being worked on by the County in regards to the Flood Plain Ordinance. Decker at the direction of Commissioner Beale spoke from the Town of Franklin's point in regards to an RV Park being proposed and what the impact would be.

### UNFINISHED BUSINESS:

Penland then directed the Board to packet information. Penland started with HOA stipulation in the proposed ordinance. Open discussion began. Penland moved to notes provided referencing HOA's and Compaction. Debate followed each point with open fodder from all Board members. The board discussed and voted on HOA and Compaction points on the Planning Board note sheet with modifications as discussed. Ervin made a motion to accept the points on HOA's with corrections and Marsh (?) seconding it and a unanimous vote was taken. Gillespie made a motion to accept the points on Compaction as modified and Ervin seconded it with a unanimous vote to accept the points.

Meeting was continued until July 10, 2007.

### NEW BUSINESS:

Penland opened the meeting with a roundtable introduction of Board members and County staff present. Penland introduced Luther Smith and Anne Valentine from Hendersonville, both spoke on the subject of a Conservation Subdivision. Valentine spoke on the design issues and presented examples of a case study in Macon County that was worked in conjunction with the Land Trust on a local farm site. She mentioned without zoning the only way to regulate density is the capacity for water and sewer. Valentine showed pictures of projects in Henderson County that fell without the Conservation Subdivision title. Smith talked about the attempt to sell open space and how economics drives the need to develop land. He described the two types of people, the seller and the developer. The seller just looking to sell for max profit, the developer is looking at how to deal with the land in the long haul and also make the most profit. Ervin spoke about project Valentine spoke of, which is her neighbor and the land across from her. Ervin talked about how when each time a conservation subdivision is done it only enhances the property for each land owner.

Open discussion began on the information Smith and Valentine had just presented to the Board, with questions and comments from around the table.

Penland next introduced Jim Garner, who spoke on bonding and an overview of what needs to be thought about. Garner defined the difference with surety bonding and bonding. Garner stated that the developer is the one who would be supplying the bond or surety bond to the County to guarantee the work would be completed in a time frame set forth in the plans or guidelines of the County.

Board member discussion with questions and comments evolved from this presentation from Garner. Garner stated that by using bonding it would cut down on weak developers. The clarification was made that the discussion on bonding was with developers and not individual contractors. Penland made it clear that using bonding would be for the protection of Macon County.

**ANNOUNCEMENTS/NEXT MEETING:**

Next regular meeting will be at the Cullasaja Fire Department on July 17<sup>th</sup>.

A special called continuation meeting will be on July 10<sup>th</sup> and will be held at the Environmental Resources Center 5:00 pm.

Guffey reminded the Board that on June 28<sup>th</sup> the Regional Planners Conference will be held at the Macon Bank Corporate Center

**ADJOURNMENT:**

The meeting was adjourned at 7:15 PM.

---