

MACON COUNTY PLANNING BOARD MINUTES

Continuation Meeting

July 10, 2007

CALL TO ORDER:

A meeting of the Macon County Planning Board was held on July 10, 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, L. Sprinkle, M. West, K. Gillespie, S. Ervin, M. Decker, L. Stenger, A. Marsh, E. Pierson, Stacy J. Guffey, County Planner, M. Mason – County Soil and Erosion Control Officer, Bob Wright – Vice Chairman Macon County Watershed Council, Jenny Sanders and John Sill – MCWC, the Franklin Press and members of the public

APPROVAL OF MINUTES:

No minutes to approve

PUBLIC SESSION:

Wally Welch asked questions about bonding and stated he had several acres of land and the cost would be so a person will not be able to sell if needed. Wondered how steep is considered steep; is there any consideration for steep slope regulations? What is the altitude of a ridge, and has then been defined or discussed? Size of subdivision before HOA is required?

LIAISON COMMENTS:

Commissioner Beale not present, so no liaison comments

UNFINISHED BUSINESS:

Penland moved the Board to the next item on the agenda. Guffey pointed the Board to the information in their packets from Henderson County on bonding and guaranties. Guffey elaborated on the issue of bonding and an open discussion was initiated.

Marsh made a motion to set \$5,000 per acre for surety bonding starting with one (1) acre and that it be recommended to the Commissioners that the Soil and Erosion Sedimentation Ordinance be amended to reflect this, Ervin seconded the motion and it passed unanimously.

Penland shifted the discussion to conservation subdivision provisions. Guffey highlighted information included in the Board members packet regarding conservation subdivisions. Open debate on the benefits of having a conservation subdivision item in the regulations. It was asked, what exactly can the County offer to entice someone to develop a conservation subdivision? Guffey shared what the County is currently doing based on other county ordinances currently on the book.

NEW BUSINESS:

Penland introduced Bob Wright, MCWC, and his presentation of recommendations from the Watershed Council. Wright introduced himself to the Board. He explained how recommendations were put together and who was involved in a subcommittee within the Watershed Council and the Watershed Council as a whole. Wright spoke/explained the packet each Board member had received containing the recommendations. Wright gave a history, reference and general information relating to storm water runoff and control (pre & post construction). Wright followed this with a line item explanation of recommendations.

Open discussion involving the Board and members of the Watershed Council commenced to determine which if any of the recommendations would or could apply to the work being done on a proposed subdivision regulation.

ANNOUNCEMENTS/NEXT MEETING:

Next regular meeting will be at the Cullasaja Fire Department on July 17th.

ADJOURNMENT:

The meeting was adjourned at 7:15 PM.