

Macon County Planning Board Minutes

August 16th 2012

Call to Order: Chairman Karl Gillespie called the meeting to order at 5:00 pm.
Chairman

Members: Larry Stenger, John Underwood, Peggy Patterson, Jimmy Goodman, Susan Ervin, Karl Gillespie, Lamar Sprinkle, & Chris Hanners

Staff: Jack Morgan, Matt Mason, Jimmy Teem

Media: Collin McCandless

Approval of Minutes: J. Underwood made a motion to approve the minutes from the July 2012 meeting, S. Ervin seconded this motion.

Public Comment: None

Liaison Reports: Commissioner Tate was unable to attend.

New Business: Preliminary review of The Preserve at Little Choga

-M. Mason made a presentation for The Preserve at Little Choga. Mason summarized the history of the property and expressed Mr. Enmon's desire to comply with the subdivision ordinance. K. Gillespie wanted to know what else needed to be addressed for preliminary approval. J. Goodman made a motion to conditionally approve the preliminary plat for The Preserve at Little Choga. The only condition is for the developer to pay the proper review fee for preliminary approvals. J. Underwood seconded the motion, motion passed unanimously.

Continued Review of Subdivision Ordinance

-Mr. Jones was introduced and was asked to summarize his review of the questions board members have proposed. Discussion started with a question that was raised regarding an appellate board. Mr. Jones discussed the general statute regarding the creation of subdivision ordinances. He stated that the statute mandates that developers would have the right to appeal their case to superior court without an intermediate process.

- Mr. Jones discussed the provisions for minor subdivisions and the sketch plans for such subdivisions. Mr. Jones stated that since there is no public record regarding

- ownership and control of corporations therefore it creates an impossible task for the administrator. For sections 159.41(e) and 159.50(e) J. Underwood made a motion to strike and L. Sprinkle seconded and motion passed unanimously.
- Mr. Jones discussed bankruptcy and home owners associations. He expressed his thoughts and stated that the buyers should retain council and be active in the bankruptcy hearings.
 - Mr. Jones discussed 159.64 regarding minimum road widths and section 503.2 of the NC fire prevention code. Fire apparatus access roads include private roads in subdivisions. The existing ordinance and the fire code have conflicting language that must be addressed. The fire code official has the authority by the administrative code to allow fire code official to accept alternate and approved means of design if the design meets the intent of the fire code. J. Goodman asked about the appellate process for the fire code official's determinations.
 - Mr. Jones discussed surety bonding and the improvements guarantees regarding the subdivision ordinance. There was a consensus from the board to pursue other methods of improvements guarantees. M. Mason, J. Morgan and C. Jones will discuss bonding options with the County Manager and County Commissioners.

Unfinished Business: None

Next Meeting Date: September 20th 2012. Meeting will be held at the Macon County Health Department in meeting room(s) A & B located at 1834 Lakeside Drive.

Meeting Adjourned: J. Goodman made motion to adjourn.
L. Sprinkle seconded this motion. Motion carried unanimously.