

Macon County Planning Board Minutes

February 17, 2011

Call to Order: Chairman Lewis Penland called the meeting to order at 5:02 pm in the Clarks Chapel Community Center

Members: Lewis Penland, Mike Grubermann, Mark West, Alan Marsh, Karl Gillespie, Jimmy Tate, Evelyn Owens, Bobby Koppers, Susan Ervin

Staff: Derek Roland, Matt Mason, Jack Morgan, Rhonda Blanton

Media: Franklin Press, Macon news

Approval of Minutes: Alan Marsh approved minutes from the January 20, 2011 meeting, Mike Grubermann seconded this motion

Liaison Reports:

MCWC- Jack Morgan reported that the Macon County Watershed Council met on February 16, 2011. At this meeting, the council elected Barry Clinton as Chair, and Jenny Sanders as Vice Chair. Gay Wein was selected by the Upper Cullasaja Watershed Association to replace Joe Cooley.

Transportation Steering Committee- This Committee has not recently met.

Comprehensive Plan Review- Derek Roland reported that the purpose of tonight's meeting was to complete this review.

Educational Segment- the purpose of this presentation was to give the audience in attendance the history of how the discussion concerning slope development in Macon County began, what has been accomplished until now and where the board plans to head in the future. Roland re-assured the audience that the Macon County Planning Board had not yet begun to write an ordinance and was still in the fact gathering stage. He reminded everyone that we must work together and find out what is best for the citizens of Macon County.

Matt Mason provided the audience in attendance with photos of well known, recognizable slopes within Macon County. The percentage slope of each photographed area was attached to each of the photos, in order to give citizens a better understanding of what slopes the proposed ordinance will regulate. Mason then went on to show the board

drawings that illustrated the cut slopes and amounts of backfill present for homes placed on 25%, 33% and 40% slopes

New Business:

Finish Comprehensive Plan Review

Susan Ervin drafted a recommendation to be included in the Land Use/Environment section of the Comprehensive Plan. The recommendation was two-fold:

1. To consider rural character in all development practices.
2. Assist community in their efforts to preserve rural character.

A motion was made by Alan Marsh to approve this recommendation, Jimmy Tate seconded the motion. Ervin will provide this recommendation to the Planning Department, to be included on Page 91 of the Comprehensive Plan.

The Committee began review of the Comprehensive Plan at page 117. The Board suggested that another source be considered for citation on page 118, Roland will make this change. Other minor suggestions were made by the Board; Roland will make all changes prior to the next meeting.

Next Steps:

The suggested changes to the Comprehensive Plan will be made by the Macon County Planning Department and the revised document will be posted on the Macon County Web-Site. The final copy of the Comprehensive Plan will be submitted to the County Commission on April 12, 2011

Unfinished Business:

Public Comment:

Albert Marks requested that the Planning Department do a better job of posting upcoming meetings on the Planning Board Website. Albert also suggested that bonds be issued prior to construction steep slopes. Albert also felt that Real-Estate notifications be given by agents if properties are located in a slope hazard area. Penland notified Albert that the Board of Realtors was currently awaiting a legal opinion on this matter.

John Binkley presented the Planning Board with a suggested change to the definition of Motor-Sports Activities. Binkley asked that the Planning Board take this definition into consideration, in the event that they review the High Impact Land Use Ordinance.

Bud Talley, who is proposing to build a motor-cross practice facility on his 45 acre farm, informed the citizens of Clarks Chapel Community that he had no intent of degrading the community with this facility. Talley then presented the board with copies of emails he

had received from individuals threatening lawsuits if he decided to proceed with this facility. Many citizens questioned Mr. Talley following his presentation.

Danny Baldwin a Clarks Chapel resident felt that the High Impact Land Use Ordinance was fine the way it was and did exactly what it needed to do. Baldwin felt that High Impact Land Use was defined by housing developments that were being constructed on Mountainsides, rather than motor-cross facilities.

Next Meeting Date: The next meeting will be held on March 17, 2011. The location is to be determined.

Meeting Adjourned: Alan Marsh Made Motion to adjourn Meeting at 6:30 pm. Mark West seconded this motion