

Macon County Planning Board Minutes

January 20, 2011

Call to Order: Chairman Lewis Penland called the meeting to order at 5:05 pm. Upon calling the meeting to order, Mr. Penland made a revision to the agenda, noting that Brian Bell will be unable to fill in as a non-voting board member. At this time, Chairman Penland suggested that Bobby Koppers find two high-school students to fill these positions.

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

Staff: Derek Roland, Matt Mason, Jack Morgan

Media: Franklin Press

Approval of Minutes: Alan Marsh made a motion to approve the December 16, 2010 minutes, Larry Stenger seconded this motion.

Liaison Reports:

MCWC- Did not meet for the month of November

Transportation Steering Committee- Mark West stated that this committee has not recently met.

Comprehensive Plan Review- Derek Roland reported that the board is making excellent progress in the review of the Comprehensive Plan. Currently, the board has reviewed through page 91 of the document.

Educational Segment- All public in attendance had seen the educational segment at one time or another, therefore no educational segment was presented at this meeting.

New Business:

Welcome new “at large” board member Mr. Brian Bell to the Macon County Planning Board. Discuss next steps for Canyon Woodward replacement.

Kuppers will try to find rising seniors to fill these positions, as they will be able to stay on the planning board for a full year. Kuppers is also taking any suggestions by other planning board members for possible candidates.

Discuss Next Steps for Slope Development Committee

Susan Ervin gave an update on work being accomplished by the Slope Development Strategies workgroup. Ervin commented that the group is now receiving consultation from Ed Hate, a former engineer who has dealt with slope failures in the past.

Review Preliminary Plat for Nantahala Reflection, Phase 3

Preliminary Plat Review

1/20/2011

Jonathan Flaig, owner/manager of Nantahala Reflection, LLC, wishes to add 13 lots, including drain field area to “Nantahala Reflection”. Phases 1 and 2 of this subdivision have been previously approved by the Macon County Planning Department. The preliminary plat was prepared by Ben West of Smoky Mountain Surveying, labeled as Drawing # 4119.

Nantahala Reflection Phase 3

- Declaration of Restrictive Covenants that will encompass phase 3 was recorded on February 26, 2008. This document is inclusive of a Road Maintenance Agreement.
- Phase 3 Land Disturbance Permit for road construction was approved on October 20, 2010 by Macon County Erosion Control.
- Preliminary Plan Showing the 13 lot addition has been provided to the Macon County Planning Department.

Upon Review of the Preliminary Plat for Phase 3 of Nantahala Reflection, the following deficiencies were noted by the Macon County Planning Department and cooperating agencies.

- Jimmy Teem, Macon County Fire Inspector has expressed concern regarding “Village Drive”, which is the Primary means of ingress and egress for lots located in Phase 3.
 - Teem feels that in order to be in compliance with North Carolina Fire Code, that a Turn out should be constructed in the vicinity of lot V1. (159.64 A-1)
 - If “Village Drive” will be a two lane road, Teem suggests that it be inspected by Emergency Services prior to Final Plat Approval. If “Village Drive will be one lane, it is acceptable as drawn. (159.64 A-1)

- Charles Womack of Macon County Environmental Health has expressed concern regarding the location and proposed drain field area for future septic systems.
 - If each lot is to contain an individual septic system, it will be extremely difficult to locate the required drain field area on 1.05 acre of open space shown on plat, according to Womack.
 - If the developer proposes community systems, as a means for addressing the aforementioned potential issue, the proposed locations for these systems should be shown on the preliminary plat. (159.56)
- Proposed location of culverts and drainage facilities are required to be placed on the Preliminary Plat prior to approval (159.56)
- Name, Address and Seal of Registered Land Surveyor is required to be placed on the Preliminary Plat prior to final Approval. (159.56)

The Planning Department recommends that the board approve the Preliminary Plat for Nantahala Reflection, Phase 3 under the following conditions.

1. *Show proposed turnout located in the vicinity of lot VI on Village Drive.*
2. *If Village Drive is to be a two lane road, illustrate the recommended, approved measures, for emergency vehicle ingress and egress provided by Macon County Emergency Services.*
3. *If community septic systems are proposed, the proposed location of these facilities must be shown.*
4. *Proposed culverts and drainage facilities must be shown on preliminary plat.*
5. *Name, Address and Seal of registered land surveyor is required to be placed on preliminary plat.*
6. *A review fee of \$130.00 is paid to the Macon County Planning Department.*

Following Approval of the preliminary plat, the sub-divider may then proceed with the preparation of the final plat, and the installation of or arrangement for required improvements in accordance with the approved preliminary plat and the requirements of this ordinance. Prior to approval of a final plat the sub-divider shall have installed the improvements specified in this ordinance or guaranteed their installation as provided herein. (159.53)

Mark West made a motion that the Planning Board, acting as Technical Review Committee approve the preliminary plat under the aforementioned 6 conditions, Mike Grubermann seconded this motion, the motion carried unanimously.

Begin Subdivision Ordinance Review Process

Roland submitted to the Planning Board a copy of the 2010 Subdivision Review. The report outlined the effectiveness of the ordinance, summarized the enforcement activities, and highlighted any proposed revisions that need to be made to the ordinance. Roland commented that the ordinance is extremely effective in the way that it holds developers to a higher standard, assures consumers that they are getting a quality product when they purchase a Macon County lot, and allows the planning department to see where residential growth is taking place in Macon County.

In 2010 110 plats were submitted to the Planning Department. 54% of these plats were exempt from the subdivision ordinance. The remaining 46% of the plats fell under the regulations of the Subdivision Ordinance being classified as incidental, minor and major subdivisions. Of this 46%, 80% were incidental subdivision, 16% were minor subdivisions and 4% were major subdivisions. The ordinance accounted for \$1340 in total revenue to the Planning Department in 2010. Roland reminded the board that exempt subdivisions and incidental subdivisions are exempt from review fees. Roland commented that no 2009 data was applicable because he started the job in mid-2009. He began building the subdivision database at that point. 2009 data however, would mirror that collected in 2010 according to Roland.

The recurring situations listed currently listed, are only those experienced by the Planning Department. Roland recommended that each Planning Board member, review the ordinance and bring attention to any situations, they felt have not been listed. Penland encouraged the Planning Board to review the subdivision ordinance, prior to the next meeting. The regularly scheduled monthly business meeting will be held on February 17, 2011.

Unfinished Business:

Next meeting Date for Comprehensive Plan Review.

February 8, 2011 at 5:00. Meeting will be held in Meeting Rooms A&B of the Macon County Public Health Center.

Public Session: N/A

Next Meeting Date: February 17, 2011 at the Clarks Chapel Community Center.

Meeting Adjourned: Alan Marsh Made Motion to adjourn Meeting at 7:00 pm. Mike Grubermann seconded this motion.