

Macon County Planning Board Minutes

July 19th 2012

Call to Order: Chairman Karl Gillespie called the meeting to order at 5:00 pm. Chairman Gillespie requested that the meeting be opened with a moment of silence. Lewis Penland and Susan Ervin made personal comments regarding Mr. Slagle.

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

Staff: Jack Morgan, Matt Mason, Jimmy Teem

Media: Bobby Coggins & Collin McCandless

Approval of Minutes: Lamar Sprinkle made a motion to approve the minutes from the May 17th 2012 meeting, Lewis Penland seconded this motion.

Liaison Reports: Commissioner Tate wanted to report that Chester Jones would be able to attend the August Planning Board meeting.

New Business: Continued Review of Subdivision Ordinance

-159.64: M. Mason gave an update of issues that the Fire Marshall's office and Planning Department have dealt with over the last few years. Road widths, switchback, pullouts, bridges, road gates, etc. have all been issues that must be addressed. Jimmy Teem discussed his ideas due to the fact that the Subdivision Ordinance does not have the same language as the Fire Code. Road grades were mentioned at Buckhorn, Garden Branch, etc. J. Teem also discussed dead end roads, switchbacks, turning radius for curves, etc. J. Teem presented several options that will meet the intent of the Fire Code.

Chairmen Gillespie stated that we have two options: Reference the fire code and use language stated in the Fire Code or add language to Subdivision Ordinance and give Fire Marshall the authority to change requirements.

Several topics of discussion followed regarding the Fire Code and the standards contained within the code. Chairman Gillespie requested that we discuss the Fire Code issues with legal council.

-159.61: Homeowners Association Shall Be Established

Larry Stenger had comments regarding the existing laws regarding Homeowners Associations and Subdivision Ordinance requirements. The board determined that the language in the ordinance would remain as stated.

Susan Ervin had a question regarding existing subdivisions with multiple associations. Susan questioned whether language should be added to the ordinance to require developers to combine associations in the same subdivision. L. Stenger wanted to ask legal council. The board concluded that language regarding homeowners associations will remain the same.

159.64: Additional road standard discussion regarding compaction requirements.

M. Mason made a recommendation to change the language to require a design professional to certify third party verification of compaction. J. Morgan made the comment that he thought compaction language should be reflected in the S&E ordinance in order to apply to all land disturbance, instead of just subdivisions. Chairman Gillespie requested that M. Mason would research compaction language and frequencies and the board could discuss at the August meeting.

The language for stone base and paving was discussed. M. Mason brought concerns about requiring DOT standards for private roads. The planning department requested that language be amended to allow design professionals to design, oversee construction, and approve paving standards on a project by project basis. Design professional would certify road standards and life expectancy of the roads, as constructed. Chairman Gillespie asked whether or not the board wanted to take action regarding road standards. C. Hanners made a motion that the ordinance should state that third party verification needs to be required during and after construction to insure that the minimum design standard and life span of stone or paved roads are met for every subdivision. The life span of the surface treatment and life span should be stated on the final plat. He also wanted to remove all references to DOT standards. L. Penland seconded the motion.

Commissioner Tate made the board aware that the definition of Design Professional should be added to the definitions.

C. Hanners retracted his previous motion until we could discuss this issue with legal council. He stated on the plat newly constructed roads shall be denoted with approximate life span, surface and assumed loading.

159.72: Civil Penalties

M. Mason wanted to discuss the language that was in section 159.72. The language was discussed and the board agreed to leave the language as presented.

Voluntary Agriculture District: M. Mason presented the VAD Ordinance and summarized the changes from the existing Farmland Preservation Ordinance.

Unfinished Business: None

Public Comment: Kristina Oliver was present and wanted to discuss Diamond Falls Subdivision. She wanted to thank the County for the Subdivision Ordinance and how the surety bond worked in her aspect. She compared Phase I and Phase II and the deficiencies of Phase I because it was constructed prior to the Subdivision Ordinance. She commended the Planning Board for the progress that was made regarding the Subdivision Ordinance and wanted to thank the members for the work they have completed.

Next Meeting Date: August 16th 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. Penland seconded this motion. Motion carried unanimously.