

Macon County Planning Board Minutes

June 21st 2012

Call to Order: Chairman Karl Gillespie called the meeting to order at 5:05 pm.

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

Staff: Jack Morgan, Matt Mason

Media: Bobby Coggins

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

Plaque Presentation: A plaque was presented by Chairmen Gillespie to former Chairmen Lewis Penland. Chairmen Gillespie wanted to recognize the time and service that Mr. Penland has provided as the previous Planning Board Chairman.

Liaison Reports: Commissioner Tate had nothing to report.

New Business: Subdivision Ordinance Review

-159.10 Definitions: Chairman Gillespie stated that we would begin the review process at Section 159.10; he recommended that section 159.10 be revisited upon completion of the review. Board members agreed.

-159.22 Appeals: Chris Hanners wanted to discuss the appeals process and thought Board of Adjustment should be used in variance process. Chairman Gillespie determined that Mr. Jones should be in attendance to further discussion on the variance process.

-159.41 Sketch Plans for Minor Subdivisions: L. Sprinkle stated that requirement (b) requiring surveying the boundaries of the tract and the portion of the tract to be subdivided needs to be reviewed and discussed. His concerns were primarily on the requirement to survey the parent tract and/or boundary surveys being required for small

subdivisions. C. Hanners stated that requirement (e) should have the statement “and the existing uses of land adjoining it.” Removed and requested that legal council also review language regarding ownership or vested interests of proposed project, or neighboring properties. After further discussion Chairman Gillespie stated that the board would discuss this further, once legal council was present.

-159.42: M. Mason presented an issue regarding the requirements of providing seven copies of a plat for a minor subdivision. He proposed the submittal of one original for recording purposes, one copy, and a digital copy that would be kept in a permanent database. L. Penland made the motion to approve the language, L. Stenger seconded the motion. Board voted unanimously.

-159.52: M. Mason presented an issue regarding the requirements of providing seven copies of a plat for a major subdivision. He proposed the submittal of one original for recording purposes, one copy, and a digital copy that would be kept in a permanent database. D. Roland made the motion to approve the language, L. Penland seconded the motion. Board voted unanimously.

-159.43: C. Hanners stated that he was concerned that Subdivision Administrator may employ Mapping Department to confirm accuracy of the final plat. M. Mason stated that the department does not attempt to confirm accuracy or correctness of registered surveyors. He stated that completeness and technical accuracy in relationship to the subdivision ordinance is the only reason the mapping department is utilized. L. Penland made a motion to change “seven days” to 20 business days from the the date of final plat approval to record plat in Section 159.43 and 159.53. L. Stenger seconded and board members voted unanimously.

-159.53 (3) Technical review committee: D. Roland stated that he felt Planning Board should not be considered Technical Review Committee and that Technical Review Committee language should be composed similar to original ordinance. J. Underwood stated that he felt that the technical review committee could review the preliminary plat and Administrator could approve final plat if all preliminary conditions had been met.

D. Roland stated that the following language must be added back to the Subdivision Ordinance. Technical Review Committee is a committee established by this ordinance and appointed by the Local Governing Board to review all major subdivision preliminary plats, and to approve, approve with conditions, or disapprove such plats at a scheduled meeting not to exceed 20 business days from submission of preliminary plat.

J. Underwood made a motion to approve the previously stated language and D. Roland seconded the motion. Board Members voted unanimously.

159.54 As Built Plats: Discussion regarding As Built Plats was presented by M. Mason. General consensus of the board was to leave language in the ordinance regarding As Built Plats. Chairman Gillespie stated that if the need arose, the discussion of as built plats could be continued in the future.

159.55 Phased Development: M.Mason stated that Phased Developments needs to be clearly defined and we should focus on and create triggers for Phased Developments. Board Members agreed to review definition of Phased Development.

Chairman Gillespie stated that section 159.56 is where the board would pick up and continue review of the ordinance at the July meeting.

Unfinished Business: None

Public Comment: None

Next Meeting Date: July 19th 2012. Meeting will be held at the Macon County Health Department in meeting room(s) A & B located at 1834 Lakeside Drive.

Meeting Adjourned: D. Roland made motion to adjourn meeting at 6:45 pm. L. Penland seconded this motion. Motion carried unanimously.