

Macon County Planning Board Minutes

August 2, 2011

Call to Order: Chairman Lewis Penland called the meeting to order at 5:01 pm. in the Macon County Health Department

Members: Lewis Penland, Mike Grubermann, Mark West, Alan Marsh, Karl Gillespie, Jimmy Tate, Larry Stenger, Al Slagle, Bobby Kuppers, Jimmy Goodman, Susan Ervin, Lamar Sprinkle

Staff: Derek Roland, Jack Morgan, Matt Mason

Media: Franklin Press, Smoky Mountain News

Approval of Minutes: Mike Grubermann made a motion to approve the minutes with Roland making a revision in the July 21, 2011 minutes under the "Next Meeting Date" heading which would change the originally scheduled July 26, 2011 meeting date, which was cancelled to August 2, 2011. Larry Stenger seconded this motion. Motion carried unanimously.

Liaison Reports: No Liaison Comments were given.

New Business:

Unfinished Business: Discussion of Recommendations for Slope Ordinance:

Penland opened the meeting asking the board members to indicate whether or not their opinions on the Proposed Slope Recommendations had changed since the last meeting. Responses of the board members and County Staff in attendance were as follows:

Jimmy Tate: No change

Mike Grubermann: No change

Mark West: West felt the recommendations should be simplified.

Karl Gillespie: Found it interesting the disputes of accuracy by professionals in the proposed floodplain maps for the Town of Franklin at the latest Town of Franklin Board Meeting. One of the main components used to create these maps was the LiDAR mapping system.

Jimmy Goodman: Goodman would like the Commission to vote on whether or not they felt the Planning Board should continue working on a Slope Ordinance. Goodman felt Macon County does not need a Slope Ordinance at this time.

Al Slagle: Stated most of the arguments concerning the maps were centered on emotions rather than facts. Slagle felt the recommendations as proposed by the Slope Development Committee represent compromise and any further compromise on the recommendations by the planning board would put at risk public safety. Slagle also reminded the board that the maps were based on more than LiDAR elevation data.

Susan Ervin: No Change

Alan Marsh: No Change

Lamar Sprinkle: Sprinkle stated that he could not support a slope ordinance as long as the slope maps were involved in the recommendations. Furthermore, sprinkle did not feel the maps created by the NCGS were created for the intent of developing ordinances.

Larry Stenger: Felt that the Slope Movement Hazard Maps should be used as an educational component rather than a regulatory component. Stenger is not comfortable with the “Statistical Probabilities” of the maps. Stenger felt if someone was to legally challenge the proposed document it would not hold up in court.

Jack Morgan: No change

Derek Roland: No change

Matt Mason: No change

Lewis Penland: Penland reminded the board that the commissioners had tasked the Planning Board with creating slope recommendations. Penland did not feel the proposed recommendations were overly restrictive. Penland felt it would be a mistake to exclude the maps from a Slope Development Ordinance. Regardless of what happens with the ordinance according to Penland, the maps will still exist and continue to be used more and more. Due to the controversy on the board concerning the slope movement hazard maps Penland felt the board should change course and begin focusing on incorporating construction standards from the recommendations into the existing Sedimentation and Erosion Control Ordinance. In closing, Penland assured the board that the Slope Ordinance would be re-visited at a later date.

Al Slagle made a motion to begin discussing the construction standards proposed by the workgroup with the aim of eventually presenting them as recommendations to the County Commission to be added to the Sedimentation and Erosion Control Ordinance. Susan Ervin seconded this motion. This motion passed 9-0 with Sprinkle declining to vote.

Following the motion made by Slagle discussion commenced on the board. Koppers will notify the Commission of the discussion that ensued at this meeting, regarding the direction the planning board will take next. This meeting will be held on Tuesday, August 9, 2011.

Public Comment:

Ed Haight felt that if the Slope Maps are used only for education purposes, there are many ways that this education would not trickle down to the end user.

Ben West reminded the board that by using the word “shall” when discussing cut slopes and road widths in ordinances, a large percentage of land would be rendered unusable if the requirements following “shall” are too stringent.

Vic Drummond reminded the board that “knowledge was important”

Ron Haven thanked the board for their hard work. Haven used the metaphor of taking a “large wrench to wind a watch” to describe the current slope proposal. Haven felt however, that some construction standards need to be considered and he is willing to be open minded with respect to those.

Next Meeting Date: August 18, 2011 at 5:00 pm. Meeting will be held in Meeting Room(s) A&B of the Macon County Health Department located at 1834 Lakeside Drive.

Meeting Adjourned: Alan Marsh made motion to adjourn meeting at 6:40 pm. Jimmy Goodman seconded this motion. All were in favor.