

# Macon County Planning Board Minutes

## October 3<sup>rd</sup> 2012

**Call to Order:** Chairman Karl Gillespie called the meeting to order at 5:00 pm.

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

**Staff:** Jack Morgan, Matt Mason,

**Media:** None

**Liaison Reports:** Commissioner Tate wanted to reiterate the importance of the review of the subdivision ordinance. He urged the planning board to have a consensus to provide the Board of Commissioners with a strong review/amendment of the ordinance. Mr. Tate stressed that there is no specified time line for the review to be completed.

**New Business:** Continuation Meeting from September 20<sup>th</sup> 2012.

### **Compaction Standards:**

Proposed language for the ordinance was reviewed to bring members up to date, so discussions on compaction standards could continue. M. Mason presented the compaction language that was presented in the construction standards. J. Underwood had some concerns regarding the testing of the soil density. He was also concerned that the language should only apply to major subdivisions. L. Sprinkle was concerned with penalizing all developers for road standards. J. Goodman proposed that the Subdivision Administrator would require engineering for compaction after a specified fill height. L. Sprinkle discussed benching and “common sense” road building practices. C. Hanners stated that any fill slopes over the required fill height should be compacted and tested for the section(s) not meeting the requirements of the ordinance. Both major and minor subdivisions should be included. Chairman Gillespie asked M. Mason to research proposed fill heights for general compaction standards.

### **Shared and Community Wells:**

M. Mason presented Mr. Slagle’s recommendations for shared and community water systems. After members discussed potential options, J. Morgan stated that most water system issues could be resolved within the homeowner’s association. J. Morgan stated the problem is that there is no formal agreement between the developer and the homeowner’s association.

Jimmy Goodman made the motion that shared well water systems shall be the responsibility of the Homeowners Association.

L. Sprinkle seconded the motion. Motion passed unanimously.

D. Roland wanted to separate the requirements of 159.56 into preliminary, final and as built plats. D. Roland made the motion to remove the language in 159.56 stating water lines, location and size should be placed on the final plat. J. Goodman seconded the motion. Motion passed unanimously.

**Announcements:**

Planning board workshop on November 2<sup>nd</sup> 2012. Members were asked to email M. Mason if they are interested in attending.

Beginning next week all correspondence will be sent via email, all agendas, minutes, etc. will not be printed and distributed at planning board meetings.

**Unfinished Business:** None

**Adjourn:** L. Stenger made the motion to adjourn the meeting, L. Penland seconded the motion.

**Next Meeting:** Thursday October 19<sup>th</sup> at 5 p.m. Meeting will be held at the Macon County Health Department in meeting room(s) A & B located at 1834 Lakeside Drive.