

# Macon County Planning Board Minutes

April 21, 2011

**Call to Order:** Chairman Lewis Penland called the meeting to order at 5:05 pm. in the Macon County Health Department

**Members:** Lewis Penland, Mike Grubermann, Mark West, Karl Gillespie, Jimmy Tate, Larry Stenger, Bobby Kuppers, Jimmy Goodman, Susan Ervin

**Staff:** Derek Roland, Jack Morgan, Rhonda Blanton

**Media:** Franklin Press

**Approval of Minutes:** Mark West made motion to approve March 17, 2011 minutes, Jimm

## **Liaison Reports:**

**MCWC-** Commissioner Kuppers felt that progress was being made on the Sedimentation and Erosion Control Ordinance review.

**Transportation Steering Committee-** Kuppers commented that the committee has not met since the public workshop. Kuppers then reiterated the point that the Comprehensive Transportation Plan must be preceded by the adoption of a Comprehensive Land Use Plan.

**Slope Committee -** Ervin commented that the Slope Committee was “virtually done” compiling the slope development recommendations. Ervin asked the board to consider a “special meeting” in the future at which the recommendations could be presented to the planning board. Kuppers commented that May-July, commissioners would be focused on budget. Kuppers felt it would be better for the recommendations to come before the commission in July. A tentative meeting date was set for May 5, 2011 to be held in Heath Department meeting rooms A&B. Larry Stenger made a motion to call a special meeting on May 5, 2011 for the planning board to review the recommendations. Mike Grubermann seconded this motion. Motion carried unanimously.

## **New Business:**

### **Commissioner Koppers to introduce “at large” board member candidates**

Jaken Ivy and Savannah Bruin were the two “at large” board members introduced by Commissioner Koppers. Koppers felt each of the students selected would bring an excellent “youth perspective” to issues discussed by the Macon County Planning Board. Ivy was present at the meeting. Bruin was unable to attend due to a scheduling conflict.

### **2011 Appointments**

Evelyn Owens planning board term expires on April 23, 2011. As of the April 21, 2011 meeting, Owens notified Planning Board Chairman Lewis Penland, that she did not wish to renew her position. Roland commented as of April 21, 2011 Chris Hanners had submitted a letter requesting that the planning board consider him for appointment to this seat. Commissioner Koppers added that Vic Drummond and Loretta Newton had submitted their names for consideration as well.

Ervin commented that the commission had previously discussed re-appointing Al Slagle to the Planning Board. Ervin commented that Al Slagle would serve, if asked, although he has not campaigned for re-appointment. Koppers also felt that the commission had previously discussed re-appointing Slagle to the board, when the next seat became vacant.

Penland advised the board that Lamar Sprinkle has agreed to continue serving, as his previous appointment expired on April 23, 2011.

A motion was made by Larry Stenger that the planning board recommend Al Slagle to be re-appointed by the Macon County Commission to replace Evelyn Owens. Jimmy Goodman seconded this motion, the motion carried unanimously.

## **Unfinished Business:**

### **Final Review of Comprehensive Plan**

Discussion began with the chairman reading a letter from Lamar Sprinkle, who was unable to attend this meeting. Sprinkle felt that recommendation one on page 92 should be removed from the plan, as this was a form of community zoning. Discussion then began on whether or not to leave the recommendation for “Small Planning Area’s” in the Comprehensive Plan.

Ervin added that recommendations 2 & 3 on page 92 had additional wording which the board had approved at a previous meeting, but had not yet been added on. Roland commented that he would find this information and add it to the recommendations.

Mark West made a motion that #1 on page 92- "*allow communities to petition the Board of Commissioners for the establishment of local planning areas*" be left in the plan, and that the bullets following this recommendation be removed. The second part of this motion was that the language submitted by Ervin to the Planning Department which was previously approved by the board, be incorporated in to recommendation(s) # 2 & 3 on page 92. Jimmy Goodman seconded this motion. The motion carried unanimously.

Kuppers suggested that all changes made by the board following the draft submitted to the Commission two weeks earlier (titled March 8) be listed on a "change summary" sheet which can be submitted to the Commission with the Final Draft copy (titled April 5) on Tuesday.

Ervin commented that the Natural Areas Inventory document was now available. Ervin commented that the board had previously discussed referencing this document in the Land Use Section of this plan. Stenger commented that the board is still un-aware of what is in the document.

Jimmy Goodman made the motion the Planning Board approve the Comprehensive Plan with changes made and let Derek Roland present it to the county commission on Tuesday, April 26 2011. Larry Stenger seconded this motion. The motion carried unanimously.

### **Next Steps**

Kuppers notified the board that the presentation of the Comprehensive Plan to the Commission would be held on April 26, 2011. Public Hearing for the Comprehensive Plan would be held on May 17, 2011 in the Commissioners Board Room. The board hopes to have the document approved by May 31, 2011 and signed by June 1, 2011.

In closing the board discussed the newspaper article provided by Penland titled "*Swain County HOA wins \$2.4M verdict in defective roads dispute.*"

Jack Morgan then suggested that the board take a field trip to see first hand situations like the one mentioned in this article, which are occurring right now in Macon County. Morgan further stated that his department is currently involved in a situation with a subdivision that is not utilizing proper construction standards.

**Public Comment:**

**Next Meeting Date:** The next meeting will be May 5, 2011 at Meeting Room(s) A & B of the Macon County Health Department unless otherwise notified.

**Meeting Adjourned:** Jimmy Goodman made motion to adjourn meeting at 6:40 pm. Susan Ervin seconded this motion. Motion carried unanimously.