

Macon County Planning Board Minutes

April 20, 2017

Call to Order: April 20, 2017 at 5:03 pm

Members: Joe Deal, Kathy Tinsley, Justin Setser, Bill Futral, Betty Waldroop, Chris Hanners, Evan Harrell, Ben Laseter, Aaron Garrett and Rick Trevanthan

Staff: Jack Morgan, Tina Wiggins, Bobby Bishop, Kyle Jennings and Jimmy Teem

Media: Ryan Hanchett and Bobby Coggins

Public: Orville Coward of Coward, Siler & Hicks, PA, Ben West of Smoky Mountain Surveying and Ed McCoy Realtor

Macon County Commissioners: Karl Gillespie

Opened the Meeting: Joe Deal called the Macon County Planning Board meeting to order, outlining the Agenda, noting the Special Hearing request regarding Ridgetop Estates Owner(s) and the Technical Review Committee decision.

Approval of the Agenda: The Planning Board reviewed the Agenda for the April 20th meeting. Kathy Tinsley made the motion to approve the Agenda and Justin Setser seconded that motion.

Special Hearing Request: Ridgetop Estates Owner(s) Regarding Technical Review Committee Decision.

The Technical Review Committee members present were Bobby Bishop Chief Building Inspector, Jimmy Teem Fire Marshall, Kyle Jennings Environmental Health, Section Administrator, Jack Morgan County Planner, and Chris Hanners Planning Board Member. The Technical Review Committee reviews major subdivision for compliance with the Subdivision Ordinance. The Ridgetop Estates meets the requirements for the major Subdivision because it is

more than eight lots requiring Technical Review. Jack then referred to the Macon County Subdivision Ordinance pages 16-17

The focus of discussion was the 10' road right of way, for planned subdivision (Macon County Subdivision Ordinance page 23, section 159.64); the plan was rejected because it did not meet road width.

Jack Morgan, County Planner read from the Macon County Subdivision Ordinance page 23, section 159.64.

Fire Marshall Jimmy Teem of the Technical Review Committee expressed his concerns about the roads and emergency vehicles access. Jimmy provided a descriptive narrative of how difficult it could be for emergency vehicle to maneuver on the roads of Ridgetop Estate and the locations of where emergency vehicles would have the most difficulty.

Ben West presented a narrative description of the lots and roadway. Ben West also provided the Planning Board Members with a black folder containing plats of the recorded, no recorded and what they wanted to recorded of subdivision.

Orville Coward attorney representing the owners of Ridgetop Estates presented for his client a brief history and statement that his client would like to resolve this so that they can record the remaining lots and sell them.

There was open discussion by Planning Board, Mr. Coward and Mr. West asks questions.

Motion:

Rick Trevanthen made a motion that we explore a compromise and see if we can reach an amicable solution for both sides. Betty Waldroop seconded the motion the Motion was voted on by the Planning Board and the Motion not passed by the count of five to four.

Bill Futral made the motion that we (Planning Board) allow them (Ridgetop Estates Owner(s)) to subdivide as they requested. Evan Harrell seconded that motion.

Bill Futral amended the motion as to remove the easement off (lot) 17 to owner adjacent property. Arron Garrett seconded the motion The Planning Board voted on the Motion and it passed eight to one.

Chris Hanners made the motion that the Planning Board asks the Commissioners for permission to review the Subdivision Ordinance. Bill Futral seconded the motion. The Motion was voted on by the Planning Board and the passed all in favor.

Approval of Minutes: The Minutes from the February 16th, meeting were reviewed by the Planning Board and a motion to approve was made by Justin Setser and Aaron Garrett seconded that motion.

Liaison Reports:

Commissioner Gillespie stated that he appreciated the Planning Board and a reminder that if a legal issue came up that is what the County Attorney was for.

Public Comment: None.

Media Comment: None

Old Business:

The Comprehensive Plan

The Planning Board Members are to give a status report their work on the Comprehensive Plan. Jack needs to know how information was submitted (emailed or hard copy), and where to look for it. Jack stated that he really appreciated everything everyone put into gathering the information and please include the names of the people that helped.

Subcommittee: Subdivision Ordinance (recommended) Chris Hanners, Evan Harrell, Aron Garrett and Ben Laseter. Joe Deal approved them but Jack Morgan must ask The County Commissioner to proceed.

Next Meeting Date: Next meeting will May 18, 2017 at 5:00pm at the Macon County Environmental Resource Center.

Meeting Adjourned: Meeting was adjourned with Betty Waldroop making the motion to adjourn the meeting and seconded by Justin Setser.