

# Macon County Planning Board Minutes

March 21<sup>st</sup> 2013

**Call to Order:** Chairman Karl Gillespie called the meeting to order at 4:00 pm.

**Members:** Lewis Penland, Derek Roland, Mark West, Jimmy Goodman, Susan Ervin, Karl Gillespie, Lamar Sprinkle, Chris Hanners, Bill Futral

**Staff:** Matt Mason, Jack Morgan

**Media:** Bobby Coggins, Collin McCandless

**Approval of Minutes:** L. Sprinkle made a motion to approve the minutes from the February 7<sup>th</sup> meeting. D. Roland seconded the motion. Motion carried unanimously.

**Liaison Reports:** Commissioner Tate discussed the intentions of the Board of Commissioners, and the aspects that will be reviewed by the planning board. Commissioner Tate stated that fill in the floodplain is the main point of discussion, but other issues could be discussed throughout the process.

Chairman Gillespie discussed that the planning board is an advisory board and wanted to remind planning board members of the tasks that had been assigned in the joint meeting.

Jimmy Goodman asked Commissioner Tate in reference to the Parker Farms property, were government projects exempt from local regulations. Commissioner Tate referred the question to M. Mason. M. Mason stated that in reference to the Flood Ordinance all government projects are required to comply with Macon County's Flood Ordinance.

**Public Comment:**

Sharon Taylor, Deputy Director LTLT- Burningtown: Ms. Taylor delivered a letter to Chairman Gillespie representing the Land Trust for the Little Tennessee. Ms. Taylor read the letter in support of continuing the current flood ordinance regulations (see attached letter). Chairman Gillespie asked Ms Taylor if LTLT would consider assisting the planning board, if necessary in future discussions. Ms. Taylor stated that LTLT could assist the planning board with any future discussions.

Barry Clinton, Chairman of Watershed Council- Burningtown: Mr. Clinton spoke in favor of keeping the existing flood ordinance as it is written. Mr. Clinton used the example of a high pressure gas line and how it relates to increases in velocity of stream

flow. His concerns are increased velocities due to fill in the floodplain. Mr. Clinton wanted to make the Watershed Council available, if the planning board needed additional assistance. C. Hanners asked Mr. Clinton if he knew the different velocities in floodway, or floodplain. M. West asked what date the original Flood Ordinance was adopted.

Jason Love, Private Citizen- Otto: Mr. Love stated that he has reviewed the ordinance and feels that the existing ordinance does a great job in properly protecting public safety.

Joe Deal, Local Farmer and President of Macon County Farm Bureau- Cullusaja: Mr. Deal spoke about the vitality of agriculture in Macon County and how fill in the flood plain would affect local farmers. Mr. Deal stated that his family currently owns 50 acres and is concerned about the effects of allowing fill in the floodplain. Mr. Deal also stated that he would be glad to assist the planning board in any future discussions.

Chairman Gillespie asked Mr. Deal how many total acres you currently farm. Mr. Deal answered with 450 acres. Chairman Gillespie asked how many of the 450 acres are located within the floodplain. Mr. Deal answered at least ½ of the 450 acres.

Chairman Gillespie wanted to thank all of the public speakers for being interested and taking time to speak to the planning board.

**Unfinished Business:** None

**New Business:**

-M. Mason gave an introduction on floodway and floodplain delineations (FEMA Doc.) and he discussed the standard cross section of a flood prone area. M. Mason discussed SFHA, Floodplain, Floodway fringe, Surcharge, Encroachment and Fill. K. Gillespie asked if FEMA currently allowed fill in the floodplain. S. Ervin and D. Roland discussed surcharge and flood velocities in the mountains.

L. Sprinkle stated that FEMA allows fill dirt in the floodplain, but the planning board should be discussing whether or not Macon County will allow fill in the floodplain.

M. Mason read the proposed changes to potentially allow fill in the floodplain.

**Macon County Flood Ordinance:**

Page 3- Definition of fill was changed for clarification.

Page 10- Discusses the required submittal of CLOMR-F and LOMR-F for map revisions.

Page 11- Introduces 5 requirements that would be added in order to allow fill in the floodplain. Additionally, a design professional must certify certain requirements.

Page 16- Modified from original language.

Several planning board members wanted to discuss their concerns and opinions of allowing fill in the floodplain. J. Goodman asked if would be necessary to make all of the proposed changes in order to allow fill in the floodplain. M. Mason and J. Morgan stated that all of the proposed changes would be necessary to allow fill in the floodplain.

J. Goodman asked M. Mason if there would be any effect of the health, safety, or welfare of the general public. M. Mason stated that he felt there could be potential public safety issues. He stated that filling several properties would not affect public safety but at some point filling in the floodplain will affect public safety.

L. Sprinkle, K. Gillespie, C. Hanners discussed the mapping processes and differences in the Detail Study versus Limited Detail Study.

D. Roland wanted to discuss the possibility that filling in the floodplain could render neighboring property less valuable.

Chairman Gillespie summarized the discussion of filling in the floodplain and the affects on neighboring property versus the time span.

S. Ervin and C. Hanners discussed the Watershed Council and their involvement in the original writing of the flood ordinance and make up of the watershed council.

The consensus of the planning board is for M. Mason to complete the following prior to the next meeting. The board requested a statement from Jackson County Planning Department, EDC and Macon County Farm Bureau regarding fill in the floodplain. B. Futral wanted to know the number of parcels in the SFHA and wanted to research the approach of allowing case by case situations.

**Next Meeting Date:** April 18<sup>th</sup> 2013 at 4pm. Meeting will be held at the Macon County Health Department in meeting rooms A&B located at 1834 Lakeside Drive.

**Meeting Adjourned:** L. Penland made motion to adjourn. D. Roland seconded this motion.