

AVERY COUNTY PLANNING BOARD

MONDAY, 23 FEBRUARY 2009

MINUTES

Members Present: Cheryl Buchanan, Rachel Deal, Mike Lacey, Joe H. Perry, James Pitts, County Attorney Michaelle Poore, Larry Smith, Ordinance Administrator Loretta Smith, Jack Wiseman

Others Present: Dale Benfield, Jim Brooks, Kenny McFee, Phyllis Forbes, Bob Garland, Tony Hunter, Gary Redding, Junior Sluder, Jack Wiseman (Crossnore)

Chairman Lacey called the meeting to order at 5:30PM.

Consideration of the January 2009 minutes was tabled because the last page was missing. Joe H. Perry made a motion to table the minutes until the March meeting. Rachel Deal seconded. The vote was unanimous and the motion carried.

Cranberry Creek – Preliminary Plat

There was some question about the lot numbers being duplicated at the last meeting. Therefore, lots 40, 43 and 44 have been changed back to the original numbers of 33, 36 and 37. All the other contingencies that had been placed on the approval had been met. One item that will need to be taken care of is that the developer will provide the Inspections Department with a written acknowledgement from the local Fire Department that they have looked at the subdivision and that they will be able to provide adequate service to them.

The Falls at Hawks Crossing

There was no one present to speak to this request and this item was not pursued.

At this point Chairman Mike Lacey said that Michaelle Poore had put together a composite of the changes made to the subdivision ordinance over the past several years to make it easier to look at and use in future.

Chairman Lacey also expressed his interest at hearing that the County Commissioners plan to begin visiting every development and that they had hired an independent firm to review the subdivision ordinance. Mr. Lacey stated that perhaps the Planning Board's usefulness has become redundant in view of these events and asked each Board Member to respond with their thoughts. County Commissioner Phyllis Forbes also asked to speak to this and said that this was not their intent, that recent events involving Hawks Crossing had made the Commissioners more aware of their responsibility to the County.

Loretta Smith informed Chairman Lacey that three of the members were up for reappointment. The members are Cheryl Buchanan, Rachel Deal and Joe H. Perry. Jack Wiseman made a motion to recommend reappointment to the County Commissioners. James Pitts seconded. The vote was unanimous and the motion carried.

The Planning Board has been reviewing a proposed amendment to the subdivision ordinance as it relates to fire protection. The Board had left off at Section 2 (H) at the last meeting and would begin with (I) tonight.

The following changes are noted to the proposed ordinance amendment:

The addition of a committee of four members of the Avery County Fire Association who will review the subdivisions to ensure that adequate fire protection can be provided. This committee will consist of five members and the ordinance administrator. The purpose of this committee is to take pressure off of the local fire chiefs. The proposed four from the Fire Association were Jim Brooks, Tony Hunter, Joe Shoupe and Jack Wiseman (Crossnore). The fifth member of the team will be a representative from the Fire Marshall's office. Joe H, Perry moved to approve the proposed amendment. Larry Smith seconded. The vote was unanimous and the motion carried.

Mike Lacey read an extended version of (I) and the following items were recommended:

1. Add a distance requirement of 100 feet between the entrance of the gate of a subdivision and the main road to allow for some stacking of emergency vehicles if necessary,
2. Add a requirement for an additional setback area as proposed in Appendix D of the Fire Apparatus Access Roads Sheet from the NC Fire Code (see attached). This requirement would apply to gates and guardhouses,
3. A minimum clearance in the width of the road of 12 feet to allow for the passing of large emergency vehicles in section (d),
4. Remove the word "zoning" from section (c).

Rachel Deal moved to approve the updated changes to this amendment. Joe H. Perry seconded. The vote was unanimous and the motion carried.

With no further business Rachel Deal moved to adjourn. James Pitts seconded. All were in agreement and the meeting was adjourned.

Respectfully Submitted,

Cheryl Buchanan, Secretary to the Avery County Planning Board