

AVERY COUNTY PLANNING BOARD

MONDAY, 30 MARCH 2009

MINUTES

Members Present: Cheryl Buchanan, Rachel Deal, Mike Lacey, Joe H. Perry, Larry Smith, and Jack Wiseman

Others Present: Jim Brooks, Joe Shoupe, Shelly Smith, Jack Wiseman, Tommy Burlison, Michaelle Poore and Loretta Smith

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

Consideration of the January 2009 Minutes

The following corrections were made to the minutes: 2 names: Gorman was changed to Dorman and D Poore was changed to Sam Poore. It was also requested that reference to the Church property be further embellished with Blue Ridge Mountain Campground (Stines property). Joe H. Perry moved to approve as amended. Rachel Deal seconded. The vote was unanimous and the motion carried.

Consideration of the February 2009 Minutes

With no changes noted, Joe H. Perry moved to approve. Rachel Deal seconded. The vote was unanimous and the motion carried.

Cranberry Creek

Previous outstanding items from the February 2009 minutes have been satisfied for Cranberry Creek and a letter from the Fire Marshall was provided.

Technical Changes to the Ordinance – Avery County Attorney

Michaelle Poore was present to provide the Planning Board with a copy of some recent technical changes to the ordinance and some items that needed to be cleared up for an easier use of the ordinance. Michaelle Poore presented the Board with a new packet with revised applications and checklists for all forms pertaining to subdivision of land in Avery County. This packet will be given to each person interested in subdividing land and should contain the forms and information necessary to guide them through the process. She also provided the Board with proposed grammatical changes that would clean up the ordinance and make it uniform. The third item was a review of all the changes made to the ordinance in recent years, put together in a concise manner.

Two items that the Planning Board had discussed but had never been voted on were:

1. Landscaping plans for subdivisions and,
2. Final Plats needed to be recorded within 12 months.

It was suggested that the landscaping plan needed more discussion and that the Final Plat should be recorded within 6 months to avoid any potential problems for the County or the Developer. There is a public hearing scheduled to discuss these changes April 6<sup>th</sup>. Michaelle Poore, County Attorney, will be asking the Board of Commissioners to approve these changes in order for them to go into effect. Joe H. Perry moved to approve the information packet as submitted. Jack Wiseman seconded. The vote was unanimous and the motion carried.

Joe H. Perry moved to approve the grammar corrections as submitted. Rachel Deal seconded. The vote was unanimous and the motion carried.

#### Election of Officers

Rachel Deal made a motion to keep the same officers. Jack Wiseman seconded. Those officers are: Chairman, Mike Lacey; Vice-Chair, Joe H. Perry, Secretary, Cheryl Buchanan. The vote was unanimous and the motion carried.

#### Continuation of Changes to the Subdivision Ordinance as requested by the Fire Association.

Last month's meeting completed item "I". Sections "J" and "K" had no action. Section "L" was deleted. Section "M" is the Fire Marshall's responsibility but it was requested that any issues related to water supply and the provision of such for fire protection must be signed off by the Fire Association Committee Chairman before Final Plat approval. Section "N" is a list of definitions. The Ordinance Administrator was asked to see if any of these were duplicated in the ordinance or if any of them were in conflict and to report back at the April meeting. Section "O" will have an amended clause that states that a packet of information provided by the Fire Association will be handed out with the application packets.

Jim Brooks, Fire Chief at Beech Mountain and a member of the Fire Association, asked about the size of cul-de-sacs and the fact that Appendix D, Fire Apparatus Access Roads, shows a 95' cul-de-sac but the Subdivision Ordinance only requires a 70' cul-de-sac. Mr. Brooks stated that the Planning Board needed to consider requiring 95' cul-de-sac's because the Fire Departments had very large equipment and needed lots of room to play in. Mike Lacey, Chairman of the Avery County Planning Board, replied back to Mr. Brooks that 95' cul-de-sacs would double the square footage needed to install this size of a cul-de-sac.

With no new or further business, Joe H. Perry moved to adjourn. Rachel Deal seconded. All were in agreement and the meeting adjourned.

Respectfully submitted,

Cheryl L. Buchanan, Secretary of the Avery County Planning Board