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Posted By: Evelyn Baker
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**MINUTES OF A
WORK SESSION
OF THE
JACKSON COUNTY
BOARD OF COMMISSIONERS
HELD ON
JULY 2, 2007**

The Jackson County Board of Commissioners met in a Work Session on July 2, 2007, at 7:00 pm, Justice & Administration Building, Room A201, 401 Grindstaff Cove Road, Sylva, North Carolina.

Present: Brian T. McMahan, Chairman
Joe Cowan, Vice Chair
Tom Massie, Commissioner
William Shelton, Commissioner
Mark Jones, Commissioner
Kenneth L. Westmoreland, County Manager
W. Paul Holt, Jr., County Attorney
Evelyn Baker, Clerk to Board

Chairman McMahan called the meeting to order and stated the purpose of the work session is to continue discussions of the proposed Subdivision and Mountain & Hillside Development Ordinances.

Michael Egan, Consultant, presented a draft of proposed changes for both ordinances pursuant to recommendations made at the June 26 Work Session.

SUBDIVISION ORDINANCE:

Section 1.3. Definitions. *Minor subdivision.* Delete “as specified herein” in first line of paragraph (1).

Section 2.1.4.1(a) & (b). Revise “60 calendar days” to “90 calendar days”.

Section 2.1.4.2. Revise “60 calendar days” to “90 calendar days”.

Section 3.2.7.3. Delete.

Section 3.2.11 (c) move paragraph and renumber as 3.2.11.2 (c).

Section 3.2.14. Revise last sentence: “*Anyone subdividing property containing roads, trails and other travel ways connecting to national forests and other public lands ~~shall~~ are encouraged to assure continued public access thereto.”*

Section 3.3.1. Revised.

Section 3.3.4. Revised.

Section 3.4.1 and 3.4.2. Revised.

Section 3.5. Revised.

Section 3.6.3.3. Revise to include “*no more than 10 % of open space, not considered a primary conservation area, may be impervious*”.

Section 3.6.4.5. Deleted.

Sections 3.7 - 3.7.5. Estate Lot Subdivisions. New sections.

Section 4.2.4.5. New section, but needs refining.

Section 5.8. Revise “.....*who knowingly participates*.....”

Section 5.8.2. Revise “*For each day each violation*.....”

Sections 6, 7, 8, 9. New sections.

It was recommended that a provision be added to prevent developers from buying large acreage and then dividing it into multiple “minor subdivisions”. It was suggested that a provision addressing commercial property be added for further review.

Private Subdivision Roads Minimum Construction Standards: The construction standards were prepared by a NCDOT District Engineer and are less strict than state regulations. A technical review team, which includes representatives from DOT, Health Dept., Mapping Office, and others, will review proposed road plans. The preliminary plat will reflect where roads are planned along with topographic information so the slope can be determined.

The recommended changes will be incorporated into a revision of the ordinance and presented for further review at the next Work Session scheduled on July 9, 2007 at 6:00 p.m.

There being no further comments, Commissioner Cowan moved that the work session be adjourned. Commissioner Jones seconded the Motion. Motion carried and the work session adjourned at 10:00 p.m.

Evelyn B. Baker, Clerk

Brian Thomas McMahan, Chairman