

Posted: 10-27-03
Time Posted: _____
Posted By: Evelyn Baker
Witnessed By: _____

**MINUTES OF A WORK SESSION
OF THE JACKSON COUNTY
BOARD OF COMMISSIONERS
HELD ON
OCTOBER 21, 2003**

The Jackson County Board of Commissioners held a Work Session on Tuesday, October 21, 2003, at 5:00 p.m. in Justice & Administration Building, 401 Grindstaff Cove Road, Room 203, Sylva, North Carolina.

Present: Stacy Buchanan, Chairman
Roberta Crawford, Vice Chairman
Joe Cowan, Commissioner
Brian McMahan, Commissioner
Eddie Madden, Commissioner
W. Paul Holt, County Attorney
Kenneth L. Westmoreland, County Manager
Evelyn B. Baker, Clerk to the Board

Chairman Buchanan called the meeting to order and stated the purpose of the work session was to review the “draft” subdivision ordinance as presented by the Smart Growth Task Force.

The Subdivision Ordinance was drafted as a result of the Smart Growth meetings that were held a year or so ago. This ordinance was one of the recommendations and goals. Adequate roads for emergency vehicles were also a concern.

Chairman Buchanan was informed last week and distributed copies of a Subdivision Ordinance adopted by the county on October 19, 1995 and “postponed indefinitely” on June 18, 1996 (no reason stated in the Minutes). He asked if the Board was still interested in pursuing the issue. Several departments and agencies (DOT, TWSA) have reviewed the draft ordinance and submitted suggested changes.

Staffing will be a big problem in administering the ordinance. No cost estimate is available at this time. The requirement that subdivision roads be paved would present problems for developers as well as the slope requirements that could potentially ruin the landscape and actually devalue property. DOT will not add a road to its maintenance system unless it meets certain guidelines.

Discussion was had concerning the purpose of the ordinance, i.e., does it preserve public health, safety and welfare? Is it in the extreme and cost prohibitive for affordable housing? Aren't there several regulations already in place concerning setbacks, watershed and sewer requirements?

Attorney Holt was requested to review the 1995 ordinance and ascertain if it could be adopted with a few amendments.

Discussion on this ordinance will continue at the November 18, 2003 work session.

Commissioner Crawford moved that the work session be adjourned. Commissioner Madden seconded the Motion. Motion carried by unanimous vote and the meeting adjourned at 5:45 p.m.

Attested By:

Approved:

Evelyn B. Baker, Clerk

Stacy Buchanan, Chairman