

Posted: 11/26/03
Time Posted: _____
Posted By: Evelyn Baker
Witnessed By: _____

**MINUTES OF A WORK SESSION
OF THE JACKSON COUNTY
BOARD OF COMMISSIONERS
HELD ON
NOVEMBER 25, 2003**

The Jackson County Board of Commissioners held a Work Session on Tuesday, November 25, 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
 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 continue to review the “draft” subdivision ordinance as presented by the Smart Growth Task Force and the recommendations for other changes made by various department heads and other agencies.

The following sections of the proposed ordinance were discussed:

Sec. 1-8. Administrator. No change.

Sec. 1-9. Administrative Fee. TWSA recommended adding: “If access to public utilities is a component of the subdivision, then TWSA will need assurance that any necessary preliminary engineering work associated with the subdivision be the responsibility of the developer”.

Sec. 1-10. Modifications. No change.

Sec. 1-11. Amendments. No change.

Sec. 1-12. Abrogation or Greater Restrictions. No change.

Sec. 1-13. Severability. No change.

Sec. 1-14. Effective Date. No change.

Sec. 1-15. Appeals. No change.

Sec. 2-1. Plat Required for any Subdivision of Land. No change.

Sec. 2-2. Minor Subdivision Approval. Discussion was had concerning the number of lots that define a minor or major subdivision.

Sec. 2-3. Major Subdivision Approval. Discussion was had concerning the time line between submission of a preliminary and final plat. Requiring a developer to have all improvements in place within a year may be too restrictive. Larger subdivisions normally work in phases. The mountainous terrain makes it difficult to complete roads, etc. within one year. Should the number of extensions be limited?

Sec. 2-4. Special Subdivision Approval. No change.

Sec. 3-1. General. No change.

Sec. 3-2. Public Roads. TWSA recommended that public roads “shall be built to the standards found in the most recent publication of the NCDOT”.

Sec. 3-3. Private Roads. Emergency vehicles and service vehicles need to be able to turn around at end of private roads. DOT recommended that “private roads be built to state specs with the exception of paving local roads, include a design speed and change the sight distance if the grade exceeds 5%-6%”. Minimum road widths could be a problem, but not rights of way. Should the developer retain rights of way in the event DOT is requested to commence state maintenance so there would not be the necessity of property owners signing a petition? Mrs. Thomas was requested to have a DOT representative present at the next work session to explain in detail DOT requirements.

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