

Town of Seven Devils
Planning Board Minutes
Regular Meeting
September 20, 2010

I. Call to Order

The Seven Devils Planning Board met on Monday, September 20, 2010, at Town Hall. Chairman Bob Haugh called the meeting to order at 5:30 p.m. Other members present were Butch McLean, George Ehlinger, Larry Fontaine and Barry Isquith. Member Tarlton could not attend. Also present was Town Manager and Zoning Administrator, Ed Evans along with Kelly Coffey with the High Country Council of Governments. Town Clerk Beth Taylor recorded the minutes.

II. Adopt Agenda

Chairman Haugh asked for a motion to adopt the agenda. Member Fontaine made a motion to adopt the agenda which was seconded by Member Ehlinger and agreed upon unanimously. The agenda was adopted.

III. Approval Minutes

The following changes were recommended for the August 16, 2010 minutes:

On the first page, third line down under the 'Administrative Comments', change the wording from "...**West** Rocky Top Trail" to "**East** Rocky Top Trail."

A motion to approve the recommended changes to the August 16, 2010 minutes was made by Member McLean, seconded by Member Ehlinger, and approved unanimously.

IV. Citizen Comment

Town Manager and Zoning Administrator Evans asked if he could comment, even though he isn't a citizen, since Anne Fontaine was about to leave. He wanted to take a minute to acknowledge Anne Fontaine for doing such a great job with the minutes in previous meetings.

V. Administrative Comments

Evans wanted to update the Board that another building permit on East Rocky Top was issued. There are now two homes to be built on East Rocky Top. In addition to that, there are at least two more parties interested in building homes in the area. We also have someone interested in having a possible addition done to an existing home here. There have been four or five homes, either in contract or have already closed, in the past 45 days.

In response to a question posed by the Board, two out of the four foreclosures are in contract at the moment.

VI. Old Business

A. Status of review of ordinances for recommendations from the High Country Council of Governments – Ed Evans

Evans outlined the suggested changes to the Board regarding the Subdivision Ordinance. The changes were highlighted in red in the handout of Article 7-Minor Subdivisions that was given to each Board member. Evans pointed out two potential changes that would make the Ordinances stronger and also protect the Town. One change dealt with an expansion of the definition of a “minor subdivision”. The second clarified that the Town is not required to accept a dedication shown on a plat. He clarified that a decision of that nature must be made by the Town Council. There was also talk about the requirements for a shared driveway on a minor subdivision. Along with a handout taken from the Construction Ordinance, there was a sample Road Maintenance Agreement given to the Board to help illustrate these points, and a recommended addition to the minor subdivision section addressing shared driveways. Evans also offered an illustration of fire apparatus access points for consideration.

After much discussion Evans suggested that having a consolidated Ordinance (consisting of the Zoning, Subdivision & Construction Ordinances) would be beneficial to the Town. It would be much easier to reference when anyone, whether they were a Town resident or a Board Member, needed to check the requirements on a potential project.

The Board members debated the issue before deciding to send to the Town Council.

Member McLean made a motion to send to the Town Council a recommendation to consider consolidating the Zoning, Subdivision, and Construction Ordinances into one Ordinance. The motion was seconded by Member Ehlinger and unanimously agreed upon.

- **Zoning Ordinance**
- **Subdivision Ordinance**
- **Construction Ordinance**

B. Status of Planning Board recommendations to Town Council on the Tree Protection section of the Zoning Ordinance – Ed Evans

Evans announced that we have received the NC Forestry contract in the mail. We are currently vetting contractors; the most hopeful of them is Berry Gemberling with Arbor Guard Tree Specialist. He is meeting with Mr. Gemberling on Wednesday to discuss the project further.

Member Fontaine informed the Board that he has spoken to the resort club and there are several volunteers interested in helping. He is also interested in sitting in on the meeting on Wednesday with Mr. Gemberling if possible.

VII. New Business

A. Review of new member Applications to fill Planning Board Vacancy

Evans read aloud a letter from Barbara Williams addressed to the Town Council and Mayor of Seven Devils, voicing her interest in becoming a member of the Planning Board. After which there was a discussion as to whether or not to submit Mrs. Williams to the Town Council for approval. There was some concern as to the fact that Mrs. Williams does not have a background in the construction industry.

After the opinions of the Board were considered, the topic was put to a vote, the results as follows:

4 Ayes (Haugh, Ehlinger, Fontaine, Isquith)

1 Nay (McLean)

Member Fontaine made a motion to submit Barbara Williams's application to the Town Council, which was seconded by Member McLean and unanimously agreed upon.

VIII. Other Business

None

A. Board Member Comments

Member Fontaine wanted to get started on the consolidation of the three Ordinances as soon as possible, without the Town Council thinking the Board was being too presumptuous.

Evans stated he will need some help on the Consolidation project; however it would be better if only one or two people are compiling the information that the rest of the Board will look at it to discuss.

IX. Adjourn

At 7: 45 p.m. Member Ehlinger made a motion to adjourn which was seconded by Member McLean and agreed upon unanimously. The meeting was adjourned.

Bob Haugh, Chairman

Beth Taylor, Town Clerk