

REGULAR BOARD MEETING of August 18, 1999, with Mayor Buck Trott and Commissioners Mike McCall, H. N. James, Amy Patterson, and Zeke Sossomon present. The Mayor reported that Ron Sanders could not be present due to an emergency.

Also present were Richard Betz, Lamar Nix, Kathleen Snyder, Kim LeWicki, Alan Marsh, Steve Pierson, Brenda Pierson, Eric Pierson, Philip Carson, Louis Reynaud, Moyna Monroe, Morris Williams, Anita Williams, Dan Chapman, Dennis De Wolf, Hank Ross, Terry Potts, and others.

I. Call to Order.

Mayor Trott called the Regular Board Meeting to order at 7:00 p.m.

II. Approval of Agenda.

Copies of the agenda had been distributed by mail. The Clerk asked that one item be added to New Business, "Discussion of Parking on Spring Street."

MOVED BY COMM. PATTERSON, SECONDED BY COMM. JAMES, AND UNANIMOUSLY CARRIED TO APPROVE THE AGENDA AS AMENDED.

III. Approval of Minutes.

The minutes of the August 4 Regular Board Meeting had been distributed by mail.

MOVED BY COMM. JAMES, SECONDED BY COMM. PATTERSON, AND UNANIMOUSLY CARRIED TO APPROVE THE MINUTES AS AMENDED.

IV. Reports.

1. The Mayor reported that he had now attended several meetings of the Macon County Vision Y-2025 Committee in Franklin. The Committee would be issuing a report soon on various topics, including land use planning, education, infrastructure, and leadership.

He also reported that he had met with the new Highlands School Principal Jack Brooks and Assistant Principal Dr. Melissa Porter; the school would soon be sponsoring a school safety patrol.

2. Each Board member had received a copy of the Town Administrator's written report for the month. Richard Betz reported that Susan Rabold with Metrosite Management had requested a special Work Session to review in detail the Wireless Communications Ordinance and to hear the report of the site survey. The Board agreed to schedule a work session for either August 25 or September 15.

Mr. Betz also reported that he had spoken with Harold Saylor, and the Public Water Supply Section was preparing a package to submit to the Commission for Health Services finalizing the re-classification of Lake Sequoyah as a reservoir. Mr. Saylor had suggested making one or two changes to the Lake Ordinance adopted some time ago, and suggested that the Town formally adopt, by resolution, both the Lake Ordinance and the Reservoir Recreation Plan. The matter would be scheduled for the September 1 meeting.

V. New Business.

1. The Board discussed at some length a letter dated August 12 from Anne Wyand Jones and Rex Toothman, facilitators for the Bowery Road Committee, reporting on the results of four meetings held by that Committee. Each Board member had received a copy of the letter, as well as a letter of thanks which the Mayor had sent on August 13. The Mayor reiterated his thanks to Ms. Jones, Mr. Toothman,

and the Committee, and read the letter into the record. He said the Board would review the data that had been collected and would discuss the matter again, perhaps at the first meeting next month.

Comm. McCall reported that the Committee had worked hard, but had been unable to agree to a solution. Comm. Sossomon agreed.

Attorney Philip Carson suggested that the Town ask the new Planning Director to review the matter and determine if the records reflect if the Subdivision Ordinance was being complied with in the area.

He also asked the Board to have another public hearing if it decided to proceed with condemnation.

Moyna Monroe said that very little data had been gathered. She thought that the Town would have to "go back to the people."

The Mayor said that he had been elected by the people, and he felt he should do what is best for most of the people. He also commented that he didn't think it was environmentally sound to cut down many, many trees for a new alternate route to the area.

Comm. Patterson wanted to know what data had been collected. The Clerk said the data forwarded by the Committee included letters, minutes of the meetings, information from the D. O. T., and questionnaires recently sent to property owners along the road.

Committee member Dr. Louis Reynaud said that, after four meetings, he still didn't know if Comm. McCall or Comm. Sossomon wanted the road paved, widened, or left along, since there had been no discussion at the meeting and no vote had ever been taken; he felt that the Committee should have been allowed to open up and discuss the matter. He also said the newspaper had erroneously reported that he was against any improvements.

Comm. Sossomon pointed out that the objective of the Committee had been to see if there was some point of agreement between those who wanted improvements and those who wanted none at all; what he personally wanted was therefore not relevant to the process. The parties had found that there was no place they could agree; property owners along the 0.7-mile stretch of road were unwilling to give up any of their property, and no improvements could be made if they wouldn't give up anything. The options now were to do nothing, to condemn property for an alternate route, or to condemn property along the road.

Philip Carson said that the Board could also say there would be no more development in the area until a proper road was put in.

Comm. Patterson said that, as a spectator at most of the Bowery Road Committee meetings, she thought they had been well run. Members of the Committee should not have come to the meetings expecting to negotiate from positions, however, and it was not the fault of the facilitators that the process had failed.

2. The Board reviewed a final subdivision plat for Lot 14, Brushy Face South subdivision. The preliminary plats for Lot 14, 15, and 16, and the final plat for Lot 14, had been approved by the Planning Board on August 3, 1998; preliminary plats for all three lots had been approved by the Town Board on August 19, 1998, subject to the installation of a 6" water line by the subdivider from NC-28. The water line had now been installed, and a letter dated August 17, 1999, had been received from Bronce Pesterfield P.E. of Pesterfield Engineering, P.A., stating that it had been installed in accordance with specifications submitted and approved.

MOVED BY COMM. SOSSOMON, SECONDED BY COMM. MCCALL, AND UNANIMOUSLY CARRIED TO APPROVE THE FINAL SUBDIVISION PLAT FOR LOT 14, BRUSHY FACE SOUTH SUBDIVISION.

3. Dennis DeWolf presented a plat of 40.54 acres owned by Robert W. and Catherine N. Fisher in the Sagee area, together with a "Concept

Site Plan" showing plans for a house, guest house, caretakers house, barn, and future home sites on the tract. Mr. DeWolf explained that he understood the Town had plans to loop a 6" water line through the property at some time in the future. Because the owner planned to install extensive stone walls and landscaping along the roadway, he proposed installing the line now by private contractor, at his own expense, pursuant to State requirements and engineered plans, provided the Town would reimburse the actual construction cost at some time in the future, up to a time limit of perhaps five to seven years.

Town Engineer Lamar Nix confirmed that the segment of line was part of a conceptual plan prepared several years ago by W. K. Dickson Company, identified as Segment "A," which the Town eventually planned to install in order to be able to abandon a 3" line through the woods.

Although the property could now be served by a 4" line and water tank, both would eventually be abandoned, and the segment would connect the 6" line now installed part of the way up Sagee Woods Drive with a 6" line north of the property which Steve Pierson was in the process of installing. That line had been approved by both the Town and the State as part of Fox Farm Estates Subdivision, and would eventually loop back to the 6" line in Bowery Road.

Comm. James felt the matter ought to be referred to the Utilities Committee for review in conjunction with the Subdivision Ordinance.

With several home sites shown on the plan, he wondered if the property might be considered a subdivision; he felt there may be good reason for asking the property owner to install the line at his own expense.

Comm. Patterson wondered why the Town was interested in extending the 6" line beyond the Fisher property line, since the water tank would eventually be abandoned.

The Board agreed to take the proposal under advisement until the next meeting.

4. A petition for re-zoning had been received from the A. B. & Pearl Potts estate for a parcel of property on Spruce Street, from R-2 to B-3. A copy of the Macon County tax map had been submitted with the request, together with a portion of a zoning map of the area prepared by staff. Comm. Sossomon questioned the sufficiency of the application, which called for "a plat or sketch of the property, legibly drawn to a scale of not less than two hundred (200) feet to one (1) inch, indicating the exact boundary lines of the parcel of property to be rezoned, the names of the owners of adjoining properties, and the location of any existing buildings on the subject property."

Comm. McCall said he felt the application was as complete as other applications which had been received; he thought it should be sent to the Planning Board, but agreed that a better plat should be prepared.

Comm. James said he felt the re-zoning would be an instance of spot zoning.

MOVED BY COMM. MCCALL, SECONDED BY COMM. SOSSOMON, AND UNANIMOUSLY CARRIED TO REFER THE REQUEST TO THE PLANNING BOARD.

5. Comm. James reported that he, the Town Administrator, and the Town Engineer had discussed the possibility of creating diagonal parking along Spring Street between Third and Fourth Streets; the project could be done using Town forces this winter, and he did not think there was much rock present. Lamar Nix felt that there would be room for diagonal parking on either, but not both, sides of the road due to the embankment. Comm. Patterson was also concerned about the need for a sidewalk. The Mayor suggested that Mr. Nix review the matter and prepare a plan for the Board to review.

MOVED BY COMM. JAMES, SECONDED BY COMM. SOSSOMON, AND UNANIMOUSLY CARRIED TO ASK THE TOWN ENGINEER TO PREPARE A PLAN FOR THE BOARD

TO REVIEW.

6. The Mayor reported that the D. O. T. had agreed for the paving contractor to re-schedule the re-surfacing of Main Street to either the week of September 13 or the week of September 20.

7. Comm. James asked if the sidewalk along the west side of Fifth Street between Highlands School and South Street was supposed to have been installed all the way to South Street; he felt the State should be asked to extend it all the way.

VI. MOVED BY COMM. PATTERSON, SECONDED BY COMM. MCCALL, AND UNANIMOUSLY CARRIED TO ADJOURN.

There being no further business to come before the Board, the meeting was declared adjourned by the Mayor at 8:00 p.m.

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Richard Betz, Town Clerk