**Town of Lake Santeetlah**

**Public Hearing Minutes (Zoom)**

**October 28, 2021**

Mayor Hager called the meeting to order at 10:00AM. Councilmembers Predmore, Haag, Simon, and Carlton were present for the meeting. Town Administrator Matheson, Town Clerk Hooper and Attorney Justus were also present for the meeting.

**Old Business:**

1. **Discussion of the Proposed Zoning Ordinance, Map and Application Forms**:

Mayor Hager opened the Public Hearing for further consideration of amendments to the Zoning Ordinance.

**Zoning Text:** Mayor Hager explained that Bill Tunnell had asked to share a brief presentation and following Tunnell’s presentation comment would be limited to three minutes per speaker.

Tunnell shared a picture of Snowbird Mountain Lodge (located in Graham County) and explained that the mountainous area of Robbinsville is often portrayed with a “rustic” look. The picture identifies Snowbird lodge parking area being gravel including a nicely landscaped trim around the lot. This look shown in numerous areas in County allows for greater preservation of the environment. Tunnell proceeded to present a standard parking lot layout. The standard parking space size is 9x18ft. Ingles parking lot in Robbinsville is an example. Tunnell shared a design for parallel parking that can be used in tight areas when parking along the roadside is necessary. Tunnell shared that in certain locations 1ft. can make a difference in the need for a retaining wall and asked that the Council consider the recommendation to review this guide when discussing setbacks and parking. Tunnell stated that his firm is known as a leader in the Southeast in Zoning Code and is currently rewriting the Zoning Code for the city of Atlanta. Over the last 20-30 years, general speaking, cars are smaller. Standard on street parking parallel parking width is 7-8.5ft length and 20-22ft width. If the speed limit is slower the space can be smaller (7). Tunnell asked for the Council to consider these presentations in further discussion.

Justus stated that Gerald Greene, employee of the city of Asheville with approximately 30 years of experience in land planning, provided a report that was in agreeance with Mr. Tunnell’s presentation.

**Jack Gross:**

Section 801 define repairs.

Section 807 (Setback of 5ft. for detached steps) Gross stated many steps in Town need to go to the edge of the road. Approximately 50% of lake properties have steps that go to the edge of the road.

Section 810 Gross asked, what is first Certificate of Completion by the Zoning Administrator or Certificate of Occupancy by the building department?

810 Is Zoning considered to be the Towns developing standards?

1105 Is the building of a single family residence considered to be development?

1201. Please explain 3(c).

1501. Stated Shallow Point. Please explain.

……………….. Comment regarding hiring the Zoning Administrator as a Town Employee due to the cost of liability insurance. (lost signal during this comment so did not hear the full comment).

1504 (3) Who decides if a variance is major. The employee (ZBA), Planning Board or Town Council.

1608 The County collects the Town ad-valorm taxes so that liens can be placed when no payment is made. The County refuses to work with the Town in cooperation on Zoning.

Gross recognized a law that will become effective December 5, 2021: Legislator decriminalizes local ordinances. Gross asked the Council to refer to number 1, 4, 8, 10 all concerning the approval of this type of Ordinance.

**Jackie Salazar:**

Salazar is concerned about the road not being called a road but referred to as an Alley or Easement. Salazar stressed that Old Lodge road should be paved. Salazar would like clarification of plans for that road.

Jackie Salazar spoke on behalf of Silvia Caviglia who submitted an email as a lot owner of her concern that Old Lodge Road be further developed and not paved or have adequate parking for two cars. Modifications to this property will affect the value of Lot 26 according to Caviglia.

For the record: The internet is unstable and members of the Zoom meeting are asked to delay further comment when the Zoom call drops until Town Staff is reconnected.

**Tina Emerson:** Emerson asked how many participants are in the meeting that does not include Town Staff or Council. Hager stated 23 total participants are on the Zoom Meeting. Emerson explained her concern of the meetings being held during working hours. Emerson asked that the meetings be held in the afternoons or weekends to allow more property owners to attend.

**Jack Gross:** is concerned about this meeting being referred to as “extra.”

**Jackie Salazar:** spoke on behalf of Sylvia Caviglia once again and stated Caviglia is struggling to connect due to ongoing internet issues and feels that it would be best to continue this hearing to a later time. Salazar agreed.

**Dean Davidson:** spoke on behalf of his father who is elderly and unable to share his concerns about the proposed Zoning. Davidson stressed that he is missing a lot of the comments being made today by both Council and property owners and feels that the hearing should be continued. Davidson does not approve the proposed restriction of wire fencing. He currently has a wire fence and is concerned that he would now be in violation. Davidson stated that there had been a lack of effort to notify property owners of the Zoning changes. Davidson asked that the Council consider better public involvement before making final decisions. His father has been a property owner for many years and would like to see the Town of Lake Santeetlah maintain the character it has always had.

Hager explained that the Planning Board had worked on the Zoning update for two years. There have been approximately 24 public workshops. The Council has had two public hearings and two workshops. The public was invited and asked to speak at the meetings.

**Susan Robinson:** Robinson thanked the Council and Planning Board for the hard work on the Zoning re-write. Susan referenced “The Tragedy of the Commons” the connection was lost while Robinson was speaking.

Due to ongoing internet issues Mayor Hager and Councilmembers Carlton and Haag were present to continue the Public Hearing to next Thursday, November 4, 2021 at 10:00AM.

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Jim Hager, Mayor Emily Hooper, Town Clerk