



**MACON COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
MARCH 10, 2026**

Chairman Young called the meeting to order at 6:00 PM and welcomed everyone in attendance. All Board Members, County Manager Warren Cabe, Deputy Clerk Tammy Keezer, Finance Director Lindsay Leopard, and County Attorney Eric Ridenour were present, as were a number of county employees, media, and citizens.

Announcements

County Manager Warren Cabe provided two announcements. First, he informed the board that improvements would begin at the Nantahala Recreation Park multi-use field, which may cause some inconvenience to users over the next 30-60 days. Second, he announced plans to present the results of America's 250th planning group's essay and logo contests at the April meeting, with Commissioners Shearl and Breeden having attended those planning meetings.

Commissioner Shearl inquired about construction updates from the Town of Franklin, and Manager Cabe confirmed he had received written updates about construction starting on Siler Road with apartments, which would create some construction traffic issues. He directed those wanting updates to check the Town of Franklin website.

Moment of Silence

Chairman Young requested all in attendance rise, and a moment of silence was observed.

Pledge Of Allegiance

Led by Commissioner Shields, the pledge was recited.

Public Hearing(s) - None

Additions To Agenda

Manager Cabe requested adding item F under New Business, for discussion of capital priorities for the upcoming budget.

Public Comment Period

Anita Lewis spoke on behalf of residents of Ellijay Road, presenting pictures showing deteriorated conditions, including property without power or septic systems. She described finding a needle in a McDonald's cup among trash scattered by dogs and requested help with the property values and conditions in their area.

Matt Jackson reported a serious potential fraud issue affecting residents, stating that tens of millions of dollars in funds they had entrusted to an individual had been drained. He noted he had filed police reports and was working with regulators, and requested coordination between county law enforcement and regulators on this issue. He asked the board to consider

establishing a local task group or liaison to help affected residents navigate the situation.

Sandra Stager also spoke about the Ellijay Road area, specifically addressing 90 Team Hollow, where she described squatters living without power or water for over five years. She detailed multiple problems, including overflowing trash, aggressive wild dogs that have attacked livestock and threatened children, constant chemical smells from burning plastic, generator noise from 5 PM to 5 AM, and bright floodlights. She emphasized the environmental impact of waste running into local waterways and the inability of families with young children to use their yards safely.

Adjustments to and Approval of the Agenda

Manager Cabe requested removing item B, Discussion and Consideration of Pay Plan Change for Macon County Board of Elections, under New Business

Motion: Commissioner Breeden moved to approve the agenda as adjusted.
Commissioner Shields seconded. Motion passed 5-0.

Reports/Presentations

Water Quality Advisory Committee

Jason Love presented on behalf of the Water Quality Advisory Committee, beginning with a demonstration using water containers to illustrate that only one drop out of a liter represents all the freshwater on Earth that is fit to drink without treatment. He emphasized that this precious resource is often treated as an afterthought in development decisions rather than as a core county asset.

Love reported that globally, the world has entered an era of water bankruptcy where consumption exceeds natural replacement, affecting 4 million people in areas requiring decades or centuries to recover. While Macon County is in relatively good shape due to 46% forest coverage in the Nantahala National Forest, he identified three concerns:

E. Coli Levels: Mountain True's monitoring from May to August found consistently high E. coli levels unsafe for swimming at multiple locations: Cartoogechaye Creek at the rec park failed 15 out of 15 times, Little Tennessee at Tasse Shelter failed 15/15 times, Parker Meadows failed 15/15 times, Lake Emory failed 15/15 times, and Little T at Iotla Bridge failed 13/15 times. Water quality improved further downstream away from Franklin. He suggested environmental DNA testing at \$135 per sample to identify sources.

Data Centers: Love commended the 2023 decision to restrict data centers, noting growing demand in the AI era. These facilities use 300,000 to 5,000,000 gallons per day - equivalent to a small town's usage. Current ordinance restrictions requiring operation only from 6 AM to 10 PM likely deter developers, but pressure to build these centers will continue.

Trash: UNC Chapel Hill students conducted trash transects, finding approximately 620 pieces per quarter mile in Cartoogechaye and Cullasaja, 1,600 pieces per quarter mile in Cartoogechaye Creek, and over 1,900 pieces per quarter mile in the Little Tennessee upstream of Franklin. Plastic comprised 25-35% of debris, with both legacy trash (old car parts, zinc mason jar lids) and modern waste (plastic bags, bottles, textiles) present.

Love concluded by reminding commissioners that the Water Quality Advisory Committee, composed of professional engineers, hydrologists, farmers, stream restoration practitioners, and biologists, is available to provide expertise on water-related issues. He stated their agenda is to ensure water resources are passed to the next generation in better condition than they received.

Program Report and Approval of Resolution Declaring April 19, 2026, through April 25, 2026, Macon County Volunteer Week to Honor the Volunteers at Macon County Crawford Senior Center

Jennifer Hollifield, Macon County Senior Services Administrative Officer, presented the volunteer recognition report, emphasizing her passion for the senior center's volunteers. In calendar year 2025, 135 active volunteers donated 5,654 hours worth almost \$200,000 to Macon County based on independent sector valuations.

Key volunteer contributions included: SHIP (Senior Health Insurance Information Program) volunteers providing 711 hours counseling 800 people; activities volunteers contributing 1,489 hours for classes ranging from dance to Tai Chi with almost 18,000 duplicated participants; home-delivered meal volunteers providing 2,678 hours serving over 11,000 hot meals to 64 homebound seniors; and congregate meal service of over 13,000 hot meals to 347 different participants.

Adult day services have reopened to volunteers who now provide music, story time, and conversation, with 12 volunteers contributing 718 hours of interaction time for 2,776 duplicated participants in 2025.

Volunteers range from 21 to 94 years old, mostly in their 70s and 80s, with many older than those they serve. One 91-year-old delivers meals twice weekly. Hollifield requested that the board declare April 19-25, 2026, as Macon County Volunteer Week and invited commissioners to the volunteer recognition event on April 23rd at 4 PM.

Motion: Commissioner Antoine moved to adopt the resolution declaring Macon County Volunteer Week. Commissioner Shields seconded. Motion passed 5-0.

Old Business

Approval Of Community Funding Pool Applications

Manager Cabe reported three requests for community funding pool funds from the remaining \$38,000 balance. The first request was \$6,000 from Smoky Mountain Pregnancy Care Center for startup costs for a Franklin office dad's support group connecting to Care Net's Fatherhood Connect program.

The second request involved lighting for the Macon County Horse Arena, with Clay Bryson, newly elected Horse Association president, explaining the urgent need for proper lighting. Current events require borrowing county lighting trailers, creating unbalanced lighting that casts shadows dangerous for horses and riders, especially children. The association plans nine barrel races annually, two fun shows for youth, obstacle courses, and has grown its 4-H equine program from 0 to over 15 riders in recent months.

Two lighting options were presented: a lower-quality package for \$19,948, including poles, or a higher-quality system for \$33,130 that had been successfully installed at similar facilities in Kentucky. The Horse Association would partner with the Macon County Fair Association (property owner) for installation, with donated labor for pole setting and wiring.

The third request was for a digital radar sign for Friends of the Nantahala Lake, requested by Commissioner Breeden to help control traffic in that area.

Commissioner Antoine strongly supported the horse arena lighting, emphasizing the need to provide activities for youth not interested in traditional sports and the importance of keeping children active to prevent involvement with drugs and other problems. Commissioner Shields endorsed the pregnancy care center request as beneficial for bringing families together and reducing law enforcement issues.

The total for all three requests would be \$42,733, requiring appropriation of \$4,733 from fund balance beyond the available \$38,000.

Motion: Commissioner Shearl moved to approve all three projects and appropriate \$4,733 from fund balance. Commissioner Antoine seconded. Motion passed 5-0.

Discussion And Consideration of the 2026 PARTF Grant

Parks and Recreation Director Seth Adams requested approval to apply for the 2026 Parks and Recreation Trust Fund (PARTF) grant, North Carolina's largest funder for recreational facilities. The application requires a dollar-for-dollar match up to a maximum of a \$500,000 state grant. The total project cost would be \$1,150,000, and \$650,000 would be the county match. Projects would include a \$350,000 amphitheater, \$450,000 multi-use covered court, \$300,000 restroom facility with tennis locker room, and 5% contingency.

Adams explained this represents projects closest to the \$500,000 match requirement from the existing Parks and Recreation Plan, though additional projects could be added later. The application deadline is in May, with award notification in November.

Commissioner Shearl requested an update on pickleball courts, with Manager Cabe reporting demolition would begin in two weeks, with tree work and soil testing completed. Engineers are finalizing designs incorporating soil test results and considering prestressed concrete courts due to soil conditions. Construction should begin shortly, with completion targeted for early fall.

Motion: Commissioner Young moved to approve the PARTF grant application. Commissioner Shearl seconded. Motion passed 5-0.

Adams also requested approval to join the 2005 overall master plan with the September 2023 site-specific master plan to update the comprehensive plan for PARTF scoring purposes, as they had lost points last year due to the outdated master plan.

Motion: Commissioner Breeden moved to adopt the updated master plan combining both documents. Commissioner Antoine seconded. Motion passed 5-0.

Approval of Resolution Revising the Structure of the Macon County Planning Board

Attorney Eric Ridenour explained that this was the written form of what the board had approved the previous month to become the new planning board ordinance for codification [Attachment 1].

Motion: Commissioner Breeden moved to approve the planning board ordinance as submitted. Commissioner Shields seconded. Motion passed 5-0.

New Business

Discussion and Consideration of Relocation of Voting Precinct in Nantahala

Manager Cabe clarified that precinct location changes are Board of Elections decisions, not Board of Commissioners decisions. The Board of Elections would pass a resolution, send it to the State Board of Elections for approval, and then follow a 45-day notification process. Since the county owns the building, they requested confirmation that if the Board of Elections considers changing from the EMS base to the new Nantahala library as a polling place, the commissioners would allow use of the library facility. Manager Cabe confirmed that this aligned with the community club's wishes.

Motion: Commissioner Breeden moved to approve allowing relocation of the voting precinct if the Board of Elections chooses to do so. Commissioner Shearl seconded. Motion passed 5-0.

Discussion And Consideration of Pay Plan Change for Macon County Board of Elections – Board of Elections Director Melanie Thibault

This item was removed from the agenda.

Approve Surplus of Service Weapon for Macon County Sheriff's Office Retirees

Manager Cabe presented the traditional recognition of retiring officers by awarding them their service weapons, requiring board resolution. Four officers retiring were recognized: Bryant Hodgins, Adam Wishon, Jonathan Phillips, and Bobby Young. Finance Director Lindsay Leopard reported their years of service, representing a significant commitment to community service.

Motion: Commissioner Antoine moved to approve the surplus of service weapons for the retiring officers. Commissioner Shields seconded. Motion passed 5-0.

Approval of Updated Macon County Personnel Policy Manual

HR Director Tammy Keezer explained that the personnel policies had not been updated since 2008. Updates were primarily due to the consolidation of human services with the health department and animal services, with those employees now falling under county policies instead of state policies. Several standalone policies were also incorporated into one manual with no substantive policy changes.

Commissioner Shearl raised concerns about county vehicle use policies, wanting state law requirements clearly included regarding who can use vehicles and liability issues for passengers. Attorney Ridenour clarified that NCGS 14-247 prohibits using county vehicles for private purposes, with limited exceptions for permanently assigned vehicles between the workstation and home. County policy cannot override state statute.

Motion: Commissioner Breeden moved to approve the updated personnel policy as presented. Commissioner Shearl seconded. Motion passed 5-0.

Consideration and Approval of Interlocal Agreement with Town of Highlands

Manager Cabe presented an interlocal agreement with the Town of Highlands for their Mirror Lake dredging project. Highlands needs disposal space for filtered soil from the lake and requested to bring it to an area near the mulch processing/woody debris area at the Highlands transfer station. In exchange, Highlands would enlarge the area at no cost to the county, build a new access road, and construct two sediment basins, essentially doubling the usable space to 2.3-2.4 acres.

The only potential inconvenience would be occasional brief interruptions if the immediate mulch area was being worked on, but the site would not be closed during construction. An engineering firm would certify that all work meets specifications before completion.

Commissioner Young expressed concern about driving on alluvial sediment from the lake, but staff explained the material would be properly filtered, dried, spread, tested, and compacted by contractors with engineering oversight before use.

Motion: Commissioner Shearl moved to approve the interlocal agreement with Town of Highlands. Commissioner Shields seconded. Motion passed 5-0.

Update on Capital Priorities

Manager Cabe requested an open discussion on capital expenditure priorities to guide budget planning, noting the potential \$650,000 PARTF grant commitment discussed earlier was preferable to spending \$1,100,000 without grant assistance.

Commissioner Shearl emphasized the need for a comprehensive pay scale study for all county employees, comparing wages across North Carolina, considering population, cost of living, and benefits. He stressed this should be county-wide rather than department-by-department, showing career advancement paths from entry-level through 30 years of service.

Shearl's extensive capital priorities list included: new Justice Center with jail, courthouse, and sheriff's department; Senior Service Center needs assessment; continued Macon County Rec Park development; identifying county building repair needs; fire training facility; armory building; Highlands School soccer field if viable; and a driver training facility at Southwestern Community College for CDL training to serve local trucking company needs.

He also emphasized economic development initiatives, noting the county's limited offerings compared to municipalities with water, sewer, and roads.

Commissioner Antoine identified three main priorities: a new senior center; accelerated rec park completion, potentially using partial fund balance financing similar to the high school project; and exploring ways to complete projects more quickly rather than in phases.

Commissioner Breeden supported the justice center and senior center from the space needs analysis, plus accelerated rec park completion. He particularly advocated for indoor gym space planning due to insufficient practice facilities for youth basketball, volleyball, and other activities. He also proposed an indoor pool facility for year-round swim team and community use, noting even a covered outdoor pool option.

Manager Cabe mentioned the Boys and Girls Club of Cashiers had presented to their business advisory group seeking expansion facilities, which could complement these recreational facility discussions.

Breeden referenced last year's CIP plan funding analysis showing 2.9 pennies would be required, and advocated for the quarter-penny sales tax to fund capital reserves.

Commissioner Shields strongly supported the sales tax approach, noting the group was developing marketing materials for voter education. He emphasized that a quarter-penny sales tax generates \$2.3 million compared to requiring two cents in property tax for equivalent revenue.

Chairman Young focused on "low hanging fruit" priorities: proactive maintenance of current facilities; staying on track and budget with current projects; Parks and Recreation improvements including upgrading South Macon, Union School, and Fox Ridge facilities to accommodate 5-6 youth baseball/softball teams needing practice space; and forming a committee with community members and county employees to evaluate space needs and available properties for multi-department solutions.

Young suggested purchasing or building one facility could address seniors, veterans, and the board of elections' needs while using the current senior center for elections, essentially solving multiple space issues with one project.

Commissioner Shearl emphasized these were investments in the future rather than costs, noting the importance of maintaining service levels and meeting growing needs.

Discussion included establishing a specific percentage of fund balance for undesignated reserves (20-30%), with the remainder going to capital improvements, providing taxpayer transparency about fund usage. Finance

Director Lindsay Leopard confirmed existing financial policy already establishes 25% minimum and 30% target unassigned fund balance, with excess available for debt service, capital reserve, or projects at the board's discretion.

Consent Agenda

The consent agenda included minutes from February 10, 2026 regular meeting; budget amendments #207-210; capital project ordinance amendment for recreation parks capital projects; resolution exempting engineering services for Tsali Boardwalk project; report of \$2,086,813.22 total unpaid 2025-26 taxes with approval for tax collector to advertise tax liens; \$401.83 in February 2026 tax releases; and monthly ad valorem tax collection report.

Motion: Commissioner Breeden moved to approve the consent agenda.
Commissioner Antoine seconded. Motion passed 5-0.

Appointments

Economic Development Commission (EDC) – (9 Seats)

Manager Cabe explained they had 8 seats to fill due to expired terms and departures, with only 2 current members remaining. Four applications were received: Jonathan Hamlin, Corey McCall, Brett Rogers, and Jeff Weller (replacing former Town of Highlands Commissioner Brian Steeler). They would need to re-advertise for additional members next month. The bylaws showed conflicting numbers of 8 versus 12 members, requiring clarification.

Motion: Commissioner Breeden moved to approve the four applicants.
Commissioner Shields seconded. Motion passed 5-0.

Macon County Planning Board – (1 Seat)

Seven applicants applied for two positions (one immediate vacancy, one opening in April). Ballots were cast and counted: David Culpepper received 5 votes, Larry Lackey received 3 votes, with both achieving majority approval.

Motion: Commissioner Breeden moved to approve David Culpepper and Larry Lackey to the planning board. Commissioner Shearl seconded.
Motion passed 5-0.

David Culpepper would fill the immediate vacancy, and Larry Lackey would fill the April opening.

Town of Franklin Planning Board – (1 Seat)

Dave Jones was the sole applicant for one position.

Motion: Commissioner Breeden moved to approve Dave Jones to the Town of Franklin Planning Board. Commissioner Shields seconded. Motion passed 5-0.

Closed Session as Allowed Under NCGS 143-318.11(a) (6) to complete evaluations for the County Manager and County Attorney.

Motion: Commissioner Breeden moved to enter closed session under NCGS 143-318.11(a)(6) for personnel matters. Commissioner Antoine seconded.
Motion passed 5-0.

At 9:11 PM, following the closed session:

Motion: Commissioner Breeden moved to exit the closed session and return to open session. Commissioner Antoine seconded. Motion passed 5-0.

Commissioner Young announced that no action was taken during the closed session.

Adjourn/Recess

At 9:12 PM, Commissioner Breeden made a motion to adjourn. Commissioner Antoine seconded the motion. Motion passed 5-0.



Warren Cabe
Ex Officio Clerk to the Board



Josh Young
Board Chair

The case before the Board shall be presented in summary by the Secretary or a designated member of the Board and parties in interest shall have privileges of the floor. The Secretary shall keep a record of those speaking before the Board.

Section 4.

The Chairman shall establish a decorum to hear those who will discuss points of conflict and concern. In the event that multiple interests approach the Board for a hearing, the chairperson will recognize only one speaker to represent each opposing side. Each speaker will be allotted an equal number of minutes to speak on behalf of his interest. After hearing the presentation, the Board reserves the right to discuss and deliberate at their leisure. The parties involved will be notified at a later date.

ARTICLE VIII: AMENDMENTS

These by-laws may, within limits allowed by law and governing board, be amended by a majority vote of the Board of County Commissioners, providing that such amendment shall have first been presented to the Planning Board membership in writing at a regular or special meeting preceding the meeting at which the vote is taken.

Amended and Restated on the 10th day of February, 2026.

Section 5. Voting / Quorum

~~Seven (7)~~ Three (3) members of the voting membership of the Board present shall constitute a quorum and shall be sufficient to decide matters before the Board. No Board member shall participate in the decision of any matter in which he or she has a personal or financial interest. Voting shall be by a show of hands upon a duly presented and seconded motion by a Board member.

ARTICLE VI: ORDER OF BUSINESS

Section 1. The order of business at regular meetings shall be as follows:

1. Call to order – Review of agenda; revision if necessary
2. Approval of minutes
3. Public Hearings
4. Administrative Reports
5. Committee/Project reports
6. Unfinished Business
7. New Business
8. Adjournment

Section 2. The order of business at special meetings shall be as follows:

1. Business as announced in special meeting notice
2. Adjournment

ARTICLE VII: HEARINGS

Section 1.

In addition to those required by law, the Board may, at its discretion hold public hearings when it decides that such hearings will be in the public's best interest.

Section 2.

Notice of the time and place of such public hearings shall be published in the official newspaper of the county or in a newspaper of general circulation at least fifteen (15) days before the time of public hearing or be posted on public bulletin boards at conspicuous places throughout the county or on radio announcements.

Section 3.

Section 5. Election of Officers.

Nomination of officers shall be made from the floor at the annual organizational meeting, which shall be held in January each year. After all nominations are noted, elections shall follow immediately thereafter. A candidate receiving a majority of the members present (providing there is a quorum) shall be declared elected and shall serve in that office for one year or until his/her successor shall take office. Vacancies in office shall be filled immediately by regular election procedure.

ARTICLE V: MEETINGS

Section 1. Regular Meetings.

The Planning Board shall schedule a regular monthly meeting. The Board will establish a meeting date, time and place for its regular monthly meeting at its annual organizational meeting in order to conform meeting times to the convenience of members. All members shall be notified of a change in the monthly meeting schedule. Meetings of the planning Board are subject to and shall be conducted in accordance with the Open Meetings Law. A schedule of regular meetings shall be maintained with the Clerk of the Board of County Commissioners and to all appropriate persons and entities entitled to notice under the Open Meeting Law.

Section 2. Special Meetings.

Special meetings may be called by the chairman at any time. In addition, it shall be the duty of the Chairman to call such a meeting when requested to do so in writing by at least three members of the Planning Board. Notice of such a meeting shall be forwarded to the Clerk of the Board of County Commissioners and to all appropriate persons and entities entitled to notice under the Open Meetings Law. The meeting notice shall specify the purpose of said meeting and no other business might be considered except by unanimous consent of the full membership of the Board, or, if the Board decides in good faith that an item must be acted on immediately.

Section 3. Cancellation of Meetings

Whenever there is no business for the Board, or whenever so many members notify the Secretary of inability to attend that a quorum will not be available, the Chairman may dispense with a regular meeting by giving proper notice prior to the meeting.

Section 4. Open Meetings.

The business of the Planning Board shall only be conducted at a duly scheduled or called meeting in accordance with the Open Meeting Law and at which a quorum is present.

Section 6.

In the event of a vacancy on the Planning Board, the Board of Commissioners shall appoint a new member to fill the unexpired term of the vacated position.

ARTICLE IV: OFFICERS AND DUTIES

Section 1. Offices of the Planning Board.

The officers of the Planning Board shall consist of a Chairman, Vice-Chairman and Clerk.

Section 2. Chairman.

The Chairman shall be elected by the voting members of the Planning Board and shall have the duties normally conferred by parliamentary usage of such officers, which includes the appointment of committees, and shall decide all points of order and procedure, subject to these rules, unless directed otherwise by a majority of the Board in session at the time. The term of the Chairman shall be for one year and he or she will be eligible for re-election. The Chairman may serve consecutive terms for the length of their board appointment.

Section 3. Vice-Chairman.

A Vice-Chairman shall be elected by the Board from among its members at the same time and for the same term as the Chair. He or she shall serve as acting Chair in the absence of the Chair, and at such times he or she will have the same powers and duties as the Chair.

Section 4. Clerk.

The Macon County Planning Director shall supervise the clerical duties of the Macon County Planning Board. If necessary, the Planning Director may appoint a member from outside the membership to handle the clerical duties of the Board. The Clerk shall keep records, conduct all correspondence of the Board, prepare agendas of regular and special meetings with the Chairman, provide notice of meetings to Board members, and shall generally supervise the clerical work of the Board. The Clerk shall keep the minutes of every meeting of the Board, which minutes shall be a public record. If a Clerk is appointed from outside the membership of the Board or is from the Planning Staff, he or she shall not be eligible to vote upon any matter.

- d) The Macon County Planning Board may enter into cooperative planning and studies with the duly appointed Town Planning Boards in Macon County for the purposes of furthering a coordinated, county-wide planning program or other endeavors. In addition, the Macon County Planning Board may enter into cooperative planning endeavors with Planning Boards in surrounding counties.

ARTICLE III: MEMBERSHIP ROLES AND TERMS OF OFFICE

Section 1.

The Macon County Planning Board shall consist of five (5) members appointed by the Macon County Board of Commissioners. All members of the Planning Board shall be residents of Macon County.

Section 2.

- a) Seats on the Board will be designated as seats one (1) through five (5).
- b) Appointees shall, insofar as is practical, be from varying areas of the county and from various occupations and/or professions. The seats will be appointed for terms of three years and shall be staggered to provide for continuity of the Board.
- c) In addition to the 5 board members, the Town of Highlands and Town of Franklin shall each appoint a non-voting representative to attend all Planning Board meetings to serve as liaison for the municipalities.
- d) Members may be re-appointed for consecutive terms, not to exceed two consecutive terms.

Section 3.

The Macon County Planning Director shall serve as a non-voting “ex-officio” member of the Board. He/she shall serve in an advisory capacity and shall be called upon to provide general technical assistance.

Section 4.

The Macon County Commission may also appoint a liaison from within its membership to serve as a non-voting member of the Planning Board.

Section 5.

All citizen members should attend planned Board meetings regularly. The Planning Board Chairperson, or their designee, may excuse absences. The Planning Board Chair shall notify the Board of Commissioners when any member is absent from two consecutive meetings without excuse and the term of such member shall be vacated and a successor appointed.

MACON COUNTY PLANNING BOARD ORDINANCE

Amended and Restated on February 10, 2026.

ARTICLE I: AUTHORITY

The Macon County Planning Board was first created by the Macon County Board of Commissioners on March 27, 1972, amended on January 5, 2004 and amended and restated on February 10, 2026.

ARTICLE II: POWERS AND DUTIES OF PLANNING BOARD

Section 1: General Powers and Duties

It shall be the duty of the Planning Board, in general:

- a) Make studies of the County and surrounding areas;
- b) Determine objectives to be sought in the development of the study areas;
- c) Prepare and adopt plans for achieving these objectives;
- d) Develop and recommend policies, ordinances, administrative procedures, and other means for carrying out plans in a coordinated and efficient manner;
- e) Advise the Board of Commissioners concerning the use and amendment of means for carrying out plans;
- f) Exercise any functions in the administration and enforcement of various means for carrying out plans that the Board of Commissioners may direct;
- g) Perform any other related duties that the Board of Commissioners may direct.

Section 2. Miscellaneous Powers and Duties

- a) The Planning Board may conduct such public hearings as may be required to gather information necessary for the drafting, establishment, and maintenance of a land use plan.
- b) The Planning Board shall have power to promote public interest in an understanding of its recommendations, and to that end it may publish and distribute copies of its recommendations and may employ such other means of publicity and education as it may determine.
- c) Members of the Planning Board, when duly authorized by the Planning Board, may attend planning conferences or meetings of planning institutes or hearings upon pending planning legislation, and the Planning Board may, by formal and affirmative vote, pay, within the budget, the reasonable travel expenses incident to such attendance.

COUNTY OF MACON
STATE OF NORTH CAROLINA


RESOLUTION AMENDING THE
THE MACON COUNTY PLANNING BOARD ORDINANCE

WHEREAS, at its regularly scheduled meeting on February 10, 2026, the Macon County Board of Commissioners held a public hearing in accordance with NCGS §160D-601(a) for the purpose of obtaining public input to consider revising the number of members on the Macon County Planning Board, and

WHEREAS, following the public hearing, the Macon County Board of Commissioners unanimously approved a reduction in the number of Planning Board from 11 member to 5 members as authorized by NCGS §160D-301 and 310.


NOW THEREFORE, upon motion made by Commissioner Breeden, second by Commissioner Shearl and approved by 5-0 vote of the Macon County Board of County Commissioners, the Macon County Board of Commissioners reduced the number of Planning Board members from 11 members to 5 members and adopted the Amended and Restated Macon County Planning Board Ordinance attached hereto.

This the 19th day of February, 2026.



Joshua Young, Chairman,
Macon County Board of County Commissioners

ATTEST:



Warren Cabe, Macon County Manager and
Clerk to the Board
(Official Seal)