

TRANSYLVANIA COUNTY PLANNING BOARD  
MINUTES

February 18, 2016

The Transylvania County Planning Board met in regular session on Thursday, February 18, 2016 at 7:00 PM in the Rogow Room of the Transylvania County Library. Members present were Wayne Hennie, Mike West, Maureen Copelof, Kris Hovey, Mack McNeely, Daryle Hogsed, and Jackie Whitmire. Staff members present were Planning Director Mark Burrows, County Planner Joy Fields and Program Assistant Kalen Lawson. Also present were Derrick McKissock with *The Transylvania Times*, Ricky Lance, Jimmy Whitmire, Jackie Hovey, Mark Tooley, Scott McCall, Sam Edney, Katie Edney, Joe Castro, Kathleen Barnes, and one other citizen.

Mark Burrows recommended modifying the agenda to move the Planning Board elections later in the meeting after Daryle Hogsed would be able to arrive. Mark Burrows also requested an addition to the agenda of a citizen's variance request to the subdivision ordinance. Board members all agreed.

A motion was made by Maureen Copelof to approve the minutes of the January 18, 2016 regular meeting and the February 18, 2016 agenda with modifications. The motion was seconded by Jackie Whitmire and carried unanimously.

Chair & Vice-Chair Elections

Wayne Hennie stated that he was not interested in being chair again this term. Jackie Whitmire proposed Mack McNeely who declined. Mack McNeely proposed Mike West who accepted. A motion was made by Mack McNeely to nominate Mike West as Planning Board Chair. The motion was seconded by Daryle Hogsed and carried by a vote of 6 yes and 1 nay. (Note in regard to votes voiced as "abstain": as provided by Wayne Hennie, General Statute 160A-75 states that failure to vote by a member who is physically present or who has withdrawn without being excused by a majority vote of the remaining members present, shall be recorded as an affirmative vote unless there is a matter involving consideration of the member's own financial interest or official conduct or on matters on which the member is prohibited from voting.)

Daryle Hogsed proposed Wayne Hennie as Vice Chair, who expressed reservations. Wayne Hennie then proposed Jackie Whitmire who declined. Wayne Hennie then accepted.

A motion was made by Daryle Hogsed to nominate Wayne Hennie as Planning Board Vice-Chair. The motion was seconded by Mike West and carried by a vote of 6 yes and 1 nay. (See note above regarding General Statute 160A-75 for those voiced as "abstain").

## Subdivision Approvals and Update

Joy Fields gave the Planning Board an update of the four plats that had been approved since January 29, 2016.

Joy Fields presented the Planning Board with a variance to the Subdivision Ordinance on behalf of Ricky Lance and Ginger Jones. The variance was requested due to environmental concerns of widening the road and on the grounds that because of severe topographical conditions peculiar to his site, this ordinance would cause an unnecessary hardship. It was noted that there is an existing 8-foot wide road with adequate space for emergency vehicles to turn around at the junction of Old Gloucester and Spring House Road. Ricky Lance spoke regarding his appreciation for consideration and stated the road had been widened, is in good shape, and that there is an additional turn around located on the lower lot adjacent to Shelton Road. Kris Hovey suggested a restricted deed for one division of the property to prevent future development and Mark noted that his opinion was that the lot was already undevelopable. After discussion, a motion was made by Mike West to approve the variance for Ricky Lance and Ginger Jones based on the environmental hardship that would result from widening the road to 16 feet and increasing the turn-around area. The motion was seconded by Jackie Whitmire to approve the variance request, and it was carried unanimously.

In response to Mark Burrows request for input, the Planning Board consensus was that they felt comfortable with the variance being brought without notice since it was researched by the Planning Department and the property owner was present.

## Old Business

### A. Comprehensive Plan: Goals and Objectives from Community Advocate Meeting, Definitions and Strategies

Mark Burrows stated guidance is needed from the board regarding goals and strategies so they can be issued to department managers, other county organizations, and various stakeholders for their input.

Joy Fields asked for feedback and takeaways from the Feb 4 community advocate meeting.

Joy Fields led a discussion regarding definitions. Consensus was to not use dictionary definitions and to get definitions/verbiage from other stakeholders. Wayne Hennie suggested the Comprehensive Plan have an appendix of definitions.

- "Living wage" was discussed in depth and consensus was to have the Transylvania Economic Alliance (TEA) review the goal and definition.

- “Designated growth areas” were presented by Joy Fields along with a draft map as they may be defined. Mike West noted there is 2013 report from the Planning Board utilizing the term “corridors”. The consensus was to get input on the term from the TEA.
- “Land Use” was presented by Joy Fields who stated that 77% of Transylvania County’s land is unsuitable for development (noting the statistic did not include steep slope topography). Mike West expressed concern over the use of the term “endorses property rights” and consensus was that it could be changed to “supports property rights”.

Mike West requested that education be pulled out as separate goal, and it was noted by staff that it was separated on the last page.

Mark Burrows stated the Planning Department will refine the goals and strategies document with input from the discussions. He also noted an outline of the overall document will be shared with other stakeholders for their input on the goals and strategies.

Mike West noted that he discussed changing demographics with a county department head and thinks it’s important there are further discussions for the Planning Board to get their input. Mark Burrows noted that the next step in the process is to do exactly that.

B. Update on Transportation Projects in the County

Upcoming projects include Wilson Road, US 64W (Indian Creek to the Lake Toxaway Dam), Park-Neely, and North Country Club.

Mark Burrows stated that responsibilities regarding the road construction around Lake Toxaway’s earthen dam are laid out in the contract with NC DOT.

Mark Burrows and Joy Fields will attend a meeting with NC DOT and county officials on Friday, February 19, 2016.

Mark Burrows committed to send a link to the location of on-line NC DOT project information to the planning board members in response to a request from Mike West.

C. The Transylvania County Planning & Community Development website is being updated.

D. Grants Update: The Watch-4-Me Grant regarding bicycle and pedestrian safety will be submitted. The Cool & Connected Communities Grant with the USDA regarding support TEA, tourism, and broadband/wifi to rural areas will be submitted.

E. Mark Burrows noted that the county budget process is underway.

F. Wayne Hennie requested Mark Burrows to touch base with AT&T in regard to their plans for cell towers in Transylvania County.

- G. Wayne Hennie requested each planning board member to have an official Transylvania County e-mail address, which the planning department will have created by the IT department.
- H. Earlier in the meeting, Wayne Hennie noted reasons for his absence at the January 28<sup>th</sup> Planning Board meeting in response to his concern that inferences had been made that he and some members missed meeting intentionally. Mark Burrows noted that Mack McNeely had said ahead of time he'd be out of town. Kris Hovey noted that he was not aware of any aspersions being cast.

New Business

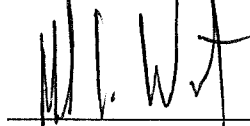
none

Public and Board Member Comments

- Citizen was pleased to hear agreements between members. Liked idea of controlling where growth happens.
- Kris Hovey noted the planning board can find common ground and noted getting bogged down with definitions. He noted that leadership includes decision making.
- Jackie Whitmire invited planning board members to hear Josh Hallingse of TEA speak on February 24<sup>th</sup> in the library's Rogow room as part of Vision Transylvania's program. She also suggested that Mike West may find participating in Vision Transylvania beneficial.
- Mack McNeely thanked Wayne Hennie for his past service as Planning Board Chairman.
- Wayne Hennie welcomed Daryle Hogsed to the Planning Board and thanked everyone for their input.
- Maureen Copelof noted that the strength of the Planning Board is in its diversity. She was pleased with the varying viewpoints and the accomplishments the board made.
- Mike West agreed that strength of board is in its diversity; thanked Wayne Hennie for his past service as Planning Board Chairman; and welcomed Daryle Hogsed to the Planning Board.

There being no further discussion, a motion was made by Wayne Hennie to adjourn, seconded by Maureen Copelof and carried unanimously.

MINUTES APPROVED



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Mike West, Chairman



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Recording Secretary, Kalen Lawson