

**PLANNING AND
COMMUNITY DEVELOPMENT**

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**TRANSYLVANIA COUNTY PLANNING BOARD MINUTES
Regular Meeting, June 16, 2016**

I. Call to Order, Chairman West

The Transylvania County Planning Board met in regular session on Thursday, June 16, 2016 at a special time of 6:30pm in the Community Services Building Conference Room. Members present were Chair Mike West, Maureen Copelof, Wayne Hennie, Daryle Hogsed, Kris Hovey, Mack McNeely, and Jackie Whitmire. Staff members present were Planning Director Mark Burrows, County Planner Joy Fields, and Program Assistant Kalen Lawson. Also present were approximately 20 citizens. Derek McKissock of *The Transylvania Times* was in attendance.

II. Pledge of Allegiance and Prayer

III. Approval of Agenda

A motion was made by Kris Hovey to amend the agenda to add 15 minutes of public comment after Item IV Approval of Minutes. He proposed limiting speaker comment to three minutes each, with each planning board member selecting a citizen to speak. Maureen Copelof seconded the motion. Daryl Hogsed asked if the planning board chair or planning board members would make the selection and then suggested they be picked by whomever raised their hand first. Kris Hovey reiterated his proposal that the planning board members select the citizen to speak. The motion was carried unanimously. Wayne Hennie made a motion to approve the agenda as modified, which was seconded by Daryle Hogsed and carried unanimously.

IV. Approval of Minutes (May 19, 2016)

A motion was made by Daryle Hogsed to approve the minutes of the May 19, 2016 regular meeting as presented. The motion was seconded by Wayne Hennie and carried unanimously.

V. Public Comment, limited to 15 total minutes

- Kathleen Barnes, community advocate: Said public comment was requested and that staff has worked hard. While some may say the citizen survey was not "scientific", she requested the board please give it credence of weight. She stated that 15% of adults in Transylvania County responded and that it is the board's duty as appointed officials to take into account what the public wants and not what members want as individuals.
- Will Sager, introduced himself as native of Transylvania County: Stated he hopes the board will reconsider their position on the Ecusta Trail and its popularity. He said increased drugs and crime along rail trails is not proven data, but it is proven what an asset rail trails can be. He stated the Ecusta Trail is a remarkable opportunity, that rail freight is not and we don't want coal or a polluting industry anyway. He asked the board to please consider the positive economic impact other rail trails have had in NC and VA and the Swamp Rabbit Trail in SC.
- Janet Burroughs: Stated she had participated in the survey and community meetings, and she hopes the citizens would be treated with respect for all their time, effort and input. She stated the rails to trails would be a great asset usable by all kinds of people. She sees the rail trail as an opportunity and asset for the community.

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- Don Rogers: Stated his concern that there has been misinformation regarding rail banking and informed all that rail banking is not the same as abandoning the line. The railroad owner retains the right to return the trail to rail service, so it's not a matter that we are giving up jobs – the trail can provide jobs too. In the meantime, the line is falling into disrepair. He stated that funding to build and manageable maintenance funding usually involves a number and variety of groups and philanthropists other than government. He stated that tourism is Transylvania County's most vibrant industry. He was impressed with number of survey takers, and those that asked for the Ecusta Trail, and asked the planning board to not ignore the public.
- Erin Drew with The Family Place: She stated that inclusion of family support is important in the plan; that the county's families are diverse and their needs are diverse; and that families without family support have host of needs. Some of those needs, she said, include child care and infant care and she noted that there were 189 births and only 30 infant care slots in existing facilities. She stated that special needs children needed after school care and that care often was only available during the school year. She stated there are many that need respite and winter indoor areas.
- Jackie Hovey: Stated that, as a taxpayer, it is good to have input on the county's direction. She stated she would like to see the citizens' needs/wants reflected to the County Commissioners.
- Marsha Stowboat: Dismayed that the Ecusta Trail was taken out of the comprehensive plan and would like it to be included. She stated she doesn't understand why the planning board would remove that option for next ten years. She stated that there is a tourism industry already here and that she'd like to see the board further explore the trail instead of removing it.
- Karen Carsow: Stated that the Ecusta Trail would be a huge draw for retirees that are already here, not just a huge draw to tourists.
- Chuck Blunt: Stated the place needs manufacturing jobs and that families, not retirees, need jobs outside of the service industry. Low wage service jobs don't make wealth and don't make a community.

V. Subdivision Approvals and Updates

Joy Fields gave the Planning Board an update of the ten exception plats, six of which were re-combinations, 3 family subdivisions and one mixed subdivision that had been approved since May 19, 2016.

Mike West asked if Pisgah Forest Community Zoning was an agreement between the city and county. Mark Burrows answered that there was consensus between the city, county and residents which gave the county commissioners the ability to adopt ordinance, but that there was not an official signed agreement between Brevard and Transylvania County.

VI. Old Business: Comprehensive Plan – Goals and Strategies

- Discussion regarding the Comprehensive Plan covered those strategies that had been set-aside for further discussion at the last meeting. Director Mark Burrows suggested that County Planner Joy Fields lead the group with outstanding strategies, and she suggested using the cleaned up version issued in the package for the discussion. Mark Burrows noted

that items in green font were up for discussion and it was hoped consensus would be reached. If not, the item could be re-written and voted upon.

- Economic Health Focus Area, Item 1b: Maureen Copelof stated she wants approved as written and that “living wage” is not mandatory and doesn’t mean companies cannot locate here. Kris Hovey stated he wants “living wage” articulated in the plan as a desire of the county to provide incentives for living wage employers. Maureen Copelof made a motion to approved as written, seconded by Kris Hovey. In discussions, Mack McNeely supports the development of living wage jobs, the hang-ups being if the County provides incentives, those jobs should pay better than living wage; living wage is defined by someone else and he is concerned about the term being redefined; and he wants to say “better paying” instead of living wage. Wayne Hennie stated he thinks there is a better term than “living wage” to use in the plan. Daryle Hogsed’s stated that his concern is that the Transylvania Economic Alliance (TEA) doesn’t use the term and wants everyone on the same page. Kris Hovey said Commissioners ignored TEA regarding zoning. Mark Burrows noted that the County Commissioners use the term “living wage” in their strategic plan and asked if the planning board should align with the Commissioners vision; that living wage is a calculated figure determined by a Transylvania County Group. Wayne Hennie stated it’s a political movement. Vote on motion to approve as written: Yes (Maureen Copelof, Kris Hovey, Jackie Whitmire), No (Wayne Hennie, Daryle Hogsed, Mack McNeely, Mike West). Then, Wayne Hennie made a motion to replace “living wage” with “higher wage”, and Daryle Hogsed suggested it be worded like TEA and use “well-paying”. Wayne Hennie made a motion to replace “living wage” with “well-paying”. In discussion, Maureen Copelof suggested “Well-paying jobs that allow families to support themselves without government assistance”. Daryle Hogsed seconded Wayne’s motion. Maureen Copelof made a motion to use “Well-paying jobs that allow families to support themselves without government assistance”, Mike West seconded and this motion passed unanimously.
- Daryle Hogsed, who had notified planning board members that he would be on-call with his job, had to leave to return as soon as possible.
- Economic Health Focus Area, Item 1d: Maureen Copelof stated she wants to leave this item as-is and noted this is not a regulation. Wayne Hennie asked the meaning of “negative environmental impact”. Kris Hovey explained the phrase, with examples. Maureen Copelof also explained and said the County wants to encourage green practices. Mike West asked if we are providing incentives for stuff already regulated. Kris Hovey responded “no”. Wayne Hennie said he was in favor of a clean environment, but concerned with open-ended wording and asked if we weren’t already offering incentives. Mack McNeely said there were no environmental impact incentives offered by TEA. Mark Burrows suggested “that employ LEED certified measures” because it is definable. Wayne Hennie was opposed to LEAD stating he has seen them not get the payback offered. Kris Hovey noted that Oskar Blues received a national award for employing LEED measures this week, and that they are a good employer that invested millions in LEED. Kris Hovey also noted is a voluntary program. Mack McNeely was concerned that the strategy says the county will pay companies to lessen their environmental impact and he gave examples, stated its fuzzy and he doesn’t see why taxpayers should pay industry to do what they should do. Joy Fields suggested the change, “Offer incentives for businesses and development that go above and beyond permit requirements by using best practices to limit negative environmental impact, such as air and water pollution” and Wayne Hennie requested changed “best” be changed to “proven”. Maureen Copelof stated she liked it. Mack McNeely preferred us of the word “best”. Mike West was concerned that it’s a handout and sees it as an incentive for doing what you are

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already required to do. Mark Burrows suggested there be a better understand of exactly what LEED certification is and can do. Wayne Hennie said that TEA says it's not necessary and this may be a duplication of county efforts. It was agreed to change the wording to "best management practices". Maureen Copelof moved to approve 1d as re-written by Joy Fields and Kris Hovey seconded the motion. Vote: Yes (Maureen Copelof, Kris Hovey, Jackie Whitmire), No (Wayne Hennie, Mack McNeely, Mike West), for a tie vote. Mark Burrows suggested it go to advocates and commissioners. Mike West said to revisit later.

- Economic Health Focus Area, Item 1f: Maureen Copelof stated the corridor zoning is a good way to encourage industry and jobs. Kris Hovey stated the ultimate decision would be made by commissioners and citizens, and this stated strategy is just to encourage a planning tool to make available. Mark Burrows suggested adding "where appropriate", which the commissioners would define. Mike West said, "no". Wayne Hennie said that we don't see an influx of business in the area of Pisgah Forest Community Zoning. Mark Burrows stated that was not really an accurate comparison. Mark Burrows suggested the county have the ability to protect those parcels usable by industry. Wayne Hennie stated he wants to drop "corridor zoning" and keep "streamlining permitting process" in the strategy. Mack McNeely didn't see how the strategy would work as a fit and doesn't see what area zoning would fit. Mark Burrows asked how a developer would buy/build not knowing if they are going to get pushback. Maureen Copelof made the motion to approved the strategy as written. Vote: Yes (Maureen Copelof, Kris Hovey, Jackie Whitmire), No (Wayne Hennie, Mack McNeely, Mike West), for a tie vote, and will be revisited later.
- Wayne Hennie asked to address the number of times the key phrase "Ecusta Trail" was used in the survey. Maureen Copelof made a motion to re-include "Ecusta Trail" in the plan based upon citizen input, the general interest in environmental issues and green living as reported as #2 in the initial survey to Q11. Wayne Hennie disagreed as to what was #2 in the survey. Wayne Hennie stated he believed there to be 3% of survey respondents interested in the Ecusta Trail. Mark Burrows suggested that planning board get back on track of open topics depicted in green font since Daryle Hogsed was able to rejoin the board and all agreed.
- Land Use & Livability Focus Area, 1a: Mark Burrows suggested rewording to "Facilitate community based workshops to identify concerns and help create possible solutions to address those concerns". Maureen Copelof moved to approve, Daryle Hogsed seconded the motion which was carried unanimously.
- Daryle Hogsed asked the planning board if the Ecusta Trail could be discussed because of citizens in attendance, wanting them not to have to wait until the end of the meeting. Maureen Copelof agreed.
- Health, Culture and Equity Focus Area, Item 4b: While it was voted on and an approved prior to this meeting, Maureen Copelof made a motion to go back to the original wording, "If/When rail banking occurs, partner with other agencies, organizations and private landowners to pursue the construction of a multi-use path (the proposed Ecusta Trail) along the inactive railroad line within the existing right of way". The motion was seconded by Kris Hovey. Maureen Copelof pointed out that she believes there is significant interest in the county and that the other stakeholders have agreed in other counties, and believes based upon available information, that it will bring in revenue and improve health. Mike West expressed concerns over private property rights and pointed out that Watco has not rail-banked as of yet. Mark Burrows noted that this comprehensive plan is a 10-year plan and suggested adding "if rail banking occurs". Mark Burrows noted that the current strategy 4b

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promotes multi-use trails. Mack McNeely stated that his experience over the years is that there's no ideal industrial site in Transylvania County, and that the county is limited by the amount of flat land, limited infrastructure and most limiting is transportation. He stated the existing dedicated recreation areas are large and he doesn't want to give up the rail line. He further noted that tourism is promoted and strong in the county, but it won't provide everything the county needs. He sees tourism degrading the natural areas in many places including DuPont Forest and was not interested in supporting the Ecusta Trail. Daryle Hogsed felt that the approved 4b covered it, that it is not important to include the Ecusta Trail by name and he doesn't see the future of the Ecusta Trail being dependent on this plan. Vote: Yes (Maureen Copelof, Kris Hovey, Jackie Whitmire), No (Wayne Hennie, Daryle Hogsed, Mack McNeely, Mike West), and motion defeated.

- Health, Culture and Equity Focus Area, Item 1g: Erin Drew of The Family Place nonprofit was invited to state her concerns to make sure family support is identified in the comprehensive plan. Transylvania County has needs in childcare, summertime care in place of after school care, and infant care (noting it costs \$975/month for childcare here). She said there were lots of problems and there were committees addressing issues now and wants it identified in the plan. Daryle Hogsed made a motion to include 1g as written, which was seconded by Wayne Hennie and carried unanimously.
- Health, Culture and Equity Focus Area, Item 5i: Daryle Hogsed made a motion to include 5i as written, it was seconded by Mack McNeely and carried unanimously.
- Economic Health Focus Area, Item 1f Revisited: Kris Hovey made a motion to approve as written which was seconded by Maureen Copelof. Wayne Hennie asked if this is zoning. Kris Hovey said it is coordinating policies. Mark Burrows suggested it is worded well, but suggested to add "that protect" and Daryle Hogsed agreed. Wayne Hennie asked if this was a conflict with 1g. Kris Hovey made a motion to approved as changed, which was seconded by Maureen Copelof. Vote: Yes (Maureen Copelof, Wayne Hennie, Daryle Hogsed, Kris Hovey, Mack McNeely, Jackie Whitmire), No (Mike West) and approved.
- Land Use and Livability Focus Area, Item 1g, property rights: Mark Burrows asked the county attorney about the proposed wording at the request of Kris Hovey in the last planning board meeting. Mark Burrows noted that he had shortened the three paragraphs trying to capture all three in one paragraph. Mark Burrows reported that the county attorney said the paragraph was not necessary to the plan, but that there were no legal concerns if it were included. Kris Hovey made a motion to include the paragraph as re-written and it was seconded by Wayne Hennie. Daryle Hogsed asked Mike West if he liked the combined paragraph and he said yes. Daryle Hogsed made a motion to move to the strategy to the top of the section and approve as written, which was seconded by Mack McNeely and was carried unanimously.
- Economic Health Focus Area, Item 1d Revisited: Wayne Hennie made a motion to vote now rather than waiting to revisit this strategy, and Mack McNeely seconded, and the motion was carried unanimously. Daryle Hogsed noted that we sit on headwaters serving many people and we have great responsibility for those downstream. Daryle Hogsed says he would include as written and made that motion, seconded by Kris Hovey. Vote: Yes (Maureen Copelof, Daryle Hogsed, Kris Hovey, Jackie Whitmire), No (Wayne Hennie, Mack McNeely, Mike West), and passed.
- Economic Health Focus Area, Item 1f Revisited: Kris Hovey wanted to drop "to" and change to "streamlining" and all agreed. Wayne Hennie said he was hesitant with "adopting corridor zoning". Daryle Hogsed stated the county has corridor zoning in Pisgah Forest and

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suggested separating “streamlining permitting” as did Kris Hovey. Mark Burrows suggested putting “To justify” at the beginning of the sentence. Wayne Hennie suggested “Justify development of future water and sewer investment”. Daryle Hogsted suggested “Consider adopting policies to justify the development of future water and sewer investment”, then suggested “facilitate” instead of “justify”. Mark Burrows agreed with the sentence believing it leaves the door open for what those possibilities are, which may or may not include corridor zoning. Wayne Hennie made a motion to include as re-written, which was seconded by Mack McNeely, and carried unanimously.

- Maureen Copelof asked about the United Way’s TRAIN coordinator’s changes that were to be discussed, Mark Burrows said they were not incorporated yet, and it was agreed to discuss later.

VII. New Business:

A. Planning Director’s Update by Mark Burrows

- The Planning & Community Development Department has had two part-time interns this summer, Omar El Diraoui from Brevard College and Emily Tellman from UNC-Wilmington.
- A cell phone tower application will be presented at the next meeting for a tower off NC-280 near Henderson County with two microwave arrays (relay tower), which will allow the carrier to have better coverage. A quorum will be needed.
- The Planning & Community Development Department will have a 4th of July booth which will include poster boards about the comprehensive plan, JHPC, and Watch-for-Me. Planning board members are invited to attend the booth and should let Mark Burrows or Joy Fields know if they would like to participate.
- City and county officers attended Watch-for-Me training.
- Mark Burrows proposed to move the July planning board meeting date to July 14 instead of July 21, although Maureen Copelof has a conflict, for the board to go through the draft plan. He also proposed the August meeting be held in the Rogow Room with community advocates, public and commissioners invited. Mark Burrows said the July 14 date would be posted on-line and emailed to planning board members. Mark Burrows said the definitions would be complete by the 14th. Joy Fields invited planning board members to send in usable pictures they want in the plan. Kalen Lawson will schedule the rooms for the July and August planning board meetings.
- Joy Fields passed out hard copies of the initial draft of the entire 2025 Comprehensive Plan to planning board members and asked for their input by July 1, 2016. It was also noted that it will be posted on the departmental website and e-mailed to community advocates.

VIII. Public and Board Member Comments

- Mark Tooley noted that TDA and TEA also have photos to be shared. In regard to the Ecusta Trail discussions, he proposed, “If the owner decides to rail bank the rail line, the county should act to preserve the right of way and seek its highest and best use”. He stated that rail banking is a federal transaction. It was decided by the planning board that they would consider the newly proposed verbiage and that the staff will identify it as an option for later discussion. Mike West asked that staff ask the county attorney about the suggested language.

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- Mr. Meyer complimented the planning board for their work and for seeing through the mirage of a living wage which he believes guarantees permanent high unemployment. He was pleased the board saw through incentives and zoning which he believes drives away development. He noted that, in regard to the Ecusta Trail, that very few people really ride bikes to work. He felt the planning board responded correctly and efforts are appreciated.
- Kathleen Barnes offered to send grammatical corrections to the plan to Mark.
- An un-introduced citizen stated the having some zoning on the corridors indicating business can locate there is good.
- Jackie Hovey stated she appreciates the planning board's service to the county and their time invested.
- Daryle Hogsed apologized for having to leave for work reasons.
- Kris Hovey stated a lot was achieved and end goals are common and differing opinions are not meant personal.
- Wayne Hennie stated he was glad to have gotten to this point and likes that consensus was reached on so many items. He thinks the commissioners will look at plan. His fear is that it will be stuck on shelf, and he wants it to be seen as an action plan. He thanked everyone for their efforts.
- Maureen Copelof noted that the planning board had reached a significant milestone after two years of activity and was excited about the quality product to take to commissioners.
- Jackie Whitmire had no comments.
- Mack McNeely stated that the planning board is a diverse board with different political philosophies and is pleased with consensus. He noted the board does agree on what the problems and issues are. He thanked everyone.
- Mark Burrows stated that most communities hire outside consultants to write their comprehensive plans and that this planning board stepped up beyond the call, and he spoke to the planning board's investment in and commitment to the community. Mark Burrows asked if it was alright for staff to make grammatical changes to the draft plan and its goals/strategies on their own as long as they are not making substantive changes and the board agreed. Mark Burrows said his department would put the draft on the website and then send out to allies and stakeholders that have provided input for their comments by July 1st, including the Town of Rosman and the City of Brevard.
- Mike West stated that had lunch with Mark Burrows and he noted that the board's diversity represents county. He said the intensity at meetings depicts passion and makes a better document. He said citizens are encouraged to share their opinions with commissioners. He said at the September county commissioner meeting, the comprehensive plan will be presented and he would like planning board members there.

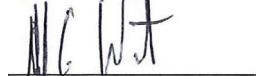
IX. Adjourn

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



Kalen Lawson, Recording Secretary

MINUTES APPROVED



Mike West, Chair