

TRANSYLVANIA COUNTY PLANNING BOARD MINUTES

Regular Meeting, July 14, 2016

Call to Order, Chairman West

The Transylvania County Planning Board met in regular session on Thursday, July 14, 2016 at 7:00pm in the Rosman Town Hall. Members present were Chair Mike West, Wayne Hennie, Daryle Hogsed, Kris Hovey, and Jackie Whitmire. Maureen Copelof and Mack McNeely were absent (excused). Staff members present were Planning & Community Development Director Mark Burrows, County Planner Joy Fields, and Program Assistant Kalen Lawson. Also present were five citizens and two representatives from US Cellular. No media was in attendance.

I. Welcome

II. Public Comment

Citizen Carla Maar responded to the June 20th article in the Transylvania Times regarding Mike West's quote, "It's our job to protect their private property rights". She stated that after reviewing the county ordinance laying out the roles and responsibilities of the planning board, she could not find that it is the planning board's responsibility to protect private property rights and she thought people should be left to protect their private property rights themselves. She stated that while private property rights should be considered, she thinks the county needs planning from the planning board and asked for the Ecusta Trail to be named in the Comprehensive Plan.

III. Approval of Agenda

A motion was made by Daryle Hogsed to approve the July 14, 2016 agenda, which was seconded by Wayne Hennie, and carried unanimously.

IV. Approval of Minutes (June 16, 2016)

Wayne Hennie requested and was granted a correction to page 3 of the document replace, "Wayne Hennie stated that 'living wage' was used in the survey and he is opposed to the term" with, "Wayne Hennie stated he thinks there is a better term than 'living wage' to use in the plan." A motion was made by Wayne Hennie to approve the corrected minutes of the June 16, 2016 regular meeting. The motion was seconded by Daryl Hogsed and carried unanimously.

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V. Tower Application Review and Public Comment

Joy Fields presented the Planning Board with a permit application for a monopole tower from US Cellular to be located at 528 Holland Road in Pisgah Forest. Joy Fields noted that the application was complete, that adjoining property owners had been notified via certified letter, that there was a public notice published in *the Transylvania Times*, and that there were representatives of US Cellular in the audience that would answer any questions. A map of the location for the proposed monopole tower was presented.

Joy Fields and the US Cellular representative, Chuck Burton, stated that the tower meets all lighting regulations, including federal HR 636, and that the FAA has already cleared this tower. In response to a concern about Mission Hospital Life Flight going close to the tower, Mr. Burton stated that was taken into consideration during FAA approval and that this tower is shorter than much of the surrounding terrain. Mr. Burton stated that the permitted use for this monopole is a microwave link that connects two other towers; it is not intended to be a commercial cell tower; it simply creates coverage for smart phones; and that there is space for 3 antenna arrays, two of which will be used by US Cellular with the 3rd space made available to others. Mark Burrows noted that this meeting does allow for public input, but noted that as long as it meets the requirements of the Cell Tower Ordinance, it must be approved. Kris Hovey moved for approval, Wayne Hennie seconded the motion and it passed unanimously.

VI. Subdivision Approvals and Updates

Joy Fields notified the Planning Board that thirteen exception plats had been approved since June 16, 2016.

VII. Old Business: Comprehensive Plan – Goals and Strategies

- The current draft of the 2025 Comprehensive Plan was reviewed in full, page by page.
- Mark Burrows noted that detailed comments had been received from Maureen Copelof, Kris Hovey, and Daryle Hogsed of the Planning Board, as well as community advocates and other stakeholders. He noted that their comments to the body of the document had been incorporated, but that no changes to the goals or strategies had been made. The suggested changes/comments to the strategies were highlighted in the document currently being reviewed. Mark Burrows stated that a Vision Statement had been added, as well as a draft of the Definitions Section and Appendices.
- Joy Fields led the discussion starting with the new Vision Statement that focuses on the built environment. While it was suggested that a definition of “built environment” be included, the Vision Statement itself was approved by consensus.
- Page 15: Kris Hovey asked to correct the volume of Rosman’s well. Wayne Hennie wanted the statement in the “Did You Know” box regarding moving water uphill to be reconsidered as it might be condescending.
- Page 17: Kris Hovey noted the landfill chart needs tons or cubic yards of measurement.
- Page 19: Wayne Hennie noted that letter ‘i’ did not need “PB” at the end.

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- Page 19: Joy Fields noted that the graphic on page 19 had been corrected since the Planning Board's mailed copy was issued, and noted the Planning Board's electronic version was correct.
- Page 21: Mark Burrows noted the "Measure of Success and Timeline" charts at the end of each Focus Area are still under construction. The planning board liked the charts. Wayne Hennie asked about TRAIN's role and Barbara Marr of United Way, who was in the audience, explained they identify and overcome gaps in services, educate, and reduce redundancy, are a platform for collaborating, and the maintain a database of assistance.
- Page 25: Wayne Hennie noted our county's great biodiversity and suggested a "Did You Know" box highlighting that. Joy Fields noted it was discussed on Page 22 and that she will make a "Did You Know" box there. Mike West questioned the clarity of the table with the endangered turtle and Joy Fields noted is was merely an example. Daryle Hogsed, Mark Burrows and Mike West suggested add "partial" listing or "examples" to the table title.
- Page 27: It was noted that the item 'c' addition suggested by Ms. Sunflower was not suggesting more farmer's markets for Brevard, but throughout the county. Wayne Hennie made a motion to approved as amended which was seconded by Daryle Hogsed and passed unanimously.
- Page 31: Mark Burrows asked that the "Did You Know" box have the title centered underneath and the data source added.
- Page 33, Item 1b: Wayne Hennie did not see this strategy as necessary and the planning board removed it by consensus.
- Page 34: Mike West was concerned the 2d sounded like a criticism and Mark Burrows suggested it be deleted since it does not deal with the built environment, but operations and administration. Kris Hovey made a motion to remove the strategy which was seconded by Jackie Whitmire, and passed unanimously.
- Page 34, Item 2j: Mark Burrows noted this strategy also dealt with operations and not the built environment. Mike West asked for the strategy to stay in the document.
- Page 37, Paragraph 3: Daryle Hogsed noted the wording was confusing and it was agreed that Joy Fields would rephrase the paragraph. Additionally, Mark Burrows asked to add "Education" to the title block of Focus Area 4.
- Page 40, Paragraph 2: Daryle Hogsed suggested the wording not list each unique community, and rather just say "everyone". The change was agreed to unanimously.
- Page 42, Item 1c: Wayne Hennie made the motion to use the alternative wording provided by TRAIN. The motion was seconded by Kris Hovey and passed unanimously.
- Page 42: Barbara Marr of TRAIN suggested that "substance abuse" be called out by name as its own bullet as it is the #1 health issue in our community. "Support efforts to reduce substance abuse" was suggested to add as Item 1h. Daryle Hogsed made a motion to add the new item, which was seconded by Wayne Hennie and passed unanimously.
- Page 42, Items 2b and 2d: The suggestion was to combine Items 2b and 2d into one 2b. Kris Hovey suggested adding "geographic" and Daryle Hogsed want to be all inclusive by saying "diverse segments of the county" rather than the list. Daryle Hogsed preferred no recombination, letting the old or previous Items 2b and 2d stand. Wayne Hennie made the motion to let the previous items stand, which was seconded by Daryle Hogsed, and passed unanimously.
- Page 42, Item 2f: Mark noted it is already a policy of the county commissioners. By consensus, planning board members chose to keep Item 2f. Joy Fields noted that Items 2e and 2f seemed redundant and Daryle Hogsed stated he found them different. Daryle noted

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the issue of diversity on boards is getting applications, not in exclusive selection. Item 2f was re-written to say, "Encourage greater civic engagement from populations with geographical and socio-economic diversity that is representative of the entire county". There was consensus approval of the re-written Item 2f.

- Page 43, newly proposed Item 4g from Mark Tooley: Jackie Whitmire liked the proposed added strategy, "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". Mike West suggested it be broader. Wayne Hennie didn't see it as necessary. Daryle Hogsed noted it is covered more broadly in Item 4b. Mark suggested including "seek highest and best use" in Item 4b. Mike West was concerned that it would be construed as tacit approval of governmental support. Mark Burrows suggested that Item 4b drop "connect the communities of the County". Wayne Hennie moved to not adopt the proposed Item 4g which was seconded by Daryl Hogsed. Yes votes were entered by Mike West, Daryle Hogsed, Kris Hovey, and Wayne Hennie. A No vote was entered by Jackie Whitmire. Daryle Hogsed then made a motion to remove "connect the communities of the County from Item 4b, which was seconded by Kris Hovey and passed unanimously.
- Page 44, Item 5f: Daryle Hogsed made a motion that the phrase, "all public and private educational institutions in the County" replace the list of specific institutions. The motion was seconded by Wayne Hennie and passed unanimously. Mark Burrows shared the fact that charter schools are public schools by definition.
- Mark Burrows said the path forward for the 2025 Comprehensive Plan is for Joy Fields to include the approved changes before she goes on vacation July 19th; Kalen Lawson will post the draft on the website and send an email notification to community advocates. The next planning board meeting will be held August 18th in the County Commissioners chambers and will be advertised to the public as a presentation of the final draft. At that meeting, the planning board can vote on final approval of the document and for it to be submitted to county commissioners. Mark Burrows noted that the planning board is not looking for more changes to strategies at the August 18th meeting, but presenting the final draft that they will vote on for approval to send to the county commissioners. Daryle Hogsed noted that the responsible parties on the success/measurement matrices need to be completed.
- Citizen Susan Sunflower stated she would like to see culture and natural resources put together in the document and says shared that she thinks the planning board has done a good job.
- Wayne Hennie asked why the Living Wage Coalition was listed as a resource in the Appendix and Mark Burrows stated it will be removed.
- Mike West asked why Grow-WNC was listed in the Appendix and Wayne Hennie noted the county does not participate in it, so it will be removed.
- Wayne Hennie suggested that Land of Sky be included as a resource and Joy Fields suggested that all the different entities of Land of Sky be included (like RPO).
- Barbara Marr offered to provide a list of non-profit resources associated with the strategies after a number of others were noted as missing (like Hunger Coalition and Center for Women).
- Mark Burrows said that any other thoughts, changes or additions from planning board members must be submitted to him and Joy Fields no later than August 5, 2016.
- The next planning board meeting will be August 18th in the county commissioners chambers.

VIII. New Business:

A. Planning Director's Update by Mark Burrows

- Mark Burrows passed out a flier Joy Fields created that he disseminated at the 4th of July event in Brevard. He noted that Kris Hovey helped staff the tent as well as representatives from JHPC.
- Mark Burrows noted the public were utilizing the Planning & Community Development Department website which posts comprehensive plan updates and drafts among other things.
- Mark Burrows noted the Transylvania Historical Society was the recipient of a \$11,000 grant for emergency renovations to the Allison-Deavor house. JHPC also donated \$1,000 as a match for the urgent repairs.
- Watch for Me NC Bicycle/Pedestrian Safety Campaign: There are two Watch for Me billboards around Brevard and the interns (Omar El Diraoui and Emily Tellman) participated in the planning and distribution of materials to over thirty organizations.
- Inquiries regarding junk are increasing and Mark Burrows will have a meeting with prior Community Appearance Initiative members next week to gauge thoughts on interest or path forward.
- The NCDOT send out a survey for citizens to complete by July 22nd and Joy Fields will email a link to planning board members.

IX. Public and Board Member Comments

- Barbar Marr of TRAIN stated she thought the board has done a good job.
- Kris Hovey stated the meeting was very constructive and civil and went well and there should be more like this.
- Wayne Hennie stated his appreciation of everyone's contributions and appreciated public comments.
- Jackie Whitmire thought everyone did a good job.
- Daryle Hogsed stated it was a very good meeting and he thanked staff.
- Mike West stated his thanks and appreciation for public comments and thought a lot got done and went pretty well.

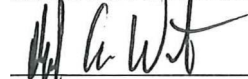
X. Adjourn

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



Kalen Lawson, Recording Secretary

MINUTES APPROVED



Mike West, Chair