

**PLANNING AND
COMMUNITY DEVELOPMENT**

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TRANSYLVANIA COUNTY PLANNING BOARD MINUTES

Regular Meeting, October 20, 2016

Call to Order, Chairman West

The Transylvania County Planning Board met in regular session on Thursday, October 20, 2016 at 7:00pm in the Community Services Building Conference Room. Members present were Chair Mike West, Maureen Copelof, Daryle Hogsed, Kris Hovey, and Mack McNeely. Jackie Whitmire and Wayne Hennie have resigned since the last meeting. Staff members present were Planning & Community Development Director Mark Burrows, County Planner Joy Fields, and Program Assistant Kalen Lawson. One citizen was present. No media were present.

I. Welcome

II. Public Comment

Citizen commented that Jackie Whitmire is missed from the board and hopes her work on the 2025 Comprehensive Plan is recognized.

III. Approval of Agenda

A motion was made by Kris Hovey to approve the October 20, 2016 agenda, which was seconded by Daryle Hogsed, and carried unanimously.

IV. Approval of Minutes

A motion was made by Maureen Copelof to approve the minutes of the August 18, 2016 regular meeting. The motion was seconded by Daryle Hogsed and carried unanimously.

V. Subdivision Approvals and Updates

Joy Fields notified the Planning Board that twenty-five (25) exception plats, one 2-lot subdivision and one 3-lot subdivision had been approved since August 18, 2016.

VI. Old Business

Comprehensive Plan

Mark Burrows stated the Board of Commissioners (BOC) have scheduled the presentation of the 2025 Comprehensive Plan for Monday, October 24th at 7pm. Mike West will introduce the presentation, make introductions and address the BOC. Mark Burrows noted the PowerPoint presentation that he will share has been slightly modified since it was used before to better understand the development process of the plan. Joy Fields offered printed copies of the draft plan to Planning Board members at their request.

VII. New Business:

A. Land Use Ordinances

- Joy Fields shared that there have been legislative changes and court decisions that affect some of the county's existing land use ordinances, requiring some to be revised.
- The Sign Ordinance last updated in 2003 needs revisions based upon recent court decision stating sign control cannot be based on sign content. The ordinance currently exempts real estate, celebrations/holidays and garage sales. The ordinance must be consistently applied to all. Mark Burrows suggested and the planning board agreed to start reviewing the sign ordinance at the November meeting.
- The Subdivision Ordinance can be reviewed to make it more user friendly and promote greater customer service.
- The Watershed Protection Ordinance is following current guidelines, but could be reviewed in light of Brevard's growing needs for a new water intake.
- The Scenic Corridor Designation Ordinance could be updated to include NCDOT Scenic Byways and US Highway 276.
- The Flood Damage Prevention Ordinance has no urgent needs for review and update. However, FEMA will be revising the flood maps over the next few years at which time a review would be prudent.
- The Telecommunications Tower Ordinance was last updated in 2014 and appears compliant with current regulations.
- The remaining ordinances which do not appear to require updates include the following ordinances: Historic Preservation Commission (JHPC), Manufactured Home Park, Mountain Ridge Protection, Pisgah Forest Community Zoning, and the Planning & Development Charter.

B. Planning Director's Update by Mark Burrows

- Mark Burrows gave an update on the Bike/Ped Grant that Joy is preparing to receive assistance with a long range plan for bicycling in the county.
- Mark Burrows and Joy Fields are working with the Transportation Advisory Committee (TAC) regarding Wilson Road improvements. The NCDOT presented their Wilson Road improvement recommendations and are collecting public feedback through October 26th. The TAC recommended Option 2 which seems the most feasible and would provide the most benefit. The handout showing the options is attached hereto. The NCDOT said all alternatives will be modified to be out of the floodplain and all would consider bikes.
- The flood documentary, "Come Hell or High Water" was shown in association with the Transylvania Natural Resource Council (TNRC) at the library in September. Since planning board members did not view it, Mark Burrows offered to show it at the November Planning Board meeting. Next week, Mark Burrows will be meeting with Appalachian Landslide Consultants to evaluate areas susceptible for landslides in the county.
- US Cellular has decided not to go forward with the cell tower approved by the Planning Board last July. Verizon is currently looking at sites for a potential tower around Barclay Road and Island Ford Road.

TRANSYLVANIA COUNTY PLANNING BOARD MINUTES
Regular Meeting, October 20, 2016

- In regard to Project Empathy, Mark Burrows is pursuing a grant request for \$1M to help disadvantaged youth. There are plans to have a Project Empathy event in Rosman on December 1st to facilitate discussions on building and engaging community.
- The GoldLEAF Grant funds are starting to be spent. The Planning & Community Development Department is responsible for reporting.
- The ARC Free Wi-Fi Grant for Rosman's downtown is ready to be implemented. There were matching funds from Comporium and there is no cost to Rosman.
- The Planning & Community Development Department is assisting Brevard Music College with a \$100k grant that includes upgrades to one of their buildings to facilitate community gatherings associated with Project Empathy and centered around a meal and music.

C. Regional Board Workshop

The UNC School of Government is hosting their 2016 Regional Board Workshop for Planning and Development Regulation and Mark Burrows invited Planning Board members to attend. Topics will include the rules for land subdivision in North Carolina; which divisions are regulated and which are exempt; the legal review process; and whether the government can require the developer to dedicate land.

D. Other

- Mike West asked the Planning Board if they would like to have a potluck meal before the December Planning Board Meeting starting at 6:15pm with the meeting to follow at 7:00pm, and all agreed.
- Maureen Copelof inquired when the BOC would appoint Planning Board members to fill the two empty seats. Mark Burrows stated it was his understanding that the appointments may be next Spring after two other board members' terms expire, making a total of four board appointments and removing the need to re-appoint members in February.

VIII. Public Comments

Jackie Hovey thanked all for their work on the 2025 Comprehensive Plan. She also asked if the Planning Board will be using the new meeting area in the Board of Elections Building since it may be more comfortable.

IX. Planning Board Member Comments

- Kris Hovey stated he was looking forward to the BOC's thoughts on the 2025 Comprehensive Plan.
- Daryle Hogsed inquired as to the plan for the presentation of the 2015 Comprehensive Plan to the BOC. Mark Burrows reiterated that Mike West will introduce the presentation, make introductions and address the BOC and be followed by Mark Burrows making the presentation, making it part of the official record. Then there would be an opportunity for Mike West and Planning Board members to comment and field questions. Mark Burrows noted that a recommendation had been made to Jaime Laughter to recommend to the BOC that there be a public hearing held the next BOC meeting and then take action to revise or approve the plan. Mark Burrows noted it would be best if all Planning Board members attended. Mike West noted that he wants to communicate to the BOC how the process worked to develop the plan including the involvement of community advocates and how hard the Planning Board worked. Mark Burrows suggested that it be communicated to the BOC that the plan was unanimously approved by the Planning Board.

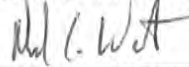
TRANSYLVANIA COUNTY PLANNING BOARD MINUTES
Regular Meeting, October 20, 2016

- Mark Burrows stated that staff will issue the PowerPoint slides to Planning Board members.
- Maureen Copelof stated that she is looking forward to the BOC's thoughts on the plan.
- Mack McNeely, who had much to overcome to attend this meeting, stated he was glad to be able to make it to the meeting.
- Mike West thanked everyone.

X. Adjourn

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

MINUTES APPROVED



Mike West, Chair



Kalen Lawson, Recording Secretary