

**PLANNING AND
COMMUNITY DEVELOPMENT**

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TRANSYLVANIA COUNTY PLANNING BOARD MINUTES

Regular Meeting, March 15, 2018

Call to Order, Vice Chair McNeely

The Transylvania County Planning Board met in regular session on Thursday, March 15, 2018, at 7:00pm in the Community Services Building Conference Room. Members present were Vice-Chair Mack McNeely, Bob Twomey, Steve Woodsmall, Sandy Watson, and Lauren Wise. Chair Daryle Hogsted was absent (excused), as well as Kimsey Jackson. Staff members present were Transylvania County Planning and Community Development Director Mark Burrows, County Planner Joy Fields and Program Assistant Kalen Lawson. No citizens or media were present.

I. Welcome

II. Public Comment

- none

III. Approval of Agenda

A motion was made by Lauren Wise to approve the March 15, 2018 agenda, which was seconded by Sandy Watson and carried unanimously.

IV. Approval of Minutes

A motion was made by Sandy Watson to approve the minutes of the February 15, 2018 regular meeting. The motion was seconded by Bob Twomey and carried unanimously.

V. Subdivision Approvals and Updates

Joy Fields notified the Planning Board that there were one (1) plat review, ten (10) exception plats, and one (1) 2-lot subdivision approved between February 14, 2018 and March 13, 2018. Sandy Watson expressed interest in attending an upcoming road inspection at Rock Creek Preserve and Mark Burrows will notify her of the next inspection.

VI. Old Business:

A. Mountain Ridge Protection Ordinance

- Mark Burrows shared options of how to engage the public and notify property owners of the upcoming changes.
- Joy Fields led the Planning Board through the updates of the draft ordinance that has not been updated since its inception in 1983. Most changes are formatting, adding processes similar to other modern ordinances, and updating the list of protected ridges which is much more accurate now with newer mapping technologies.

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- Mark Burrows shared a letter from Dave Owen, attorney with UNC School of Government, who confirmed it would be best to include a reference to NC General Statute 153A.
- Before the next meeting, Staff will find out if there is a conservation easement at Dunn's Rock & will discuss the definition of Dunn's Rock with the current property owner.
- Staff will consider making emergency apparatus and power lines and/or utilities exempt from the ordinance.
- Mark Burrows shared a draft of a letter that could be mailed to property owners that have protected mountain ridges on their property. Additionally, a public notice would be placed in the newspaper to invite public to the next Planning Board meeting on April 19th.

B. Joint Planning Board Meeting

- Last meeting, Mark Burrows had proposed pursuing a joint meeting with the City of Brevard and the Transportation Advisory Committee (TAC). He has spoken to Daniel Cobb, Planning Director for the City of Brevard. They proposed holding a joint meeting on May 17th in the Board of Elections conference room. Staff and Chairs would develop agenda. All agreed.

VII. New Business:

A. Planning & Community Development Department Director's Report

- Bike Comprehensive Plan first stakeholders meeting is on March 29th at noon. When asked about the Ecusta Trail Mark Burrows offered to have a member of the Friends of Ecusta address this planning board as a matter of information. It was noted that the rail tracks are still owned by a private entity.
- Sign and Scenic Corridor Ordinances adopted. A citizen has contacted Mark Burrows suggesting property owners be notified about the Scenic Corridor extension of 276. A press release could be sent to the newspaper, website, and/or social media.
- Mark Burrows asked if any planning board members wanted to assist in video recording signs along roadways.
- Staff met with Cedar Mountain citizens at the Cedar Mountain Community Center to discuss their interest in small area planning.
- Some individuals in the Lake Toxaway area have approached Staff to define an area for an economic/community core.
- Some individuals from the Glenn Cannon Subdivision have approached Staff to share their concerns about nearby development. As that area is not zoned, Mark Burrows proposed they work with the developer to try to reach a successful conclusion.

B. Other

- none

VIII. Public and Board Member Comments

- Steve Woodsmall: Hopes for public participation in finalization of Mountain Ridge Protection Ordinance and noted early voting starts April 19th. He expressed an interest in having the update on the Ecusta Trail.
- Bob Twomey: Thinks the planning board has done justice to the Mountain Ridge Protection Ordinance and is impressed the way this board reaches consensus.
- Sandy Watson: No comments to add.
- Lauren Wise: No comments to add.
- Mack McNeely: Appreciates different views expressed by planning board and thanked everyone.

IX. Adjourn

There being no further discussion, a motion was made by Lauren Wise to adjourn, seconded by Steve Woodsmall and carried unanimously.

MINUTES APPROVED



Daryle Hogsed, Chair



Kalen Lawson, Recording Secretary