

**PLANNING AND
COMMUNITY DEVELOPMENT**

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**Transylvania County Planning Board
August 21, 2025 at 6:00 PM
Community Services Building Conference Room
106 East Morgan Street, First Floor**

MINUTES

CALL TO ORDER

- I. **WELCOME:** Mr. Rick Lasater called the meeting to order at 6:01PM. Ms. Wendy Warwick, Mr. Bramley Fisher, Mr. Mike Privette and Mr. Herschel Johnson were also present. Mr. Greg Cochran and Mr. Jeremiah McCall were absent (excused). A quorum was present. Mr. Jeff Adams and Ms. Ashley Minery of the Planning Department were present. There were no members of the public present.
- II. **PUBLIC COMMENT:** (15-minute time limit. Speakers are limited to three minutes.):
There were no public comments.
- III. **AGENDA MODIFICATIONS:** Mr. Fisher moved to move the Public Hearing Portion of New Business to next month (September 18, 2025) so onsite notices can be properly posted. Mr. Johnson seconded the motion. All present members voted in favor, and the motion carried.
- IV. **CONSENT AGENDA:** There was no discussion of the consent agenda.
 - A. **Minutes (July 17, 2025)**
Mr. Johnson moved to approve the consent agenda as presented. Mr. Privette seconded the motion. All present members voted in favor and the motion passed.
- V. **NEW BUSINESS:**
 - A. **PUBLIC HEARING: Moved to September 2025**
 - B. **Consideration of CAI# 25-02, Nannie Mae Green, requesting Community Appearance Initiative assistance for 395 Lyday Creek Rd.**
Mr. Adams briefly explained the CAI application. This was tabled until the next meeting so site visits could be completed.
- VI. **OLD BUSINESS**
 - A. **Transylvania County Comprehensive Housing Report**

Board members reviewed the latest draft of the Comprehensive Housing Report, including recommendations and a success matrix. They offered some feedback and will review the last draft at the next meeting.

VII. INFORMATIONAL OR DISCUSSION ITEMS:

A. Subdivision & Exemptions Update

Ms. Minery provided the staff report for the Planning Department's recent approvals. Since the July Planning Board meeting, the department has reviewed 4 Subdivisions and 9 Subdivision Exemptions.

B. Transportation Update

Mr. Adams presented ridership statistics for Transylvania County Public Transportation's fixed route and demand response services. The fixed route ridership is down, and demand response services have increased. The Transportation Department and the Transportation Advisory Board have discussed disbanding the Fixed Route service and offering more demand response services.

C. Transylvania 2050 Comprehensive Plan Update

The 2050 Comprehensive Plan Update draft sections will be presented to Planning Board in coming months. Mr. Adams will present survey results to the board in September.

D. Community Appearance Initiative Update

The recent CAI application will be discussed at the next meeting.

E. Transylvania County Comprehensive Housing Study Update

The Comprehensive Housing Study was discussed earlier in the meeting.

VIII. PUBLIC COMMENT: (15-minute time limit. Speakers are limited to three minutes.)

There was no public comment.

IX. BOARD MEMBERS' COMMENTS: Some members were unable to meet at the regularly scheduled meeting time next month. Mr. Fisher moved to schedule September's Planning Board Meeting for Wednesday September 17, 2025 at 6:00PM. Mr. Fisher moved to adjourn the meeting. Mr. Johnson seconded the motion. All present members voted in favor and the meeting adjourned at 6:26 PM.

X. ADJOURNMENT:



Ashley Minery, Planner
JEFF ADAMS



Rick Lasater, Chair