

**PLANNING AND  
COMMUNITY DEVELOPMENT**

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**Joint Historic Preservation Commission Meeting  
May 13, 2025 at 3:45 PM  
Champion Park Pavilion Rosman Town Hall- Special Meeting  
6 Main Street, Rosman, NC 28772**

**MINUTES**

**CALL TO ORDER**

**I. WELCOME:** Mr. John Koury called the meeting to order at 3:53PM. Ms. Katherine Buzby, Ms. Chelsea Preciado, Mr. Billy Parrish, and Mr. Samuel Hayes were present. Ms. Nikki Ransdell, Ms. Andrew Wing, Ms. Nicole Bentley, and Ms. Geri Connell were absent (excused). A quorum was present. Ms. Ashley Minery and Mr. Jeff Adams (Planning Department staff) were present. There were five members of the public present. Mr. David Whitmire was present as a guest speaker.

**II. PUBLIC COMMENT:** (15-minute time limit. Speakers are limited to three minutes) There were no public comments.

**III. AGENDA MODIFICATIONS:** Mr. Hayes moved to add 'Zachary House' to 'V. Old Business' on the agenda. Ms. Buzby seconded the motion. All present members voted in favor and the motion carried.

**IV. CONSENT AGENDA:**

**A. Minutes (March 11, 2025)**

Ms. Buzby moved to approve the consent agenda as presented. Mr. Parrish seconded the motion. All present members voted in favor and the motion carried.

**V. OLD BUSINESS:**

**A. The Zachary House Application:** Mr. Hayes updated the JHPC on Ms. Kellyn Haight's Local Designation application for the Zachary House located at 200 Carolina Avenue in Brevard. Mr. Wing, Mr. Hayes and Ms. Minery recently conducted a site visit and met with the owners. Mr. Hayes is assisting the applicants with editing their report. Mr. Hayes and the applicant plan to ask the JHPC for a motion at the next meeting to send the report to

North Carolina's Department of Natural and Cultural Resources Historic Preservation Office for review at the next meeting, in July.

**VI. NEW BUSINESS:**

- A. Nonprofit Grant Funding: Planning Staff and the JHPC were previously informed, only one application had been received for funding. Another application was located, after having been misplaced. The JHPC reviewed the Transylvania Heritage Museum and Transylvania County Historical Society's grant applications and urgency of proposed projects. Ms. Buzby moved to allocate \$7000 to the Transylvania County Historical Society and \$3000 to the Transylvania Heritage Museum. Ms. Preciado seconded the motion. All present members voted in favor and the motion carried.
- B. Staff Report: The next regularly scheduled meeting on Tuesday, July 8, 2025, at 4:00PM in the Cooperative Extension Conference Room.

**VII. PRESENTATION**

- A. May Presentation Month- David Whitmire- Headwaters Outfitters

Mr. Whitmire provided a fascinating presentation on the history of the French Broad River, and it's impacts on early settlers, industry, and communities in Transylvania County. He also provided insight to current river conditions, since Hurricane Helene. He discussed the dangers of riverbank erosion from downed trees and debris piles in waterways. He encouraged attendants to support local businesses that were impacted by 2024's lack of tourism and help keep the river clean.


- VIII. PUBLIC COMMENT:** Mr. William Hunter was present and said he looked forward to the next meeting as he was recently appointed as a JHPC member by Transylvania County Commissioners.

- IX. COMMISSION MEMBERS' COMMENTS:.** Mr. Hayes moved to adjourn the meeting. Ms. Buzby seconded the motion. All present members voted in favor and the meeting adjourned before Mr. Whitmire started his presentation at 4:04PM.

ADJOURNMENT

A stylized, cursive handwritten signature in black ink, featuring a large, sweeping horizontal stroke that crosses over several vertical, wavy strokes.

Ashley Minery, Planner

A cursive handwritten signature in black ink, with the first name 'Katherine' and last name 'Buzby' clearly legible.

Katherine Buzby, Secretary