

**PLANNING AND  
COMMUNITY DEVELOPMENT**

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**Transylvania County Planning Board  
September 21, 2023 at 6:00 PM  
Cooperative Extension Conference Room,  
106 East Morgan Street**

**MINUTES**

**CALL TO ORDER**

- I. **WELCOME:** Mr. Kimsey Jackson called the meeting to order at 6:02PM. Mr. Fred Morse, Mrs. Wendy Warwick, Mr. Herschel Johnson, and Mr. Kimsey Jackson and Mr. Mike Privette were present. A quorum was present. Planning Department staff Jeff Adams and Darby Terrell were also present. One member of the public was present.

- II. **PUBLIC COMMENT:** (15-minute time limit. Speakers are limited to three minutes.):  
Alan Mercaldo of 580 Sugarloaf Road: Mr. Mercaldo introduced himself to the present members and identified himself as a City of Brevard Planning Board member, representing the Extra-territorial area (ETJ) on the board. He stated he had also sent in an application to this board to the Clerk of the Board and is interested in participating where he would have more say. Mr. Mercaldo did discuss an issue he had brought to one of the Board of Commissioners, which was seeing and hearing frequent Paramotors that fly around the county area where he lives. These devices are man driven and very loud, he wanted to know how they could be limited in the county. He believes the ones he keeps seeing are from Pinnacle Paramotors which is based out in Henderson County. He does know that these do not have to abide by FAA regulations. They tend to fly following the French Broad River and there are at least 2 to 3 manned crafts at a time. His concerns are the videotaping that is done during these rides, and he is concerned that they may be taping people's property without their consent and mostly the noise the machines attached to them make. C

The Planning Board discussed this issue with staff about the potential avenues of regulation for these devices. Mr. Adams suggested there are two routes to address this issue, the first being a Noise Ordinance and the second being using some land use regulations. Ms. Warwick asked if the County has a Noise Ordinance. Ms. Terrell informed the members that there is a draft Noise Ordinance that was approved by the Planning Board a couple of years back and sent to the Board of Commissioners for their review. The Commissioners have yet to review this ordinance. Mrs. Warwick asked the staff to add this as an agenda item to the next upcoming meeting for the Board to review.

- III. **AGENDA MODIFICATIONS:** There were no agenda modifications.

#### IV. CONSENT AGENDA:

- A. Minutes (May 18, 2023)
- B. Subdivision Approval and Updates

Ms. Terrell explained the subdivision approvals and updates for the month. There was no further discussion of the consent agenda. Mr. Johnson moved to approve the consent agenda. Mr. Privette seconded the motion. All present members voted in favor and the motion carried.

#### V. INFORMATIONAL OR DISCUSSION ITEMS:

##### A. Community Center Grants Program

Before discussing the Community Center Grants Program, Mr. Adams updated the Planning Board on the presentation that was made to the Board of Commissioners on the Comprehensive Plan process. Mr. Adams thanked the members that came to the Commissioners meeting that day and asked for any input from them. He also informed the Board that the Commissioners gave the direction to plan on having the engagement piece to begin in the spring. Mr. Adams stated this will give the Board more time to discuss what they want to be presented at those engagement events as well as how we wish to construct the survey and overall questions for the plan.

Mr. Adams introduced and updated the Planning Board on the upcoming release and informational meetings for the Community Center Grants Program. Mr. Adams quickly went through the presentation that would be at the meeting and answered all questions from the members about the process and the program. The upcoming meeting will be on Wednesday, October 18, 2023 at 6:00 pm, in the County Administrative Building in the County Commissioners Chamber. Mr. Adams informed the Planning Board staff would be sending out an informative email about the meeting to the contacts that are on file for the Community Centers. Mr. Adams also introduced the new website that will be dedicated to the Community Centers and this grant program that will be used as information on the Centers as well as the grant program. Mrs. Warwick asked if this meeting could have a virtual option since some of the Community Centers are in the areas quite far from the Brevard.

##### B. Comprehensive Plan Work Session

Mr. Adams discussed his plan to have the Planning Board focus on what types of metrics and questions the Board would want to be included in the Comprehensive Plan. He reviewed the input that was sent to staff by the members on which they rated questions and budgeted how important certain topics are to them from the last meeting. Mr. Adams stated it was important for staff and Board members to think about where the data will come from when trying to answer these questions. The Board members discussed what was presented and asked staff clarifying questions.

Mr. Adams then introduced three survey handouts that he would like the Planning Board members to review before their next meeting. Mr. Adams briefly went through one survey and explained what kind of feedback and input he expected from the members at the next

meeting. The Board members discussed the new exercise and asked clarifying questions. Mr. Adams also presented the local government websites of the survey handouts to show how staff would like to present the tracking of the metrics that would be chosen in the Comprehensive Plan. Mr. Privette asked for staff to bring an updated timeline for the Comprehensive Plan after the direction from the Board of Commissioners pushed the engagement piece back to the spring.

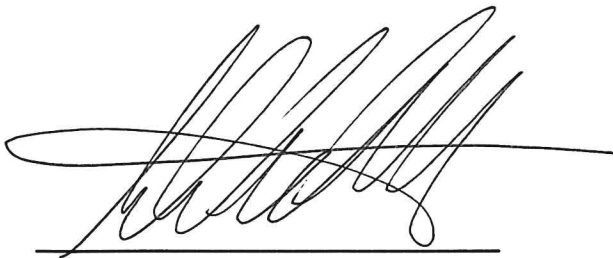
The discussed local government surveys are listed below to view [click here](#).

- Fort Collins
- Larimer County
- Orange County

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

**VII. BOARD MEMBERS' COMMENTS:** Mr. Privette thanked staff for all the work they have put together for these meetings and keeping the Planning Board on track. Mr. Morse also thanked staff and stated that the members were missing Ms. Ashley Minery tonight. Ms. Warwick wanted to apologize for how the exercise during last week ended, she believed that they took it too far in their movie description that was filled with old biases of how people in the mountains lived. It is especially not good that most people involved are not from here, she wished she had taken the exercise more seriously and focused the outcome on the future of the county instead of the past. She stated it is a very dangerous path to have allowed this even if in jest. Though she did believe most of the values discussed during the exercise still ring true today. Mr. Jackson stated that he himself has seen a lot of change since coming back from Florida and he welcomes the change as well as having a wanting to include all people in the county whether they originated from this county or moved in. He used his experience as a School Board Member as an example of the change he has seen in recent years, both good and bad.

**VIII. ADJOURNMENT:** Mr. Privette motioned to adjourn the meeting. Mr. Johnson seconded the motion. All present members voted in favor and the motion carried. The meeting adjourned at 7:23PM.



Ashley Minery, Planner



Rick Lasater, Chair

