

**PLANNING AND
COMMUNITY DEVELOPMENT**

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**TRANSYLVANIA COUNTY PLANNING BOARD MINUTES
Regular Meeting, May 19, 2016**

I. Call to Order, Chair West

The Transylvania County Planning Board met in regular session on Thursday, May 19, 2016 at 7:00pm in the Community Services Building Conference Room. Members present were Chair Mike West, Maureen Copelof, Wayne Hennie, Kris Hovey, Mack McNeely, and Jackie Whitmire. Due to a prior commitment, Daryle Hogsed arrived at 7:40pm. Staff members present were Planning Director Mark Burrows, County Planner Joy Fields, and Program Assistant Kalen Lawson. Also present were fifteen citizens and Derek McKissock of *The Transylvania Times*.

II. Pledge of Allegiance and Prayer

III. Approval of Agenda

Mike West said comments from the public would be heard at the end of the meeting. A motion was made by Maureen Copelof to approve the May 19, 2016 agenda, which was seconded by Mack McNeely, and carried unanimously.

IV. Approval of Minutes (April 28, 2016)

A motion was made by Mack McNeely to approve the minutes of the April 28, 2016 special meeting as presented. The motion was seconded by Maureen Copelof and carried unanimously.

V. Subdivision Approvals and Updates

Joy Fields gave the Planning Board an update of the one 3-lot subdivision, and six exception plats that had been approved since March 18, 2016.

VI. Old Business: Comprehensive Plan – Goals and Strategies

- Planning staff provided planning board members a full copy of the 2025 Comprehensive Plan Survey Report and the Community Open House Report to be helpful for the discussion, even though they had been issued earlier in the year.
- Mark Burrows, Planning Director, gave guidance that the Planning Board's scope for the Comprehensive Plan should be that of the "built environment" rather than setting goals or strategies for County department and agencies that have or will write their own.
- Discussion regarding the Comprehensive Plan covered those strategies that had been set-aside for further discussion.
- Economic Health, Strategy 1-b, "Create incentives to support the development of living wage jobs":
 - A motion was made by Kris Hovey to incorporate as it stands into the plan, seconded by Maureen Copelof. Voting aye were Maureen Copelof, Kris Hovey and Jackie Whitmire while voting nay were Wayne Hennie, Mack McNeely and Mike West. Absent for the vote was Daryle Hogsed. The tie vote resulted in this strategy being tabled for later discussion when all planning board members are present.

VI. continued

- Economic Health, Strategy 1-d, "Offer incentives for businesses and development that use proven practices to limit negative environmental impact":
 - A motion was made by Maureen Copelof to incorporate as it stands into the plan, seconded by Kris Hovey. Voting aye were Maureen Copelof, Kris Hovey and Jackie Whitmire while voting nay were Wayne Hennie, Mack McNeely and Mike West. Absent for the vote was Daryle Hogsed. The tie vote resulted in this strategy being tabled for later discussion when all planning board members are present.
- Economic Health, Strategy 1-f, "Consider / Adopt corridor zoning to streamline the permitting process, create consistency for development, and justify water and sewer investments":
 - A motion was made by Maureen Copelof to incorporate as it stands into the plan, seconded by Kris Hovey. Voting aye were Maureen Copelof, Kris Hovey and Jackie Whitmire while voting nay were Wayne Hennie, Mack McNeely and Mike West. Absent for the vote was Daryle Hogsed. The tie vote resulted in this strategy being tabled for later discussion when all planning board members are present.
- Economic Health, Strategy 1-i, "Support marketing campaigns that promote the French Broad River and other outdoor recreational opportunities":
 - Incorporated into the plan as it stood by consensus.
- Economic Health, Strategy 2-c, "Increase support and adequately fund mobility services for older adults and people with disabilities throughout the entire county":
 - Incorporated into the plan as it stood by consensus.
- Economic Health, Strategy 2-e, "Work with state and federal leaders to change formulas for state and federal funding that use Census figures that fail to account for the large percentage of non-resident property owners":
 - Changed "work with" to "encourage" and incorporated into the plan by consensus.
- Economic Health, Strategy 2-f, "Continue to advocate for actively identifying locations, funding and necessary partnerships to increase broadband coverage, speed and reliability throughout the County":
 - Removed "Continue to" and then incorporated into the plan by consensus.
- Economic Health, Strategy 2-j, "Evaluate the feasibility of a local and regional public transit system that meets the needs of the entire County":
 - Eliminated as a duplicate by consensus.
- Environmental Health, Strategy 1-a, "Collaborate with local and regional private and public agencies to promote stewardship and responsible use of public lands to ensure the continued viability of our state and federal lands":
 - Add "non-profits", reworded for readability, and then incorporated into the plan by consensus.
- Environmental Health, Strategy 1-b, "Encourage development patterns that reduce habitat fragmentation and conserve the rich natural resources of the County":
 - Added "voluntary" and incorporated into the plan by consensus.
- Environmental Health, Strategy 1-j, "Promote public educational campaigns regarding the proper use of pesticides, fertilizers and household hazardous waste":
 - Incorporated into the plan as it stood by consensus.

VI. continued

- Environmental Health, Strategy 1-k, "Support efforts and encourage the creation of Bird-Friendly Communities":
 - A motion was made by Wayne Hennie to remove the strategy from the plan, seconded by Mack McNeely. Voting aye were Wayne Hennie, Daryle Hogsed, Mack McNeely and Mike West while voting nay were Maureen Copelof, Kris Hovey and Jackie Whitmire. Strategy removed.
- Environmental Health, Strategy 2-c, "Collaborate with other government agencies, private and public landowners and stakeholders to preserve prime farmland, working lands, sensitive areas, and significant natural resources":
 - Incorporated into the plan as it stood by consensus.
- Environmental Health, Strategy 2-d, "Initiate efforts that work with local landowners to develop, produce and promote natural resource products in a sustainable manner and expands local and regional markets for goods produced":
 - Changed "Initiate" to "Support" and incorporated into the plan by consensus.
- Environmental Health, Strategy 2-j, "Partner with Mountain Valleys Resource Conservation and Development and other regional partners to ensure that Transylvania County is engaging in opportunities to enhance social, cultural, economic and environmental projects":
 - Eliminated as a duplicate to 2-c by consensus.
- Environmental Health, Strategy 2-k, "Support efforts to connect potential farmers with landowners willing to lease their lands or mentor new farmers":
 - Bart Renner, Cooperative Extension Director, was asked to comment and stated the strategy was in-line with County activities and it was incorporated into the plan as it stood by consensus.
- Land Use & Livability, Strategy 1-a, "Adopt a high impact land use ordinance":
 - A motion was made by Wayne Hennie to remove the strategy from the plan, seconded by Mack McNeely. Voting aye were Wayne Hennie, Daryle Hogsed, Mack McNeely and Mike West while voting nay were Maureen Copelof, Kris Hovey and Jackie Whitmire. Strategy removed.
- Land Use & Livability, Strategy 1-b, "Engage communities through community based small area planning to define and address their concerns":
 - A motion was made by Maureen Copelof to incorporate as it stands into the plan, seconded by Kris Hovey. Voting aye were Maureen Copelof, Kris Hovey and Jackie Whitmire while voting nay were Wayne Hennie, Daryle Hogsed, Mack McNeely and Mike West. Opted for planning department staff to re-write, removing "small area", and re-submit to planning board.
- Land Use & Livability, Strategy 1-c, "Support market driven development of greater housing options and advocate changes to the building codes for proven housing alternatives":
 - Struck "including the Tiny House initiative and others", and then incorporated into the plan by consensus.
- Land Use & Livability, Strategy 1-e, "Establish open space requirements for new developments with more than 10 lots and offer fee in-lieu options to facilitate the development of open space in priority locations":
 - Eliminated by consensus.

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- Land Use & Livability, Strategy 1-g, "Collaborate with other agencies and jurisdictions to identify and encourage the re-development of underutilized properties for future industrial, commercial and/or residential use":
 - Incorporated into the plan as it stood by consensus.
- Land Use & Livability, Strategy 1-h, "Review and update existing ordinances as needed to facilitate development that preserves forests, prime agricultural lands, sensitive areas, and natural resources including the native flora and fauna":
 - Incorporated into the plan as it stood by consensus.
- Land Use & Livability, Strategy 1-j, "Adopt Corridor Zoning to coordinate land use which protects County's interest to create business parks for target markets":
 - Transylvania Economic Alliance wrote this strategy that the planning board would like the planning department staff to re-write with TEA, noting it was similar to 1-e and involves 1-f under Economic Health
- Land Use & Livability, Strategy 1-k, "Air Pollution Prevention":
 - Eliminated by consensus.
- Mike West proposed the following strategies regarding property rights be added:
 - K: Actively protect property rights by recognizing that the first and best use of property is determined by the property owner, who is wholly responsible for the control, use and disposal of their property within current applicable laws.
 - L: Actively protect property rights by recognizing that the property owner has the right to earn a living on their property and are wholly responsible for their property within current applicable laws.
 - M: Actively protect property rights by recognizing the right of a property owner to dispose of and exchange their property as they see fit within current applicable laws.
 - Maureen Copelof stated she had no objection except that they could be shortened or combined and Kris Hovey suggest there be a review by an attorney.
 - A motion was made by Wayne Hennie and seconded by Mack McNeely to include all three items as separate strategies and, after a legal review, revisit at the next planning board meeting. Agreement was unanimous.
- Land Use & Livability, Strategy 2-a, "Continue to support, align efforts, partner and update existing mutual aid agreements with local, state, and federal public safety related organizations to maximize efficiency and reduce duplication":
 - Removed "and update existing mutual aid agreements", and then incorporated into the plan by consensus.
- Land Use & Livability, Strategy 3-k, "Evaluate potential locations and invest in a public shooting range":
 - Replaced "potential locations and invest in" with "viability of" and incorporated into the plan by consensus.
- A motion was made by Wayne Hennie to re-open the tied vote strategies from the beginning of the meeting (1-b, 1-d, and 1-f of Economic Health). The motion was not seconded. Mark Burrows suggested it be discussed at the next meeting which was agreed to by consensus.
- It was decided by consensus that another special meeting was not necessary, but that it would be beneficial to start the next regular meeting at 6:30pm instead of 7:00pm. Daryle Hogsed noted that he would be on-call with his job on that date.

VII. New Business:

A. Planning Director's Update by Mark Burrows

- Mark Burrows noted that the Planning Department was audited for floodplain management and that no significant issues were found.
- There will be two interns in The Planning Department this summer to assist with Flood Damage Control, the Watch-4-Me NC campaign, and other department activities, as well as assisting county administration. Mark Burrows introduced the intern Emily Tellman.
- Mark Burrows issued a draft Annual Summary of the Planning Board Activities.

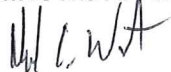
VIII. Public and Board Member Comments

- Jim Meyer of Brevard noted there were unusual topics for a planning group in a free market community and that living wage and the environment are a failed religion that is out of favor. Zoning is death; tiny houses become ghettos; and regional partners have hidden agendas. He wants to see the crony capitalism stop.
- Community Advocate, Kathleen Barnes, an 18-year resident of Transylvania County stated that in general, the community advocates feel very distressed, disrespected, and disheartened that personal opinions of planning board members are taking precedent over the significant survey and community member responses.
- Nancy Depippo, Secretary of The Friends of Ecusta Trail, was shocked that the wishes of the community as shown in the survey with the Ecusta Trail being #2 in priorities, were watered down and struck from the plan. She encouraged planning board members to understand the economic impact of such a trail from the mayor of Traveler's Rest, home of the Swamp Rabbit Trail. She referred to the facts and findings available in the Ecusta Rail Trail Planning Study & Economic Impact Analysis document. She noted that over 200 railcars/day would be required for the track owner to fix the tracks and that the target companies of TEA do not fit this profile. She stated she felt it was a disservice to citizens for the planning board to alter their wishes from the survey.
- Kae Parker spoke as an advocate for Family Support and proposed adding strategies to the plan. She stated she felt it would be remiss to not recognize Family Support in the plan.
- Barbara Marr of TRAIN introduced herself and described TRAIN as a group that "resource pairs"; takes information out to the community as outreach; cultivates collaboration; and is available as a resource. When asked by Mike West, she stated she could provide an outcome of their progress.

IX. Adjourn

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

MINUTES APPROVED



Mike West, Chair



Kaleb Lawson, Recording Secretary