
TRANSYLVANIA COUNTY PLANNING BOARD MINUTES

Special Meeting, August 23, 2018

Call to Order, Chair Hogsed

The Transylvania County Planning Board met in special session on Thursday, August 23, 2018, at 7:00pm in the Community Services Building Conference Room. Members present were Chair Daryle Hogsed, Kimsey Jackson, Bob Twomey, Sandy Watson, Lauren Wise and Steve Woodsmall. Vice-Chair Mack McNeely was absent (excused). Staff members present were Transylvania County Planning and Community Development Director Mark Burrows, County Planner Joy Fields and Program Assistant Kalen Lawson. Also present were three members of the public. No media were present.

I. Welcome

II. Public Comment

Mark Tooley personally thanked Mark Burrows for his years of service and all he has done for the county. His sentiments were echoed by the room.

III. Approval of Agenda

Steve Woodsmall moved to approve the August 23, 2018 agenda as presented. The motion was seconded by Bob Twomey and carried unanimously.

IV. Approval of Minutes

Sandy Watson moved to approve the minutes of the July 19, 2018 regular meeting. The motion was seconded by Lauren Wise and carried unanimously.

V. Subdivision Approvals and Updates

Joy Fields notified the Planning Board that there were eleven (11) exception plats, and one (1) 2-lot subdivision approved between July 19, 2018 and August 22, 2018.

A. Whisper Hills Variance Request

- Joy Fields presented the variance and noted the documents were distributed to each planning board member. Mr. Williams who represented the subdivision was present.
- The proposed development is a 75.29 acre parcel near the intersection of US-64 West and Silverstein Road, with a condo style development (one-level courtyard buildings) with a total of 82 units in eight phases with one-way roads with 45' right-of-ways. A clubhouse and pool are among amenities. Water/sewer is shared in Phase I with a community system in further phases. Septic systems will be utilized.
- Mr. Williams stated that 7% of the total land area is planned to be hard surface.
- As presented, this is a eight-phased development that requires planning board approval.

- Prior to issuing a permit, Joy Fields will confirm that the Transylvania County Fire Marshal approves of the roads proposed; that dry hydrants are not necessary; the NCDOT has approved road connections; and that the NCDEQ has approved an erosion/stormwater control plan.
- Staff recommended approval of the master plan contingent upon confirmations of the above as well as a documented 45' right-of-way, and approved plans for water and septic.
- **Steve Woodsmall moved to accept the master plan contingent upon the confirmations, the documented 45' right-of-way and the approval of water and septic. Lauren Wise seconded the motion, there was no further discussion and it was passed unanimously.**
- Joy Fields then presented a variance request to double the length allowed for one-way roads to be 600-800 feet long. The Transylvania County Fire Marshal has confirmed via e-mail to Joy Fields that if the roads connect without a cul-de-sac, that would meet the needs of a fire truck in Phase I.
- Staff is comfortable with approving the one-way road lengths as proposed in the attached letter. Joy Fields had no strong position on whether to approve just for Phase 1 or for all requested phases. Mr. Williams noted his preference would be to design all at once without having to come back for further variances.
- Timeframe is 3-4 years for all phases. The roads with cul-de-sac turn-arounds are two-way roads.
- **Bob Twomey moved to approve the one-way road variance for the first three phases (but not the remaining five phases). The motion was seconded by Sandy Watson and passed unanimously.**

VI. Ecusta Trail Update – Hunter Marks, Friends of Ecusta Trail

Mark Burrows noted that Steve Woodmall had made a request for Friends of the Ecusta Trail to present an update of their project, and that while the Planning Board was interested in the update, there would be no action taken. Mark Tooley and Hunter Marks made the attached presentation and answered several questions. Planning board members expressed their appreciation for the update.

VII. Old Business:

A. Transylvania County Watershed Protection Ordinance

- Joy Fields presented the edited ordinance.
- It was suggested that planning department staff notify affected property owners for their input, just as was done for revisions to the Mountain Ridge Protection Ordinance. Joy Fields estimated this would be around eleven property owners.
- The plan forward is for staff to notify adjoining and adjacent property owners and solicit their feedback prior to and at the next planning board meeting. Changes from the model ordinance will be incorporated. Then, planning board will review again prior to submitting for approval to commissioners for a public hearing.

B. Other

- Bart Renner with NC Cooperative Extension may have the Voluntary Ag District Ordinance to review next meeting. Mark Burrows is working with Bart Renner to make the Voluntary Ag District Ordinance consistent with other adopted land use ordinances.

VIII. New Business:

A. Planning & Community Development Department Director's Report

- Joy Fields and Mark Burrows will travel to the NC Planner's Association conference in Winston-Salem to receive a statewide award for the best comprehensive plan for a small jurisdiction (less than 100,000 in population).
- The Board of Commissioners will consider the Mountain Ridge Protection Ordinance Monday evening, after which they may set a date for a public hearing and action afterward. Mark encouraged board members to attend.
- Grants:
 - Appalachian Gateway Community Workshop hosted by the Conservation Fund: Mark and Joy attended in Shepardstown, WV in July with Jeff Owenby of the forest service and with Aaron Bland of the City of Brevard. The purpose of the trip was to learn about ways to engage community partners to promote community to promote community and forest – 3 projects include revised Sycamore Flats tying in with NCDOT projects; Tannery Park connecting downtown to Bracken and to Pisgah; and enhancing river access to distribute density. Have been asked to apply for Seed Grant. Key component is including art.
 - African-American Heritage in Transylvania County: The National Trust for Historic Preservation Office & State Historic Preservation Office awarded \$14,000 of funding for the Joint Historic Preservation Commission (JHPC) to document history, including oral histories.
- Mark Burrows is retiring and this is his last planning board meeting.

B. Other

- none

IX. Public and Board Member Comments

- Bob Twomey, Kimsey Jackson, and Lauren Wise each thanked Mark Burrows for his service, expressed appreciation, and stated the county would be losing a great deal of experience and knowledge. Several expressed their hope for continued participation in county government and stated he will be missed.
- Mark Burrows stated his appreciation of the relationships he has developed over the years, and shared his appreciation of the citizens, and their input into their government.
- Planning board members stated they hoped to see their recently taken photograph on the Planning and Community Development webpage. Kalen Lawson shared that she would post it.
- Daryle Hogsed shared that he has been involved in the community and county government for twenty years and has enjoyed working with Mark Burrows; he appreciated the friendship with Mark; has found Mark helpful and encouraging, not putting up walls but finding pathways to resolution; sees him as a master at getting through difficult situations and guiding others through; noted his 'thankless task' as economic development director; and stated appreciation for Mark's investment of his career in Transylvania County. Daryle stated, "We are a better county for having had Mark". The statement was seconded by many.

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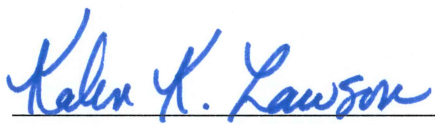
X. **Adjourn**

There being no further discussion, Kimsey Jackson moved to adjourn. The motion was seconded by Daryle Hogsed and carried unanimously.

MINUTES APPROVED



Daryle Hogsed, Chair



Kalen Lawson, Recording Secretary