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**TRANSYLVANIA COUNTY PLANNING BOARD MINUTES**  
**Regular Meeting, September 19, 2019**

**Call to Order, Vice Chair, Kimsey Jackson** - The Transylvania County Planning Board met in regular session on Thursday, September 19, 2019, at 7:00 pm in the Community Services Building conference room. Members present were Vice Chair, Kimsey Jackson, Bob Twomey, Rick Lasater and John Wayne Hardison. Members Sandy Watson, Chair and Lauren Wise were absent (excused). Staff members present were Transylvania County Planning and Community Development's Director, Jason Stewart, Interim Planner, Kate Hayes and Program Assistant, Beth Webb.

- I. **Welcome:** Kimsey Jackson welcomed everyone. The meeting began @ 7:00 p.m. Bob Twomey said the invocation and Rick Lasater led the Pledge of Allegiance.
- II. **Public Comment:** None.
- III. **Approval of Agenda:** John Wayne Hardison made the motion to approve the agenda, the motion was seconded by Rick Lasater and carried unanimously.
- IV. **Approval of Minutes:** John Wayne Hardison moved to approve the Regular Meeting minutes for August 15, 2019. The motion was seconded by Bob Twomey and carried unanimously.
- V. **Subdivision Approvals and Updates:** Kate Hayes notified the Planning Board that since August 15, 2019, there have been twenty (20) plats reviewed. Eleven (11) recombination of previously approved lots, one (1) family subdivision, one (1) division of land for cemetery lots, six (6) changing of boundary lines between adjoining property owners and one (1) 2 lot subdivision and that was actually a piece of property that was split with Henderson County, so the over ten acre exemption didn't apply, because only five acres were here in Transylvania. Kimsey Jackson questioned if there was anything remarkable about them? Kate replied that since she has been in the Planning & Community Development department, it was the first exemption for a cemetery lot, but nothing out of the ordinary. Kimsey Jackson asked if he had a motion to approve those, Rick Lasater made the motion to approve, the motion was seconded by John Wayne Hardison and carried unanimously.
- VI. **Old Business:**

Noise Ordinance:  
Kimsey Jackson advised members that they should have received two copies of the Noise Ordinance, one with strikeouts, additions, etc. And, a clean copy with everything gone, which we would send to the Board of Commissioners. Jason Stewart, Planning and Community Development Director stated that what we are asking of the Planning Board tonight, are there any changes, further discussion, or are we ready to move forward with making a recommendation? After a brief discussion about the deletions of the permit section and the possibility of eliminating some groups or organizations from holding an event in the County, it was decided that the Planning Board was ready to move forward and hold a public input session at the next meeting. Kimsey Jackson asked if everyone was happy with the Noise Ordinance. Do we have a motion to have a public input session next

month? Bob Twomey made a motion that the Noise Ordinance as presented and discussed tonight move forward to the public input phase, the motion was seconded by Rick Lasater and carried unanimously.

**VII. New Business**

- A. Planning and Community Development Department Update - Planning Director, Jason Stewart advised that the kickoff meeting with the Cedar Mountain Small Area Planning Committee is on Tuesday, September 24th at 6:00 p.m. in the Community Services Building conference room. Jason invited everyone to attend and be a part of that conversation within the confines of the North Carolina meeting laws. Rick Lasater questioned if the boundaries of that area have been established? Jason Stewart advised that it is up for discussion. It is up to us to initiate a conversation as to what that is to be and if they want to define a boundary. Jason Stewart advised that there have been some presentations that Joy Fields and Mark Burrows did that loosely defined the boundary. Kate Hayes provided a copy of what the original steering committee had talked about in terms of the geographic boundary area. Jason Stewart commented that there is nothing official. Jason Stewart advised that it will be a discussion of housekeeping, electing a chairman and vice chairman. They will also be discussing the goals and objectives of the committee, and will get more in depth as the meetings progress. Jason Stewart advised that folks in the community are going to make a presentation of what they have done so far. Bob Twomey questioned if the intent of the small area planning committee has already been established? Jason Stewart answered that the intent of the committee has already been defined by the Board of Commissioners. Jason Stewart stated that this process is about how they want their community to look and how they want it to be? To what extent do they want regulation, or if any at all, and that's part of this process. Staff will provide an electronic copy of the Cedar Mountain packets to the Planning Board and continue to send them going forward. Jason Stewart advised that we will have a sign in sheet at the meetings and will encourage people to put their name and address on the sign in sheet to determine where people live. We want to keep people who are interested apprised. We want all of those voices heard.
- B. Other – Kate Hayes advised that Transylvania County was selected to host one mini conference session out of a National week of events for a local government group. Transylvania County will be partnering with another group to promote this event, which will be held on Wednesday, September 25<sup>th</sup> at noon in the Board of Elections office. There is a cost of \$10.00 to cover lunch. The group is looking at the economic history of the county, plus our natural resources and how that has shifted our culture today in the county. It will be a lunch and learn panel with Mac Morrow talking about his work with Ecusta, Josh Hollingse from the Economic Alliance talking about their strategic plans and which businesses they want to attract to the county, Wes Dickson from Sycamore Cycles talking about his perspective as a business owner with the natural resources, and Bruce McDonald from DuPont talking about the collaborative work they do with our public safety offices. Kate advised that she has talked with Commissioner Hawkins, who has helped her brainstorm what the event would look like and she plans to invite the other Board of Commissioners to this event. Tickets can be purchased online and Kate Hayes can provide an electronic link, so that the planning board can go to the website to register. If you are not able to register online, we can do it for them. Planning Board members suggested including others in the community to participate on the panel to get different outlooks. Kate advised that she has talked to other people and a few years ago, Mark Tooley and others had organized a conference in the county that was looking at balancing the natural

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resources and tourism. That's something that is probably going to revamp in the next couple of years and hopefully will be a better chance to bring everyone in.

- VIII. **Public and Board Member Comments:** Bob Twomey is impressed with the way the Planning Board worked on the Noise Ordinance. There has been a tremendous amount of back and forth and exchange and common sense and civility. He feels good about the public meeting.
- IX. **Adjourn:** The next meeting is scheduled for October 17, 2019 at 7:00 pm and there being no further discussion, John Wayne Hardison moved to adjourn. The motion was seconded by Bob Twomey and carried unanimously. The meeting ended at 7:42 p.m.

**MINUTES APPROVED**

  
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Kimsey Jackson, Vice Chair

  
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Beth Webb, Recording Secretary

