

**PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT**

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**Transylvania County Planning Board
SPECIAL MEETING
April 29, 2021 at 7:00PM
Commissioners Chambers, 101 South Broad Street
MINUTES**

This special meeting of the Transylvania County Planning Board can be viewed online via Livestream @ <https://livestream.com/accounts/10832559/events/9620419>. To protect the health and safety of everyone, Transylvania County will adhere to the limitations for public gatherings and practice social distancing.

- I. **Welcome:** Chair Kimsey Jackson called the meeting to order at 7:01PM. Vice Chair Lauren Wise, Terry McCracken, Karen Gleasman, Rick Lasater and Beecher Allison Jr. were also present. A quorum was present. Ms. Gleasman led the meeting in a Moment of Reflection. Mr. Wise led the Pledge of Allegiance.

- II. **Public Comment:** The Cedar Mountain Small Area Plan (CMSAP) Committee Chair, Curley Huggins, thanked the board for considering the CMSAP Draft and announced the attendance of fellow committee members Tom Oosting, Mark Tooley, and Lucia Gerdes. He briefly recalled the history of the Small Area Plan process and stressed the importance of the CMSAP's adoption to preserve the rural way of life in Cedar Mountain. He personally thanked Planning Department staff, the Planning Board, Kate Hayes and Mike McKinney.

Cedar Mountain Small Area Plan Committee member Lucia Gerdes also thanked everyone for their work on the CMSAP. She also commented on the need for county back community standards for Cedar Mountain and asked for feedback on the draft plan, from the Planning Board.

Mr. Jackson read a written statement from Ms. Christy Blakely, a prospective Cedar Mountain business owner. See attached for full statement.

Ms. Gleasman read a statement as a private citizen. See attached for full statement.

III. New Business

A. Review Draft Cedar Mountain Small Area Plan

Allen McNeill, Planning and Community Development Director, explained the process of finalizing the Cedar Mountain Small Area Plan. After approval from the Planning Board the draft will go to Transylvania County Commissioners, then receive feedback

at a Public Hearing. Mr. Jackson opened the floor for discussion and the board reviewed each section of the draft plan and previous changes made by staff. After a brief discussion, Mr. Lasater motioned to remove the second tool of the Agriculture portion of the draft plan that discusses timber management plans and the first tool of the Community Character and Design section that discusses the Local Historic Designation program. The board then discussed the different options and current timber and historic programs that are already available. Mr. McNeill then clarified the tool would use the Joint Historic Preservation Committee to try to inform the public about the Historic Designation programs and consulting firms that helps prepare reports. After an agreement was reached verbally, Mr. Jackson called for Mr. Lasater to officially amend his previous motion so that it only aim to strike the timber management plan. Rick moved to do so, and Mr. Allison seconded the motion. All members voted in favor and the motion carried. Mr. Lasater then moves to add “consulting and architecture firms” to the Local Historic Designation section. Mr. McCracken seconded the motion. All members voted in favor and the motion carried. The board continued to discuss and question Mr. McNeill about different parts for the plan for clarification. Mr. McNeill then confirmed the agreed on changes and the next steps in recommending the plan to the Board of Commissioners. Ms. Gleasman then moved for the Planning Board to add a recommendation to the draft plan for a citizen review committee to be formed soon after the adoption of the Cedar Mountain Small Area Plan. Mr. Lasater seconded the motion. All members voted in favor and the motion carried. Individually, board members congratulated the Cedar Mountain Small Area Plan Committee and Planning Department staff on a completed draft plan.

IV. Public Comment: Mr. Huggins thanked the board again. There were no other public comments.

V. Board Member Comments: Mr. Jackson reminded the board and public of the commissioners’ meeting on May 10 to review the Cedar Mountain Small Area Draft Plan.


ADJOURNMENT

Mr. Jackson called for a vote to adjourn the meeting at 8:30PM. Mr. Lasater motioned to adjourn, Ms. Gleasman seconded the motion. All members voted in favor and the motion carried.

MINUTES APPROVED



Ashley Minery, Recording Secretary



Richard “Kimsey” Jackson, Chairman