

**PLANNING AND
COMMUNITY DEVELOPMENT**

Allen McNeill, Director
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**Transylvania County Planning Board
May 19, 2022 at 6:00 PM
Cooperative Extension Conference Room,
106 East Morgan Street**

MINUTES

CALL TO ORDER

- I. **WELCOME:** Mr. Rick Lasater called the meeting to order at 5:58PM. Ms. Karen Gleasman, Mr. Beecher Allison, and Mr. Scott Sullivan were present. Mr. Lauren Wise (excused), Mr. Terry McCracken (excused) and Mr. Kimsey Jackson (excused) were absent. The Planning and Community Development Department staff Mr. Allen McNeill, Ms. Ashley Minery, and Ms. Katlyn Galloway were present. A quorum was present.
- II. **PUBLIC COMMENT:** (15-minute time limit. Speakers are limited to three minutes.): There were no public comments.
- III. **AGENDA MODIFICATIONS:** There were no agenda modifications.
- IV. **CONSENT AGENDA:**
 - A. Minutes (April 21st, 2022)
 - B. Subdivision Approval and Updates

There was no objection or discussion of the consent agenda. Ms. Gleasman moved to approve the consent agenda. Mr. Allison seconded the motion. All present members voted in favor and the motion carried.

V. OLD BUSINESS:

- A. **Annual Report:** Mr. McNeill presented a draft of the Annual Report to the Board. He reminded everyone that this is an open-ended report, meaning it can look however the Board chooses to design it. After the Board reviewed the draft, it was decided no changes needed to be made. Mr. Allison moved to submit the Annual Report to the Commissioners. Mr. Sullivan seconded the motion. All present members voted in favor and the motion carried.
- B. **Comprehensive Plan Review:** Mr. McNeill presented three charts regarding the population in Transylvania County. As shown on the first chart "Regional Population change", there was no population growth in Transylvania County during 2020. Despite a decrease in population during this year, there was an

increase in residential builds. Mr. McNeill speculated this could be due to an influx of vacation rentals in the area, but he offered to work with Building Inspections to discover more about this. When looking at the second chart “Transylvania County Age Distribution 2020”, Mr. Lasater mentioned the need for better access to quality healthcare regarding the aging population. Mr. Sullivan noted the housing crisis may be stopping young families from moving to the area, which is shown by the lack of persons aged 20-34 in Transylvania County. Ms. Gleasman suggested the Board should mention the access to quality healthcare and the housing crisis to Commissioners when presenting the Comprehensive Review. The Board will continue to look at the Comprehensive Review next meeting. Mr. McNeill noted the Board will start to work more closely on the review in November, and it will be completed around mid-2023.

VI. NEW BUSINESS:

- A. Director’s Report: Mr. McNeill informed the Board that all future meetings will be held in the Cooperative Extension Conference Room located on the first floor of the Community Services Building at 106 East Morgan Street. The next meeting will be held on June 16th, 2022. Mr. McNeill also mentioned the office structure for the Planning and Transportation departments; how he is looking to fill the vacancy for Transportation Director and hoping to add another Planner to the staff.

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

VIII. BOARD MEMBERS’ COMMENTS: Mr. Sullivan welcomed Ms. Gleasman back from visiting her daughter and family in Texas. Ms. Gleasman commented on the space the conference room provided as opposed to the Commissioner’s Chambers, as the conference room is more open. Mr. Gleasman moved to adjourn the meeting. Mr. Allison seconded the motion. All present members voted in favor and the meeting adjourned at 6:51PM.

ADJOURNMENT



Ashley Minery, Planner



Lauren Wise, Chair