

**Transylvania County Planning Board
October 19, 2023, at 6:00 PM
Community Services Building Conference Room
106 East Morgan Street, First Floor**

MINUTES

CALL TO ORDER

I. **WELCOME:** Mr. Rick Lasater called the meeting to order at 6:01PM. Ms. Wendy Warwick, Mr. Mike Privette, Mr. Kimsey Jackson, and Mr. Herschel Johnson were present. Mr. Fred Morse was absent (unexcused). A new member, Mr. Greg Cochran, was also sworn onto the Planning Board. A quorum was present. A member of the public was also in attendance.

II. **PUBLIC COMMENT** (15-minute time limit. Speakers are limited to three minutes.):
There was no public comment.

III. **AGENDA MODIFICATIONS:** There were no proposed agenda modifications.

IV. **CONSENT AGENDA:** There was no discussion of the minutes. Ms. Ashley Minery updated the board on recent subdivision and exemption approvals. Mr. Privette moved to approve the consent agenda. Mr. Johnson seconded the motion. All present members voted in favor and the motion carried.

- A. Minutes (September 21, 2023)
- B. Subdivision Approval and Updates

V. NEW BUSINESS

- A. The Village at Longcliff Re-Subdivision Phasing Master Plan

Mr. Matt Sprouse, of Longcliff, gave a brief presentation to the Board about changes to the development plan since the last meeting with them. This is now a phased development that requires Planning Board approval. Mr. Adams provided background and the staff report's findings to the board. The staff recommended the Board conditionally approve the application with the following requirements:

1. TIS approval by NCDOT, with any significant changes triggering additional review.
2. Construction Entry Road remains as a Secondary Emergency Access point, meeting the Fire District's approval.
3. Project must meet NCDEQ standards for stormwater management and treatment measures.
4. Erosion Control and Stormwater management must meet NCDEQ Division of Energy, Mineral

and Land Resources (DEMLR) standards.

5. Conservation Easement maintenance agreement.

6. Community water and sewer system must meet NC Public Water Supply standards and state health requirements of the Engineer Option Permitting process.

7. Any structures projected over 40 feet in height must meet Mountain Ridge Protection Standards.

After a brief discussion and questions from the board, Mr. Privette moved to approve the application with the mentioned conditions. Mr. Johnson seconded the motion. All present members voted in favor and the motion passed.

VI. INFORMATIONAL OR DISCUSSION ITEMS

- A. Community Grants Program Update: Mr. Adams informed the board of the upcoming Community Center Grant Program and asked for their assistance in spreading the word of the program if they knew individuals involved in centers around the county.
- B. Community Appearance Initiative Update: Mr. Adams updated the board on the Community Appearance Initiative program and its recent presentation to County Commissioners. The signed agreement has not finalized by the county legal department, but will be made available to the public and applicants as soon as it is ready.
- C. Comprehensive Plan Work Session, Outreach, and Survey Questions: Due to time constraints, Mr. Lasater moved to table this work session until the next meeting. Mr. Johnson seconded the motion. Mr. Lasater, Mr. Johnson and Mr. Cochran voted in favor. Mr. Jackson, Mr. Privette, and Ms. Warwick voted against the motion. They clarified they only wanted to ask a few questions and the remainder of the topic could be continued in November. The board briefly discussed survey examples of other organizations and the topic was continued until the next meeting.

VII. PUBLIC COMMENT (15-minute time limit. Speakers are limited to three minutes.): Mr. Alan Mercaldo expressed his concerns for the Prohousing grant's sewer/ water expansion due to the system's capacity issues. He is also concerned with a Noise Ordinance and the difference of ordinance restrictions from policing enforcement, overseen by the Transylvania County Sheriff's Department. Board members informed Mr. Mercaldo of past attempts to pass this type of ordinance.

VIII. BOARD MEMBERS' COMMENTS: There were no board member comments. Mr. Johnson moved to adjourn the meeting. Mr. Jackson seconded the motion. All present members voted in favor and the motion passed. The meeting was adjourned at 7:35PM.

ADJOURNMENT



A handwritten signature in cursive script, reading "Rick Lasater", positioned above a solid horizontal line.

Rick Lasater, Chair



A handwritten signature in cursive script, reading "Darby Terrell", positioned above a solid horizontal line.

Darby Terrell, Planner