

**PLANNING AND  
COMMUNITY DEVELOPMENT**

Jeff Adams, Director  
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**Transylvania County Planning Board  
April 20, 2023 at 6:00 PM  
Cooperative Extension Conference Room,  
106 East Morgan Street**

**MINUTES**

**CALL TO ORDER**

- I. **WELCOME:** Vice Chair Mr. Kimsey Jackson called the meeting to order at 6:00PM. Ms. Wendy Warwick, Mr. Herschel Johnson, and Mr. Mike Privette were also present. Mr. Rick Lasater (excused), Mr. Fred Morse (unexcused) and Mr. Scott Sullivan (unexcused) were absent. A quorum was present. Mr. Jackson led the invocation. Mr. Herschel Johnson led the meeting in the Pledge of Allegiance.
- 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 (March 16, 2023)
  - B. Subdivision Approval and Updates

Mr. Johnson moved to approve the consent agenda. Mr. Privette seconded the motion. All present members voted in favor and the motion carried.

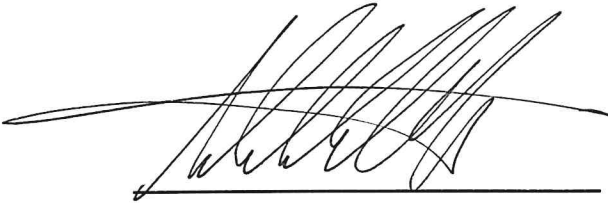
- V. **NEW BUSINESS:**
  - A. Annual Report
  - B. Comprehensive Plan Update

Mr. Jeff Adams, the Planning and Community Development Director discussed the requirements of annual reports and yearly comprehensive plan reviews. Mr. Adams talked with the board about their expectations for future comprehensive planning. Mr. Privette discussed the importance of economic development and affordable housing. Mr. Johnson and Mr. Jackson discussed young adults having job options in the area. Ms. Warwick discussed the large number of short-term rentals in Transylvania County. Mr. Adams showed the Board options for land use planning that have been used in other areas. He also explained how planning is a tool used to reflect the desires of the community. He also gave board members housing statistics for Transylvania and surrounding counties. Mr. Adams also provided a timeline for writing a new Comprehensive Plan.

C. Director's Report

Mr. Adams expressed his desire for all Planning Board members to switch to a county issued email address and communicate with the IT Department to set those up. The next meeting will be held on Thursday May 18, 2023 at 6:00PM.

- VI. PUBLIC COMMENT:** (15-minute time limit. Speakers are limited to three minutes.) There were no public comments.
- VII. BOARD MEMBERS' COMMENTS:** The board briefly discussed their enthusiasm to start the Comprehensive Planning process.
- VIII. ADJOURNMENT:** Ms. Warwick motioned to adjourn the meeting. Mr. Privette seconded the motion. All present members voted in favor and the motion carried. The meeting adjourned at 7:37PM.

A handwritten signature in black ink, appearing to read 'Ashley Minery', written over a horizontal line.

Ashley Minery, Planner

A handwritten signature in black ink, appearing to read 'Rick Lasater', written over a horizontal line.

Rick Lasater, Chair