

**PLANNING AND  
COMMUNITY DEVELOPMENT**

Allen McNeill, Director  
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**Transylvania County Planning Board  
April 21, 2022 at 6:00 PM  
Commissioners Chambers, 101 South Broad Street**

**MINUTES**

**CALL TO ORDER**

- I. **WELCOME:** Mr. Lauren Wise called the meeting to order at 6:01PM. Mr. Rick Lasater, Mr. Kimsey Jackson, Mr. Beecher Allison, and Mr. Scott Sullivan were present. Mr. Terry McCracken (excused) and Ms. Karen Gleasman (excused) were absent. The Planning and Community Development Department staff Mr. Allen McNeill, Ms. Ashley Minery, and Ms. Katlyn Galloway were present. Mr. Jonathan Rich from The Transylvania Times was also 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 (January 20, 2022)
  - B. Subdivision Approval and Updates

There was no objection or discussion of the consent agenda. Mr. Allison moved to approve the consent agenda. Mr. Sullivan seconded the motion. All present members voted in favor and the motion carried.
- V. **OLD BUSINESS:** There was no old business to discuss.
- VI. **NEW BUSINESS:**
  - A. Annual Report: Mr. McNeill informed the Board of the Annual Report due in May. This report should include accomplishments from the past year, and goals for the upcoming year. Mr. Kimsey vocalized a need to include the Cedar Mountain Small Area Plan and the Board's routine work, including subdivision approval and ordinance supervision. Mr. Wise also voiced a need to mention the Comprehensive Plan. Mr. Lasater moved to direct staff to create a draft of the report for the next meeting on May 19<sup>th</sup>, 2022. Mr. Sullivan seconded the motion.

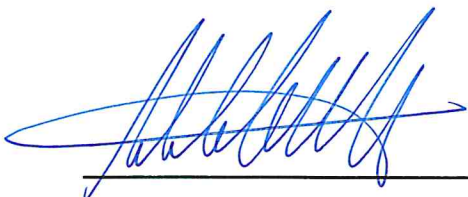
All present members voted in favor and the motion carried.

- B. Comprehensive Plan Review: Mr. McNeill explained the Comprehensive Plan requires annual review due to the adoption of a “long range guide” in March 2017. The layout of the Comprehensive Plan includes four focus areas: “Economic Health”, “Environmental Health”, “Land Use & Liability”, and “Health, Culture & Equity”. The success matrix will need to be reviewed as well. The Board will decide what changes need to be made, and staff will update the plan in 2023. Mr. McNeill asked the Board to review individually and let staff know if any other materials are needed. Mr. McNeill also noted the Comprehensive Plan Review does not have a particular due date. Mr. Wise moved to direct staff to prepare Census Data statistics and population projections for future meetings. Mr. Allison seconded the motion. All present members voted in favor and the motion carried. Mr. Lasater questioned the number of part-time residents, which Mr. McNeill will research. Mr. Jackson questioned the Board’s role regarding the Rosman Corridor, which Mr. McNeill added that the Board will provide guidance if County Commissioners direct staff to prepare new land use regulations for infrastructure expansion.
- C. Director’s Report: Mr. McNeill informed the Board of the next meeting on May 19<sup>th</sup>, 2022. The meeting may be held in the Cooperative Extension Conference Room located at 106 East Morgan Street. The Board will be updated on location prior to the meeting date. Mr. McNeill introduced Ms. Galloway as the new Administrative Support Specialist and spoke on the Transportation Director vacancy. Mr. McNeill also mentioned the awarded grant for Gold Leaf to update and expand their facilities, which will create new jobs.

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

VIII. **BOARD MEMBERS’ COMMENTS:** Mr. Sullivan recently returned from vacation with family to Mexico and noted he was glad to be back. Mr. Wise thanked the Board for bringing up corridors and mentioned the great opportunities for employee housing here. Mr. Lasater moved to adjourn the meeting. Mr. Sullivan seconded the motion. All present members voted in favor and the meeting adjourned at 6:33PM.

## ADJOURNMENT



Ashley Minery, Planner



Lauren Wise, Chair