

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

AGENDA

CALL TO ORDER

- I. WELCOME**
- II. PUBLIC COMMENT** (15-minute time limit. Speakers are limited to three minutes.)
- III. AGENDA MODIFICATIONS**
- IV. CONSENT AGENDA**
 - A. Minutes (October 20, 2022)
 - B. Subdivision Approval and Updates
- V. NEW BUSINESS**
 - A. Staff's Report
- VI. PUBLIC COMMENT** (15-minute time limit. Speakers are limited to three minutes.)
- VII. BOARD MEMBERS' COMMENTS**

ADJOURNMENT



Ashley Minery, Planner

Agenda Item: IV-A

Memorandum

From: Ashley Minery, Planner
To: Transylvania County Planning Board
Date: January 13, 2023
Meeting Date: January 19, 2023

Subject: Minutes from the October 20, 2022 regularly scheduled Planning Board Meeting

Contact Info: Ashley.Minery@transylvaniacounty.org or (828) 884-1710

Attachment(s): 1. Draft meeting minutes from the October 20, 2022 regularly scheduled Planning Board Meeting

Purpose: Review and approve the Regular Meeting Minutes of the October 20, 2022 Planning Board Meeting Minutes.

Background: Meeting minutes are prepared after each Planning Board meeting and submitted to the Planning Board for their review and approval.

Financial Impact: None

Strategic Plan Goal & Strategy: Goal 6: "County government is service driven, transparent and performance based with more active and engaged citizens."
Strategy 6E: "Provide timely, accurate, transparent and informative communication to the public and across the organization with superior customer service delivery."

Recommendations: Staff recommends the Transylvania County Planning Board review approve or approve with modification, the regular meeting minutes from October 20, 2022.

**Transylvania County Planning Board
October 20, 2022 at 6:00 PM
Cooperative Extension Conference Room,
106 East Morgan Street**

MINUTES

CALL TO ORDER

I. WELCOME: Mr. Lauren Wise called the meeting to order at 6:00PM. Mr. Kimsey Jackson, Mr. Beecher Allison and Ms. Karen Gleasman were also present. Mr. Scott Sullivan and Mr. Rick Lasater were absent. The Planning and Community Development Department staff Ms. Ashley Minery was in attendance. 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. PRESENTATIONS

A. Updated Census Bureau

Ms. Ashley Minery presented the Board with updated data from the 2020 Census that could be helpful in future planning, zoning, or comprehensive plan decisions. Board members took turns asking questions about the presented data and Transylvania County's numbers compared to surrounding counties.

B. Pisgah Forest Zoning

Ms. Minery also showed the board a presentation by Ms. Jaime Laughter on the current Pisgah Forest Zoning Ordinance. The presentation explained the current requirements and restrictions of the ordinance and discussed how this type of land use regulation could be useful in the future.

V. CONSENT AGENDA:

A. Minutes (August 18, 2022)

B. Subdivision Approval and Updates

Ms. Minery presented the draft minutes from the Board's previous meeting on August 18, 2022. She also explained the Planning Department had reviewed 13 subdivisions and 14 exemptions from August 9, 2022 to October 10, 2022. There was no discussion of the consent agenda. Mr. Jackson moved to accept the proposed consent agenda. Mr. Allison seconded the motion. All present members voted in favor and the motion carried.

VI. NEW BUSINESS:

A. Staff's Report

Ms. Minery explained the process of waiting for direction from the Board of Commissioners in the coming months. She also explained the ongoing search for a new Planning Department Director.

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

VIII. BOARD MEMBERS' COMMENTS: Mr. Jackson gave some updates from the School Board and the ongoing decisions surrounding improvements to the county's high schools. So far, a decision has not been made by the school board. Mr. Jackson moved to adjourn the meeting. Ms. Gleasman seconded the motion. All present members voted in favor and the meeting was adjourned at 7:05PM.

ADJOURNMENT

Ashley Minery, Planner

Lauren Wise, Chair

Ashley Minery, Planner

Agenda Item: VI-B

Memorandum

From: Ashley Minery, Planner

To: Transylvania County Planning Board

Date: January 13, 2023

Meeting Date: January 19, 2023

Subject: Review of Subdivision Approvals by the Planning Department from October 10, 2022- January 13, 2023

Contact Info: Ashley.Minery@transylvaniacounty.org or (828)884-1710

Attachment(s): 1. Subdivisions and Exemption Log from October 10, 2022- January 13, 2023

Purpose: Provide a log of Subdivision and Exemption approvals to the Planning Board monthly. The approval log is for information purposes only to the Planning Board.

Background: The Subdivision and Exemption log is for recordkeeping of approvals made by the Planning Department. For October 10, 2022- January 13, 2023, there were sixteen **(16) subdivisions- 2- 4 lots, 1- 3 lots, and 13- 2 lots**. For October 10, 2022- January 13, 2023, there were twenty six **(26) exemptions: 10 (1.1), 2 (1.6) and 10 (1.9) and 4 Review Only**.

Exemptions:

- 1.1 Recombination or Combination of previously approved lots.
- 1.2 Division of land into parcels greater than 10 acres with no new right of way dedication.
- 1.3 Public Acquisition of Land for widening or opening roads.
- 1.4 Division of a tract of at least 2 acres into no more than three lots.
- 1.5 Division of land conveys a single lot or parcel to persons who are inheriting the land by intestacy or will.
- 1.6 Division of land into no more than two parcels to convey at least one of the lots to a grantee who would have been heir(s)
- 1.7 Court order of a land division
- 1.8 Division of land for cemetery lots
- 1.9 Changing of boundary lines between adjoining property owners.

Financial Impact: None

Strategic Plan Goal

& Strategy:

Goal 6: *“County government is service driven, transparent and performance based with more active and engaged citizens.”*

Strategy 6E: *“Provide timely, accurate, transparent and informative communication to the public and across the organization with superior customer service delivery.”*

Recommendations:

Staff recommends the Transylvania County Planning Board review the Subdivision and Exemption log.

- 1.1 Recombination of previously approved lots
- 1.2 Greater than 10 acres
- 1.3 Public Acquisition of land for widening roads
- 1.4 2 acres divided into no more than 3 lots
- 1.5 Single lot inherited by intestacy or will

Subdivisions and Exemptions
October 10, 2022- January 13, 2023

- 1.6 Family Subdivision - no more than 2 parcels
- 1.7 Court order of land division
- 1.8 Division of land for cemetery lots
- 1.9 Changing of boundary lines between adjoining property owners

Date	Subdivision/Owner	Surveyor	Township	Type	Review Officer	Date Approved
10/11/2022	Douglas and Billie Nicholson	Cody Petit	Boyd	2 lots	A. Minery	10/11/2022
10/18/2022	Scott and Sarah Deasy	Douglas Garber	Little River	4 lots	A. Minery	10/19/2022
10/28/2022	Daniel Whitmire	Roger Raxter	Hogback	2 lots	A. Minery	11/15/2022
10/28/2022	Leroy and Georgette Richter	Jimmy Cain	Catheys Creek	2 lots	A. Minery	10/28/2022
11/8/2022	Karen Kenney and Sara Hannon	Michael Petit	Hogback	2 lots	A. Minery	11/9/2022
11/9/2022	Dayna Lynn Osteen	Roger Raxter	Hogback	2 lots	A. Minery	11/15/2022
11/21/2022	Jeffery and Willard Smith, Charleen Galloway	Van Clinkscates	Little River	3 lots	A. Minery	11/29/2022
11/21/2022	John Vorus	Kevin Goldsmith	Dunns Rock	2 lots	A. Minery	11/23/2022
11/21/2022	Julian Vorus	Kevin Goldsmith	Dunns Rock	2 lots	A. Minery	11/23/2022

11/22/2022	Lori Lavery	Roger Raxter	Eastatoe	2 2 lots	A. Minery	11/28/2022
11/28/2022	Mack Owen Heirs and Frances Owen Gosnell	Roger Raxter	Gloucester	4 lots	A. Minery	12/6/2022
12/13/2022	Matthew and Olivia Whitmire	Cameron Baker	Dunns Rock	2 lots	A. Minery	12/28/2022
12/13/2022	Elizabeth Smith and Alexander Banther	Roger Raxter	Gloucester	2 lots	A. Minery	
12/16/2022	Stephen N. Doerter	Roger Raxter	Hogback	2 lots	A. Minery	12/29/2022
12/29/2022	Mary Hughes Linville	Cody Petit	Dunns Rock	2 lots	A. Minery	12/30/2022
12/29/2022	Grant and Faith Allen	Michael Petit	Eastatoe	2 lots	A. Minery	12/30/2022
10/18/2022	Chad E. Morgan	Robert Raxter	Dunns Rock	1.6	A. Minery	10/18/2022
10/28/2022	Richard and Janice Johnson	Roger Raxter	Hogback	1.9	A. Minery	11/7/2022
10/31/2022	Matthew and Melissa Morrow	Mike Pfoutz	Dunns Rock	1.1	A. Minery	11/2/2022
10/31/2022	North Transylvania VFD, Inc.	Cameron Baker	Boyd	1.9	A. Minery	11/2/2022
11/15/2022	Karen Webster Trust	Cody Petit	Hogback	1.1	A. Minery	11/21/2022
10/31/2022	Jon and Carol Lewis	Cody Petit	Hogback	1.9	A. Minery	11/3/2022
11/1/2022	Steven and Teresa Britt	Sylvia Higdon	Boyd	1.9	A. Minery	11/1/2022
11/4/2022	Benjamin and Lisa Smith	Cameron Baker	Dunns Rock	1.9	A. Minery	11/4/2022
11/4/2022	Richard and Lisa Zelina	Roger Raxter	Eastatoe	1.1	A. Minery	11/7/2022
11/7/2022	Billy and Andrea McCoy	Kevin Goldsmith	Eastatoe	1.1	A. Minery	11/7/2022
11/8/2022	Dawn and Robert Stower	Robert Raxter	Dunns Rock	1.6	A. Minery	11/8/2022
11/14/2022	Billy McCoy	Kevin Goldsmith	Cathey's Creek	1.1	A. Minery	11/14/2022
11/16/2022	Eagle Lake Development	Robert Raxter	Dunns Rock	1.9	D. Terrell	11/16/2022
12/9/2022	Lisa and Patricia Fitzgerald	Roger Raxter	Hogback	1.9	A. Minery	12/9/2022
12/16/2022	Wayne Horn	Doug Garber	Dunns Rock	RO	A. Minery	12/6/2022
12/16/2022	Lake Partners LLC	Eric Lorenzen	Hogback	RO	A. Minery	
12/20/2022	Abbe Pepper and George McGrill	Kevin Goldsmith	Dunns Rock	1.1	A. Minery	12/20/2022

12/20/2022	Amanda Dow	Kevin Goldsmith	Eastatoe	1.1	A. Minery	12/20/2022
12/21/2022	Conserving Carolina	Roger Raxter	Eastatoe	RO	A. Minery	12/22/2022
12/29/2022	Aaron Hamilton	Cody Petit	Little River	1.9	A. Minery	12/30/2022
12/30/2022	Paul and Teri Olsen	Michael Petit	Eastatoe	1.9	A. Minery	12/30/2022
1/4/2023	Cindy Brady	Kevin Goldsmith	Dunns Rock	1.9	A. Minery	1/4/2023
12/20/2022	Andrew and Farrah Baynard	Douglas A Garber	Boyd	RO	D. Terrell	12/20/2022
1/3/2023	Robert and Jeanne Speight	Mike Pfoutz	Dunns Rock	1.1	D. Terrell	1/6/2022
1/10/2023	Cara Blank	Kevin Goldsmith	Dunns Rock	1.1	A. Minery	1/10/2023
1/10/2023	Richard Daniel and Heather Rowe	Kevin Goldsmith	Little River	1.1	A. Minery	1/10/2023

Planning and Community Development

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