

**PLANNING AND
COMMUNITY DEVELOPMENT**



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**TRANSYLVANIA COUNTY PLANNING BOARD
MINUTES
Regular Meeting, September 17, 2020**

Call to Order: The Transylvania County Planning Board met in regular session on Thursday, September 17, 2020, in the Commissioners Chambers. Members present were Chair, Kimsey Jackson, Bob Twomey, John Wayne Hardison, Karen Gleasman and Beecher Allison. Vice-Chair Lauren Wise absence was excused, while Mr. Rick Lasater was excused absence. Staff members present were Interim Director of Planning and Community Development, Allen McNeill, Planner, Darby Terrell. Two members of the public were present. No media attended.

I. **Welcome:** Chairman Jackson welcomed everyone. The meeting began at 7:02 p.m. Mr. Hardison said the invocation and Mr. Allison led the Pledge of Allegiance.

II. **Public Comment:**

Lucia Gerdes: Survey results the committee wanted to let the committee know they are pleased with the results. Mrs. Gerdes discussed important statistics from the survey. The biggest result being the respondents' rate is higher than previous county surveys, which were sent out in the most recent past.

III. **Agenda Modifications:** Chairman Jackson asked if there were any agenda modifications and there were none.

IV. **Consent Agenda:**

A. Minutes (August 20, 2020)

B. Subdivision Approvals and Updates

Chairman Jackson asked if there were any changes to either of these two documents.

Chairman Jackson asked for a motion to approve the consent agenda. Mr. Allison motioned to approve the consent agenda, Mr. Twomey seconded the motion and it carried unanimously.

V. **Presentations/Recognition:**

Cedar Mountain Small Area Plan Public Input Survey Report – Mr. McNeill presented to the board the survey results from the Cedar Mountain Small Area Plan Public Input Survey Report. Mr. McNeill broke the presentation into five parts. The first part discussed the creation of the survey and the boards which reviewed the questions. Mr. McNeill then went through each question and the results of their respondents. Mr. McNeill highlighted the most popular responses to each question. Mr. McNeill asked for any questions or comments. The Committee members discussed at length the results and posed questions to the present Cedar Mountain Small Area Plan Committee members, who were present questions. Below are some notable questions and comments from Planning Board members.

Karen Gleasman asked staff if it was possible to separate the answers from those who live in Cedar Mountain and those who do not in order to review each of the respondent's answers. She wanted to know if this would change the results any? Mr. McNeill replied staff would be able to provide this requested information to the board. Mrs. Gleasman commented she was surprised of the number of non-residents who answered the Survey. Chairman Jackson agreed with Mrs. Gleasman that he was also surprised.

Mr. Twomey commented he was surprised of the answers to question 26 on the survey which reflected people seemed to have forgotten some major historic places (McGaha, Pretty Place...etc.). Mr. Twomey commented question 27 responses also didn't mention the listed historic places. Mr. Twomey commented question 30 reflected seventy-two percent (72%) of respondents didn't know the county provided public transportation.

Mr. Hardison commented on Mr. Twomey's response of surprise it didn't surprise him, because he didn't know about the transportation provided and he still doesn't quite understand the capacity at which the transportation is provided. Mr. Hardison further commented question 29 was a surprise, because the respondents said no to public transportation option in Cedar Mountain. He believes respondents didn't know what having Transportation access would look like, which is why they responded with the answer no.

Mr. Allison responded to Mr. Hardison's comment by stating when people don't understand the question without further explanation, they will respond no.

Mr. Twomey shared concern for the protection of small mountain bogs which may not be conserved, because they are on private property.

VI. Old Business:

Cedar Mountain Small Area Plan Update – Mr. McNeill provided copies to the Planning Board of the approved Cedar Mountain Small Area Plan July 28th minutes, August 25th meeting minutes and the September 8th agenda. Mr. McNeill informed the Planning Board the last two meetings the Board focused on the Public Input Survey Results and discussed having public workshops in October. The Board discussed holding two virtual public workshops on October 6th and 8th, as well as one “in person” workshops at Rocky Hill Baptist on October 20th. The Committee also discussed their tentative goals for the plan, which was the focus of September 8th. The Board finalized and passed the goals, so they can be presented in the public workshops. Mr. McNeill informed the Planning Board they will be discussing the goals that will be presented to them tonight. The next meeting will be to discuss more at length and for them to provide feedback to the Cedar Mountain Small Area Plan Committee at this future meeting.

Mrs. Gleasman commented she thought the goals in general were easily traced to the responses from the survey, but believed some of the goals were not.

VI. New Business:

- A. 2020 US Census Update – Mr. McNeill discussed past months' staff push to disburse marketing material for the 2020 Census; which is due for the application and receipt of grant funds from the Dogwood Trust Fund. Staff would reminded everyone to take the Census. Staff used this money to get print material, magnets, a frame for advertising and a radio ad, which broadcasts on White Squirrel Radio three times a day. Mr. McNeill encouraged everyone to do their Census.

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B. Director's Report

- Mrs. Webb has moved across the hall to the Building and Inspections Department
- Transportation is currently recruiting 2 full-time drivers.
- Reminder next month you'll start seeing revised land use ordinance with the required and suggested NC 160D changes.

VII. Public Comment (15-minute time restriction. Speakers are limited to three minutes.). There was no public comments given.

VIII. Board Members' Comments:

Mr. Twomey wanted to thank Allen (McNeill) and Darby (Terrell) for their professionalism. Mr. Allison echoed Mr. Twomey's statement and added it a pleasure to serve because of their professionalism.


Mr. Hardison commented he was going to miss Beth (Webb) and thought she did a wonderful job She always had a wonderful attitude and always seemed very happy.

Karen Gleasman -Beth has been a real pleasure and best wishes for her.

Chairman Jackson commented more power to her and we will miss her, but it was time for her to make a change.

Adjournment: The next Planning Board meeting is scheduled for October 15th, 2020, at 7:00 pm in the Commissioners Chambers. There being no further discussion, Mr. Harrison moved to adjourn. The motion was seconded by Mr. Allison and carried unanimously. The meeting ended at 8:08 p.m.

MINUTES APPROVED


Richard K. Jackson, Chair


Darby Terrell, Recording Secretary