
TRANSYLVANIA COUNTY PLANNING BOARD MINUTES

Regular Meeting, July 20, 2017

Call to Order, Vice-Chair Daryl Hogsed

The Transylvania County Planning Board met in regular session on Thursday, July 20, 2017 at 7:00pm in the Community Services Building Conference Room. Members present were Vice-Chair Daryle Hogsed, Kimsey Jackson, Steve Woodsmall, and Sandy Watson. Chair Mike West, Lauren Wise, and Mack McNeely were absent (excused). Staff members present were Transylvania County Planning and Community Development Director Mark Burrows, County Planner Joy Fields, and Program Assistant Kalen Lawson. Also present were nine citizens. No media were present.

I. Welcome

II. Public Comment

Citizen Al Brothers, has a residence in Cedar Mountain and lives in Raleigh. He participated in Raleigh's sign ordinance development. He appreciates the unique environment in Transylvania County and made the following points: minimize information, manage distractions, pay attention to scale, needs for signs are changing with technology, appropriateness of electronic signs, simplicity, over-lighting, moving parts on signs can be a distraction, height not helpful to readability.

III. Approval of Agenda

A motion was made by Kimsey Jackson to approve the June 15, 2017 agenda, seconded by Steve Woodsmall, and carried unanimously.

IV. Approval of Minutes

A motion was made by Steve Woodsmall to approve the minutes of the May 18 and June 15, 2017 regular meetings. The motion was seconded by Kimsey Jackson and carried unanimously.

V. Subdivision Approvals and Updates

Joy Fields notified the Planning Board that there were twenty (20) exception plats, two (2) plat reviews, and three (3) 1-lot subdivisions approved since May 18, 2017.

VI. Old Business:

A. Sign Ordinance Update

- Mark Burrows noted that the instruction from Planning Board last month was for Staff to issue the draft ordinance to the public and stakeholders for input. Staff advertised that the Planning Board was reviewing the ordinance, reviewed with Transylvania County Building and Permitting, and sent via mail to sign companies. Only one sign company commented that they liked it as-is.
- Mark Burrows noted that Staff met with a contingency from Cedar Mountain regarding concerns about Dollar General that transitioned to a discussion of the sign ordinance.
- Citizen Jan Nickerson spoke noting that she has lived here 14 years. She thanked the Planning Board for the opportunity for citizen input and her husband, John Graham, passed out a document of proposed revisions to the sign ordinance and a document of all the signage along 276 South (attached). Mark Burrows thanked Jan Nickerson and John Graham for taking pictures and documenting all the signage on 276 South.
- Citizen Jane Adair commented that she appreciates this special place and stated that, because of the designated National Heritage Area and tourism marketing, it makes financial sense to take into consideration, recognize and protect our treasure.
- Another citizen asked if the sign ordinance applies to the entire county or could it make different provisions in different areas. Mark Burrows stated this is county-wide, but the Scenic Corridor Ordinance could be revised to address specific roads.
- Mark Burrows noted a moratorium, as suggested by one of the meeting's public attendees, may not be appropriate now since there is an existing ordinance in-place with minimum standards.
- Citizen Carol Dugger noted that this place is a treasure and wants to ensure it is protected as it grows.
- Another citizen stated they like the uniqueness of area and would like to signs managed so they don't ruin the look of the area.
- Planning Board Vice-Chair Daryle Hogsed thanked citizens for their input and participation.
- Mark Burrows addressed the Brevard way-finding signs and discussed the grant Staff received to do something similar throughout the county.
- Mark Burrows shared the success of citizens working with Dollar General to participate in the look of their new store being built in Cedar Mountain.
- Staff will incorporate appropriate suggested changes from this evening's citizen input into the draft sign ordinance and present to the Planning Board for consideration.
- Daryle Hogsed asked if there may be a way to incentivize what materials are used in signs noting it would be a challenge to regulate. A discussion of appearance ensued.
- Staff will gather information for the Planning Board to consider addressing electronic signs.
- Staff will issue a revised draft of the ordinance one week in advance of the next Planning Board meeting. That draft can also be shared with the citizenry that attended this meeting and put their information on the sign-in sheet.

B. NC 280 Proposed Multi-use Path Update

- Staff is working with Mills River and other stakeholders to gauge support for the NC 280 multi-use path. If county commissioners approve and public support continues, Staff will work to find funding for an analysis of potential locations and designs.
- Additionally, Staff is executing an awarded grant to do a county-wide NCDOT Bicycling Plan.

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B. continued

- Mark Burrows will invite Ecusta Trail leadership and, perhaps, the Land of Sky Regional Planning Organization (LOS), to discuss multi-use trails at an upcoming meeting. Joy Fields suggested that the September Joint Planning Board Meeting tentatively scheduled for September would be a good time for the multi-use trail discussion.

VII. New Business:

A. Planning & Community Development Department Director's Report

- Citizen groups from Cedar Mountain and Glen Cannon have recently approached Staff to discuss small area plans to protect the uniqueness of their areas.
- A HOME Funds Grant to rehabilitate 3 homes bringing them up to NC building code has been awarded and is being administered by Staff.
- Project Empathy hosted a public event in the Rogow Room on July 11, 2017 with Rev. Dr. Gary Gunderson to facilitate community dialogue.
- The Joint Historic Preservation Commission (JHPC) received funds to assist the Transylvania County Historical Society with renovation/restoration of the Allison-Deaver House.
- The Board of Commissioners appropriated \$50,000 to assist community centers and Staff will administer the program.
- The Board of Commissioners appropriated \$25,000 for special projects regarding workforce housing, an issue brought to the forefront by the Transylvania County Community Land Trust.

B. Other

- none

VIII. Public and Board Member Comments

- Steve Woodsmall: Liked the story of Dollar General and citizens working together.
- Kimsey Jackson: Some minor zoning in special areas can make sense, but does not want to see restrictive zoning county-wide.
- Sandy Watson: Expressed concern that the Ecusta Trail and the NC 280 multi-use path may be competing.
- Daryle Hogsd: Thanked Staff and thanked citizens. Noted he has changed his position on zoning and is a proponent of small area plans or community zoning.

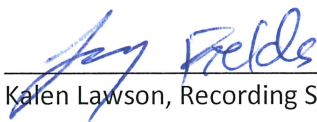
IX. Adjourn

There being no further discussion, a motion was made by Sandy Watson to adjourn, seconded by Kimsey Jackson and carried unanimously.

MINUTES APPROVED



Mike West, Chair



Karen Lawson, Recording Secretary