

**PLANNING AND
COMMUNITY DEVELOPMENT**

Mark Burrows, Director
Joy Fields, Planner
Kalen Lawson, Program Assistant



106 East Morgan Street, Suite 207
Brevard, NC 28712
828.884.3205
planning.transylvaniacounty.org

TRANSYLVANIA COUNTY PLANNING BOARD MINUTES

Special Meeting, November 9, 2017

Call to Order, Chairman West

The Transylvania County Planning Board met in special session (rescheduled) on Thursday, November 9, 2017 at 7:00pm in the Community Services Building Conference Room. Members present were Chair Mike West, Vice-Chair Daryle Hogsed, Kimsey Jackson, Mack McNeely, Lauren Wise, and Sandy Watson. Steve Woodsmall was 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 three citizens. Media was not present.

I. Welcome

II. Public Comment

Jan Nickerson, representing Friends of 276 Heritage, stated that they are very appreciative that they and other Cedar Mountain area residents have been heard by the planning board in previous sign control ordinance discussions and that they would like the opportunity to participate in this evening's sign control ordinance discussion as well.

III. Approval of Agenda

A motion was made by Kimsey Jackson to approve the November 9, 2017 agenda as presented, seconded by Daryl Hogsed, and carried unanimously.

IV. Approval of Minutes

A motion was made by Sandy Watson to approve the minutes of the October 19, 2017 regular meeting, seconded by Mack McNeely and carried unanimously.

V. Subdivision Approvals and Updates

Joy Fields notified the Planning Board that there were ten (10) exception plats and a 1-lot subdivision approved since October 19, 2017.

VI. Old Business:

A. Sign Control Ordinance Update –

- Although Planning Board previously unanimously approved and submitted the ordinance to the Board of Commissioners, additional questions/comments were made at the end of the October 19, 2017 planning board meeting and Chairman West asked staff to go over the different suggestions.

VI. Old Business, continued:

B. Sign Control Ordinance Update, continued –

- Joy Fields shared possibilities for the board to consider as outlined in a handout attached.
 1. All agreed to move section 4.6 to 5.12
 2. All agreed not to reinstate the original 4.6
 3. All agreed not to change 5.11, keeping the original draft language
- After a discussion about limiting off-premise signs on Scenic Corridors Mack McNeely made a motion to keep the draft document as currently approved (Section 5.11 of the September 25 redline draft, which was the addition to allow one off-premise sign per establishment per Scenic Corridor). The motion was seconded by Kimsey Jackson. There were three ‘aye’ votes from Mack McNeely, Kimsey Jackson and Mike West. There were three ‘nay’ votes from Sandy Watson, Lauren Wise and Daryle Hogsed.
- After considerable debate regarding allowing off-premise signs on Scenic Corridors, Mark Burrows suggested that the planning board’s vote stand with no change to their decision to allow one off-premise sign per business per Scenic Corridor. He also noted the concern regarding this change to allow 20 square foot off-premise signs on Scenic Corridors when they are currently not allowed. He proposed staff can bring it to the attention of the planning board at a later date if there is an overabundance of signs being placed on Scenic Corridors.
- Mark Burrows noted that the Sign Control Ordinance and the Scenic Corridor Ordinance updated by the Planning Board will be submitted to the Board of Commissioners and is on their November 27, 2017 agenda.

C. Mountain Ridge Protection Ordinance

- Joy Fields reviewed the red-line version of the ordinance and discussion ensued with a considerable amount of time devoted to defining the area known as Dunn’s Rock.
- All agreed to utilize the verbiage similar to the cell tower ordinance for the permit process section.
- All agreed to change the permitting body to be the Planning Board rather than the Board of Commissioners, with only appeals going to the Board of Commissioners, and further appeal to Superior Court.
- All agreed to add giving notice to adjoining property owners.
- Planning Board members asked staff to have revisions for the next meeting.

VII. New Business:

A. Baird’s Sugar Creek Subdivision Variance Request

- Joy Fields presented a subdivision variance request submitted by Davis Baird (attached) for Tax Parcel ID 9503-51-0862-000 in Sugar Creek Subdivision. He would like to split his 22.46 acres into approximately 16 acre and 5.5 acre lots which is the amount of land on either side of Leamon Drive which splits his property.

TRANSYLVANIA COUNTY PLANNING BOARD MINUTES

November 9, 2017

VII. New Business, continued:

A. Baird's Sugar Creek Subdivision Variance Request, continued

- Daryl Hogsed moved to approve the Baird's Sugar Creek Subdivision variance request as it could be exempt from the Transylvania County Subdivision Control Ordinance if divided into two lots greater than ten acres each; the two proposed lots are split by an existing road and would not require additional road work or land disturbance; and the creation of these two lots of alternative acreage does not create the opportunity for additional subdivision exemptions without further road improvements. The motion was seconded by Mack McNeely and passed unanimously.

B. Planning & Community Development Department Director's Report

- The owner of the Frozen Creek Monopole Cell Tower has been notified that they are not in compliance since there are no antennas or arrays on the tower.
- Recently, a number of sign complaints have been processed through the department.
- Mack McNeely noted that some locations in Hogback that have sign flags were annexed into Rosman, making their sign flags allowable.
- The ARC Free Wifi in Rosman grant is being closed out.
- The ARC Wayfinding Grant is underway with staff working with TDA to issue the Request for Proposal.
- The HOME Funds grant program is underway to rehabilitate three homes, bringing them up to meet NC Building Code.

C. Other

- It was decided to cancel the December 21, 2017 planning board meeting. The next meeting will be the regular meeting scheduled for January 18, 2018, during which the board expects to finalize the updates to the Mountain Ridge Protection Ordinance.

VIII. Public and Board Member Comments

- Sandy Watson: Stated it was a good meeting.
- Daryle Hogsed: Thanked everyone for their hard work and noted that even though not all the public comments and suggestions were incorporated into the Sign Control Ordinance, it was good for the process and for the planning board to spend the time to thoroughly discuss citizen concerns.
- Lauren Wise: Thanked the staff and the board for all their work.


IX. Adjourn

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



Kalen Lawson, Recording Secretary

MINUTES APPROVED



Daryle Hogsed