
TRANSYLVANIA COUNTY PLANNING BOARD MINUTES

Regular Meeting, March 16, 2017

Call to Order, Chairman West

The Transylvania County Planning Board met in regular session on Thursday, March 16, 2017 at 7:00pm in the Community Services Building Conference Room. Members present were Chair Mike West, Daryle Hogsed, Kimsey Jackson, Mack McNeely, Sandy Watson, Lauren Wise and Steve Woodsmall. Staff members present were Transylvania County Planning and Community Development Director Mark Burrows, County Planner Joy Fields and Program Assistant Kalen Lawson. Also present was one citizen. No media were present.

I. Welcome

With four new members named to the board, each member introduced themselves along with staff.

II. Public Comment

Ned Steadman was introduced as a citizen with interest in the Sign Control Ordinance especially in regard to small temporary signs littering the county.

III. Approval of Agenda

A motion was made by Daryl Hogsed to approve the March 16, 2017 agenda, which was seconded by Steve Woodsmall and carried unanimously.

IV. Approval of Minutes

As no decisions requiring recording were made at the January 19, 2017 planning board meeting, the minutes taken can be considered notes and do not require approval.

V. Election of Chair and Vice-Chair

A motion was made by Daryle Hogsed and seconded by Mack McNeely for Mike West to remain Chair and it was carried unanimously. A motion was made by Mack McNeely and seconded by Steve Woodsmall for Daryle Hogsed to be Vice Chair and it was carried unanimously.

VI. Subdivision Approvals and Updates

Joy Fields notified the Planning Board that there were sixteen (16) exception plats, two (2) plat reviews, and no subdivisions approved since January 19, 2017.

VII. Old Business:

A. Draft 2025 Comprehensive Plan

County Commissioners have received the updated version of the draft 2025 Comprehensive Plan that includes the identification of corridor growth areas and changing strategies to action items. At their last meeting, they scheduled the public hearing of the Comprehensive Plan for their next meeting at 7:00pm on March 27, 2017. Staff has advertised the public hearing in *The Transylvania Times*.

B. Sign Ordinance

Joy Fields stated the Sign Control Ordinance needs to be updated to meet current court actions that conclude that signs cannot be regulated based on their content. The Sign Control Ordinance is necessary for safety and appearance. The planning board chose not to specifically address 'personal expression signs'. NCDOT Scenic Byways were added to match their regulations. The planning board members will consider changing directional signs from 32 square feet to 16. Discussions will be continued. Prior to the next meeting, Staff will issue a revised draft.

VIII. New Business:

A. Planning Board Procedures

Mark Burrows discussed open meeting rules and shared hand-out for Citizen Advisory Councils prepared by the Clerk to the County Commissioners.

B. Floodplain Challenges

Mark Burrows stated the Floodplain Ordinance will probably also need to be reviewed. A number of people have been filling in the floodplain and/or doing activities without a permit. The documentary, "Come Hell or High Water" will be shown at Dunn's Rock Community Center on March 23, 2017.

C. Planning & Community Development Department Director's Report

- Mark Burrows informed that a joint meeting of the county and Brevard planning board has been proposed and he suggested doing so for the June 15, 2017 meeting.
- The April 4, 2017 meeting of the Transportation Advisory Committee (TAC) is a public meeting at 7:00pm in the County Commissioners Chambers. NCDOT will have a representative talking about the entrance to Pisgah Forest and design alternatives.

D. Other

- Staff asked to move next planning board meeting from April 21 to April 27 due to conflicts and the board agreed.
- Staff referred to a March 10, 2017 e-mail sent to planning board members informing of Quasi-judicial Board Training offered by the UNC School of Government on May 23 in Asheville at the NC Arboretum for a \$55 fee that the county can pay for interested board members. Joy will follow up with interested attendees that included Lauren Wise, Steve Woodsmall, Sandy Watson and Kimsey Jackson.


IX. Public and Board Member Comments

- Kimsey Jackson found the meeting interesting and expressed interest in the NC SOG Quasi-judicial Board Training.
- Steve Woodsmall stated he was happy to be on the planning board and commented on the quality of the draft 2025 Comprehensive Plan.
- Lauren Wise stated he was excited to be on the board and he looks forward to participating.
- Mack McNeely welcomed the new planning board members.
- Sandy Watson stated the planning board was a good group and she was looking forward to being a member.
- Daryle Hogsed welcomed new members and offered to be a resource. He encouraged all members, new and old, to participate. He has found planning board participation a great opportunity to learn about his county and community.
- Mike West welcomed new members and offered to be resource. He recommended viewing the flood documentary to any who have not yet seen it. He asked about the status of transposing a 1991 video of driving main county roads to DVD and was informed that was underway. He hopes all board members will share their opinions.
- Mark Burrows welcomed the new planning board members, offered the Planning and Community Development staff as a resource, and encouraged all to actively participate.

X. Adjourn

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

MINUTES APPROVED



Mike West, Chair



Kalen Lawson, Recording Secretary