

**PLANNING AND
COMMUNITY DEVELOPMENT**

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**Transylvania County Planning Board
May 9, 2024 at 6:00 PM
Cooperative Extension Conference Room,
106 East Morgan Street**

MINUTES

CALL TO ORDER

I. **WELCOME:** Mr. Jeff Adams called the meeting to order at 6:04PM. Ms. Wendy Warwick, Mr. Mike Privette, Mr. Bramley Fisher, and Mr. Greg Cochran were present. A quorum was present. Mr. Rick Lasater (Chair), and Mr. Kimsey Jackson (Vice Chair), and Mr. Herschel Johnson were absent. Due to the absence of the Chair and Vice Chair, Mr. Mike Privette presided over the meeting. Planning Department staff Darby Terrell and Ashley Minery were also present. Ms. Jaime Laughter, Transylvania County Manager, and two members of the public were also 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 proposed agenda modifications.

IV. **CONSENT AGENDA:**

- A. Minutes (April 18, 2024)
- B. Subdivision Approval and Updates
- C. Transportation Updates

Mr. Adams explained the subdivision approvals and updates for the month. The numbers were also compared to other months in 2023 and 2024. Mr. Adams and Ms. Terrell provided an update on transportation ridership. The new minivan service and route alterations were also briefly discussed. Ms. Warwick requested Community Appearance Initiative (CAI) updates be added to future consent agendas. There was no further discussion of the consent agenda. Mr. Cochran moved to approve the consent agenda. Ms. Warwick seconded the motion. All present members voted in favor and the motion carried.

V. **NEW BUSINESS**

- A. Transylvania County Housing Study Steering Committee

Ms. Laughter explained the Housing Study Process and explained the process of selecting

TPMA to complete the study. The Transylvania County Planning Board will serve as the steering committee for this study. TPMA will host two community engagement events in June. They will prepare a county-wide study that involves multiple interest groups, public engagement sessions, and local business participation. The goal of the study is to identify potential areas of growth for affordable housing and policy recommendations for the Transylvania County Board of Commissioners. Ms. Laughter will provide the Planning Board with updates as the study progresses.

VI. INFORMATIONAL OR DISCUSSION ITEMS:

A. Comprehensive Plan Work Session, Outreach and Survey Questions & Issue Areas

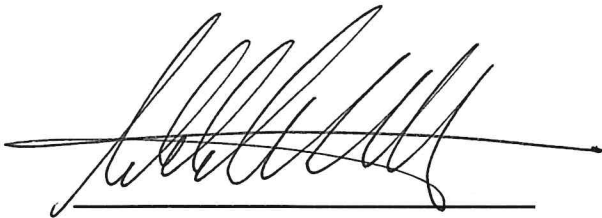
Mr. Adams showed the board the draft annual report to the Board of Commissioners. He also showed the updated work schedule for the 2050 Comprehensive Plan. Community engagement events have also been scheduled. Mr. Adams encouraged members to look for community groups that staff could invite to the Comprehensive Plan events.

VII. PUBLIC COMMENT: (15-minute time limit. Speakers are limited to three minutes.)

Former Commissioner Lynn Bullock offered his opinions on the primary issues facing the Rosman community. He expressed concern for affordable housing, traffic, community walkability, and the condition of several manufactured home parks.

VIII. BOARD MEMBERS' COMMENTS: Ms. Warwick and Mr. Privette said they would be out of town for some of the Comprehensive Plan events. Mr. Fisher thanked staff for their work and Mr. Bullock for his advice.

IX. ADJOURNMENT: Ms. Warwick motioned to adjourn the meeting. Mr. Cochran seconded the motion. All present members voted in favor and the motion carried. The meeting adjourned at 6:58PM.



Ashley Minery, Planner



Rick Lasater, Chair