

**PLANNING AND
COMMUNITY DEVELOPMENT**

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**Transylvania County Planning Board
November 21, 2024, at 6:00 PM
Multipurpose (Commissioners) Chambers
101 S. Broad Street, Brevard, NC**

MINUTES

CALL TO ORDER

- I. **WELCOME:** Mr. Rick Lasater called the meeting to order at 6:00PM. Ms. Wendy Warwick, Mr. Mike Privette, Mr. Kimsey Jackson, Mr. Bramley Fisher, and Mr. Greg Cochran were also present. A quorum was present. Mr. Jeff Adams, of the Planning Department, was also present. There were six members of the public present.
- II. **PUBLIC COMMENT:** (15-minute time limit. Speakers are limited to three minutes.):
No comments were made.
- III. **AGENDA MODIFICATIONS:** As applicants were present for the Community Appearance Initiative (CAI) cases, under New Business, the Planning Board on a motion by Mr. Lasater and second by Mr. Privette proposed agenda modifications to allow the New Business items to immediately follow the consent agenda. The motion carried.
- IV. **CONSENT AGENDA:** There was no discussion of the consent agenda.
 - A. **Minutes (August 15, 2024)**
There was no discussion of the August meeting minutes. Mr. Fisher moved to approve the minutes as presented. Mr. Cochran seconded the motion. All present members voted in favor and the motion carried.
- V. **NEW BUSINESS**
 - A. **Consideration of CAI# 24-05, Mark Burdett requesting Community Appearance Initiative assistance for 1662 Solomon Jones Road, Cedar Mountain, NC 28718**
The applicant, Mark Burdett, on behalf of Garland Blythe, is requesting CAI assistance to remove junk collecting on the premises, along with the demolition debris of dilapidated structure at 1662 Solomon Jones Rd., PID# 9512-75-8783-000, in an un-zoned area of Cedar Mountain. The request will be reviewed under the Community Appearance Initiative policy, as amended on November 27, 2023.

Mr. Adams presented the staff report and explained the current budget for CAI projects for FY24/25. Mr. Burdett, the applicant, provided testimony that the owner and representatives had been before the Magistrate seven times over the past two

years to remove the tenants who damaged the property. Mr. Privette discussed reviewing both CAI cases prior to a decision on either case. Mr. Privette reasoned that since the remaining funding for the year would not cover both applications, they reserve their decisions until after both cases were made. Ms. Warwick moved to review both cases prior to the decision and Mr. Privette seconded the motion. The Board approved unanimously. Following the decision, Mr. Jackson and Mr. Cochran discussed their involvement with the Board of Education and Ms. Warwick moved to recuse Mr. Cochran and Mr. Jackson from the discussion and decision of CAI# 24-07, considering their relationship to the Board of Education. The remaining members unanimously approved.

Ms. Warwick stated both the father and son have disabilities and Mr. Privette confirmed that the property was highly visible from Solomon Jones Road. Mr. Lasater suggested that just as the Confederate Lane property had a history of illegal activities, the same could be said for the Solomon Jones Road property. Ms. Warwick moved to conditionally approve the expenditure of \$10,500, as estimated in the staff report, upon a signed agreement to clean up the property within 30 days from this decision, and the project completed within 60 days from the date of fully executed agreement. Mr. Privette seconded the motion and Chairman Lasater, Mr. Fisher, Mr. Privette and Ms. Warwick voted to approve, with Mr. Cochran and Mr. Jackson abstaining. The motion carries.

B. Consideration of CAI# 24-07, Lisa Fletcher, on behalf of Transylvania County Board of Education is requesting Community Appearance Initiative assistance for 41 Confederate Lane, Brevard, NC

The applicant, Lisa Fletcher, on behalf of Transylvania County Board of Education, is requesting CAI assistance to remove junk collecting on the premises at 41 Confederate Lane, PID# 8564-62-4660-000, in an un-zoned area of the County. The request will be reviewed under the Community Appearance Initiative policy, as amended on November 27, 2023.

Mr. Adams presented the staff report and Ms. Fletcher, the applicant, provided testimony that the Board of Education became the owners of this nuisance property earlier this year and were hoping to clean up the property so that the School Board could build teacher housing upon the site. The Sheriff's Department provided a letter regarding the suspected drug production and other illegal activities associated with the property over the previous years. Mr. Privette stated his reservations on providing another public entity funds and Ms. Warwick suggested that the Board of Education's partners, such as Habitat, could provide such clean up support. Mr. Lasater motioned for the Board to table the decision, until CAI# 24-05 funding was exhausted and the Board could gauge remaining available funds, Ms. Warwick seconded the motion and the Board unanimously approved to table the item to the regularly scheduled December meeting.

V. OLD BUSINESS

A. Transylvania County Comprehensive Housing Study Community Engagement and Housing Survey Report

Mr. Adams presented the Report and reviewed the main takeaways from the stakeholder meetings and interviews. Mr. Privette expressed his concern over the 'barriers' found on page 18 of the report, over 'un-collected tax revenue due to heirs' property' and 'low taxes compared to the rest of the region,' stating that the County collects something like 99% of its taxes. Mr. Adams said he was under the impression that these were collected comments from the 36 stakeholders present at the meetings at that they were likely referring to improvements of the heirs' properties and the relative percentage of taxes that could be collected on residential properties, as opposed to the more commercially and industrially oriented revenues of neighboring counties. Mr. Adams said he would provide this feedback to the consultant team and ask for clarification. Mr. Privette moved to approve the recommendation of the study to the Board, with the stated clarifications, Mr. Jackson seconded and the Board unanimously approved.

VI. INFORMATIONAL OR DISCUSSION ITEMS:

A. Subdivision & Exemptions Update

Mr. Adams provided the staff report for the Planning Department's recent approvals. During the month of October, the department approved 6 total exemptions and 6 subdivisions.

B. Transportation Update

Mr. Adams provided recent ridership statistics for the Transylvania County Public Transportation's fixed route and demand response services. There were over 100 riders for the Fixed Route service in October, outpacing 2024 total. The Demand Response service was well below previous years for September, and it is expected October will also be down, due to the recent storm event. Mr. Adams, also explained that the Transportation Advisory Board (TAB) has asked to extend the survey of public transportation services, with plans to re-route the fixed-route system in FY26.

C. Housing Study Update

Mr. Adams announced TPMA's housing study survey and recently recommended engagement report would be forwarded to the Board of Commissioners for their consideration.

D. Community Appearance Initiative Update

Mr. Adams announced that the Hamilton project is still awaiting a signed agreement for clean-up.

E. Transylvania 2050 Comprehensive Plan Update

Mr. Adams explained the amended timeline for the 2050 Comprehensive Plan. His goal is to have the revised community survey ready for next month's review and released to the public in the coming year. The report from the data collected so far will likely be available to the board next month.

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

There was no public comment.

VIII. **BOARD MEMBERS' COMMENTS:** There was no comments by the Board. Mr. Privette moved to adjourn the meeting. Mr. Cochran seconded the motion. All present members voted in favor and the meeting adjourned at 7:28 PM.

IX. **ADJOURNMENT:**

A handwritten signature in black ink, appearing to read 'Ashley Minery', written over a horizontal line.

Ashley Minery, Planner

A handwritten signature in black ink, appearing to read 'Rick Lasater', written over a horizontal line.

Rick Lasater, Chair