

**PLANNING AND
COMMUNITY DEVELOPMENT**

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**Transylvania County Planning Board
December 19, 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, Mr. Herschel Johnson, and Mr. Greg Cochran were also present. A quorum was present. Ms. Ashley Minery of the Planning Department and Mr. Dewayne Smith of the Solid Waste Department were also present. There were no members of the public in attendance.

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:** There was no discussion of the consent agenda.

A. Minutes (November 21, 2024)

Mr. Fisher moved to approve the consent agenda as presented. Ms. Warwick seconded the motion. All present members voted in favor and the motion passed.

V. **OLD BUSINESS**

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

Mr. Kimsey Jackson and Mr. Greg Cochran recused themselves for this discussion as they are members of the Transylvania County School Board. Mr. Smith explained the potentially hazardous conditions at the property and recommended complete demolition of the structure. Other approved CAI projects have not been completed. The totals from other approved projects may come in under their approved budgets. Other CAI applications, such as CAI # 24-07 can be revisited when the board has a better picture of what funding is still available for projects. Mr. Johnson moved to direct staff to see what projects have expired and if any more funding will be freed in coming months to address other CAI applications. Mr. Privette seconded the motion. All present un-recused members voted in favor and the motion passed.

B. Transylvania County 2050 Comprehensive Plan Update Kick-Off & Community Engagement Report

The board briefly discussed their concerns with the bias of public engagement, namely the political affiliations and income disparity of participants. Staff informed the board that some demographics tend to have higher turnouts of public engagement, but the upcoming community survey will be easily accessible to those that were unable to participate during the in-person sessions. Mr. Privette moved to accept the Community Engagement Report and Mr. Johnson seconded. All present members voted in favor and the motion passed.

C. Transylvania County 2050 Comprehensive Plan Update Draft Community Survey

The board requested more time to review the proposed changes to the community survey. Mr. Johnson moved to table this discussion until the next meeting. Mr. Cochran seconded the motion. All members voted in favor and the motion passed.

VI. NEW BUSINESS: There was no new business to discuss.

VII. INFORMATIONAL OR DISCUSSION ITEMS:

A. Subdivision & Exemptions Update

Ms. Minery provided the staff report for the Planning Department's recent approvals. During the month of November, the department approved 10 total exemptions and 6 subdivisions.

B. Transportation Update

Ms. Minery provided presented ridership statistics for the Transylvania County Public Transportation's fixed route and demand response services. Both the fixed route and demand response services had more riders than in previous years.

C. Transylvania 2050 Comprehensive Plan Update

Upon Planning Board's approval of the community engagement survey, it will be made available to the public. Due to Hurricane Helene and other delays the completion of the 2050 Comprehensive Plan Update is now projected for late summer or early fall of 2025.

D. Community Appearance Initiative Update

The board directed staff to present future CAI information and budgets in the form of a chart/spreadsheet for clarity.

E. Transylvania County Comprehensive Housing Study Update

TPMA is working on their findings and summary documents from the Stakeholder Engagement Survey. That document will be presented to the Planning Board when it is received from TPMA.

VIII. PUBLIC COMMENT: (15-minute time limit. Speakers are limited to three minutes.)
There was no public comment.

IX. BOARD MEMBERS' COMMENTS: The board thanked Mr. Smith for attending and his hard work on Community Appearance Initiative projects. Mr. Privette moved to adjourn the meeting. Mr. Johnson seconded the motion. All present members voted in favor and the

meeting adjourned at 7:15 PM.

X. 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

