

**PLANNING AND
COMMUNITY DEVELOPMENT**

Allen McNeill, Interim Director
Darby Terrell, Planner



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

**Cedar Mountain Small Area Plan Committee
Regular Meeting Minutes
October 27, 2020 at 6:00 p.m.
Commissioners Chambers, 101 South Broad Street**

- I. **Welcome** – Chairman, Curley Huggins called the meeting to order at 6:00 pm, Committee Members present were Chairman Curley Huggins, Vice Chair Lucia Gerdes, Committee Members Candy Gray, Mark Tooley, and Tom Oosting. Chairman Huggins introduced the present staff members Darby Terrell, Planner, Allen McNeill, Interim Director of Planning and Community Development, Anna Cain, Administrative Program Specialist, and Mike McKinney IT support from the IT department. There 7 audience members physically present. There were no Media present.

Also introduced the presenters, Vicki Eastland, Jan McCall, Kevin Shook, Bart Renner, Josh Hallingse.

- II. **Public Comment** (15-minute time limit. Speakers are limited to three minutes.)
No public comment was given.
- III. **Agenda Modifications**
None.
- IV. **Consent Agenda**
Chairman Huggins asked for a motion to approve the agenda, Candy Gray motioned to approve, and Mark Tooley seconded. It was passed unanimously. Mark Tooley asked to change the last paragraph under new business, wanted to change it to the parks and recreation master plan. Mr. McNeill asked for the board not to approve the minutes and allow staff to make those changes and present them at the next meeting.
- V. **Presentations/Recognitions**
A. Transportation Planning, Vicki Eastland, Land of Sky RPO
Ms. Eastland presented on transportation planning in western North Carolina and explained the process. She went into detail on how NCDOT assessed safety of roads, how speed limits are created and how to request a change, as well as how plans for future transportation conditions are created.

The Committee asked questions to Ms. Eastland and there was a brief discussion on what she presented. Staff will relay information from Ms. Eastland to the Committee after the meeting.

- B. Soil and Water, Jo Ann McCall Transylvania County Soil and Water Director
Ms. McCall presented on how her department helps assist citizens with erosion control, soil testing, streambank restoration, and pond design. As well as other resources and tools they can use that directly links to the two goals that the committee approved.

The Committee asked questions to Ms. McCall about soil and water concerns.

- C. Economic Development, Josh Hallingse Transylvania Economic Alliance
Mr. Hallingse presented what services that the Transylvania Economic Alliance provides with existing businesses retention and expansion, as well as recruitment of new businesses to Transylvania County. His organization mostly focuses on showing known buildings and locations for businesses that would fit.

The committee asked questions to Mr. Hallingse, on funding opportunities that they use and their other services, as well as problems Mr. Hallingse sees with having businesses come to Transylvania County.

- D. Telecommunications, Kevin Shook Transylvania County Emergency Management Coordinator

Mr. Shook presented the committee with information on the possibility of expanding the telecommunication and broadband in the Cedar Mountain Area.

The committee asked the presenter questions and had a brief discussion of this goals and other goals that connect or conflict.

- E. Agriculture, Bart Renner Transylvania County Cooperative Extension Director.
Mr. Renner provided the committee with a presentation of information on sustaining agriculture and forestry in the county and resources and tools that they can use to meet their goal.

The Committee asked Mr. Renner questions and discussed briefly what was presented and the tools for the goals.

- F. Historic Preservation Commission, Ms. Terrell
Ms. Terrell presented a slideshow with information on what historic preservation is in North Carolina, and what a historic preservation commission does. The committee briefly discussed following the presentation and asked clarifying questions.

- G. Cedar Mountain Existing Conditions, Mr. McNeill
Mr. McNeill presented the board with multiple maps and presented a slideshow outlining the current existing conditions of the current land use, existing agriculture, local businesses located in cedar mountain, and the number of

residential and commercial buildings built within the last 6 years up to September of this year.

The committee asked clarifying questions and discussed the maps they received.

VI. Old Business

None.

VII. New Business

A. Cedar Mountain Small Area Plan Recommendations Discussion

With the committee approving the goal that states: *"Promote the measured growth of business in the commercial node as defined in the Cedar Mountain Small Area Plan."*

The committee discussed where exactly the commercial node should be defined on the boundary map.

A motion was made "To table the discussion for staff to provide more information for the committee." Which was made by Ms. Gray and seconded by Mr. Tooley, this motion was approved unanimously.

B. Future Meetings and Plan Timeline Discussion

The last meeting in September the committee identified that the last Tuesday at 6:00pm of each month in the Commissioners Chambers would be the official regular meeting time. In the months November and December, the officially scheduled meetings conflict with holiday plans for committee members. For November the meeting on the 24th is 2 days before the Thanksgiving Holiday with respect to the committee members plans staff requests to look at some other dates in November to reschedule to make sure the committee has a quorum. These dates being Thursday, November 12th, Tuesday, November 17th, and Wednesday, November 18th. All meetings for these dates are to be scheduled at the approved 6:00pm time. The Committee decided not to reschedule this meeting.

For December there is a similar issue, the Board of Commissioners are scheduled to move their second December meeting to the same date and time as the Cedar Mountain Small Area Plan Committee, due to the Monday before being a holiday and the county offices will be closed Monday December 28th. The dates that staff have tentatively picked out are Wednesday, December 16th, Tuesday December 22nd, and Wednesday, December 30th. All meetings for these dates are to be scheduled at the approved 6:00pm time.

Mr. Oosting moved to schedule a meeting on December 22nd at 6:00 pm in the Commissioners Chambers, which was seconded by Mr. Tooley, and approved unanimously.

VIII. Public Comment (15-minute time limit. Speakers are limited to three minutes.)

Mr. Twomey- representing planning board, gave praise to the committee with the work

they are doing, especially with long meetings. Also representing the Soil and Water board Vice Chair, wanted to let know the committee that he is willing to give educational presentations to the community. Discussed some points about flooding, soil, and other topics.

IX. Committee Members' Comments

Chairman Huggins- Commented that he wanted to thank the committee and all those in attendance.

X. ADJOURNMENT

Ms. Gray motioned to adjourn the meeting at 10:00 p.m., the motion was seconded by Mr. Oosting and approved unanimously. The next meeting will be a regular meeting on Cedar Mountain Small Area Plan Committee meeting is scheduled for November 24th, 2020 at 6:00 p.m. in the Commissioners Chambers.

MINUTES APPROVED


Curley Huggins, Chairman


Darby Terrell, Recording Secretary