

**PLANNING AND
COMMUNITY DEVELOPMENT**

Allen McNeill, Interim Director
Darby Terrell, Planner
Beth Webb, Administrative Support



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

**Cedar Mountain Small Area Plan Committee
Special Meeting Minutes
September 8, 2020 at 6:00 p.m.
Commissioners Chambers, 101 South Broad Street**

- I. **Welcome** – Chairman, Curley Huggins called the meeting to order at 6:13 pm, Committee Members present were Chairman Curley Huggins, Vice Chair Lucia Gerdes, Committee Members Mark Tooley, and Tom Oosting. Committee Member Candy Gray was not present at the beginning of the meeting due to traffic issues on 276 and Rich Mountain. Chairman Huggins introduced the present staff members Darby Terrell, Planner and Allen McNeill, Interim Director of Planning and Community Development, and Mike McKinney IT support from the IT department. There was one audience member physically present, Mr. Larry Chapman. There were no Media present.

- II. **Public Comment** (15-minute time limit. Speakers are limited to three minutes.)
There was no public comment given at this time from public via email or Livestream.

- III. **Old Business**
 - A. **Cedar Mountain Small Area Plan Goals Discussion**

Chair Huggins gave the floor to Mr. Allen McNeill to inform the committee further on the goals presented in the Agenda Packet. Mr. McNeill discussed the purpose and the general examples from other small area plans found by staff. Mr. McNeill introduced the goals put together by staff from the three committee members from last meeting. The committee discussed at length the combined goals presented by staff. The Committee decided to go through the goals presented in order on the document.

Agriculture-
Goal #1 protect the remaining agricultural and timber lands.

Community Character and Design-
Goal #1 Preserve and protect the area’s rural character: maintain the historic and cultural aspects of the community.
Goal #2 Preserve the unique natural communities

Community Facilities and Services-
Goal #1 Support community economic and social opportunity via enhanced cellular telephone and broadband connectivity.
Goal #2 Engage with Transylvania County on the provision of county services to or inside the community.
Goal #3 Maintain a vibrant community center and facilities.

Goal #4 Support and actively participate in the development of greenways and parks.

Economic Development-

Goal #3 Encourage economic and employment opportunity while balancing growth and quality of life.

Goal #2 Promote the measured growth of businesses in the Cedar Mountain commercial node as defined in the Cedar Mountain Small Area Plan.

Land Use Development-

Goal #1 Promote responsible land use and development.

Natural and Cultural Resources-

Goal #1 Protect natural resources and preserve the scenic and aesthetic beauty of the area including views/ridgetops and open spaces.

Goal #2 Ensure the environmental health of rivers, streams, ecosystems, and lands.

Goal #3 Preserve and protect the historical structures and cultural heritage of Cedar Mountain.

Transportation-

Goal #1 Ensure safety of the community and visitors via adequate traffic planning, regulation, and enforcement.

Goal #2 Promote the development of bike and pedestrian friendly alternative transportation in Cedar Mountain.

Chair Huggins asked for a motion to approve the goals, Mr. Tooley moved and Vice Chair Gerdes seconded. The motion passed unanimously.

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

Kent Wilcox Comment from the Livestream read to the Committee by Ms. Terrell- Solid waste could include collection of automobile oil and scrap metal. County services could include better snow removal from roads and treatment for ice.

No other comments from the Public were given.

V. Committee Members Comments

Chair Curley Huggins - Lucia and myself will be present for the presentation to the Planning Board to answer questions on the public survey. Chair Huggins encouraged other committee members to be present if they would like to as well.

Mr. McNeill informed the board that staff is waiting on some data and information from other departments to finish creating the residential and commercial maps that were asked which will finish up the Demographics section for the Plan. Mr. McNeill mentioned that Planner Darby Terrell has put together maps for the Cultural and Natural Resources section of the Plan. Mr. McNeill informed the board both those sections should be finished by the end of the month for their next regularly scheduled meeting.

Chair Huggins asked staff if the October Public Meetings scheduled will be finished and presented to the committee by the end of the month meeting as well. Mr. McNeill confirmed that staff will be presenting those dates to be approved by the committee

including days that they will be using Rocky Hill Baptist Church.

VI. ADJOURNMENT

Mr. Oosting motioned to adjourn the meeting at 8:36 p.m., the motion was seconded by Vice Chair Gerdes and approved unanimously. The next meeting will be a regular meeting on Cedar Mountain Small Area Plan Committee meeting is scheduled for Tuesday, September 29th, 2020 at 6:00 p.m. in the Commissioners Chambers.

MINUTES APPROVED


Curley Huggins, Chairman


Darby Terrell, Recording Secretary