

**PLANNING AND
COMMUNITY DEVELOPMENT**

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**Cedar Mountain Small Area Planning Committee Meeting
February 25, 2020 at 6:00 PM
Cedar Mountain Community Center, 10635 Greenville Highway**

I. Welcome, Call to Order, Curley Huggins, Chair Cedar Mountain Small Area Plan Committee-

Curley Huggins called the meeting to order at 6:04pm on Tuesday, January 28th. Members present were Chair Curley Huggins, Tom Oosting, Mark Tooley, and Candy Gray. Vice Chair Lucia Gerdes was absent (excused). Staff present were Jason Stewart, Planning and Community Development Director, and Darby Terrell, Planner. There were around 30 members of the public present.

Curley Huggins informed the audience that if audience members have questions or comments after the public comment section of the meeting that there are cards and pens available to the audience throughout the meeting. These questions will also be answered during the meeting at the end and the Planning Department will put up the questions and comments on the new active website for the Cedar Mountain Small Area Plan. Darby Terrell, the Planner mentioned that the webpage for Cedar Mountain is active and that all approved minutes will be uploaded, as well as a link to the Community Center's website.

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

Kalen Lawson a resident of Cedar Mountain and former employee of the Transylvania County Planning Department spoke about her concerns in Cedar Mountain. Before expressing her concern, she thanked the committee for taking their time and effort in trying to improve this community. She also thanked the Planning Department for coming outside of their normal hours of work for their time and effort. The first thing she addressed is the Pisgah Forest Community Zoning Ordinance which is the framework that the Committee is focused on basing their recommendation not to enforce zones on certain roads with mixed use and commercial. She implores the committee to focus on commercial zoning and development near Little River. She would like parameters on what others can do close to her property. Kalen read aloud an example of this which talks about how some cities and counties have required commercial businesses to meet certain requirements before they open to look succinct with the areas design standards. Kalen asks the committee to ask Jason and the Planning Department what parameters can be used and what can we put parameters on such as junkyards, sewer package plants, how close they are to the road and where commercial businesses put their parking (whether beside the business or behind it so they are not backing out on 276). Also, how can we regulate erosion control especially since the life of this community is in Little River?

Kalen continued to discuss that she believes there is a real misconception of Little River itself, is mostly in the floodway and not the floodplain but is considered floodplain. Kalen suggests we have regulations put in that restrict commercial development footprint all throughout Cedar Mountain that restricts development within a certain amount of feet from the Floodplain near the river. The reason that it is misrepresented on the map is because FEMA based the map off a model. FEMA will redraw these maps, Kalen asked Jason Stewart Planning Director when it will be redrawn, Jason answered it will be in the next couple of years. She said that she didn't believe there is going to be a

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moratorium for the county because it would include the whole county and the Commissioners are not going to go for that. She also said she had maps of the floodplain if anyone would be interested in looking over them. Kalen then thanked the committee and the audience for their time.

Kalen discussed the property across from the Post office that (Elizabeth Thompson mentioned would be an Air BnB house) is displacing a lot of water. Wendy Caughey confirmed that and said it is creating flooding issues recently that haven't been there before in her experience for the past 10 years. Elizabeth Thompson mentioned that the site has also displaced a lot of sand recently as well, which is becoming a problem for residents in the area.

Wendy Caughey told the committee she wants the plan to make commercial and others to act as good neighbors like most people who reside in Cedar Mountain.

III. Agenda Modifications

Mark Tooley motioned to approve agenda with the addition of approving last meetings minutes. The motion was seconded by Candy Gray and carried unanimously. Mark Tooley motioned to approve the January 28th, 2020 regular meeting minutes as presented. Candy Gray seconded the motion which carried unanimously.

IV. Old Business

No new business was discussed at this meeting and the committee moved immediately to the New Business.

V. New Business

A. Draft of Framework

Jason Stewart presented to the committee the draft framework he created, most of which came from the Pisgah Forest Community Zoning Ordinance and general zoning framework. Jason Stewart did a brief presentation on the Cedar Mountain draft framework. This draft framework is very early and a rough draft of what the committee members have shown interest in possibly being in the recommendation. Jason Stewart discussed how he used Pisgah Forest as a base layer, but the outcome of this plan will be greatly different because of the community's wants and needs. Mr. Stewart stated he mostly used the traditional framework of a zoning that most other localities are using. Mr. Stewart broke the area into two zoning districts, one is General Use (GU) which is like Pisgah Forest's Open Use. For the Special use section in the General Use zone Jason Stewart added uses that weren't in Pisgah Forest such as hotels and lodging, which can be permitted and matched what the committee members have been requesting. These in Special Uses which include retail would be more restricted and harder to put in the General Use zone. The second zone is called Corridor Mixed Use is laid out as a more intensive district, he believes this district still needs to be defined by the committee. In this corridor there are more commercial uses allowed, in this zone retail is limited to under 2,500 square unit as are restaurants which can be changed at any time. Candy Gray mentioned that there was some discrepancy to the physical copy of the framework that the audience and committee members had to the one that was being presented on the projected screen.

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The committee discussed in detail about certain sections of the Pisgah Forest framework. Mark Tooley asked a question about Special uses in Section 22. Mr. Stewart confirmed that there would be and that would be for the committee to settle on what they would want to be required. Tom Oosting asked if these requirements would be the standards such as design standards, Jason Stewart confirmed. Mark Tooley asked why there was commercial use in both districts. Mr. Stewart explained that it was a general practice and that in rural zoning that was the case to allow local general stores and similar commercial that the community would accept to still be allowed. But the committee can restrict commercial uses completely out of one district. A discussion started about possibly renaming the zoning uses started by Tom Oosting. The committee discussed where the corridor should be, started by Tom Oosting and Candy Gray. As well as the level of restriction they could have on that corridor or the other areas in Cedar Mountain. The Committee came to a consensus that all of Hwy 276 within Cedar Mountain will be considered the Mixed-Use Corridor. The committee agreed that the other roads voted on at the last meeting should be considered outside of the Mixed-Use Corridor, but be a part of the General Use that will have different restrictions. Discussion began on some of the definition of uses by the committee members and Planning Staff. Clarifications were given by staff and committee members discussed present commercial examples of uses that need to be defined in the plan. The committee was informed that anything that is not listed in the permitted or special uses of either section is prohibited by the plan.

B. Other

The committee briefly discussed about possible definitions for certain uses as well as what definitions they would like to focus on for the next meeting. The committee agreed that at the next meeting they will focus on the Special and Permitted Uses, the definitions for uses and where the zones will permit, what the purpose will state on the document, and the height as well as other requirements. Jason Stewart will try to update the rough draft and put in some standards placeholders for the next meeting.

VI. Public and Board Member Comments

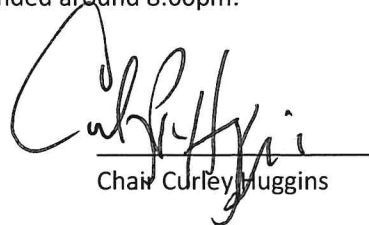
Candy Gray read aloud the comment and question cards that were in the baskets from the audience. The committee members answered each one and the responses will be on the website.

VII. Adjourn

The next meeting is scheduled for March 24th at 6:00pm in the Cedar Mountain Community Center. There being no further business Mark Tooley moved to adjourn and Tom Oosting seconded the motion, which carried unanimously. The meeting ended around 8:00pm.



Planning Staff 6/23/2020
Date



Chair Curley Huggins 6/23/2020
Date

