

Cullowhee Planning Council Minutes

April 1st, 2019

6:00 p.m.

Conference Room 101A, Cordelia Camp Building
Western Carolina University

| Members | Present | Absent | Members | Present | Absent | Members | Present | Absent |
|--------------|---------|--------|-----------------|---------|--------|------------|---------|--------|
| Rick Bennett | X | | Myrtle Schrader | | X | Mike Byers | X | |
| Scott Baker | X | | Joel Setzer | X | | Jim Lewis | X | |
| Jack Debnam | X | | David Claxton | X | | | | |

Staff Present

Michael Poston, Planning Director
John Jeleniewski, Senior Planner
Caroline LaFrienier, Planner I
Heather Baker, County Attorney
Allison Kelley, Administrative Assistant

Others Present

Mr. Cletus F. Fortwendel JR and Ms. Sarah Fortwendel, Adjacent Property Owners
Jake Strickland, Mallory and Evans

Call to Order

Chairman Scott Baker called the meeting to order at 6:00 p.m. and a quorum was present.

Additions to Agenda

Rick Bennett made a motion to approve the agenda as written. Jack Debnam seconded the motion, and it passed unanimously.

Approval of Minutes

David Claxton made a motion to approve the minutes from the March 4th, 2019 meeting. Rick Bennett seconded the motion, and it passed unanimously.

Public Comment- Sign-up sheet- 3 minutes per speaker

There were no public comments.

New Business

a. Cullowhee Small Area Plan

Caroline LaFrienier updated the Council on March 4th, 2019 the Council held the kick-off meeting for the Cullowhee Small Area Plan. In addition, on March 5th, 2019, staff held a stakeholder meeting of five different groups (50 people attended). The next step in the process will be public workshops to gather more input of the Cullowhee area. Ms. LaFrienier handed out flyers to the Council of the public input events scheduled in regards to the Cullowhee Small Area Plan.

DAY ONE: VISIONING (Monday, April 22nd, 2019)

- 1:00 p.m. –Walking Tour of Old Cullowhee (Starting at the Cullowhee Dam)
- 3:00 p.m. –Open Studio (Jackson County Rec Center)
- 6:00 p.m. –Public Visioning Workshop (Jackson County Rec Center)

DAY TWO: PLAN DEVELOPMENT (Tuesday, April 23rd, 2019)

10:00 a.m. –Open Studio (Jackson County Rec Center)

11:30 a.m. –Tabling on WCU Campus (Outside of Courtyard Dining Hall)

5:30 p.m. –Framework Plan Presentation (WCU Ramsey Center-Hospitality Room)

7:00 p.m. –Steering Committee Meeting (WCU Ramsey Center-Hospitality Room)

DAY THREE: DEBRIEF & WRAP UP (Wednesday, April 24th, 2019)

1:00 p.m. –“Coffee Talk” on the Future of Cullowhee (Hillside Grind)

Ms. LaFrienier stated the information gathered from the public input events will aid the consultants (Stewart) to begin to develop the draft document. She stated she would email the flyer out to the Council, stakeholders, advertise in public places and on social media. The Council gave suggestions where to place the flyers such as churches, student apartments, post office, and to create separate events on Facebook. She encouraged the Council to attend the Framework Plan Presentation prior to the Steering Committee Meeting to get an update of all of the information gathered from the public.

b. Census-Designated Place (CDP) Update

Mike Poston updated the Council staff is currently reviewing the 2020 CDP. Staff has reviewed that the census address list (road names, etc.) matches the counties address list. Staff is in the second step of the process of reviewing the CDP maps and making suggestions and recommendations if the boundary should be expanded.

Mr. Poston stated CDP are areas that are unincorporated established communities that look and feel a lot like municipalities. Each census tract is broken down into block groups, which has more defined data. This data is a method for staff to gain more specific information about geography. He showed the Council the CDP map of Cullowhee from 2010. He stated staff plans to propose to incorporate the zoned areas into the CDP. This will provide staff with more specific information and a better reference point for the area. Mr. Poston stated staff is currently working with the Southwestern Commission and have until mid-May to complete the review process.

Closed Session

Legal-NCGS 143-318.11(a)(3)

Rick Bennett made a motion to go into closed session at 6:16 p.m. Jack Debnam seconded the motion, and the motion passed unanimously.

Jack Debnam made a motion to end the closed session at 6:39 p.m. Jim Lewis seconded the motion, and the motion passed unanimously.

Chairman Baker entertained a motion to add letter 5c “Mallory and Evans Settlement” under New Business. Jack Debnam made a motion, Rick Bennett seconded the motion, and it passed unanimously.

c. Mallory and Evans Settlement

The Council requested the Fortwendel’s, which are the adjacent property owners to the Mallory and Evans development to review the agreement. The Fortwendel’s reviewed the agreement and consented with the additional requests between Mallory and the County.

Jack Debnam made a motion to approve the revised site plan, and the additional conditions of the Settlement Agreement and Consent Order between Mallory and Evans and Jackson County. In addition, that Chairman Baker sign and approve the agreement to forward to the Board of Commissioners. Rick Bennett seconded the motion, the motion carried unanimously.

Informal Discussion

Chairman Baker entertained a motion to call for a Special Meeting on April 23rd, 2019 at 7:00 p.m. located in the Hospitality Room at the Ramsey Center at Western Carolina University. Joel

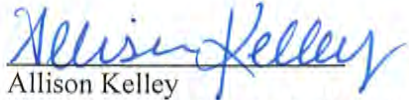
Setzer made a motion to add the special meeting. Jack Debnam seconded the motion, and it passed unanimously.

Rick Bennett made a comment that he had been having issues with students pulling out in front of him on the bridge off Mont Leith Road and expressed his concern of safety to the Council.

Adjournment

With no further business, Chairman Scott Baker adjourned the meeting at 6:48 p.m.

Respectfully Submitted,



Allison Kelley
Administrative Assistant- Planning



Scott Baker
Planning Council Chair