

**Cullowhee Planning Council**  
**Minutes**  
**November 4th, 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  
 Caroline LaFrienier, Planner II  
 Heather Baker, County Attorney  
 Allison Kelley, Administrative Assistant

**Call to Order**

Chairman Scott Baker called the meeting to order at 6:01 p.m. and a quorum was present.

**Additions to Agenda**

Jim Lewis made a motion to approve the agenda as written. Joel Setzer seconded the motion and it passed unanimously.

**Approval of Minutes**

Joel Setzer made a motion to approve the minutes for September 9<sup>th</sup>, October 7<sup>th</sup> and October 22<sup>nd</sup>. Jim Lewis 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 Update**

o **Community Meeting Defrief**

Ms. LaFrienier presented a recap to the Council of the public comments received at the special meeting for the Cullowhee Small Area Plan Draft Review on October 22, 2019. Please see the comments received as follows:

- Comment posted next to, Coordinate with the State Historic Preservation Office (SHPO) and/or the Eastern Band of the Cherokee or their designee to identify and protect important archaeological site: *“Great way to honor heritage + also attract cultural tourism/ economic benefits”*
- Comment posted on the Cullowhee Small Area Plan Goals side of the board next to, 1-Build Cullowhee’s image and identity and promote business and economic development: *“How do we (future small business owners) afford property”*

- Comment posted next to the multi-use path photo representative of a facility proposed by NC 107: *"02- Looks Safer!"*
- Comment posted on the Action Plan side of the board under 4. Parks and Open Space- Continue working with the Cullowhee Revitalization Endeavor (CuRvE) on the Tuckasegee Family River Park and the Painter Road Park: *"Looks Great!"*
- Comment posted on Comments Board: *"Environmental preservation + ecological function are not all about how a development LOOKS. We need corridors of entirely undeveloped land and waterways to maintain biodiversity- no one seems to be talking about that."*
- Comment posted on Comments Board: *"WCU claims to have no influence over how student housing development proceeds or is planned... but when we talk to the developers, we hear that WCU is actively encouraging destructive and non – sustainable development which leads to ecological destruction. What's the truth here?"*
- Comment posted on Comments Board: *"Flexibility for infill single family home development needed in Neighborhood Preservation Area."*
- Comment posted on Comments Board: *"It looks like a lot of rules need to be introduced to force developers to build the types of buildings that we would like in the plan."*
- Comment posted on Comments Board: *"There is such a need for community gathering spaces in this community- parks, arts, culture performance + centers, etc. I think there is a lot of isolation in this community and challenges with mental health. I think the more to encourage walking, biking, parks, cultural shift, etc. is all excellent and important. Thank you!"*

David Claxton stated he believed the Council was headed in the right direction as previous community members voiced opinions that growth needed to stop within the area. He noted that the comments they have received are positive as opposed to the start of this process. Chairman Baker stated he received comments from community members of individual property development. He noted a resident was concerned about future development in Forest Hills on the old golf course property, which is not included in this plan but is essential to discuss. Mr. Baker stated he also did not receive adverse comments, and the attendance of the community had improved from past meetings.

Mr. Poston asked the Council if any further additions should be discussed in the plan, or if they are ready to move forward towards the adoption process. There is a three-step process, a Public Hearing for a recommendation from the Cullowhee Planning Council, and Planning Board, and then to the Board of Commissioners for adoption. Mr. Byers asked staff to send out the final draft document for the Council to review again before the December meeting.

Mr. Setzer asked staff if they could respond or answer the questions asked in the community meeting within the document. Mr. Poston stated staff would work on creating the language to address the questions received, and reference if it was already addressed within the plan. In addition, he asked the Council to give feedback to staff and direction how to address the comments and send those to staff.

**b. Update on Housing Development in Planning Area**

Mr. Poston stated the current projects The Landing Phase 2, Prospect Speedwell, and The Bellamy at WCU have zoning permits issued for the conditional use. They are currently in the grading phase, and Steve Beasley, Senior Erosion Officer is making sure these projects are in compliance. In addition, forth coming will be an architectural review for Prospect Speedwell and The Bellamy at WCU.

**Adjournment**

With no further business, Chairman Baker adjourned the meeting at 6:40 p.m.

Respectfully Submitted,

  
Allison Kelley  
Administrative Assistant- Planning

  
Scott Baker  
Planning Council Chair