

# Cullowhee Planning Council Minutes

January 8, 2018

6:00 p.m.

Conference Room 101A, WCU Cordelia Camp Building

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	Mike Wade	X				

### Staff Present

Michael Poston- Planning Director  
John Jeleniewski- Senior Planner  
Caroline Edmonds- Planner 1  
Heather Baker- County Attorney

### Others Present

Dr. Jane Eastman  
Dr. Brett Riggs

### Call to Order and Quorum Check

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

### Additions to Agenda

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

### Approval of the Minutes

*Rick Bennett made a motion to approve the minutes as written. Jim seconded the motion and it passed unanimously.*

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

Dr. Jane Eastman- Dr. Eastman is a professor in the Anthropology and Cherokee Studies departments at Western Carolina University. Dr. Eastman read a statement regarding the potential for significant archaeological and cultural heritage resources of the South Painter Road Development site. Dr. Eastman's professional opinion is that this area will contain intact remains of prehistoric and historic settlement, including high potential for unmarked human burials.

Dr. Brett Riggs- Dr. Riggs is a professor in the Anthropology and Cherokee Studies departments at Western Carolina University. Dr. Riggs also spoke of the very high potential of there being

archaeological resources and his concern that this has not been considered in the potential development of this property. Development of the property located on South Painter Road without considering the possibility of archaeological and cultural resources would be risky, as it would violate NC State Cemetery code and code for unmarked burials.

**Old Business**

**Rezoning Application- 25 Mudpuppy Lane**

Chairman Scott Baker gave a brief introduction to the rezoning request. The Council tabled the request at the December meeting because there were some questions and concerns. The applicant is requesting a map amendment that would reassign the subject property to the Commercial District.

The council discussed the possibility of spot zoning in this application. County attorney Heather Baker spoke about spot zoning and gave examples of why this request would not constitute spot zoning. Concerns were raised regarding the potential use of this property for commercial establishments in the future. Senior Planner John Jeleniewski spoke to the size of this property limiting and prohibiting certain commercial uses due to parking requirements, setbacks and all other requirements. The proposed use of the property currently is a professional office.

County Planning Director Michael Poston has begun looking at the budget to consider a small area plan and future land use map for Cullowhee. A small area plan and future land use map would help guide development in Cullowhee as it continues to grow and change.

*Joel Setzer made a motion to approve the application to rezone the property located at 25 Mudpuppy Lane and adopt the statement of consistency. Rick Bennett seconded the motion and it passed unanimously.*

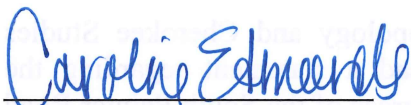
**Informal Discussion and Updates**

Michael Poston gave the council an update on the Unified Development Ordinance (UDO). Planning staff has been reviewing the first draft of Article I and II of the UDO and will bring these chapters to the council in the near future.


**Adjournment**

*Chairman Scott Baker adjourned the meeting at 6:33 p.m.*

Respectfully Submitted,



Caroline Edmonds  
Administrative Assistant- Planning



Planning Council Chair