

# Cullowhee Planning Council

## Minutes

October 2, 2017

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		Jim Lewis	X	
Scott Baker	X		Joel Setzer	X				
Jack Debnam	X		Mike Wade	X		Mike Byers		X

### Staff Present

Michael Poston, Planning Director  
John Jeleniewski, Senior Planner  
Heather Baker, County Attorney  
Shelby Cook, Administrative Assistant

### Additions to the Agenda

Rick Bennet added "Monteith-Ledbetter Intersection" as New Business agenda item D). Jim Lewis added "Power Poles" as New Business agenda item E). "Planning updates" was moved to item F).

*Jack Debnam made a motion to approve the agenda with the changes. Joel Setzer seconded the motion and it carried unanimously.*

### Approval of the Minutes

*Jack Debnam made a motion to approve the minutes from August 7<sup>th</sup> and August 15<sup>th</sup>, 2017 with no changes or additions. Jim Lewis seconded the motion and it carried unanimously.*

Public Comment - There were no public comments.

### New Business

#### **a) New building materials**

Planning staff has been made aware of new building materials becoming available that are made of metal but resemble wood and brick, or other attractive textures and colors. John Jeleniewski presented the Council with some examples.

Mike Poston discussed a proposed amendment to Article VI, Sec. 6-6 of the Cullowhee Community Planning Area Development Standards that would allow the Council to consider other high-quality building materials that the ordinance currently prohibits, like corrugated or sheet metal.

After discussion from the Council, the amendment to Sec. 6-6 read: "All buildings shall be constructed of stone, exposed timber, fiber cement siding, wood siding, shingle siding, brick, or other high quality material as approved by the architectural review committee. No building shall be covered with sheet or corrugated metal or with vinyl siding, unless it is a high-quality material approved by the architectural review committee."

*Joel Setzer made a motion to call a public hearing for the proposed language to Article VI of the Cullowhee Community Planning Area Development Standards as read. Rick Bennett seconded the motion and it carried unanimously.*

**b) NCDOT Bridge Discussion**

The Council received NCDOT plans for Bridge Project B-4159 on Old Cullowhee Road, over the Tuckasegee River. Myrtle Schrader sent a letter to the Council regarding her concerns about the plans, outdated DOT traffic studies, and the pedestrian and vehicular traffic issues in the Cullowhee Planning Area. The Council discussed the bridge plans, traffic congestion, traffic signals, sidewalks, and turning lanes.

**c) Engagement Letter for Appeal**

Heather Baker explained that Mallory & Evans Development is proceeding with the appeal to the Council's June 12<sup>th</sup> denial of their proposed townhome development at 66 S Painter Road. Parker Poe, a law firm out of Charlotte, will represent the County and the Cullowhee Planning Council in the case. Heather will be working with the firm and doing a lot of the legwork on the case to cut down on costs for the County.

*Joel Setzer made a motion to endorse Parker Poe in representing Jackson County and the Cullowhee Planning Council in the Mallory & Evans case. Myrtle Schrader seconded the motion and it carried unanimously.*

**d) Monteith-Ledbetter Rd Intersection**

Rick Bennett mentioned that community involvement will be important in the planning for the Monteith Gap and Ledbetter Road intersection, and he wants the Council to be involved in the planning for the future of that intersection. He believes the intersection should be attuned for connection to the greenway in the future. Jack Debnam said the DOT is more receptive of public input now than ever before, and when plans are made for the intersection, there will be a public meeting to discuss it.

**e) Power Poles**

Jim Lewis brought up the issue of deserted power poles and old utility lines in Cullowhee. He wants to know if the Council can reach out to utility companies and ask them to review their use of poles, and maybe remove the unnecessary ones or consolidate them to enhance the beauty of the area. Duke Energy has all of their poles mapped. Joe Walker, director of facilities management at WCU, might have an inventory of the poles WCU maintains.

**f) Planning Updates**

Mike Poston gave an update on the County's Unified Development Ordinance project. Along with Stewart Inc. and JM Teague Engineering, the County has conducted kick-off meetings with advisory boards and the Board of Commissioners, and completed stakeholder interviews with people in the community who use the ordinances, like architects, environmentalists, realtors, and attorneys. Stewart is currently analyzing their data collected so far and will be producing a final assessment report in the coming weeks.

**Adjournment**

With no further business to discuss, Scott Baker adjourned the meeting at 6:58 p.m.

Respectfully Submitted,

  
Shelby LeQuire Cook  
Administrative Assistant - Planning

  
Scott Baker  
Cullowhee Planning Council Chair