

JACKSON COUNTY PLANNING BOARD

MINUTES

Date: January 18, 2018								
Time Begin: 6:02 p.m.								
Time End: 7:11 p.m.								
Location: Jackson County Department on Aging, Heritage Room								
Members	Present	Absent		Present	Absent		Present	Absent
Bonnie Claxton	X		Julie Painter	X		Scott Ogle		X
George Ford		X	Ken Brown		X	Steven Johannessen	X	
Jeremy Hyatt	X		Keven Hawkins	X		Tommy White	X	
Jim Mincey		X	Kirk Stephens		X			

Staff Present:

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

Call to Order and Quorum Check

Vice Chair Bonnie Claxton called the meeting to order at 6:02 p.m. Steven Johannessen requested to participate and vote in the meeting remotely via telephone. *Keven Hawkins made a motion to allow Steven to participate remotely. Julie Painter seconded the motion and it carried unanimously.* A quorum was present.

Public Comment

There was no public comment.

Approval of the Agenda

Jeremy Hyatt made a motion to approve the agenda. Julie Painter seconded the motion and it carried unanimously.

Approval of the Minutes

Jeremy Hyatt made a motion to approve the minutes as written. Julie Painter seconded the motion and carried unanimously.

Public Hearing: Cullowhee Rezoning

Vice-chair Bonnie Claxton opened the public hearing. Senior Planner John Jeleniewski gave his staff report on the proposed rezoning of 25 Mudpuppy Lane in Cullowhee from Residential to Commercial. The Planning Board discussed the property access, current and proposed use, and the potential for other businesses to locate onto the property in the future if the property is rezoned to commercial.

Jeff Brotherton is the property owner at 44 Mudpuppy Lane. He spoke in favor of Jack and Gail Debnam relocating their real estate office to 25 Mudpuppy Lane, but spoke in opposition of the rezoning of the property to commercial. Mr. Brotherton felt as though this rezoning would constitute spot zoning and would not be consistent with the Cullowhee Planning Area Standards or the adopted comprehensive plan.

The applicant Jack Debnam spoke about how the Cullowhee zoning was established. The individuals zoned the properties in the district as their current use. He purchased the property to be a professional office and the only way he can do so is to request that the property is rezoned from Single Family Residential to Commercial.

Jeff Brotherton had requested at the December meeting of the Cullowhee Planning Council meeting that planning staff research other remedies that would allow the applicant to have his professional real estate office on 25 Mudpuppy Lane without rezoning the property. Planning Director Michael Poston spoke to the possibility of an ordinance amendment allowing professional offices in the Single Family Residential District and also conditional zoning that would create a district with more limitations than the existing Commercial district. Michael Poston discussed these remedies with the applicant. The applicant did not wish to pursue the mentioned remedies.

Cullowhee does not currently have a small area plan, but this would be helpful in guiding growth in the future.

Vice-chair Bonnie Claxton closed the public hearing at 6:50 p.m. Jeremy Hyatt made a motion to recommend approval of the rezoning of 25 Mudpuppy Lane to Commercial and adopt the statement of consistency. Julie Painter seconded the motion and it passed 5 to 1.

New Business

a. Recommendation of Officers

The Planning Board chose to table this recommendation until more of the board members are present.

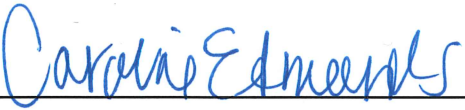
b. UDO Update

Planning staff have received Article I and II of the UDO. The Planning Board will receive these chapters in the next couple of weeks to begin reviewing.

Adjournment

With no further business to discuss, Vice Chair Bonnie Claxton adjourned the meeting at 7:11 p.m.

Submitted by:



Administrative Assistant – Planning

Approved by:



Vice Chair - Bonnie Claxton