

Cullowhee Planning Council

Minutes

January 28th, 2020

6:00 p.m.

Hospitality Room, Ramsey Center 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
Allison Kelley, Administrative Assistant

Call to Order

Vice Chairman Jack Debnam called the meeting to order at 6:04 p.m. and a quorum was present.

Additions to Agenda

Joel Setzer made a motion to approve the agenda as written. 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) **Public Hearing: Cullowhee Small Area Plan final draft**

Vice Chairman Debnam opened the Public Hearing at 6:05 p.m.

Mr. Debnam asked the public if they have any comments regarding the proposed plan to share them at this time.

Karen Kandl (Oak Forest resident) stated as the Council moves to approve the Cullowhee Small Area Plan to consider what "single family housing" means. She understands that the definition of "single family housing" is not on tonight's agenda, but its definition would have a bearing on this Small Area Plan. She hopes that they can move away from the disingenuous definition of "single family housing" in which each unit can house up to five unrelated people, and single units can actually be double units, the units can be packed in not more than 10 feet apart and they require overflow parking on the order of dozens of spaces. This definition of "single family housing" is nothing more than a disguise for multi-family housing and as the Council moves forward and approves the Plan she hopes they consider single family housing that is much more congruous with the single family housing that currently exists throughout Jackson County.

In addition, Ms. Kandl asked to consider whether the plan adequately protects our waterways in Cullowhee. She stated our waterways are our lifeblood and they provide water, recreation, tourism and habitat. Buffer zones surrounding waterways that meet state regulations

are inadequate. They should be at least 150-200 feet in width. Ms. Kandl encouraged the Council to let our county and our community be the shining example of good environmental stewardship.

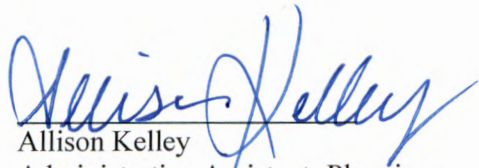
Hiddy Morgan (Buzzards Roost resident) commented that the Plan lacks a greater definition of “single family housing” and asked the Council to revisit Appendix J - Cullowhee Community Planning Development Standards- Article 5, Section 5-1(t) “Student Rentals.” Ms. Morgan asked the Council to consider removing the standard “Five unrelated person if home is ¾ mile or less from WCU campus” and enforce two or three unrelated people per dwelling. She stated there is already a small pocket of single-family areas that assemble the community and they should be cautious to preserve these areas or there will be nothing left of the community.

Vice Chairman Debnam closed the Public Hearing at 6:10 p.m.

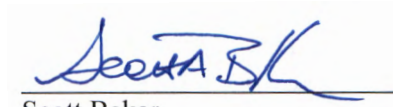
Adjournment

With no further business, Joel Setzer made a motion to adjourn. David Claxton seconded the motion and the meeting adjourned at 6:10 p.m.

Respectfully Submitted,



Allison Kelley
Administrative Assistant- Planning



Scott Baker
Planning Council Chair