

JACKSON COUNTY PLANNING BOARD

MINUTES

Date: February 8, 2018								
Time Begin: 6:00 pm								
Time End: 6:58 pm								
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				

Others Present:

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

Call to Order and Quorum Check

Vice Chair Bonnie Claxton called the meeting to order at 6:00 p.m. Cleis Bonham verified that a quorum was present.

Public Comment

While two people did initially sign up for public comments, only one person addressed the Board, which was Tim Newell. This was done after the Agenda and Minutes were approved and after planning addressed the board regarding the Subdivision Review of The Cullowhee River Club Phasing Modification.

Approval of the Agenda

Steve Johannessen made a motion to approve the agenda. Jeremy Hyatt seconded the motion and it carried unanimously.

Approval of the Minutes

Keven Hawkins made a motion to approve the minutes from the previous meeting. Jeremy Hyatt seconded the motion and it carried unanimously.

New Business:

Public Hearing: Cullowhee Rezoning

John Jeleniewski addressed the Board regarding the Subdivision Review of the Cullowhee River Club, which is a current project that began in 2013 with a 5 year phase. John updated the Board regarding the current state that the project is in and the needed modification of a new phase, 2C. He also notified the Board of the specific actions that Cullowhee River Club has taken in order to comply with the various land ordinances. The Cullowhee River Club requested a 2 year extension as well as the approval of phase 2C. The Board asked John if this meets the requirements for the Water Shed Ordinance. Kirk Stephens made a motion that the board approves the request and Ken Brown seconded the motion and it carried unanimously.

Tim Newell, the first of the two people that signed up for public comments, addressed the Board in order to present an update on the development of the Cullowhee River Club thus far, including the challenges they have faced in the development process, the various changes that have been made, and the various luxuries that this community includes. He also informed the Board about their summer and fall goals for completion, their sales thus far, the number of homes that are still pending completion, the average current revenue per lot, the types of buyers they are mostly selling too, as well as the states these buyers are most commonly from. Questions and concerns for Mr. Newell from the board included the legalities of possibly owning one of these homes and renting it out, as well as concern for the property if students rent here. After resolving these questions and concerns, Michael Poston addressed Tim Newell regarding the possibility of a future greenway segment going through the community and how this could be an asset to our area.

The second person who signed the public comments sign in sheet did not address the board.

UDO Review: Articles I and II

Michael Poston then addressed the Board regarding the UDO (Unified Development Ordinance) review, which has to do with combining the 22 sets of ordinances into one ordinance or document. This requires much consolidation for the purpose of making the ordinances more clearly understood and for the facilitation of the public's use of this document. Mike briefly covered the content found in Articles I and II of this ordinance which included topics such as jurisdiction and the location of property. The Board expressed concern about the possibility of a dispute in the lines, such as a road, for instance, and they sought clarification as to how a possible dispute of lines would be resolved. After addressing these questions, Mike later clarified the purpose of this document to the Board, explaining that the UDO is meant to cause the ordinances that are already in place to be more user friendly, rather than to altogether re-do ordinances. Vice-Chair Bonnie Claxton sought clarification regarding whether these ordinances reflect current law. The board later asked if the Watershed Review Board is still a current board and when/if do they meet. Concern was expressed regarding the amount of trash that is being put in the river. No action was taken regarding the UDO. A vote, according to Michael Poston, is not required until they have a final product.

Recommendation of officers

Vice-Chair Bonnie Claxton entertained a nomination for Mr. Kirk Stephens to be nominated as Chair.

Scott Ogle made a motion recommending Kirk Stephens as the Chair and that Bonnie Claxton remains the Vice Chair. Steve Johannessen seconded this motion and it carried unanimously.

Adjournment: The meeting was adjourned at 6:58 p.m.

Submitted by:


Cleis - Administrative Assistant –
Planning Department

Approved by:


Bonnie Claxton – Vice Chairman

