

Cullowhee Planning Council

Minutes

April 3, 2017

6:00 p.m.

Conference Room 101A – Camp Building, WCU

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	

Others Present

Michael Poston, Planning Director

John Jeleniewski, Senior Planner

Heather Baker, County Attorney

Shelby Cook, Administrative Assistant

Additions to the Agenda

“5b) Updates” was added to New Business. *Jack Debnam made a motion to approve the agenda with its one addition. Jim Lewis seconded the motion and it carried unanimously.*

Approval of the Minutes

Mike Byers made a motion to approve the minutes from March 6, 2017. Jack Debnam seconded the motion and it carried unanimously.

Public Comment

There were no public comments.

New Business

a) Article IV – Single Family Residential Setbacks

Mike Poston explained a development standards/setbacks issue that has been discovered by staff in Article IV: General and Special Use Districts. Single family residential development is an allowed use in all Cullowhee districts, with exception to parks/open space, and every district refers back to Sec. 4-7: Single Family Residential for all development standards except for setbacks. Essentially, this can lead to cases where someone wants to build a single family home in a district other than SF Residential, and must comply with that particular district’s setbacks which could be unrealistic, and in some cases even impossible to meet for a single family use, depending on the property. Scott believes this was something the original ordinance meant to address but just overlooked – it was never the goal to make it an intentional hardship to build single family homes in other districts. It was actually a need in Cullowhee and they didn’t want to harm single family residential growth.

If the council still wishes to allow single family uses in every district, a text amendment can be proposed that simply says to refer to Sec. 4-7 for single family setbacks, which is 20’ in the front and 10’ for the sides and rear.

Joel Setzer made a motion to hold a public hearing at the next meeting for a text amendment to Article IV, stating that Single Family Residential setbacks shall be those set forth in Sec. 4-7. Mike Wade seconded the motion and it carried unanimously.

b) Staff Updates

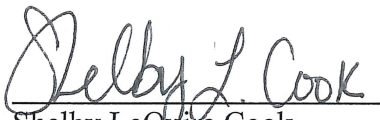
Planning staff is working on possibly making the amendment public hearing process quicker and more efficient. Since 2012, not a single person has showed up to Planning Board public hearings to give public comment regarding ordinance amendments in Cashiers, Cullowhee, or 441. Therefore, if staff can eliminate having to advertise a public hearing at the Planning Board level, several weeks could be taken off the usual 100-day process. Potentially, the Cullowhee council could vote on an amendment and it could go to the Planning Board for a recommendation the very next week, instead of being pushed to the next month due to the 2-week notice advertisement. Mike Poston would like to look at removing the Planning Board public hearings for amendments in Cashiers, Cullowhee, and 441, since members of the public have not historically used that time to give public comments.

Mike Poston and John Jeleniewski have discovered an inconsistency in the ordinance concerning townhomes. They are referred to separately from multi-family, which can be confusing since townhomes are typically multi-family units. Staff will try to come up with some language regarding this for the next meeting.

Adjournment

With no further business to discuss, Scott Baker adjourned the meeting at 6:54 p.m.

Respectfully Submitted,



Shelby LeQuire Cook
Administrative Assistant - Planning



Scott Baker
Cullowhee Planning Council Chair