

JACKSON COUNTY PLANNING BOARD

MINUTES

Date: July 12, 2018								
Time Begin: 6:00 p.m.								
Time End: 7:26 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
Sandy Davis	X		Ken Brown		X	Steven Johannessen	X	
Jeremy Hyatt	X		Mark Letson	X		Tommy White		X
Jim Mincey	X		Kirk Stephens	X				

Staff Present:

Michael Poston- Planning Director
 John Jeleniewski- Senior Planner
 Emily Soper- Planning Intern
 Heather Baker- County Attorney
 Caroline Edmonds- Planner 1

Call to Order and Quorum Check

Chairman Kirk Stephens called the meeting to order at 6:00 p.m. A quorum was present.

Public Comment

Rick Bennett raised concerns about the Cullowhee River Club and the erosion control issues that are causing problems on his property. Rick Bennett feels that with the regulations how they are today, it is easier for developers to ask for forgiveness than permission and requested that the Planning Board look at what can be changed for prevent this in the future.

Swearing in of New Members

Caroline Edmonds read the oath to Sandy Davis and Mark Letson. Both new members understood their new responsibilities and duties as a Planning Board Member and signed and dated the official form.

Approval of the Agenda

With the addition of 6c Erosion, Steven Johannessen made a motion to approve the agenda as amended. Mark Letson seconded the motion and it passed unanimously.

Approval of the Minutes

Removal of a word in the Call to Order was requested. Julie Painter made a motion to approve the minutes as amended. Steven Johannessen seconded the motion and it passed unanimously.

New Business

a. High Hampton- Fieldstone Subdivision Phase 1

John Jeleniewski presented the staff report. High Hampton Fieldstone Subdivision is the proposed project at 3 Sheep Laurel Road. This project will be an additional neighborhood in the High Hampton Community. The proposed neighborhood will consist of 84.19 acres, with phase 1 developing approximately 38.69 acres. Phase 1 will consist of 36 single family home lots that will utilize the existing site amenities. Access to the proposed neighborhood will be from Sheep Laurel Road and White Owl Lane, both of which are privately owned and maintained 18' rights of way. This project came before the Planning Board because it is a major subdivision under the subdivision ordinance. The subdivision ordinance establishes standards for road design and construction, site grading, storm water management, provision of water and wastewater treatment, and other matters related to the proposed development. Erosion and sedimentation control and water recharge ordinances will also apply to this proposed neighborhood.

John addressed construction requirements in the staff report, which includes minimum road design requirements, drainage, structures, traffic control, and road standards for intersections, length, turnaround, grade and shoulders.

It is staff's recommendation to approve the High Hampton Fieldstone Subdivision Phase 1 project and modification request under the condition that all proposed site construction be in accordance with the Jackson County Subdivision ordinance and the submitted, engineered plans.

Julie Painter made a motion to approve the High Hampton Fieldstone Subdivision phase 2 and modification. Steven Johannessen seconded the motion and it passed unanimously.

b. Airport Zoning Map

Mike Poston gave a brief introduction to the Airport Zoning Map and introduced Emily Soper, Planning Intern from Appalachian State University. Emily Soper began her presentation by stating the purpose of developing an airport zoning map and how it will be used. Emily gave a brief overview of how she developed the map and what the purpose of each zone is.

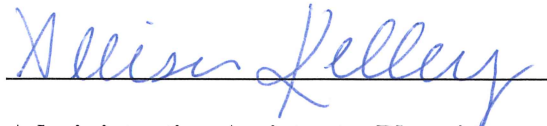
c. Erosion

The Planning Board decided to table this discussion until their next regularly scheduled meeting to allow time for Planning staff to work with the County Attorney to prepare some information and review what influence the Planning Board has on the erosion control ordinance.

Adjournment

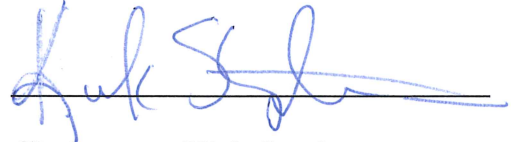
With no further business, Jim Mincey made a motion to adjourn the meeting at 7:26 p.m. Steven Johannessen seconded the motion and it passed unanimously.

Submitted by:

A handwritten signature in blue ink, appearing to read "Allison Kelly", written over a horizontal line.

Administrative Assistant – Planning

Approved by:

A handwritten signature in blue ink, appearing to read "Kirk Stephens", written over a horizontal line.

Chairman – Kirk Stephens

