

JACKSON COUNTY PLANNING BOARD

MINUTES

Date: August 09, 2018								
Time Begin: 6:00 p.m.								
Time End: 7:36 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
 Heather Baker- County Attorney
 John Jeleniewski- Senior Planner
 Caroline Edmonds- Planner 1
 Allison Kelley- Administrative Assistant

Others Present:

Marty Kocat, LandWorks Engineer
 Lou Miller, President of Old Edwards Inn
 Jerry West, TRI Real Estate of NC, LLC

Call to Order and Quorum Check

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

Public Comment

There were no public comments.

Approval of the Agenda

Steven Johannessen made a motion to approve the meeting agenda. Julie Painter seconded the motion, and it carried unanimously.

Approval of the Minutes

Mark Letson made a motion to approve the meeting minutes from July 12th, 2018. Steven Johannessen seconded the motion, and it carried unanimously.

New Business

a. Soil and Erosion Control Ordinance Update

Chairman Kirk Stephens informed the board that this item was tabled from the last meeting for the Planning staff and County Attorney to gather some information on the process and what influence the Planning Board has on the erosion control ordinance.

Mike Poston informed the board that the Planning staff talked to Tony Elders, the Code Enforcement Director that administers Soil and Erosion Control Ordinance and permit processes. Their discussion was on how much leeway, and latitude do we have as a local government to be more restrictive due to the impact of recent legislation the state has passed. The discussion led to a further question of does the board have the authority to change the ordinance. Tony Elders reached out to the assistant director of the Soil and Erosion Control program for the state of North Carolina. Tony Elders explained what our local concerns are and asked if the board can explore our concerns. The assistant director of the Soil and Erosion Control program answered that the board can look and explore their concerns, however, whatever changes the Planning Board would purpose would have to be vetted and approved by the state Erosion Control program. Therefore, it is not a guarantee that whatever changes the board would purpose would be approved, but at least this enables us the ability to propose our concerns.

Heather Baker informed the board about the research she had completed to present to the board. The Planning Board can propose a more restrictive ordinance than the State model, however it has to be approved by the state. In 2013, there was a memo put together by DENR, now (DEQ) that collected information from every town, city and county that had been more restrictive and the reasons why. Heather Baker believes the information was put together to present to the legislature to keep that flexibility. None of the town's, cities or counties that had been more restrictive reduced the number of days to less than 10 after disturbance for repair. However, the board has the ability and authority to recommend to County Commissioners, a more restrictive ordinance as long as it is one the state will approve.

Mike Poston asked if the Planning Board wanted to know more information on how this program is administrated at the local level, the permitting process, and the enforcement process if the board would like to extend an invitation to Tony Elders to come and explain how his office reviews, inspects and remediates these types of claims.

Chairman Kirk Stephens entertained a motion to invite Tony Elders to speak to the Planning Board. Ken Brown made a motion to invite Tony Elders. Mark Letson seconded the motion and it passed unanimously.

b. Glen Cove-Subdivision Review

John Jeleniewski presented the staff report. Glen Cove Subdivision is the proposed project at 2502 Norton Road in the Cashiers Area. The proposed project is a major subdivision by the applicant TRI Real Estate of NC, LLC. The subdivision will be approximately 160.48 total acres neighboring the Highlands Cove community that has different ownership. The proposed Glen Cove neighborhood will include six new and improve existing roadways: Glen Cove Drive will have a 45' wide right of way, 18'-20' wide paved surface and 3' wide shoulders; Stillwater Farms Road and Glen Cove Overlook will have a 30' wide right of way, 16" wide paved surface and 3' wide shoulders. In addition, the neighborhood will consist of 17 single family home subdivided

lots ranging from 5.00 to 5.55 acres and 34 clustered cottages. The Glen Cove site will include a clubhouse, par 3 golf course, tennis court, trout pond, event lawn and pavilion.

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 sediment control and water recharge ordinances will also apply to the proposed Glen Cove neighborhood.

John Jeleniewski informed the board that the plans are ready to go for a final review. The staff's recommendation for the Planning Board is to approve the Glen Cove Subdivision proposed project under the condition that all final site construction plans, requested ordinance modifications and proposed site construction be in accordance to the Jackson County Subdivision Ordinance.

Jerry West informed the board that a fish farmer will maintain the existing trout pond located entry way through the Oaks up Wayfarer and Crescent. They plan to farm trout out to supply the 45 residents of the Glen Cove community.

Marty Kocat informed the board that the modification proposed by Glen Cove Subdivision would lessen and reduce the grading impact. Granting the modification will not be a detriment to public safety or the use of these road ways with plenty of sight distance.

Julie Painter made a motion to approve the Glen Cove Subdivision. Steven Johannessen seconded the motion, and it passed unanimously.

c. UDO Article III and IV

Mike Poston updated the council about the draft of Article III, and Article IV. The highlights include that the Planning Department did not change the ordinance content but moved around sections in order to be more user-friendly and easier to comprehend. The Development Review Procedures table in Article III is a valuable tool created for a reference guide to know what type of permit process, who is responsible for the review and recommendation, final decision, and who would hear the appeal of that decision. The updated draft ordinance now includes more graphics and a flow chart on how the board meetings are pulled for those involved in review procedures.

The Planning Department updated the draft for Article IV by eliminating the definitions, and the administration and enforcement sections located in Articles I & II. In addition, the department reorganized the standards to better fit how design professionals follow out reviews when creating subdivisions. The Planning staff in Article IV cleared up what classifies a major and minor subdivision. A major subdivision is when a property is divided into more than eight lots, while a minor subdivision is eight lots or less.

Adjournment

With no further business, Chairman Kirk Stephens entertained a motion to adjourn. Ken Brown made a motion to adjourn the meeting at 7:36 p.m. Tommy White seconded the motion and it passed unanimously.

Submitted by:



**Allison Kelley
Administrative Assistant – Planning**

Approved by:



**Kirk Stephens
Planning Board Chairman**