

Cullowhee Planning Council
Minutes
October 7th, 2019
6:00 p.m.
Conference Room 101A, Cordelia Camp 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
 Heather Baker, County Attorney
 Allison Kelley, Administrative Assistant

Call to Order

Chairman Scott Baker called the meeting to order at 6:03 p.m. and a quorum was not present.

Additions to Agenda

The agenda was not approved as a quorum was not present.

Approval of Minutes

The minutes from September 9th, 2019 were not approved as a quorum was not present.

Public Comment- Sign-up sheet- 3 minutes per speaker

There were no public comments.

New Business

a. Cullowhee Small Area Plan

Caroline LaFrienier presented the highlights to the Council of changes that were made to the document as follows:

- Page. 11: Removed the reference to historical flooding as cause for the decline of Old Cullowhee per comment from Rick Bennett. Changed caption of image source to “This photo is courtesy of Hunter Library Special Collections at WCU” per Anna Fariella.
- Page. 19: Replaced the Diversity Index statistic with statistic of people below 34 years of age. In addition, changed Average Annual Wage statistics to Median Household Income for study area and county (\$21,697 / \$45,078).
- Page. 21: Updated median income to match updated data on Page. 19.
- Page. 23: There was a comment that the rent/own statistic (70/30%) do not match graph on Page. 22. This graph is based on status of units, the 70/30 statistics is based on percentage of residents.
- Page. 50-51: Updated explanation of phasing for greenways to more closely match landmarks on the map on Page. 51. In addition, added two alternatives for greenway along S. Painter Road, one on northside creek, one on south side to reflect options shown in the Cullowhee Creek Greenway Master Plan.

- Page. 55: Added policies related to programs and initiatives to encourage biking and walking and adequate public safety services.
- Pam Meister provided a picture of an artifact found from an archaeological dig on campus to replace the Judaculla rock image.
- A request of an image of the Cullowhee Welcome Sign was added into the document.

Mr. Poston informed the Council they would hold Special Meeting for the community on October 22nd, 2019 at 6:00 p.m. in the Hospitality Room at the Ramsey Center at WCU for input and review of the Cullowhee Small Area Plan draft. He stated those who signed up for emails of the Cullowhee Small Area Plan will be receiving an email of the draft copy later this week. In addition, staff will be posting the draft on the Planning website, and Planning Facebook page.

Informal Discussion

Jim Lewis stated the Asheville City Council approved a one-year moratorium on hotel development due to concerns from residents. He believes the Council has the power to influence some of the issues they are facing even though they are not a legislative body. He would like to discuss the possibility of passing a resolution for the County Commissioners to consider. Mr. Lewis asked the Council to consider a moratorium on new housing facilities for student housing in the Cullowhee area for one year to allow the county to determine if the infrastructure can handle the growth.

Mr. Poston stated he would review the methods Asheville and their Council took to develop the legislation. He stated NC State Laws have changed over the past few years, and moratoriums are more difficult to establish. In the past moratoriums were established to allow time to adjust plans and zoning ordinances, and now the State Legislator states those are no longer a valid reason to propose a moratorium. Heather Baker stated in 2007 the Commissioners placed a moratorium while reviewing the subdivision ordinance, however, she does not believe they would want to go through that same process again.

Chairman Baker stated establishing the Cullowhee Small Area Plan would be a tool used for the Council to guide development in the area. He stated the Council could discuss this topic at the next meeting to gather the Councils opinions.

Adjournment

With no further business, Chairman Baker adjourned the meeting at 6:30 p.m.

Respectfully Submitted,


Allison Kelley
Administrative Assistant- Planning


Scott Baker
Planning Council Chair