

US 441 GATEWAY DISTRICT PLANNING COUNCIL

MINUTES

Date: August 10, 2021					
Time Begin 6:00 pm					
Time End: 6:44 pm					
Location: Qualla Community Center, Whittier					
Members	Present	Absent	Members	Present	Absent
Dora Robinson	X		Kathy Davis	X	
Myra Cloer	X		Vacant		
Debby Cowan	X		Vacant		
Susan Kinsland		X			

Staff Present:

Michael Poston, Planning Director
 Allison Kelley, Administrative Assistant III
 Anna Harkins, Planner I

Call to Order and Quorum Check:

Chair Debby Cowan called the meeting to order at 6:00 p.m. and a quorum present.

Approval of the Agenda:

Debby Cowan made a motion to approve the agenda as written. Dora Robinson seconded the motion, and it passed unanimously.

Approval of Minutes:

Kathy Davis made a motion to approve the minutes from April 27th & July 7th, 2021. Myra Cloer seconded the motion, and it passed unanimously.

Public Comment: (3 minutes)

There was no public comment.

New Business

- a) **Public Hearing: Text Amendment to the Unified Development Ordinance regarding NC. G.S. Chapter 160D and other associated amendments to the UDO including Article IX**

Chair Debby Cowan opened the public hearing at 6:03 p.m.

Mr. Poston informed the Board at the last meeting they discussed that the Chapter 160D amendments are required by the state. Staff is also recommending removing the Character Area graphics and convert into tables so staff can make edits and amendments. In addition, staff has included previously approved amendments by the Council that happened before the current staff was in place that was not integrated into the graphics. Mr. Poston stated staff also included a permitted/prohibited use table to help identify the uses for each of the zoned districts in the Corridor. In addition, staff received a request from the Council to consider allowing duplexes in the Rural Living District, staff has included with the other text amendments.

Mr. Poston stated the Cullowhee Planning Council held their public hearing and recommended these changes and the Cashiers Planning Council has held a public hearing and had some concerns of some of their sections. The UNC School of Government recommended to have the statement that the graphics in the ordinance are for illustrative purposes only. The Cashiers Planning Council had concerns with that terminology due to a specific set of issues going on in their community dealing with growth and development. In addition, he reported that staff believes that these proposed amendments are consistent with both the 441 Small Area Plan and the

Jackson County Land Use Plan, specifically sections speaking about creating a Unified Development Ordinance, and identifying improvements to the County's development and review processes.

With no public comment, Chair Debby Cowan closed the public hearing at 6:14 p.m.

Dora Robinson made a motion to approve the text amendments and the consistency statement.

Kathy Davis seconded the motion, and it passed unanimously.


b) Conditional Zoning

Mr. Poston stated conditional zoning is a type of approval process that provides more flexibility to potential property owners, developers and government to agree on types of developments that are more complex in nature. This process is a volunteer process, which gives developers more flexibility along with community involvement in the process unlike a Quasi-Judicial Hearing for a special use permit. He stated staff would continue working on the draft language for the conditional zoning process and asked the Council to review and provide any additional recommendations and feedback.

Adjournment:

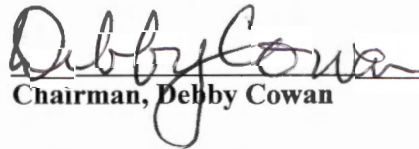
With no further business, Chair Debby Cowan made a motion to adjourn and the meeting adjourned at 6:44 p.m.

Submitted By:



Allison Kelley, Administrative Assistant

Approved By:



Chairman, Debby Cowan