

# JACKSON COUNTY PLANNING BOARD

## MINUTES

<b>Date:</b> June 11, 2020								
<b>Time Begin:</b> 6:14 p.m.								
<b>Time End:</b> 6:34 p.m.								
<b>Location:</b> Virtual Meeting								
Members	Present	Absent		Present	Absent		Present	Absent
Emily Moss	X		Tamera Crisp	X		Joyce Cooper	X	
Sandy Davis	X		Brad Waldrop		X	Steven Johannessen		X
Jeremy Hyatt		X	Mark Letson	X		Tommy White	X	
Kirk Shufelt	X		Zachary Newland		X			

**Staff Present:**

Michael Poston- Planning Director  
 John Jeleniewski- Senior Planner  
 Caroline LaFrienier- Planner II  
 Heather Baker- County Attorney  
 Allison Kelley- Administrative Assistant

**Call to Order and Quorum Check**

Vice Chair Mark Letson called the meeting to order at 6:14 p.m. and a quorum was present.

**Public Comment**

There were no public comments.

**Approval of the Agenda**

Tommy White made a motion to approve the agenda as written. Tamera Crisp seconded the motion, and it carried unanimously.

**Approval of the Minutes**

Kirk Shufelt made a motion to approve the minutes from May 14<sup>th</sup>, 2020. Tommy White seconded the motion, and it carried unanimously.

**New Business**

**a) Subdivision Review: Lone Panther**

John Jeleniewski presented the staff report for the Lone Panther Subdivision located at 81 Lone Panther Ridge, Cashiers NC 28717 (PIN 7572-00-3317) submitted by applicant Vincent K. Barnell. The proposed subdivision will consist of 3 existing lots (dwellings) and 13 new subdivided lots on 23.92 total acres. The subdivision will be served mainly by "Road A" which has a proposed pavement width of 20' and 3' wide shoulders, and will have direct access to U.S. Highway 64 West which has an approximate pavement width of 22'. Roads "B" and "C" will be paved, 12' in width and have 2' wide shoulders. The existing and proposed single-family home lots will range from 0.16 to 2.30 acres in land area. Site grading (cut and fill) will be minimal for



infrastructure improvement (2.5 acres of disturbed area) and is assumed that the future home site construction will be built to the existing contour of the land. The submitted plans indicate responsible storm water design and erosion control measures that have been engineered. Water service for these proposed lots will be from private wells and wastewater will be treated by traditional septic systems; both the water and septic systems will require permitting/approval by Jackson County Environmental Health (Health Department). Fire protection will be provided by the Cashiers/Glenville Fire Department. This property is not located within a designated flood hazard area. The average slope of this property is 22%, which does not prompt the administration of Mountain and Hillside Development Ordinance. This proposed neighborhood will consist of approximately 3.35 acres of open space for future neighborhood use.

This development is subject to review under the county's subdivision ordinance as a major subdivision and this ordinance defines a major subdivision by including a development with 9 or more lots/structures or, 60 or more bedrooms. The role of the Planning Board in this review is to assure the submitted concept plan complies with the standards established in 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. Other County ordinances, notably the erosion and sediment control and water recharge ordinances, address other matters related to the development of the project. Staff will assure these standards are met with plans meeting specifications established by Jackson County ordinances having to be approved prior to commencement of construction activities. The Planning Board will be kept informed of the status of approval of the plans, and schedule for construction activities.

Mr. Jeleniewski stated staff's recommendation is to approve the Lone Panther Subdivision under the condition that all proposed site construction be in accordance the Jackson County Unified Development Ordinance, all other applicable County ordinances and the submitted, engineered plans. In addition, that the applicant complies with any requirements set forth by the NCDOT, Army Corps of Engineers and any other agency with jurisdiction.

*Tommy White made a motion to approve the Lone Panther major subdivision with staff's recommendations. Kirk Shufelt seconded the motion, and it carried unanimously.*

**b) Oath of Office**

Agenda item tabled until next Board meeting.

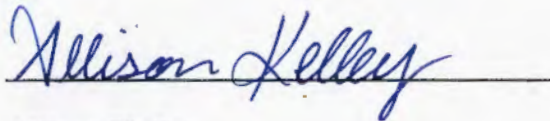
**c) Staff Updates**

Mr. Poston asked the Board to consider potential nominations for Chair and Vice Chair at the next meeting. Staff will be sending out fliers on how to fill out the Census to individuals that use a Post Office Box as their primary mail in Jackson County. In addition, he anticipates Census enumerators to be in the community by mid-August for the individuals that do not respond to the Census.

**Adjournment**

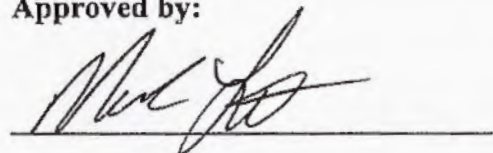
With no further business, Vice Chair Mark Letson made a motion to adjourn. Tommy White seconded the motion and the meeting adjourned at 6:34 p.m.

**Submitted by:**



**Allison Kelley**

**Approved by:**



**Mark Letson**