

JACKSON COUNTY PLANNING BOARD

MINUTES

Date: September 9, 2021								
Time Begin: 6:00 p.m.								
Time End: 6:21 p.m.								
Location: Department on Aging, Heritage Room								
Members	Present	Absent		Present	Absent		Present	Absent
Emily Moss	X		Tamera Crisp	X		Joyce Cooper	X	
Sandy Davis	X		Brad Waldrop		X	Thomas Taulbee	X	
Brian Barwatt	X		Mark Letson	X		Tommy White	X	
Kirk Shufelt	X		Ollin Dunford	X				

Staff Present:

Michael Poston- Planning Director
 John Jeleniewski- Senior Planner
 Heather Baker- County Attorney
 Allison Kelley- Administrative Assistant
 Anna Harkins- Planner I

Call to Order and Quorum Check

Chairman Mark Letson 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

Ollin Dunford made a motion to approve the agenda as written. Joyce Cooper seconded the motion, and it carried unanimously.

Approval of the Minutes

Ollin Dunford made a motion to approve August 12th minutes. Kirk Shufelt seconded the motion, and it carried unanimously.

New Business

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

Chairman Mark Letson opened the public hearing at 6:03 p.m.

Mike Poston presented the 160D changes to the board. He stated the state has modified the enabling statutes that are the rules that give counties and cities the ability to institute zoning regulatory frameworks. In addition, he stated these statutes were located in two separate chapters and the state has consolidated those into one chapter 160D. Mr. Poston stated that both the 441 Gateway Community Planning Council and Cullowhee Planning Council held their public hearings for these amendments and approved the changes with no additional comment. The Cashiers community is growing, and they have concerns with growth and development pressures. He stated some of those conversations has led into the UDO and 160D. Staff has amended the ordinance to reflect the state mandatory changes as well as clean up some of the sections within the ordinance. The county put 22 ordinances in one consolidated ordinance called the UDO and there were a few unintended mistakes. In addition, he stated staff is recommending consolidating

boards and that the planning board take over the function of watershed review board and the board of adjustment. He stated both of these boards have a narrow scope and do not meet as frequently and staff believes assigning those duties to the planning board would be an extension of the work they are currently doing. In addition, once these amendments have been adopted staff will continue discussing reducing the caseload the board has in regards to subdivisions. Mr. Poston stated some of the concerns in Cashiers were not translated well, one was a graphic that has a misplaced maximum building size which did not previously exist. This error had been discussed when a large development was under consideration but is no longer in consideration, and the community is still having conversations surrounding this issue. Mr. Poston stated staff's position has been that it is incorrect, and it is problematic to have in the ordinance. Another concern the Cashiers Planning Council had was a general statement in Section I that staff are proposing to put back in the ordinance (that was requested by the Planning Board) that the illustrations or the graphics in the document are for illustrative purposes only. Mr. Poston stated not correcting this error is a liability, and the Cashiers community is discussing if they want to consider a maximum building size, and their recommendation was to not do anything but the 160D changes. However, the other councils have recommended adopting the amendments in full.

Chairman Mark Letson closed the public hearing at 6:19 p.m.

Tommy White made a motion to recommend the presented UDO 160D amendments and other associated amendments by staff and the consistency statement. Tamera Crisp seconded the motion, and it carried unanimously.

Adjournment

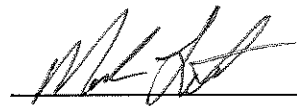
With no further business, Tamera Crisp made a motion to adjourn. Thomas Taulbee seconded the motion and the meeting adjourned at 6:21 p.m.

Submitted by:



Allison Kelley
Administrative Assistant – Planning

Approved by:



Mark Letson
Planning Board Chairman