

JACKSON COUNTY PLANNING BOARD

MINUTES

Date: April 7, 2022								
Time Begin: 6:03 p.m.								
Time End: 7:17 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		Ken Brown		X
Kirk Shufelt	X		Ollin Dunford	X				

Staff Present:

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

Others Present:

Todd Baucom, DT Ventures II LLC
 Lisa McBride, WNC Farm to Table

Call to Order and Quorum Check

Chairman Mark Letson called the meeting to order at 6:01 p.m. and a quorum was present.

Approval of the Agenda

Thomas Taulbee made a motion to approve the agenda as written. Brian Barwatt seconded the motion, and it carried unanimously.

Approval of the Minutes

Kirk Shufelt made a motion to approve February 10, 2022 minutes. Thomas Taulbee seconded the motion, and it carried unanimously.

Public Comment

There were no public comments.

New Business

a) **Rezoning Request: DT Ventures II**

Anna Harkins presented the staff report for the map amendment request. The subject property is located at 3264 Old Cullowhee Road and is identified by PIN 7559-45-1434. This property is 0.74 of an acre (32,234 square feet) and the existing residential structure currently on this property is approximately 1,910 square feet. Access to this property is directly from the public right-of-way of Old Cullowhee Road (SR 1002) and this property was used as the parsonage for Cullowhee Baptist Church until the change of property ownership. The abutting properties to the north (PIN 7559-35-9606), east (PIN 7559-45-2354), and northeast (across Old Cullowhee Road, PIN 7559-45-2590) are in the Commercial District of the Cullowhee Planning Area jurisdiction. The abutting property to the west (PIN 7559-35-8382) is in the Institutional

District. In addition, an 850 square foot portion of PIN 7559-45-2354 is included in this map amendment due to an overlap and is owned by the applicant.

The *Commercial District* offers a broader range of permitted and special uses such as residential, multi-family, recreational, governmental, offices and retail. The current property designation of Institutional allows uses limited to single family and multifamily dwellings, semi-public uses such as churches and community centers, and some recreational uses.

Any new development on the subject property would require compliance with ordinance standards such as sidewalk construction, setbacks, landscaping, parking, signage, etc.

Ms. Harkins stated the application response is the applicant is requesting that the existing *Cullowhee Planning Area Map* be amended to designate the subject property as Commercial.

Ms. Harkins stated staff findings include the following:

- The requested map amendment would not constitute “spot zoning” as the abutting properties are currently designated as Commercial.
- The requested map amendment is consistent with the Jackson County Comprehensive Plan.
- The requested map amendment is consistent with the Cullowhee Small Area Plan and future land use map as the commercial district permits a wide variety of commercial, residential, and recreational uses that are aligned with the goals for the Campus Edge District and River District.

Ms. Harkins stated the Cullowhee Planning Council held a public hearing on April 4, 2022, letters were sent to adjacent property owners regarding the public hearing meeting, notice of this meeting was posted on the subject property, and advertised in the newspaper two weeks prior to the hearing. She stated the Cullowhee Planning Council unanimously recommended approval for the rezoning request.

Kirk Shufelt made a motion to recommend approval of the map amendment request by DT Ventures II and adoption of the consistency statement. Ollin Dunford seconded the motion, and it passed unanimously.

b) Planning Updates

Mr. Poston updated the Board that staff has been working on draft language in the Industrial Development Ordinance for animal processing facilities, cryptocurrency mining facilities, and renewable energy. He asked the Board to start reviewing the draft to discuss at a following meeting. Mr. Poston stated staff is proposing to identify small-scale animal processing facilities through the structure size. These types of facilities would be able to have a structure or multiple structures, but they cannot exceed 10,000 square feet to be considered a small operation. Mr. Poston stated staff would continue working on the draft language and discuss more at the next Board meeting.

Adjournment

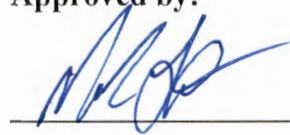
With no further business, Kirk Shufelt made a motion to adjourn. Thomas Taulbee seconded the motion and the meeting adjourned at 6:55 p.m.

Submitted by:



**Allison Kelley
Administrative Assistant – Planning**

Approved by:



**Mark Letson
Planning Board Chairman**