

JACKSON COUNTY PLANNING BOARD

MINUTES

Date: August 10, 2017								
Time Begin: 6:00 p.m.								
Time End: 6:40 p.m.								
Location: Jackson County Department on Aging, Heritage Room								
Members	Present	Absent		Present	Absent		Present	Absent
Scott Baker	X		Keven Hawkins	X		Steven Johannessen		X
Kirk Stephens	X		Bonnie Claxton	X		Scott Ogle	X	
Jeremy Hyatt	X		Ken Brown	X		Julie Painter		X
Vickey Wade	X		Jim Mincey		X			

Staff Present:

Michael Poston, Planning Director
 John Jeleniewski, Senior Planner
 Caroline Edmonds, Planner I
 Shelby Cook, Administrative Assistant
 Heather Baker, County Attorney

Call to Order and Quorum Check

Chairman Scott Baker called the meeting to order at 6:00 p.m. and a quorum was present.

Approval of the Agenda

Scott Ogle made a motion to approve the agenda. Keven Hawkins seconded the motion and it carried unanimously.

Approval of the Minutes

Bonnie Claxton made a motion to approve the minutes from July 20, 2017 with no changes or additions. Jeremy Hyatt seconded the motion and it carried unanimously.

Public Comment

There were no public comments.

New Business:

A) “Solitude” modification subdivision review

John Jeleniewski presented the staff report. The proposed “Solitude” townhome style planned development would be located on the corner of Old Cullowhee Rd. and Ed Norton Rd. at PINs 7559-41-5828 and 7559-40-5733. It is zoned Single Family Residential—Manufactured Home District in the Cullowhee Planning Area. There will be an HOA in place. Existing perimeter vegetation will be preserved as much as possible, but all new landscaping will meet or exceed the Cullowhee ordinance. The development will be served by TWSA for water and sewer.

Van Stayton’s original “Solitude” project came before the Planning Board in July, 2016. It was approved, but there was concern from the board over the ridgetop development, and whether that particular mountain ridge was considered protected. Stayton and Victor Lofquist, project engineer, have modified the site plan to bring the development to the lower portion of the property only.

The changes are as follows:

- The planned development will consist of 33 detached, duplex, and attached townhome style units, instead of 38.
- Approximately 4.5 acres will be developed at this time, instead of 10.16 acres.
- There will only be one residential cluster, instead of two. It will be concentrated at the lower portion of the property, instead of the ridgetop.
- Approximately 11.37 acres will be left in an “open space” conservation easement.

The Cullowhee Planning Council approved a Special Use Permit for the “Solitude” modified plans on July 10th, 2017. It is staff’s recommendation to approve the project, as it appears to meet the Jackson County Subdivision Ordinance standards.

Ken Brown made a motion to approve the modified “Solitude” development with the condition that the applicant work with the Planning Department in the final design, construction, and landscaping of the overall project. Kirk Stephens seconded the motion and it carried unanimously.

B) CTP update

Rose Bauguess of the Southwestern Commission and Pam Cook of NCDOT updated the board on Jackson County’s Comprehensive Transportation Plan. In its most basic form, the plan is a long wish-list of potential projects, such as roads that need improved or prospective bicycle/pedestrian facilities. Plans typically get updated every 5-10 years. This CTP is an update to the one from 2010. NCDOT does reference CTP plans when they look at potential road projects, but the plan itself does not prioritize projects or assign funding.

The Cullowhee Planning Council endorsed the CTP at their August 7th meeting. The plan is set to go before the Board of Commissioners on August 28th.

Jeremy Hyatt made a motion to recommend approval of the Jackson County Comprehensive Transportation Plan to the Board of Commissioners. Ken Brown seconded the motion and it carried unanimously.

Staff Updates

There will be Unified Development Ordinance (UDO) kick-off meetings on August 14th at the Cashiers library at 3:30 p.m., and on August 15th at the Department on Aging at 6:00 p.m. The County has recently contracted with Stewart Inc. to help develop a UDO, and the kick-off meetings with the planning boards and councils is the first step in that process.

Adjournment

With no further business to discuss, Chairman Scott Baker adjourned the meeting at 6:40 p.m.

Submitted by:

Approved by:



Shelby LeQuire Cook,
Administrative Assistant - Planning



Scott Baker, Chairman