

Cullowhee Community Planning Council

Minutes

August 4, 2025

6:00 p.m.

Department on Aging, Heritage Room

Sylva, NC

Members	Present	Absent	Members	Present	Absent	Members	Present	Absent
David Claxton	X		Karen Kandl	X		Vacant		
Mike Byers	X		Rebecca Manring	X		Vacant		
Chris Stuckey	X		Damon Sink	X				

Staff Present

Michael Poston, Planning Director
Ashley Clapsaddle, Planner I
Allison Kelley, Processing Assistant IV

Call to Order

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

Approval of Agenda

David Claxton made a motion to approve the agenda with an addition under "New Business" to discuss term limits and membership and it passed unanimously.

Approval of Minutes

Rebecca Manring made a motion to approve the minutes from July 7, 2025. Karen Kandl seconded the motion, and it passed unanimously.

Public Comment

There were no public comments.

New Business

a) Public Hearing: Rezoning of 967 Monteith Gap Road (PIN 7559-29-1349) and 881 Monteith Gap Road (PIN 7559-28-0974)

Chairman Claxton opened the public hearing.

Mr. Poston presented the staff report regarding the rezoning of both properties. He stated there were discussions of what properties would or would not be included within the district prior to the adoption of the district. Based on documentation of an email from the previous planning director Gerald Green it identified that the Rogers property should be removed from the district. The request for the rezoning is the removal of both parcels from the Cullowhee Community Planning District as both properties were inadvertently included in the district in error.

Mr. Poston discussed the process that the Cullowhee Community Planning Council would make a recommendation that would be forwarded to the Planning Board, and then the Board of Commissioners would hold a public hearing regarding the rezoning. In addition, state statute requires that they address the consistency of their decision-making process with the small area plan.

Within the consistency statement it mentions that the request is inconsistent with the future land use map due to an error, and that it is reasonable in the public interest to correct the error.

Mr. Byers inquired why it was reasonable to leave out. Mr. Poston stated the documentation that he had did not provide a long explanation as it was an email that showed changes. Also, those conversations happened in 2014-2015 and were based from community meetings that were not recorded.

Members from the public had questions regarding how the topic became a discussion, and if there was any knowledge of plans for the family to sell the property. Additional questions included if the property was unzoned could they sell to someone with the intent to develop into multi-family or if it would make a difference on the tax base.

Damon Sink made a motion to recommend to approve the map amendment from Single Family Manufacturing Home District to unzoned, and to accept the consistency statement. Chris Stuckey seconded the motion, and the vote was five in favor with zero opposed.

Chairman Claxton closed the public hearing.

b) Cullowhee Revitalization (CuRev) request to review land uses along riverside – Mike Byers

Mr. Byers presented to the Council that CuRev has requested that the Council begin to review allowable uses along the river in Cullowhee. Mr. Poston reminded the Council of Senate Bill 382 that had a statement on how governments can proactively zone, rezone and amend use tables, which is known as downzoning. The new language to the bill included that property owner consent was required for governmental rezoning's which also expanded to include text amendments that change zoning regulations on development, and what types of uses can be allowed in the district and if that would create a non-conforming situation. Mr. Poston informed the Council that they could begin working on permitted uses in the district and could look at how those changes would impact the new general assembly standard that has been passed.

Mr. Poston informed the Council that the next regularly scheduled meeting fell on the Labor Day holiday and asked the Council to consider to reconvene to their next regularly scheduled meeting on October 6th and cancel the meeting in September. The Council unanimously agreed to reconvene in October.

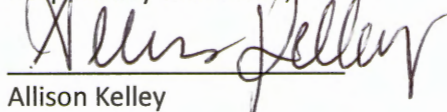
c) Term Limits/Membership Discussion

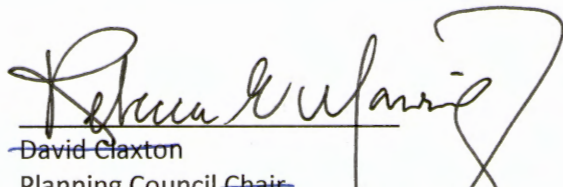
Mr. Poston informed the Council that the following terms that were up in May included Karen Kandl, Damon Sink, and Rebecca Manring and that they could be re-appointed to serve another term. David Claxton's term was also up in May but he could not serve another term, but the by-laws state that members can serve until they have been replaced. He also discussed the new board process for appointments adopted by the County Commissioners. Mr. Poston also showed updated pictures of the Monteith Gap Road project.

Adjournment

With no further business, Rebecca Manring made a motion to adjourn. Karen Kandl seconded the motion and it carried unanimously, and the meeting adjourned at 7:01 p.m.

Respectfully Submitted,


Allison Kelley
Processing Assistant IV - Planning


~~David Claxton~~
Planning Council Chair
Rebecca Manring
Vice Chair