

Cullowhee Planning Council
Minutes
January 9, 2017
6:00 p.m.
Conference Room 101A – Camp Building, WCU

Members	Present	Absent	Members	Present	Absent	Members	Present	Absent
Rick Bennett	X		Myrtle Schrader	X		Jim Lewis	X	
Scott Baker	X		Joel Setzer	X				
Jack Debnam	X		Mike Wade	X		Mike Byers	X	

**Myrtle Schrader was present via phone call

Others Present

Michael Poston
 John Jeleniewski
 Shelby Cook

Additions to Agenda

Chairman Scott Baker approved the agenda with no changes or additions.

Approval of the Minutes

Jack Debnam made a motion to approve the minutes from September 12, 2016. Rick Bennet seconded the motion and it carried unanimously.

Public Comment

There were no public comments.

Planning Updates

At a regular Board of Commissioners meeting on January 9th, commissioners voted unanimously to appoint WCU as an ex officio member to the Cullowhee Planning Council; this member is to be selected by the Chancellor. Mike Byers, Vice Chancellor for Administration and Finance, is currently filling this membership.

The Planning Department has received a zoning application for a use-by-right project on a strip of commercial property on Speedwell Acres Road. The intent is multi-family housing. According to the ordinance, the Cullowhee Planning Council does have some review capabilities with an Architectural Review Committee. This project meets the bedroom requirement to go before the Jackson County Planning Board, which will take place in February.

The Cullowhee bridge replacement is scheduled to finish on November 15th, 2018. They currently have one lane torn down.

The Ledbetter Road connector project is in design phase, but a projected finish date is still in question. It is designed to give a relief valve to the large volume of traffic and aid pedestrian safety on a segment of Ledbetter Road by connecting Ledbetter Road to Monteith Gap.

There is more work being done on Highway 107, toward Cashiers, which picks up at East Laport. There won't be specified bike lanes, but the shoulder will be made wide to accommodate bikers if they choose that route.

The Planning Department held community meetings all over the county in December for the Jackson County Comprehensive Land Use Plan first draft, which can still be found online at

jacksonnc.org. The Steering Committee has been studying the comments received from the public, and working to incorporate those into the plan. The Cullowhee River Park was a topic many wanted to see discussed in the plan, and Cullowhee Planning Council members expressed their desire for Cullowhee to be more included in the plan.

Mobility is becoming a relevant issue to highly traveled areas, like from Sylva to Cullowhee. To aid mobility, sidewalks are required for new developments, and the addition of greenways in the county can have a dual purpose—recreation and connectivity. The Tuckasegee Greenway Plan details the intentions of the in-progress Tuckasegee Greenway project. The county has two transit systems—Jackson County Transit and WCU’s CatTran. In order for transit systems to thrive in the county, there has to be a need for them. Decreased parking or not allowing cars on campus could be ways to encourage transit use.

Staff has been looking at density matters in a couple of the districts. The ordinance does not specify where to apply bedroom counts vs. dwelling units, and this can create confusion. For example, in the high density district there is a maximum of 24 bedrooms per acre, but in the medium density district there is a maximum of 18 bedrooms per acre or 12 dwelling units. This could easily put density into the high district range, instead of medium.

2017 Meeting Dates/Times

The Jackson County Board of Commissioners will hold one of their regular monthly meetings on the first Monday of the month at 3:00 p.m. This will fall on the same day as Cullowhee Planning Council, but should not affect meetings. The second week of March is spring break for WCU, Southwestern Community College, and all Jackson County Schools. The council is scheduled to meet that week, so the meeting might need to be cancelled or pushed back to accommodate everyone’s schedules.

Adjournment

With no further business to discuss, Scott Baker adjourned the meeting at 7:12 p.m.

Respectfully Submitted,



Shelby LeQuire Cook
Administrative Assistant - Planning



Scott Baker
Cullowhee Planning Council Chair