

Posted: July 8, 2003
Time Posted: _____
Posted By: Evelyn Baker
Witnessed By: _____

**MINUTES OF THE PUBLIC HEARING
OF THE JACKSON COUNTY
BOARD OF COMMISSIONERS
HELD ON
July 7, 2003**

The Jackson County Board of Commissioners held a Public Hearing on Monday, July 7, 2003 at 7:00 p.m., Blue Ridge School, 95 Bobcat Drive, Cashiers, North Carolina.

Present: Stacy Buchanan, Chairman
Roberta Crawford, Vice Chairman
Joe Cowan, Commissioner
Eddie Madden, Commissioner
Brian McMahan, Commissioner
Kenneth L. Westmoreland, County Manager
Evelyn B. Baker, Clerk to the Board

Chairman Buchanan called the hearing to order and stated the purpose is to receive public input on the proposed Land Development Ordinance for the Cashiers Commercial Area.

(1) Marty Jones, business owner in commercial area, stated he supported the ordinance.

(2) Reid Berglund, business owner in commercial area, inquired if a Planning Director and Planning Board would be in place in August to administer the ordinance. *Chairman Buchanan responded that he preferred that the Board of Commissioners not vote on this issue until the Regular Meeting on August 19th. He also stated that the county is in the process of hiring a certified planner and hopefully a planning board will be appointed during August.*

(3) Al Balestiere, business owner in commercial area, stated that most of the development in the area has been done by those sensitive to the town. He was of the opinion that things will be changing by the impending sewer expansion and sees disaster for the small town.

(4) Sue Bumgarner stated that the Cashiers Travel & Tourism Board and Cashiers Chamber of Commerce support the ordinance.

(5) Tom Wilson asked what affect the ordinance would have if the incorporation is passed.

(6) Bill Andrews, property owner in commercial area, stated his concerns for the area and does not want it changed. He asked that his property not be included in the commercial area.

(7) Jim Zoeller, business owner in commercial area, stated the town will ultimately change. TWSA has received \$959,000 in impact fees to expand sewer services that will certainly encourage growth. He supports the ordinance.

(8) Diane Stumm, Librarian, Albert-Carlton Public Library, stated that if there is no type of zoning, the big block stores will build wherever and whatever they want. The ordinance does offer several avenues for appeals. She supported adoption of the ordinance.

(9) Paul Collins stated that he supported the ordinance.

(10) Wanda Watson, property owner in commercial area, stated she was opposed to zoning.

(11) Jim Nichols, business owner in commercial area, stated he had some concerns about the commercial district; however, he has not read the ordinance.

(12) Roger Stewart, property owner in commercial area, stated he opposed the ordinance and no one should tell another what to do with his property.

(13) Jean Wright, property owner in commercial area, stated she opposed the ordinance.

(14) Mark Jamison, lives outside the commercial area in Cullowhee, stated that the ordinance does a disservice to the county as a whole. Communities should make their own choice. The ordinance should be discussed on its own merits and not as an alternative to incorporation. He suggested that action on the ordinance be tabled until after the incorporation vote.

(15) Bill Stanley, lives outside the commercial area, and stated that he wanted to maintain the small village image and everyone should acknowledge steady development. He commended the task force on addressing the issues in the ordinance. The ordinance proposes reasonable zoning guidelines and has no impact on residential property and would cost the community nothing. He supported the ordinance.

(11) Samuel Dunn, lives outside the commercial area, stated the ordinance is a “win-win” proposal and encouraged the commissioners to vote on the ordinance prior to the incorporation vote.

Chairman Buchanan responded that incorporation is a local issue and should be decided by local folks. If the Commissioners vote on the ordinance prior to August 12th, it could possibly sway the vote one way or the other on incorporation.

(12) Bill Thompson, lives outside the commercial area in the Village of Forest Hills, Cullowhee, stated that the best way to regulate an area is incorporation. Once community based zoning is in place it would go downhill and could be put into effect throughout the county. He opposed the ordinance.

(13) Ann Austin, lives outside the commercial area, commended the task force.

(14) Bessie Conner, lives outside the commercial in Glenville, stated she was opposed to the ordinance.

(15) Dodie Blaschik, lives outside the commercial area and is a business owner in Sylva, stated she was opposed to countywide zoning. She stated the ordinance violates basic rights - “you either own it or zone it”.

(16) Bob Ginn, lives outside the commercial area in Sylva, requested that Cashiers not be burdened with a community based zoning ordinance.

(17) Mike Fox, lives outside the commercial area in Webster, stated he opposed zoning.

(18) Claude Moore, stated he would like to preserve the small town and the only way is to have some type of control.

(19) Page Bernstein, lives in Cashiers, stated that five years ago the governor directed the counties to do a smart growth survey. The primary concern from the survey was “maintain small town environment”. Citizens must come to grips with that concern.

(20) Paige Harrison, business owner in commercial area, stated she had lived in Cashiers for 33 years. She stated she supported the ordinance and just because Lowe’s may not be coming, it is possible Home Depot or other like big business will; thus the town needs some type of fair protection.

(21) Jim Carter stated he had lived in Cashiers for 10 years and the best way to preserve the area is to protect it. Good growth planning increases property values.

(22) Eddie Stewart stated he had lived in Cashiers all of his life. Not only is he opposed to zoning, he is opposed to changing the name from “Cashiers Valley” to “Village of Cashiers”.

(23) Harry Moss stated he was opposed to zoning even though he does not live in Cashiers.

(24) Paula Dillard Webb stated she had lived in Cashiers all her life. She does not want zoning in any form. Many residents wanted Lowe’s to build in Cashiers for the jobs it would offer to citizens in the area.

(25) Brenda Holland stated her family had always lived in Cashiers and she is opposed to zoning and incorporation.

(26) Conrad McCall, lifetime resident of Cashiers, stated that if one does not like the way Cashiers is now, then they should leave and he is opposed to zoning.

(27) Chris Moss stated that zoning could cause property taxes to increase and place an undue hardship on the younger generation.

(28) Odell Hunter, lives outside the commercial area, stated he was opposed to zoning.

(29) Elaine Stiwinter, property owner in commercial area, stated she opposed the ordinance.

(30) Ann Austin stated that Cashiers needs growth protection through zoning.

There be no further public comments, Commissioner Crawford moved that the hearing be adjourned. Commissioner Cowan seconded the Motion. Motion carried by unanimous vote and the hearing adjourned at 8:30 p.m.

Attested By:

Approved:

Evelyn B. Baker, Clerk

Stacy Buchanan, Chairman