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Time Posted: _____
Posted By: Evelyn Baker
Witnessed By: _____

**MINUTES OF A PUBLIC HEARING
OF THE JACKSON COUNTY
BOARD OF COMMISSIONERS
HELD ON
JULY 6, 2009**

The Jackson County Board of Commissioners held a Public Hearing on July 6, 2009, at 6:30 p.m., Justice & Administration Building, Room A201, 401 Grindstaff Cove Road, Sylva, North Carolina.

Present:	Brian T. McMahan, Chairman	Ken Westmoreland, County Mgr.
	Tom Massie, Vice Chair	Evelyn B. Baker, Clerk to Board
	Joe Cowan, Commissioner	
	Mark Jones, Commissioner	
	William Shelton, Commissioner	

Chairman McMahan called the public hearing to order and stated the purpose was to receive public input on a proposed Development Ordinance for the US 441 Gateway District.

Linda Cable, Planning Director, gave a power point presentation and an aerial map depicting the area involved. The ordinance is a culmination of a comprehensive and collaborative planning process that included local residents, business owners, property owners, and representatives from state agencies, conservation groups, public utilities, county planning staff, and the Eastern Band of Cherokee Indians.

Mike Egan, consultant, gave an overview of the proposed ordinance which only applies to the Gateway district area. He reiterated that single-family homes and bona fide farms are exempt.

Commissioner Massie requested that the second sentence of Article 4, Sec. 4.6 be changed to read: *The waiting period required by this Section may be waived by a majority vote of the Jackson County Board of Commissioners if it determines that there have been substantial changes in conditions or circumstances that relate to the request.*

Public Comments:

(1) Linda Hutchinson, Cherokee Trading Company, stated she attended all of the planning meetings in the community. It is her understanding that if a person who is presently renting the property and owns the poles and signs decides to remove them, the property owner cannot replace the billboard except with a smaller sign. She requested that the ordinance be changed to reflect that a property owner is permitted to replace the sign and poles at the original size in the event they are removed by the present owner.

(2) Joey Kimmel of Cherokee requested consideration for owners who lease property to individuals who own the poles and signs.

(3) Bill Gibson of the Savannah Community and property owner in the Gateway area stated he served on the advisory committee and urged adoption of the ordinance.

(4) Debbie Cowan of the Qualla Community stated she served on the advisory committee. The committee listened closely to the comments from the community and was receptive to their concerns. The community wants to protect the natural beauty of the area, farms, views, and maintain a good quality of life especially focusing on safety issues along the corridor. She urged adoption of the ordinance.

There being no further public comments, Commissioner Jones moved that the hearing be adjourned. Commissioner Cowan seconded the Motion. Motion carried by unanimous vote and the hearing adjourned at 7:30 p.m.

Attested By:

Approved:

Evelyn B. Baker, Clerk

Brian Thomas McMahan, Chairman