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Posted By: Evelyn Baker
Witnessed By: _____

**MINUTES OF A SPECIAL MEETING
OF THE JACKSON COUNTY
BOARD OF COMMISSIONERS
APRIL 21, 2008**

The Jackson County Board of Commissioners held a Special Meeting on April 21, 2008, 4:00 p.m. Room A201, Justice & Administration Building, 401 Grindstaff Cove Road, Sylva, North Carolina.

Present: Brian T. McMahan, Chairman Joe Cowan, Vice Chair William Shelton, Commissioner Mark Jones, Commissioner Kenneth L. Westmoreland, County Manager Evelyn B. Baker, Clerk to the Board	Absent: Tom Massie, Commissioner
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Chairman McMahan called the Work Session to order and stated the purpose was to receive a report from Kimley-Horn & Associates, consulting firm, concerning a US 441 Corridor Study.

Linda Cable, Planning Director, introduced Matt Noonkester and Mike Rutkowski of Kimley-Horn & Associates, who presented two brochures - "US 441 Small Area Plan" and "Strategies for Land Conservation in Jackson County". The consultants gave an overview of the US 441 Small Area Plan which represents a blueprint for the preferred settlement patterns and design qualities and 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.

The study area consists of approximately 5,400 acres and focuses on the potential high-growth area in northern Jackson County that soon will be provided with municipal sewer service. The area is generally regarded as serving a dual role: (1) home to a rural-living community of approximately 700 residents and (2) the southern gateway to national landmarks in the region. It was recommended that the area should be kept "mountain authentic".

The US 441 corridor, between US 74 and US 19, represents a stewardship opportunity for managing the type, intensity, and appearance of growth in this scenic area. Now is the time to manage growth by adopting a vision for development in the study area and implementing the recommendations of the plan that will balance environmental stewardship, economic prosperity, and protection of the quality of life enjoyed by the community's residents.

Some of the action items recommended in the reports are:

- Adopt the US 441 Small Area Plan Report
- Adopt the Strategies for Land Conservation Report.
- Adopt a US 441 Corridor Protection District Ordinance.
- Adopt a Voluntary/Enhanced Voluntary Agricultural District Ordinance.

- Adopt a Land Conservation Ordinance.
- Implement items in the land conservation “Tool Box” to protect open space.
- Partner with a grants coordinator to seek funding and set aside reoccurring funds in the budget to meet local match requirements for grants.
- Prepare education materials concerning land conservation activities.

The consultants recommended that the Board approve the plan and strategies so they can proceed with drafting an ordinance. The plan and strategies, if approved, are non-regulatory. However, the consultants recommended that the county may want to act quickly and adopt a development ordinance addressing commercial development because of Duke Energy’s plans for construction of a substation in the corridor.

Commissioner Cowan moved to adjourn the meeting. Commissioner Jones seconded the Motion. Motion carried.

Attest:

Approved:

Evelyn B. Baker, Clerk

Brian Thomas McMahan, Chairman