

REGULAR MEETING  
TOWN OF WAYNESVILLE  
BOARD OF ADJUSTMENT  
FEBRUARY 7, 2006  
TUESDAY - 5:30 P. M.  
TOWN HALL

The Board of Adjustment held its regular meeting Tuesday, February 7, 2006. Members present were Garnell Day, Mack Noland, Mike Erwin, John Richardson and Boyd Medford. Also present at the meeting were Planning Director Paul Benson, Land Development Administrator Byron Hickox and Deputy Town Clerk Freida Rhinehart. Chairperson Mike Erwin called the meeting to order at 5:30 p.m.

Approval of Minutes of December 6, 2005

John Richardson moved, seconded by Garnell Day, to approve the minutes of December 6, 2005 as presented. The motion carried unanimously.

Conditional Use Permit - Mountain Song Subdivision - Pigeon Street

Byron Hickox stated that a revised plan for Mountain Song Subdivision submitted following a series of three or four revisions still has some major problems. The latest plan came in Monday about 1:00 p.m.

This proposed subdivision will be located just where Pigeon Street becomes Pigeon Road near Quail Ridge.

The garages on the units need to be recessed beyond the facade of the building. This item has been brought to the attention of the developers but not enough detail has been provided to determine if this has been done.

Public Works Director Fred Baker is also concerned about the driveway cuts. The driveway cuts from the proposed street which runs down the middle of the development are radius type curb cuts. Our Ordinance requires a right angle cut which allows maintaining a sight triangle of 10 feet back and 15 feet down.

Paul Benson pointed out that the Hillside Protection Ordinance will not allow two single family 4.2 acre lots based on the Hillside Protection Ordinance which requires the minimum lot size to be 6.4 acres. Therefore, only one large single family lot will be allowed.

Mr. Baker has a problem with the sight distance to the west as well as to the east at the entranceway to the subdivision. The speed limit along Pigeon Street (Highway 276) is 45 miles per hour but vehicles usually travel much faster in that area. Some calculations and visibility studies will have to be done.

Mr. Baker is also concerned about the Department of Transportation's easement requirements to run sewer lines along Highway 276.

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Town Staff recommends that the issue be tabled until the next meeting. McGill Associates will meet with owners and Town Staff on Friday, February 10, 2006 to attempt to resolve some of these issues.

Mack Noland moved, seconded by John Richardson, that the hearing be tabled until the next meeting on March 7, 2006. The motion carried unanimously.

#### Other Business

Paul Benson reported the Board of Aldermen recently passed Ordinance No. 2-06, a new attendance requirement for Town Board and Commission members. The Ordinance has been amended to require that all regular members of the Board of Adjustment who miss more than three consecutive meetings or do not attend at least 75% of the meetings in one calendar year may be replaced at the discretion of the Board of Adjustment.

#### Adjournment

With no further business, Mack Noland moved, seconded by Garnell Day, that the meeting be adjourned at 5:48 p.m. The motion carried unanimously.

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Mike Erwin  
Chairperson

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Freida F. Rhinehart  
Secretary