

REGULAR MEETING
TOWN OF WAYNESVILLE
PLANNING BOARD
OCTOBER 20, 2008
MONDAY - 5:30 P.M.
TOWN HALL

The Planning Board held a regular meeting on Monday, October 20, 2008. Members present were Don Stephenson, Dan Wright, Rex Feichter, Lee Bouknight, Gary Sorrells, Marty Prevost and Patrick McDowell. Also present were Planning Director Paul Benson and Deputy Town Clerk Freida Rhinehart. The meeting was called to order at 5:30 p.m.

Approval of Minutes of September 15, 2008

Gary Sorrells moved, seconded by Lee Bouknight that the minutes of September 15, 2008 be approved as presented. The motion carried unanimously.

The Troy and Ron Muse Subdivision - 23 lots on 4.37 acres - Lickstone Road and Pinewood Drive - Allens Creek Neighborhood District (AC-ND)

Background: The Town of Waynesville's Land Development Standards require that preliminary plats for "major subdivisions" be reviewed and approved by the Planning Board. A "major subdivision" is defined as any subdivision of land that involves 6 or more lots or the dedication of public streets and utilities.

This subdivision divides an existing 4.37 acre lot into 23 new lots ranging in size from 6,557 to 10,946 square feet. The development would involve water and sewer line extensions, construction of a new loop road off Pinewood Road, a 6' walking trail along Lickstone Road and a 5' sidewalk along Pinewood Road.

Staff Comments:

1. Lots 2, 3, and 16 do not meet the minimum size requirement of 7,000 square feet (1/6 acre).
2. Sewer easements and proposed sewer lines need to be shown and labeled on the plat.
3. Stormwater easements must be shown and labeled for all stormwater facilities on the plat.
4. Lot 13 and proposed drive into it need to be removed from the plat. This is a permanent stormwater detention area.
5. The sidewalk long Pinewood Road and the trail along Lickstone need to be connected and shown as such on the plat.
6. The 30' stormwater buffer boundary must be labeled as a building setback line on the plat.
7. A street tree planting plan must be submitted and approved by the Community Appearance Commission.
8. Driveways into Lots 1, 20, and 23 are too close to the intersections with Pinewood Road - a sixty-foot separation is required.
9. An approved street name must be shown on the plat for the proposed street.
10. The right-of-way boundary along Lickstone Road, Pinewood Road and Bridget Drive needs to be shown and labeled on the plat, with minimum widths from centerline as per Table VII-3, Section 154.309.
11. The typical setbacks shown on Lot 5 incorrectly show the front setback as 15' instead of 20'. It also shows the setback being measured from the right-of-way line instead of the edge of pavement as required by the ordinance.
12. The 50' street right-of-way needs to be labeled for "street and utility purposes".

Ron Muse was present at the meeting and explained that he and his brother Troy plan to build affordable housing on this property. He stated that Mr. Benson's checklist has been reduced to just a few items.

Paul Benson agreed since he has received a revised plan. Only the following items are needed for the subdivision plan to be in full compliance:

- Items 2 and 3 must be reviewed by the Public Works Director.
- Item 7 must be reviewed by Community Appearance Commission.
- Item 10 will require the allowance of a slightly greater right of way.
- Item 11 needs to show a front setback of 20 feet and a street setback for side street of 15 feet.

Mr. Benson recommends approval of the subdivision plan with condition that these few items are met.

Marty Prevost asked about street endings on the plan. Mr. Benson responded the ordinance requires connectivity to future development to create a network of roads.

Mr. Muse said the items listed above will be corrected.

Patrick McDowell moved, seconded by Dan Wright, that the subdivision plan be accepted, subject to the completion of Items 2, 3, 7, 10 and 11. The motion carried unanimously.

Other Business

Paul Benson informed the Planning Board their decision of last month regarding the Shook property on Howell Mill Road is being appealed to the Board of Aldermen on October 21, 2008.

Adjournment

With no further business, Lee Bouknight moved, seconded by Gary Sorrells that the meeting be adjourned at 5:38 p.m.

Rex Feichter
Chairperson

Freida F. Rhinehart
Secretary