

REGULAR MEETING
TOWN OF WAYNESVILLE PLANNING BOARD
JUNE 20, 2005
MONDAY - 5:30 P.M.
TOWN HALL

The Planning Board held a regular meeting on Monday, May 16, 2005. Members present were Don Stephenson, Dan Wright, Rex Feichter, Lee Bouknight, Patrick Bradshaw, Patrick McDowell and Brooks Hale. Also present were Planning Director Paul Benson, Intern Amos Gilliam and Deputy Town Clerk Freida Rhinehart. Chairman Rex Feichter called the meeting to order at 5:30 p.m.

Approval of Minutes of May 16, 2005

Dan Wright moved, seconded by Patrick Bradshaw to approve the minutes of May 16, 2005 as presented. The motion carried unanimously.

Paul Benson introduced Amos Gilliam who is working as a summer intern for the Town.

Conditional Use Permit - Pine Shadow by Highland Homes, LLC - Woods Edge Road

Staff Report:

Highland Homes, LLC has submitted plans in application of a conditional use permit to allow a 13-unit single-family detached development on a 5.8 acre site on Woods Edge Road.

The site plan indicates the 13 single-family detached units. Site development includes a sidewalk along Asheville Road, 8 guest parking spaces, an internal sidewalk system, and a mulched trail along the eastern property line to the southern property line connecting to the neighboring Junaluska Elementary School property.

The Community Appearance Commission has reviewed and approved the landscaping plan and building appearance.

Town staff has reviewed the plat, and makes the following findings:

The road grade exceeds 8% (15%) within 100' of the intersection with Woods Edge Road, as required for lanes.

The street trees along Woods Edge Road need to continue to the western property line.

At the guest parking areas, the street trees exceed the maximum spacing of 50', and the parking spaces are not all within 20' of a shade tree, as required.

The mulched trail needs to be made to connect with the residential structures, and also extended along the southern property line to Asheville Road or to the school parking area to meet connectivity standards.

Driveway width on the driveways for units #1 and #2, and for units #4 and #5 exceed the maximum of 18'; there needs to be some separation between the back of the sidewalk and the driveway before they are widened.

The sidewalk needs to be extended from the guest parking area in the cul-de-sac to unit #11.

The developer needs to provide the Town Staff with a copy of the restrictive covenants and bylaws of the property owners association.

Recommendation:

Staff recommends approval on condition that the above list of actions are met.

Daniel Hyatt with Broadbrooks Associates presented the site plan for the proposed development. Mr. Hyatt stated that there are a few outstanding issues but most of the items in the staff report have been addressed. He continued that Woods Edge Road coming up from the Old Asheville Highway will serve as a "lane". All the property except where the houses are constructed will be dedicated as open space.

There will be a trail connection to the adjoining Junaluska School property in lieu of a sidewalk beside Woods Edge Road due to the steep grade of the road. Sidewalk will be constructed on the east side of the Old Asheville Road from Woods Edge Road to the entrance road of the school property. Town Engineer Fred Baker is working with developers on the grading plan which will reduce the grade of the lane.

Rex Feichter had questions about road maintenance and whether the Planning Board could make recommendations to for road restrictions to protect future homeowners. Mr. Feichter would like for Paul Benson to look into recommendations for the road.

Mr. Hyatt pointed out that developers are working with the Town Engineer on road grade, the mulched trail and covenants and bylaws. The developers are willing to seek permission from the school system to connect the trail to the school property.

Patrick McDowell moved, seconded by Lee Bouknight, to recommend approval of the Conditional Use Permit to the Board of Adjustment based on Town Staff recommendations as follows:

The road grade be reduced to 8% within 100' of the intersection with Woods Edge Road, as required for lanes. (Item 1 from previous list.)

The mulched trail be made to connect with school property or Asheville Road to meet connectivity standards. (Item 4)

The developer needs to provide Town Staff with a copy of restrictive covenants and bylaws of the property owners association. (Item 7)

The motion carried. Patrick Bradshaw abstained due to his work with the developers.

Conditional Use Permit - Great Laurels of Lake Junaluska - Jule Noland Drive

Staff Report:

Eaton Properties Corporation of Las Vegas, Nevada has submitted plans in application for a conditional use permit to allow a 100 unit apartment development on a 28 acre site located at 271 Jule Noland Drive off Russ Avenue.

The site plan indicates a phased development with the first phase to include a 100 unit 4 story apartment building, along with a community building. The first phase also includes improvement of Jule Noland Drive, a parking area with 66 parking spaces, a trash compactor and recreation facilities.

The Community Appearance Commission has reviewed and approved the landscaping plan and building appearance.

Town Staff has reviewed the revised plan submitted on 6/20/05 and makes the following findings:

The site plan does not indicate minimum street right of way, show street construction detail or show improvement of Jule Noland Drive extending to Russ Avenue as required.

Street side setbacks are too small on community building - 20' minimum.

Street side setbacks are too large on buildings 1 and 3 - 30' maximum.

Plan needs to show phasing boundaries.

Landscape plan needs to be submitted at 1"-20' scale.

Need grading plan and erosion control plan.

Need stormwater management plan.

Need stormwater system maintenance covenants.

Need utility plan.

Need building elevations.

Recommendation:

Even though there are elements of this plan that do not meet the ordinance, and many of the required plans and other data have not been submitted for this revised plan, the basic layout of the site meets the intent of the ordinance.

Therefore, Town Staff recommends approval of Phase 1 of the revised plan on condition that the above ten conditions are met.

Russ Greer was available to present the plan for Great Laurels. He stated that the project will be developed in three phases. Grading will involve taking off the top of the hill and filling the lower areas. Approval is being requested for Phase 1 at this time. The community building will be a two-story building with ground level entrances on each story.

The parking area has been moved behind the building with sidewalks and crosswalks. The Community Appearance Commission has already approved the landscape plan.

The apartments will be housing for senior citizens. A grant for 3.6 million dollars has been approved by HUD. Tax credits will also be granted by North Carolina. The conditional use permit must be obtained before the North Carolina tax credits will be approved. If the conditional use permit is approved by the Board of Adjustment in July, awards for the state tax credits can be granted in August, grading can begin as early as September and a building permit could be issued in January, 2006.

Patrick Bradshaw moved, seconded by Patrick McDowell, to recommend approval of the Conditional Use Permit to the Board of Adjustment subject to fulfillment of the 10 conditions proposed by Town Staff. The motion carried. Don Stephenson abstained due to his involvement in the project.

Adjournment

With no further business Lee Bouknight moved, seconded by Don Stephenson to adjourn at 6:25 p.m. The motion carried unanimously.

Rex Feichter, Chairman

Freida F. Rhinehart, Secretary