

REGULAR MEETING
TOWN OF WAYNESVILLE PLANNING BOARD
FEBRUARY 20, 2006
MONDAY - 5:30 P.M.
TOWN HALL

The Planning Board held a regular meeting on Monday, February 20, 2006. Members present were Don Stephenson, Rex Feichter, Lee Bouknight, Gary Sorrells, Marty Prevost, Brooks Hale, and Patrick McDowell. Also present were Planning Director Paul Benson and Deputy Town Clerk Freida Rhinehart. Chairman Rex Feichter called the meeting to order at 5:30 p.m.

Approval of Minutes of January 16, 2006

Brooks Hale moved, seconded by Gary Sorrells, to approve the minutes of January 16, 2006 as presented. The motion carried unanimously.

Rezoning Application - Ethel Lane off Mountain View Drive - from Sulphur Springs Neighborhood District (SS-ND) to Chestnut Park Neighborhood District (CP-ND) - John Illingworth for Jorge Cayon

Planning Director Paul Benson submitted the following Staff Report:

The rezoning request is for 28 acres located above the Town Ridge Development with access off Ethel Lane, Sylvan Street and Morningview Road owned by Dick McCotter Development Inc. The requested zoning change is from Sulphur Springs Neighborhood District (SS-ND) to Chestnut Park Neighborhood District (CP-ND). Water and sewer service are available to this property.

The Sulphur Springs Neighborhood District, basically located between the Bypass and Sulphur Springs Road, is planned for high quality dense residential development. The district allows up to 10 dwelling units per acre, but does not permit multi-family residential development.

The Chestnut Park Neighborhood District occupies a relatively narrow corridor extending from Frog Level to north of the Bypass centered on Chestnut Park Road. Planned development is medium density residential. The district permits up to 8 units per acre, and permits multi-family dwellings.

The 2020 Land Development Plan indicates that this property is to be within a medium to high density residential district. Both the existing and requested zoning therefore fit the land use plan.

The property is currently on the border of the Chestnut Park Neighborhood District which is adjacent to the north and east. Property to the south and west is in Sulphur Springs Neighborhood District. In addition, the Town Ridge development to the south is a Manufactured Housing Overlay District.

The property is bordered on the west by the Sulphur Springs Park subdivision which is low density single family residential. It is bordered on the north by the Norris manufactured home park, on the east by the Sunset Hill manufactured home subdivision and to the south by the Town Ridge manufactured home subdivision.

Staff Recommendation:

This property is relatively steep, therefore the lower density and clustering advantage of multi-family dwellings permitted in the Chestnut Park Neighborhood District are a better fit for this property. The staff recommends the requested rezoning.

Mr. Benson stated that the rezoning application is merely a matter of moving the district line to allow the construction of condominium units. Sulphur Springs actually is a higher density district but does not allow multifamily units. Chestnut Park District will be more suitable for this property since multistory buildings with fewer units can be constructed. The Chestnut Park District does allow double wide manufactured homes. Sulphur Springs Neighborhood District only allows manufactured housing in the overlay district.

The 28 acres referred to in the rezoning application is accessed from Ethel Lane. There is a right of way adjacent to Morningview but no access at this time.

Kevin Alford of Alford Engineering in Maggie Valley stated that the developer is ready to get started on the design plans for the condominium units as soon as possible. The developer wishes to preserve as many trees as possible. The units will consist of two 2-3 bedroom flats. No unit will be more than 2 stories. Condos are considered to be the highest and best use of this property.

Mr. Benson informed Mr. Alford that the procedure to be followed will be:

Rezoning request must be approved by the Board of Aldermen at a public hearing to be held March 14.

Site and landscape plan must be submitted to Community Appearance Commission

Conditional use permit application must be submitted to the Planning Board for review and recommendation to Board of Adjustment

Board of Adjustment will review conditional use permit application before final approval is granted

Patrick McDowell moved, seconded by Don Stephenson, to recommend approval of the rezoning request to the Board of Aldermen. The motion carried unanimously.

Hazelwood Investments Property Subdivision - off Hazelwood Avenue - Tim Welch

The following Staff Report was submitted by Planning Director Paul Benson:

Hazelwood Investment Properties Inc. has submitted a major subdivision preliminary plat approval for a 13.6 acre tract off Hazelwood Avenue.

The Town of Waynesville Land Development Standards (LDS) 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.

The preliminary plat for the Hazelwood Investment Properties subdivision includes 17 lots, street extensions, water and sewer extensions, a walking trail, street trees and buffers.

Town staff offers the following comments:

Street rights of way must be a minimum of 50' – 45' is shown.

The 100 year floodplain boundary must be indicated.

Street tree species needs to be specified, a "large maturing tree" is required.

Street profiles showing grade and horizontal curves need to be provided.

The future right of way extension to the south is in a poor location. Connection to the south should be provided by the main access road aligning with Terrell Street.

The proposed trail must be in a right of way with a minimum width of 18'.

Sewer service extension must be shown to lots 3-9.

Contour lines with a minimum interval of 5' need to be shown.

Street names and subdivision name need to be indicated.

Streets need to be designated public or private.

Engineering detail must be provided for streets, utilities and stormwater.

Restrictive covenants must be provided for stormwater facilities and for any common spaces or facilities.

Staff Recommendation:

Staff recommends that the plat be approved on condition that the additional information and revisions specified above be submitted prior to any final plat submission.

Mr. Benson said that for Mr. Welch to develop this property as a commercial subdivision, items 1-12 of the staff report must be completed.

In addition, Public Works Director Fred Baker has also requested that the following conditions be met:

1. Revise plat to show 50' right of way extending from the proposed cul-de-sac to the Richland Creek property line to the east.

Adjust alignment of the intersection next to bridge to reduce curve.

Reduce radius of curves at the intersection on the southern end of the property to 15'.

Street connection to the south should line up with Terrell Street, revise plat to move the "exit" right of way from current location to alignment with primary street. Reduce the street extension to the west from this intersection to 50' and connect the greenway trail to this extension.

Town Staff recommends approval of the subdivision plat subject to compliance with the 16 conditions above recommended by Planning and Public Works staff.

Tim Welch stated that he wishes to subdivide this property into office space and does not intend to have any warehousing.

Marty Prevost moved, seconded by Lee Bouknight, to approve the preliminary subdivision plat subject to the meeting of the 16 conditions set forth by Town Staff. The motion carried unanimously.

Adjournment

With no further business Lee Bouknight moved, seconded by Marty Prevost, that the meeting be adjourned at 6:00 p.m. The motion carried unanimously.

Rex Feichter, Chairman
Freida F. Rhinehart, Secretary