

REGULAR MEETING
TOWN OF WAYNESVILLE PLANNING BOARD
SEPTEMBER 18, 2006
MONDAY - 5:30 P.M.
TOWN HALL

The Planning Board held a regular meeting on Monday, September 18, 2006. Members present were Don Stephenson, Dan Wright, Rex Feichter, Lee Bouknight, Marty Prevost, Patrick McDowell and Brooks Hale. 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 August 21, 2006

Dan Wright moved, seconded by Lee Bouknight, to approve the minutes of August 21, 2006 as presented. The motion carried unanimously.

Conditional Use Permit - Raytown Heights Townhouses - Raytown Heights Road (off Bradley Street) - Hall Top Rural District (HT-RD)

Staff Report:

Daniel Hyatt of Broadbooks Associates has submitted plans in application of a conditional use permit to permit an 18-unit single family residential development on a 4.93 acre site at the end of Raytown Heights (behind K-Mart on Russ Avenue).

Review:

The site plan indicates 5 clusters of attached residences (3 with 3 units and 2 with 4 units) totaling 17 units, and 1 lot for a single family residence (access from Hall Top Road).

Site development includes sidewalks with street trees along an extension of Raytown Heights, 21 on-street parking spaces, and 11 off-street parking spaces. Pedestrian trails are planned to link the project with Hall Top Road and Bradley Street in lieu of a sidewalk along Hall Top Road.

The Community Appearance Commission reviewed and approved the plan on July 5, 2006 with the following conditions:

1. A pedestrian trail be provided from the project to Hall Top Road and Bradley Street as an alternative to sidewalks along Hall Top Road.
2. The proposed retaining wall along the access road be located no closer than 5' from the road to allow for a street tree planting strip.
3. Scale building elevations and utility plans be submitted to the staff.

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Town staff has reviewed a revised submission received on September 6, and makes the following findings:

1. Maximum building height is 35', a scale building elevations need to be submitted demonstrating compliance.
2. Water, sewer and stormwater plans are needed prior to land development permit issuance.
3. Plans demonstrate compliance with all other requirements of the Land Development Standards.

Recommendation:

Staff recommends approval of a conditional use permit for Raytown Heights Townhouses based on above findings.

Daniel Hyatt then spoke on behalf of the project for the owner and developer Jeremy Messer, who plans development of 17 townhouses and one single family parcel off Hall Top Road on 5.4 acres. The Town's Land Development Standards would permit construction on 22 units but they have chosen to only build 18. Post construction development will result in disturbance of only one-half of the property area. The property will be accessed from Raytown Heights since connectivity is not possible due to the steep and curvy nature of Hall Top Road. Mr. Hyatt and Mr. Messer are willing to work with Town Staff regarding stormwater and water and sewer issues.

Rex Feichter asked if the development could be accessed from Hall Top Road. Mr. Hyatt replied it cannot due to the slope adjacent to Hall Top.

Dan Wright asked if the single lot property is buildable. Mr. Hyatt responded it is.

Mr. Wright asked if the units would be for sale or used as rentals. Mr. Hyatt indicated that Mr. Messer would like to keep his options open. Mr. Messer said if they do sell, the price will be in the \$189,000 - \$200,000 range.

Mr. Feichter asked about the elevation of the parcel. Mr Hyatt said it is all below 2900 ft.

Lee Bouknight inquired whether extensive grading will be necessary. Mr. Hyatt responded since the property creates a natural cove very little grading will be required.

Dan Wright asked about parking. Mr. Hyatt informed him most of the parking within the development will be on street and in a small off street parking area. In addition, each unit will have parking space for two cars for residents.

Marty Prevost asked about a recent newspaper article regarding some opposition in that area. Paul Benson responded that he was not familiar with that article, but there has been some controversy regarding the road.

Brooks Hale inquired if city water and sewer are available to the property. Mr. Hyatt replied that both are and they are producing design documents for extension of both services.

Mr. Hale also asked if these are two or three bedroom homes. Mr. Hyatt said there are two bedrooms.

Mr. Benson stated the Community Appearance Commission has recommended approval subject to some conditions which have been met. The only outstanding issue is the utility plan which shows detailed water, sewer and stormwater.

Mr. Roy Sharp spoke on behalf of neighbors on Raytown Heights. He said that the residents of the neighborhood originally paid for paving of Raytown Heights, which was taken over by NCDOT and then the Town of Waynesville. This street is not wide enough to handle 34 extra vehicles. Two vehicles cannot pass each other on Bradley Street. Residents either have to back into their driveways or back out into the street to get off their property because the street is so steep and curvy. If the townhouses could be accessed from Hall Top Road, the traffic situation on Bradley Street would not become any worse. In addition, there are children in the neighborhood and school buses have problems traveling that street.

Margaret Osondu asked about the construction vehicles which might be traveling on Hall Top Road.

Mr. Benson replied Town Staff has looked at the property and feels the street is adequate. It is not out of line with many other streets within town. The only on street parking is inside the development. Connectivity with Hall Top Road is not feasible since there is a 50 ft. bank from the property line down to the street.

Ms. Prevost asked if the Town has a plan to improve Bradley Street. Mr. Benson replied there are no plans at this time. The subject property is the last large vacant tract on Raytown Heights.

Marty Prevost moved, seconded by Lee Bouknight, to recommend approval of granting the conditional use permit to the Board of Adjustment with the following conditions:

1. Water, sewer and stormwater plans be submitted by the developer.
2. Town Staff investigate the possibility of making improvements for access.

The motion carried unanimously.

Other Business

Mr. Benson said text amendments for the Dayco property will be reviewed by the Board of Aldermen on September 26, 2006. A site plan for conditional use should follow soon after that.

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Adjournment

With no further business, Lee Bouknight moved, seconded by Brooks Hale that the meeting be adjourned at 5:40 p.m.

Rex Feichter
Chairman

Freida F. Rhinehart
Secretary