

MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD
REGULAR MEETING
Town Hall – 9 South Main St., Waynesville, NC 28786
July 20, 2015

THE WAYNESVILLE PLANNING BOARD held a regular meeting on July 20, 2015 at 5:30 p.m. in the board room of the Town Hall, 9 South Main Street, Waynesville, NC.

A. CALL TO ORDER

1. Welcome/Calendar/Announcements

Chairman Patrick McDowell welcomed everyone and called the meeting to order at 5:30 p.m.

The following members were present:

Patrick McDowell
Shell Isenberg
Robert Herrmann
Danny Wingate
Phillip Gibbs
Marty Prevost
Brooks Hale
Bucky Dykes

The following staff members were present:

Elizabeth Teague, Development Services Director
Jason Rogers, Codes Administrator
Eddie Ward, Deputy Town Clerk

Also present was Ron Sneed, Attorney to the Planning Board, and Patrick Bradshaw, P.E., representing Habitat for Humanity.

2. Minutes of July 20, 2015

Board Member Robert Herrmann made a motion, seconded by Board Member Danny Wingate, to approve the minutes of June 15, 2015 as presented. The motion passed unanimously.

B. NEW BUSINESS

3. Major Site Plan/Design Review for Haywood Habitat for Humanity – Davis Cove Road – PIN 8615-20-9921

Chairman McDowell addressed the Protocols for Quasi-Judicial Hearings. He asked any

witnesses that wished to speak to come forward and administered the oath. After the swearing in, Chairman McDowell polled the membership about ethical considerations. There were no objections concerning the impartiality of the Board. He asked Codes Administrator Jason Rogers to present the staff report for the Town of Waynesville.

**Jason Rogers – Codes Administrator
Town of Waynesville
9 South Main St
Waynesville, NC 28786**

Mr. Rogers gave the following Staff Report of the application from Haywood Habitat for Humanity:

Planning Board Staff Report

Subject: Major Site Plan/ Design Review
Section: 15.8.2
Applicant: Haywood Habitat for Humanity
Meeting Date: July 20, 2015

Summary Information:

Application Date: June 29, 2015
Proposed Development: Eight (8) single family residence
Proposed Location: Davis Cove Road PIN# 8615-20-9921
Property Owner: Haywood Habitat for Humanity
Acreage of site: overall 1.19 acres
Zoning District: Ninevah Neighborhood (N-NR)
Existing Development: Currently there is no development on this parcel it is mostly wooded.

Development Standards:

Section 15.8.2 Site Plan/ Design Review (Major) requires residential multi-family development of 8 units or more in all districts to be reviewed and approved by the Planning Board in a Quasi- Judicial process type. An environmental survey is included in accordance with section 15.4 of the Town of Waynesville Land Development Standards. The proposed development for a major site plan are require to meet five (5) findings of facts established in section 15.8.2i.

Staff Review Notes

The burden of demonstrating compliance with the five general findings referenced above lies with the applicant. The staff has reviewed the information submitted to date by the applicant and submits the following comments:

1. The plan is consistent with the adopted plans and policies of the Town:

These buildings are located in the Ninevah Neighborhood district and are consistent with the Town of Waynesville Land Development Plan.

2. The plan complies with all applicable requirements of this ordinance:

The plan is consistent with the land development Standards for dimensional standards, district, and permitted use (Residential). Building Height of one story is consistent. Building design is consistent with section 5.8 for House/ Townhouse/ Apartment Residential Design Standards. The right of way is an ally connection so chapter 6 compliance is on plan. There is a designated 5' sidewalk on Davis Cove Road for pedestrian facilities. The parking standards have been met or exceeded in accordance with section 9.2. Lighting compliance will be addressed before the issuing of permits with staff, but a statement of compliance is included. A thirty (30) foot water quality buffer is identified along the perennial stream (12.5.7b).

3. There exists adequate infrastructure (transportation and utilities) to support the plan as proposed.

Currently the neighborhood is residential with only light traffic in accordance with typical neighborhood traffic. With the addition of this development there will only be a slight increase in frequencies of vehicular traffic. The Public Services Department was consulted and agreed that adequate utility infrastructure exists.

4. The proposed plan conforms to the character of the neighborhood, considering the location, type and height of buildings or structures and the type and extent of landscaping on site.

This location is across the street from the Waynesville Housing Authority that is an affordable housing area. This development makes a transition to the single family residential area further along Davis Cove Road. The buildings will be in keeping with the current designs found in the neighborhood.

5. The application will not substantially injure property value of adjoining or abutting property, and will not be detrimental to the use and development of adjacent properties or other neighborhood uses.

No staff comments

Chairman McDowell opened the Public Hearing.

**Patrick Bradshaw – Civil Design Concepts
1210 South Main Street
Waynesville, NC 28786**

Mr. Bradshaw stated that the Haywood Habitat for Humanity's project would consist of eight new houses on the property located in the Davis Cove Road area. Also included would be a newly constructed alley type street section with six of the eight houses fronting the alley. The other two houses will front on Davis Cove Road. Mr. Bradshaw stated that some of the sites could potentially be integrated into duplexes by Haywood Habitat, but not to exceed the allowed density. The footprint of the house would be deeded real estate that is conveyed to the applicant, and this is consistent with town home ownership. The remainder of the area outside any of the footprints would be known as common area. Mr. Bradshaw said six on-street parking spaces are proposed along Davis Cove Road. He

stated there is also a live stream on the property. Mr. Bradshaw showed the Board pictures of the styles of the proposed two, three, and four bedroom homes.

The Board had several questions concerning the on-street parking. Mr. Bradshaw said that only a slight widening of Davis Cove Road would need to take place for the on street parking spaces. He said that within the alley section, there would be two spaces dedicated per house footprint. All units will be self sufficient with their own parking. Mr. Bradshaw said he doesn't think the on street parking would be detrimental to the area. He stated there would probably be a two or three year build out on the houses.

Rufus Trantham
232 Davis Cove Road
Waynesville, NC 28786

Mr. Trantham stated he is not against Habitat for Humanity Housing, he feels that eight houses on this property is too many. He feels the property is more suitable for three or four homes. He also expressed concerns for the proposed parking, and children being in the streets. Chairman McDowell and staff Jason Rogers confirmed that the project is within the allowed density for the district.

There was much discussion concerning the parking for the project.

Chairman McDowell closed the Public Hearing.

Chairman McDowell asked the Board to refer to the checklist provided for Findings of Fact, and ask any questions they might have. The Board adopted the Findings of Fact provided by the Staff, and determined the project would not substantially injure the value of adjoining or abutting property, and not be detrimental to the use or development of adjacent properties or other neighborhood uses.

A motion was made by Board Member Danny Wingate, seconded by Board Member Bucky Dykes to approve the site plan for Haywood Habitat for Humanities to construct eight single family residences located on Davis Cove Road, Waynesville, NC PIN 8615-20-9921. The motion passed unanimously.

4. Training session for Conditional Use Districts

Chairman McDowell asked Mr. Rogers to instruct the Board on the difference between a Conditional Use Permit and a Special Use Permit. The Board had many questions about these permits pertaining to their definitions, and about how they each apply to the Planning Board.

5. Call for Public Hearing

Chairman McDowell asked for a motion to call for a Public Hearing to consider a Conditional Use Permit for Giles Chemical located at 75 Giles Place, Waynesville.

A motion was made by Board Member Robert Herrmann, seconded by board member Danny Wingate, to call for a Public Hearing to be held on August 17, 2015 at 5:30 P.M. in the Waynesville Town Hall, located at 9 South Main Street, Waynesville, NC. The motion passed unanimously.

Chairman McDowell introduced Ms. Elizabeth Teague to the Board. Ms. Teague is the new Development Services Director for the Town. The Board introduced themselves and welcomed her to the Town of Waynesville. They stated they are looking forward to working with her.

C. ADJOURN

With no further business, a motion was made by Board Member Brooks Hale, seconded by Board Member Bucky Dykes, to adjourn at 7:11 p.m. The motion passed unanimously.

 VICE-CHAIRMAN
Patrick McDowell, Chairman


Eddie Ward, Deputy Town Clerk