

Minutes
Land Development Standards Committee
March 17, 2010

Members Present: David Blevins, Patrick Bradshaw, Mike Erwin, Steve Kaufman, Ron Leatherwood, Joe Taylor,

Members Absent: Patrick McDowell, Ken Wilson

Staff present: Fred Baker, Paul Benson, Lee Galloway, Alison Melnikova

The meeting came to order at 7:30 a.m. Mr. Benson announced that the topic of discussion would be Chapter 6 continuing from the discussion from last week's meeting.

After some review of the street design standards the Committee revisited the dedication/reservation/construction requirement of Section 6.5. As at last week's meeting the Committee agreed that the proposed requirements for right-of-way dedication and road construction are more than the Town should require of developers. However, in situations where developments are adjacent to thoroughfares for which some type of design plan has been developed, they should be required to reserve the proposed right-of-way and build improvements, with the exception of the street itself, in accordance with the plan. While not wanting to impose unduly on property owners the Committee was in general agreement that the Town should require all that is legally possible in the way of future right-of-way reservation in terms of length of time that such future right-of-way may be reserved.

The Committee then reviewed the specific street design standards of Section 6.6. and agreed to the following revision to the draft:

6.6.2 A - lane widths: 10-12', walkway type: 6' residential districts, 8' all other districts, planting strip: 6' c&g, 8' swale.

6.6.2 B – same as above

6.6.2 C – lane widths: 10-12', curb radius (15-25'), walkway: 8', planter type 6' strip or wells.

6.6.2 D – R/W width: 50 c&g, 60 swale, lane widths: change to pavement width, curb radius: 15', planting strip: 5' c&g, 8' swale

6.6.2 E – planter type: 5' c&g, 8' swale

Committee and staff members were in agreement that at least the major thoroughfares need to be designated in advance as to the above street types to avoid confusion during the development review process.

Mr. Taylor asked about the measurement of site triangles as per 6.7.2. Mr. Baker prepared a sketch. Committee members request the consultant to provide an illustration of this standard at this location in the ordinance.

The Committee then discussed street grade standards of 6.7.4. Mr. Bradshaw stated that the County permits longer sections of grades in excess of 15%. Mr. Baker stated that the 100' maximum of this ordinance is probably too short to provide enough flexibility and recommended that the distance be increased. The Committee agreed to increase the standard to a maximum of 250' to permit a street grade in excess of 15% not to exceed 18%.

Mr. Baker stated that developers have had the most trouble meeting the standard of grade not to exceed 5% within 100' of intersections, and he has occasionally permitted variances from this standard, depending on conditions. The Committee wants to formalize this flexibility by adding language to the effect that the Director of Public Works may vary this standard depending on topography and design of the intersection.

The Committee agreed to add lanes as well as alleys to the permissible reduction in centerline radius from 65' to 50' in 6.7.5.

The reference to the specifications manual needs to be standardized, it is called the Waynesville Manual of Construction Specifications in 6.2.2 and the Waynesville Manual of Specifications in 6.7.7. Staff note: shorter is better, how about "Specifications Manual"?

Wording in 6.7.7 C is unclear and needs to be revised.

Mr. Taylor asked about the requirements of 6.7.8 C with regarding to lighting requirements. The Committee agreed to leave this language unchanged and examine street lighting policy during review of Chapter 10.

Committee members had no further comments on 6.7 and agreed to resume review of Chapter 6 next week beginning with Section 6.8.

The meeting adjourned at 9:15 a.m. Paul Benson, Planning Director