



TOWN OF WAYNESVILLE Planning Board

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Chairman

Patrick McDowell (Chairman)

Planning Board Members

Danny Wingate (Vice)

Anthony Sutton

Marty Prevost

Robert Herrmann

Jason Rogers

H.P. Dykes, Jr.

Pratik Shah

Ginger Hain

Development Services

Director

Elizabeth Teague

MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD Regular Meeting Town Hall – 9 South Main St., Waynesville, NC 28786 December 18, 2017

THE WAYNESVILLE PLANNING BOARD held its regular meeting on December 18, 2017 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 called the meeting to order at 5:30 p.m., and welcomed everyone.

Development Services Director Elizabeth Teague told the Board that the next scheduled meeting of the Planning Board would be on January 15, 2018, which is the Martin Luther King holiday. It was the consensus of the Board to reschedule the meeting for Tuesday January 16, 2018.

The following members were present:

Patrick McDowell (Chairman)
Danny Wingate (Vice Chairman)
Robert Herrmann
Jason Rogers
Bucky Dykes
Anthony Sutton

The following members were absent:

Ginger Hain
Mary Prevost
Pratik Shah

The following staff members were present:

Elizabeth Teague, Development Services Director
Eddie Ward, Town Clerk
Ron Sneed, Attorney

2. Adoption of Minutes

A motion was made by Board Member Anthony Sutton, seconded by Board Member Robert Herrmann, to approve the minutes of the November 6, 2017 Board meeting as presented. The motion passed unanimously.

B. **NEW BUSINESS**

1. Public Hearing to consider a request to subdivide property known as 292 Lickstone Road, PIN 8604-82-6833 into 15 lots.

Chairman Patrick McDowell explained to the Board that this was a major sub-division that requires a Quasi-Judicial Proceeding and compliance with Chapter 15-9 of the Town of Waynesville's Land Development Standards. Chairman McDowell reviewed the protocols for a Quasi Judicial Hearing. Board Member Danny Wingate recused himself from the hearing because of his relationship to Ms. June Ray, the owner of the property. All Board members acknowledged they were acquainted with Ms. Ray.

A motion was made by Board Member Anthony Sutton, seconded by Board Member Robert Herrmann, to open the Public Hearing at 5:36 pm. The motion passed unanimously.

Chairman McDowell asked that anyone who wished to give testimony come forward and be sworn in.

Chairman McDowell asked Development Services Director Elizabeth Teague to give background information concerning this request.

Ms. Teague said that this request was for a major subdivision of 15 lots located at 292 Lickstone Road, PIN 8604-82-6833, owned by Ms. June Ray. The property consists of 4.08 acres, and the project includes a lot with an existing structure, plus 14 lots for new single family construction.

Ms. Teague explained to the Board that the applicant had met with Development Services staff on November 17 for a preliminary review of the site plans. On November 29, the applicant met with the Town's public works, fire, planning, building inspections, and Town engineer. The applicant made several revisions in response to staff comments, and a final master plan with environmental information was submitted to the Planning Board along with the application on December 4, 2017.

Findings of Fact

In a Quasi Judicial Hearing, the Board must approve, deny, or approve with conditions Findings of Fact.

1. The plan is consistent with the adopted plans and policies of the Town
2. The plan complies with all applicable requirements of this ordinance
3. There exists adequate infrastructure (transportation and utilities) to support the plan as proposed
4. The application will not substantially injure the value of adjoining or abutting property, and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.

Ms. Teague said that staff submits that this plan is consistent with the adopted comprehensive land use plan for Waynesville's Land Development Standards. The plan identifies goals of providing an attractive range of housing opportunities for all residents of Waynesville. It establishes appropriate locations and densities for residential development in the Waynesville community. The plan also utilizes the zoning ordinance and map to promote residential development in accordance with the future land use map concentrating higher density housing where the services and land use are suitable for such development and promote infill housing development.

The proposed project is within the Allen's Creek Neighborhood Residential District (AC-NR), and meets the purpose and intent of the District.

The Plan has been reviewed by the Town's staff including Fire, Public Works, and Development Services and is compliant with town regulations. The property has been annexed into the Town limits and will have access to Town utilities. Ms. Teague told the Board that the plan includes a storm water retention area at the property "low spot" to capture and retain run off from roadways and sidewalks. The developer is counting this area as open space or "civic space" which is defined as and outdoor area for public use. Lickstone Road is maintained by North Carolina Department of Transportation, and that department must approve access.

Ms. Teague told the Board that the property is not within the designated floodplain or steep slope areas, and will not impact adjacent properties from a floodplain management standpoint or disrupt hillsides or view points of the surrounding area. The property abuts Grandview Circle and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.

Patrick Bradshaw
Civil Design Concepts
52 Marigold Court
Waynesville, NC

Greg Hoffman
Civil Design Concepts
25 Pinehurst Road
Asheville, NC

Mr. Bradshaw said that his company had spent a lot of time with staff making sure that the Land Development Standards had been adhered to. He explained the area of the storm water fun off is about 7000 square feet. He said there could be provision for putting an underground

storm water system which would allow a grassed area over it. He explained that a "civic space" cannot be an open storm water pond. Mr. Bradshaw said a 6 inch water line will be provided to a fire hydrant located within the development. The Land Development Standards only require a 4 in water line.

The Board had several questions concerning set backs for the construction. Mr. Bradshaw said the front setbacks are 10 feet, side setbacks are 10 feet and rear setbacks are 6 feet as outlined per the Zoning District. The length of the road on the property is 600 feet and the width of the road is twenty feet.

**Thurmond Blaine
14 Grandview Circle
Waynesville, NC**

Mr. Blaine expressed concerns about the setbacks on the proposed project. He felt they were not correct. He had questions about the value of the structures to be built on the properties, and hoped the project would not decrease the value of properties adjoining the construction. He stated Grandview Circle was a quiet neighborhood and wanted it to stay that way.

Mr. Blaine was assured that the homes would be of quality construction and desirable market value.

**Charles Wike
140 Grandview Circle
Waynesville, NC**

Mr. Wike stated that the road that turns into Grandview Circle is not safe as it is now because of traffic. He stated concerns about the 6 foot set back that will abut his property. He also stated that plenty of Indian arrowheads could be found in the area.

Ms. Teague brought the Board's attention to the line of sight requirements on the plans. She said that means that when someone is pulling out of the new road, they have to be able to see clearly in both directions.

A motion was made by Board Member Anthony Sutton, seconded by Board Member Bucky Dykes to close the Public Hearing at 6:23 pm. The motion passed unanimously.

A motion was made by Board Member Anthony Sutton, seconded by Board Member Bucky Dykes to adopt the Findings of Fact (Items 1 - 4). The motion passed unanimously.

A motion was made by Board Member Anthony Sutton, seconded by Board Member Robert Herrmann, to recommend approval of the Major subdivision. The motion passed unanimously.

C. PUBLIC COMMENT/CALL ON THE AUDIENCE

There were no comments from the audience

D. ADJOURN

With no further business, Board Member Anthony Sutton made a motion, seconded by Board Member Bucky Dykes to adjourn the meeting at 6:25 pm. The motion passed unanimously.



Eddie Ward, Town Clerk



Patrick McDowell, Chairman