

TOWN OF WAYNESVILLE
COUNTY OF HAYWOOD

BEFORE THE WAYNESVILLE
PLANNING BOARD

In the Matter of the Application of)
QUEEN DEVELOPMENT, LLC)
for Approval of the Preliminary)
Plat for a Major Subdivision)
_____)

MAJOR SUBDIVISION PRELIMINARY
PLAT APPROVAL AND FINDINGS

THIS CAUSE, coming on to be heard before the Planning Board for the Town of Waynesville in the Town Hall Board Room at 9 South Main Street in Waynesville, North Carolina, on September 20, 2021, and continued to October 18, 2021 and October 26, 2021, on the Application of Queen Development, LLC, for approval of a preliminary plat for a major subdivision to be developed on a 32.67 acre parcel on Sunnyside Road, PIN # 8615-98-2217.

Elizabeth Teague, Director of Development Services, appeared for town staff and Patrick Bradshaw of Civil Design Concepts appeared for the Applicant and Owner. Elizabeth Teague presented the application as it was submitted and the staff report on the elements of the application with the findings made and conclusions reached by staff as to the requirements of the Land Development Ordinance and whether those requirements were met by the Applicant. She provided a staff report as to the matters in the application. Patrick Bradshaw made the presentation for the applicant. Others in attendance were allowed to speak.

The Planning Board of the Town of Waynesville, having heard the presentations and the comments of citizens in attendance, and having reviewed the application, attachments, and revisions made prior to the October 18, 2021, meeting found as follows:

1. Proper notice of the hearing was posted, published and mailed as required by the North Carolina General Statutes and by the ordinances of the Town of Waynesville.

3. The Applicant has contracted to purchase that real property located on Sunnyside Road in the ETJ of Waynesville, North Carolina, which is approximately 32.67 acres (PIN # 8615-98-2217). Applicant presented a proposed preliminary plat with 105 residential building lots.

4. The property is in the Raccoon Creek Neighborhood Residential (RC-NR) zoning district, and single family dwellings are allowed as a matter of right in that district, subject to approval of a preliminary plat by the Planning Board and a final subdivision plat by staff, both as administrative decisions.

5. The applicant as part of its application did provide an environmental survey.

6. The environmental survey did show that the property is not in a floodplain, and there are no waterways or other environmentally sensitive areas within the property, but a stream flows south of the subject property such that the subject property development plans may be affected by the stream buffer.

7. To approve a major subdivision, this Planning Board must find the following facts to be true:

- A. The plan is consistent with the adopted plans and policies of the Town;
- B. The plan complies with all applicable requirements of this ordinance; and
- C. The plan has infrastructure as required by the ordinance to support the plan as proposed.

8. The Applicant has shown:

A. Compliance with adopted plans and policies:

- 1. The plan is compliant with zoning for the RC-NR District in density and usage.
- 2. The plan is compliant with the 2035 Comprehensive Plan's designated Urban Services Boundary for the provision of water and sewer.
- 3. The Plan is compliant with the 2035 Comprehensive Plan's Future Land Use Map by providing single-family residential at a low-medium density, between 2-4 units/acre.

B. The plan complies with the applicable requirements of this ordinance:

- 1. Plan is compliant with RC-NR dimensional standards, and infrastructure requirements.
- 2. Revised plan converted the one residential lane to a residential street cross section at the request of the planning board.
- 3. Revised plan intersects streets so that no block is longer than 500' per the planning board.
- 4. Revised plan provides distinct areas for stormwater control measures and required civic space.

C. The plan has infrastructure as required by the ordinance:

- 1. Water and sewer are available to serve the project.
- 2. Applicant provided an affidavit of an easement agreement for a recorded secondary emergency access at the request of Town staff and the planning board.
- 3. Applicant has an approved driveway permit from NCDOT.

9. The Planning Board has found that the revised preliminary plat is compliant with Town's adopted plans and policies, meets the applicable requirements of the Land Development Standards, and has infrastructure to support the plan as proposed.

10. The Planning Board has approved the proposed preliminary plat, as revised, submitted, and reviewed at the public hearing on October 18, 2021, by majority vote on October 26, 2021, with the following conditions:

- A. The secondary entrance be established and recorded for emergency vehicles, with the design approved by the Town's Fire Official.
- B. A compliant landscaping plan showing the proposed location of street trees, chosen from the Town's recommended list of native species. Landscaping plan should include appropriate plantings within the stream buffer area, and street trees along the road frontage of Sunnyside.
- C. A compliant stormwater plan with an operations and maintenance agreement drafted for sustainability of stormwater control measures to be recorded with the subdivision at the time of the final plat.
- D. Water and sewer engineered plans that comply with the directives of the Fire Officials and Public Works Department.
- E. Traffic control measures be included in mid-block pedestrian crossings.

This the _____ day of _____, 2021.

Susan Teas Smith, Chairman