

Cullowhee Planning Council

Minutes

September 10th, 2018

7:00 p.m.

Department on Aging-Heritage Room

Members	Present	Absent	Members	Present	Absent	Members	Present	Absent
Rick Bennett	X		Myrtle Schrader	X		Mike Byers	X	
Scott Baker	X		Joel Setzer	x		Jim Lewis	X	
Jack Debnam		X	David Claxton		X			

Staff Present

Michael Poston, Planning Director
John Jeleniewski, Senior Planner
Heather Baker, County Attorney

Others Present

Craig Stipes, Broadstreet Partners
Alec Stillwell, Engineer for Broadstreet Partners

Call to Order

Chairman Scott Baker called the meeting to order at 7:00 p.m. and a quorum was present.

Additions to Agenda

The council had no additions or modifications to the agenda, Chairman Scott Baker moved to approve the agenda as written.

Approval of Minutes

Jim Lewis made a motion to approve the August 6th, 2018 meeting minutes. Rick Bennett seconded the motion, and it passed unanimously.

Public Comment- Sign-up sheet- 3 minutes per speaker

There were no public comments.

New Business

a. **Quasi-Judicial Hearing: Special Use Permit-The Landing Phase 2**

Chairman Scott Baker informed the Council and those in attendance that a Quasi-Judicial hearing is an evidentiary hearing. The Council will make a decision based solely on competent material, substantial evidence, and the record. Chairman Baker opened the public

hearing at 7:05 p.m. and asked the Council if there are any disclosures to be made. Rick Bennett stated that he drove by the area. Jim Lewis stated he drove by the property.

The adjacent property owners with standing for the proposed project were sworn into the hearing. Their names and addresses are as follows; Douglas Seitz, 441 Pincushion Lane; Michael Shuler, 4554 Little Savannah Road; and Doug Parker, 62 Parker Farm Road (Little Savannah Road).

John Jeleniewski presented the staff report for the proposed project. The Landing Phase 2 by the applicant Broadstreet Partners. This proposed multi-family development will be located on a property of 21.27 acres located at 4616 Little Savannah Road in Cullowhee; PIN's 7549-92-9237, 7549-92-5129 and 7559-02-0987(remote parking), and is approximately 1,200 ft. west of Highway 107. This property is located within the Cullowhee Community Planning Area and the proposed project is located in the Commercial District (C District). However, a portion of the property is in Multi-Family Residential Medium Density (MFM) District and will not be developed at this time. Currently there is a single family home on the property identified as PIN- 7549-92-5129 (west parcel) and will be removed at the commencement of construction. Access to the development will be from Little Savannah Road, which has a pavement width of approximately 24'. Little Savannah Road currently provides access to multiple single family detached homes, Multi-family apartments (student housing), commercial properties, the Cullowhee Fire Department and the WCU Health and Human Sciences Campus. This proposed development will consist of 26 residential buildings; 2 – multi-family buildings (each with 8-4 bedroom and 6-3 bedroom units); 14 – 5 bedroom units and 10 – 4 bedroom units for a total of 210 bedrooms overall. Site amenities will include a clubhouse central to the development. Site grading (cut and fill) will be moderate as the existing topographic features of this property are somewhat sloping; the average slope of this property is 34%, however, compliance with the Mountain and Hillside Development Ordinance will not be required. Retaining walls ranging from 5' to 22' in height will be used to reduce the amount of cut and fill by forming building "tiers". Stormwater treatment measures will be achieved in an engineered, subsurface collection system that was completed in phase 1 of this development. Water and wastewater service will be provided by TWSA and these utility plans will be reviewed by TWSA when final construction plans are submitted to their office. A site plan will be provided to the NCDOT for review and they will be coordinating their requirements with the project engineer of record (Alec Stillwell) for encroachment or driveway connection permits. Fire protection will be provided by the Cullowhee Fire Department. This property is not located within a designated flood hazard area. The applicant is also providing a remote parking site (property pin 7559-02-0987) which will satisfy the minimum parking requirements for this project. Remote parking is permitted per Section 6-4.d.2 of the *Cullowhee Planning Area Ordinance*.

This project is in the jurisdiction of the Cullowhee Planning Area and standards set forth in that ordinance will regulate site improvements including, sidewalk construction, landscaping, parking requirements, stormwater collection/treatment, building setbacks, impervious surfaces, open space, signage and architectural standards. Staff will be applying the Cullowhee Ordinance during the review of the site construction plans.

This development is also subject to review under the County's Subdivision Ordinance as a major subdivision and this ordinance defines a major subdivision by including a development with 9 or more lots/structures or, 60 or more bedrooms. The role of the Planning Board in this review is to assure the submitted concept plan complies with the standards established in the subdivision ordinance. The subdivision ordinance establishes standards for road design and construction, site grading, storm water management, provision of water and wastewater treatment, and other matters related to the proposed development. Other County ordinances, notably the erosion and sediment control and water recharge

ordinances, address other matters related to the development of the project. Staff will ensure these standards are met with plans meeting specifications established by Jackson County ordinances having to be approved prior to commencement of construction activities. The Planning Board will be kept informed of the status of approval of the plans, and schedule for construction activities.

Staff's recommendation was to approve the Landing Subdivision-Phase 2 project under the condition that final site construction plans comply fully with the Cullowhee Community Planning Area and Jackson County Subdivision ordinances, and to include the following conditions:

- The applicant will need to receive NCDOT approval of permits for the driveway connection to Little Savannah Road and encroachment (grading/drainage) improvements. Also the applicant shall coordinate with NCDOT on a crosswalk over Little Savannah Road connection to the existing sidewalk network.
- The applicant will need to coordinate any building codes, fire safety and emergency access issues with the Jackson County Building Inspections Department and local Fire Chief.
- The applicant will need to receive approval from Tuckasegee Water and Sewer Authority for the water and wastewater services (utility plans).
- The applicant shall provide a statement from an Engineer licensed to practice in the State of North Carolina verifying that a Traffic Impact Analysis is not warranted for this project.

The applicant, and parties with standing did not have questions for the Planning staff. Chairman Scott Baker proceeded to invite Council members to ask their questions of staff.

Joel Setzer confirmed his understanding that none of the buildings in this project are going to be individually owned. He asked the Planning staff how the subdivision ordinance is triggered. John Jeleniewski stated that the 60 or more bedrooms triggered the subdivision ordinance. The ordinance states that if there are more than 8 lots, 8 buildings, or 60 or more bedrooms it classifies as a major subdivision. Mike Poston stated that the applicant has more than 8 buildings on the property. Based on the number of buildings, and beds in this case triggers the subdivision ordinance two ways.

Jim Lewis asked staff if the parking on the other side of the road is remote from the project. He is concerned about the safety of students crossing the road. He asked how far away parking can be from the building. John Jeleniewski answered that parking must be 500 ft. away. Mr. Lewis asked staff is there any reason the applicant could not put parking on the side with the housing. Mr. Jeleniewski stated that the land he is talking about is zoned differently and it is more of the matter of getting there that is the issue. Jim Lewis inquired if students in Phase 1 can park in Phase 2. John Jeleniewski answered that is highly unlikely that students from Phase 1 will have access to Phase 2. The applicant plans to have a keycard to allow access only for the students with assigned spaces. This security will help limit people from out of town parking there and limit overflow parking from the football games.

Rick Bennett inquired about the number of parking spaces in the remote parking across the road, and where guests will park on the property. John Jeleniewski stated there are 60 spaces in the remote parking, and from his conversation with the applicant, parking will be mixed. The applicant plans to have assigned parking for residents, and guest/visitor parking to assigned areas.

The applicant, Craig Stipes with Broadstreet Partners presented to the council. The project is approximately 21 acres, which will include 5 to 6 acres of land disturbance. He stated for the benefit of the adjacent property owners, the Shuler's, their project stops about 100 ft. from the transmission lines. The original concept included two drive aisles, but due to

topography that was not feasible. The applicant's original plan had 280 beds, however they went down to 210 beds to cut out the second drive aisle. He stated parking in more urban areas like Clemson, the typical parking ratio to student housing is about .75 per bedroom due to the student lifestyle (not an expert). This is due to most students not being at their housing all the time, for example they might stay over at friends. The applicant pointed out across the street in the remote parking, there are 102 parking spaces for the 80 bedrooms. He stated that Cullowhee is a more rural setting, and felt more students bring their cars to school due to the lack of public transportation or Uber like the urban areas. His thought process around the remote parking lot is to keep it gated for security for those students that plan on parking their car for a longer duration. The remote parking is pedestrian friendly to the campus, however those in Phase 1 will not have access to this lot as it is only accessible to those with a keycard in Phase 2. He also agreed that lighting is an issue and would like to find a solution to light up the area better for the safety of the residents. The applicant stated Western Carolina Electric has limited lighting options for private developers. However, they provide power for their Phase 1 and the applicant entered into a lighting agreement with utilities providers. Western Carolina Electric does not offer the option of a lighting agreement and the only lighting available are pole lights. The applicant plans to install solar power lighting in the overflow parking. He would like to be connected to Western Carolina University and wants their residences to be safe, therefore they would like to pursue a future agreement with the university.

Michael Shuler asked the applicant what they plan to do beside their driveway. Craig Stipes stated there is a 16 ft. easement that runs all the way down the tract. Their intent would be to widen the driveway to allow two-way traffic to reduce traffic congestion, which is most likely required by the DOT. Jim Lewis inquired about the longevity of the dwellings. The applicant believed the life expectancy of the buildings is more than 50 years.

Heather Baker requested the staff report and Craig Stipes presentation be introduced into evidence, and Chairman Baker accepted.

Chairman Scott Baker ended the public section of the public hearing at 8:07 pm

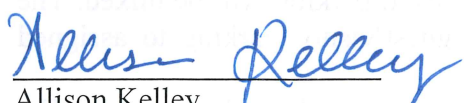
Jim Lewis made a motion to approve The Landing Phase 2 with staff's four conditions and to pursue safety lighting for both crosswalks and remote parking with NCDOT and Western Carolina Power per current Planning ordinance requirements for light pollution. Joel Setzer seconded the motion, and it passed unanimously with a vote of 5-0.

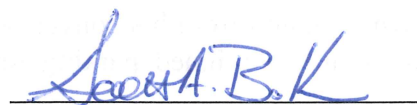
Myrtle made a motion to incorporate the staff report into findings of fact for approval of the Special Use permit application, The Landing Phase 2. Joel Setzer seconded the motion, and it passed unanimously.

Adjournment

With no further business, Chairman Baker made a motion to adjourn the meeting at 8:24 p.m.

Respectfully Submitted,


Allison Kelley
Administrative Assistant- Planning


Scott Baker
Planning Council Chair