

JACKSON COUNTY PLANNING BOARD

MINUTES

Date: February 9, 2017								
Time Begin: 6:00 p.m.								
Time End: 8:26 p.m.								
Location: Jackson County Department on Aging, Heritage Room								
Members	Present	Absent		Present	Absent		Present	Absent
Scott Baker	X		Keven Hawkins	X		Steven Johannessen	X	
Kirk Stephens		X	Bonnie Claxton	X		Scott Ogle	X	
Jeremy Hyatt	X		Ken Brown	X		Julie Painter	X	
Vickey Wade	X		Jim Mincey	X				

Others Present:

Michael Poston, Planning Director
 John Jeleniewski, Senior Planner
 Caroline Edmonds, Planner 1
 Shelby Cook, Administrative Assistant
 Heather Baker, County Attorney
 Jason Stough, Masterpiece Drive Design Professional
 Julie Phillips, Speedwell Acres resident
 Brandon Pendergast, Speedwell Acres resident
 Stephanie Pendergast, Speedwell Acres resident
 Beth Budden, Speedwell Acres resident
 JoAnn McLaughlin, Speedwell Acres resident
 Bob McLaughlin, Speedwell Acres resident
 Donna Savage, Speedwell Acres resident
 Jeff Savage, Speedwell Acres resident
 Peg Connolly, Speedwell Acres resident
 Mary Youman, Speedwell Acres resident
 Sandy Davis, Jackson County resident

Call to Order and Quorum Check

Chairman Scott Baker called the meeting to order at 6:00 p.m. and a quorum was present.

Approval of the Agenda

Scott Baker added agenda item 5C – Speedwell Road Speed Study Recommendation.

Bonnie Claxton made a motion to approve the agenda with its one addition. Steven Johannessen seconded the motion and it carried unanimously.

Approval of the Minutes

Bonnie Claxton made a motion to approve the minutes from January 12, 2017. Ken Brown seconded the motion and it carried unanimously.

Public Comment

Julie Phillips – Julie has lived in the Speedwell Acres community since she was 2 years old. She does not want their neighborhood destroyed by a large development

Brandon Pendergast – Brandon also grew up in the neighborhood. He is concerned about the home values in the neighborhood going down.

Stephanie Pendergast – Stephanie moved to Cullowhee in 2005 to attend Western Carolina University. She understands the need for student housing, but she thinks there's been too many developments and they are an eye-sore to the community. She believes proper notice was not given, and those who came to represent the Speedwell Acres community came together within a matter of hours after reading about the meeting in The Sylva Herald.

Sandy Davis – Sandy was struck by a vehicle while running on Speedwell Road on December 1st, 2016, and she suffered a broken wrist. She's afraid someone will eventually be killed on Speedwell Road, since many people walk and bike there. She has spoken to NCDOT about the traffic hazard, and is hoping for support from the planning boards and councils in improving the traffic situation there.

Beth Budden – Beth said Speedwell Acres is a family-friendly neighborhood. She has two daughters, and she's concerned about them and the other children in the community if a large development were to go in. The traffic hazard is significant already, and she believes this particular area is a bad choice for student housing.

JoAnn McLaughlin – JoAnn has been a resident in Speedwell Acres since 1982. She's concerned about trash on the roads and noise that a large development might cause. There is already garbage thrown out on Speedwell, and the noise would be unpredictable. The neighborhood strives to keep their community clean and well-presented.

Bob McLaughlin – Bob is the current president of the Speedwell Acres Home Owners Association. He is concerned about the high cost of the development tying to TWSA. Also, the road on Speedwell Acres is not in good shape, and he believes the higher traffic volumes would damage the road further. He's concerned that property values will decrease.

Donna Savage – Donna has been in Speedwell Acres since 1988. To her family, their home is their only asset. Her three children were able to run, play, and ride bikes in the neighborhood, and she's afraid that will no longer be the case. She's concerned about noise and the traffic problems that might occur from the small intersection.

Jeff Savage – Jeff has been in Jackson County for 30 years. He is a contractor who has worked on most, if not all, of the apartment complexes here. He's concerned about college students partying and said it will not be acceptable.

Peg Connolly – Peg is concerned about sewage, water, and traffic. There are one-way streets and she does not want students wandering where they're not familiar with the area, causing a traffic hazard and inconvenience to Speedwell Acres residents. She's worried about crime and vandalism. They can't keep up street signs as it is now.

Mary Youmman – Mary has lived in Speedwell Acres since 1984. She thinks it's the greatest place to live in Jackson County, and she wants to keep it that way. They have good water and the neighborhood is quiet, and a development would impact those good qualities. The tiny roads are not fit for a development of this size.

New Business:

Appalachian Landslide Consultants Update

Appalachian Landslide Consultants (ALC) of Asheville has been working on a Jackson County landslide mapping project for about a year. Jennifer Bauer and Stephen Fuemmeler are the Principal Geologists who founded ALC. This project is designed to help the people of Jackson County better understand how landslides can affect them. As Jennifer explained, they make maps to indicate past, current, and impending landslides. They can also find landslide prone areas. ALC's main goal is to increase citizen awareness, and these maps can help guide emergency management decisions.

There are four main types of landslides: Debris Flows, Debris Slides, Weather Rock Slides, and Rock Slides & Falls. While ALC's field mapping for the county is not yet complete, Jennifer said 22% of the landslides they've found so far are occurring on natural slopes, and 76% are on modified/constructed

slopes. They have identified 305 landslides on modified ground, and 65 on natural. Most natural landslides occur on lands that have an average slope of above 36%.

Jennifer and Stephen create maps with three layers – Where Debris Might Start, Where Debris Might Go, and Slope Construction Caution Areas. These can help property owners know where to build and where to avoid. They also do individual site evaluations.

ALC has held stakeholder and community meetings, they send out press releases, and organize workshops. They are very interested in teaching the community about their work, and helping them use their maps and information. In the past, ALC has held workshops for local realtors to help them keep prospective property buyers informed. They also plan to have online map distribution once the Jackson County field mapping project is complete.

Those with questions are encouraged to contact Jennifer and Stephen at 828-209-8642 or info@appalachianlandslide.com.

Speedwell Acres / Masterpiece Drive Subdivision Review

Planning Director, Mike Poston, explained that the proposed multi-family development at 51 Masterpiece Drive is on a 3.51 acre piece of property (PIN 7558-47-0678) that is zoned Commercial in the Cullowhee Community Planning Area. The proposed multi-family development of 4 buildings, 18 dwelling units, and 72 bedrooms, is a permitted use-by-right in the Commercial District. Since it goes beyond 60 bedrooms, it triggers the subdivision review process by the Planning Board, who must determine if it complies with the Jackson County Subdivision Ordinance. The Cullowhee Planning Council is not required to look at the project in this phase, but will eventually review it for compliance with architectural standards.

In response to questions from the public about why the property is zoned Commercial right next to a residential neighborhood, John Jeleniewski and Scott Baker explained that when Cullowhee was initially zoned, many community meetings and public hearings were held before its adoption in 2015. These were advertised in the newspaper and on the Planning Department website, and signs were posted around the Cullowhee area. Many residents in the Cullowhee community came out to those meetings to give opinions and ask questions. The county worked with property owners in determining zoned areas, and they tried to stay consistent with current uses on those properties. The Masterpiece Drive parcel in question has two homes and storage buildings, which is likely why it was zoned Commercial.

John Jeleniewski presented the staff report. Access to the proposed multi-family development will be from Speedwell Acres Road. A significant amount of grading will be required, and retaining walls are proposed to reduce some of the overall land disturbance. Water and wastewater service plans will be reviewed and approved by TWSA. NCDOT will review site construction plans and will issue any required encroachment or driveway permits. The property is not located in a flood hazard area, protected watershed, or protected ridge. The average slope of the property is 15%.

The following requirements in the Cullowhee development standards were reviewed and met:

- *Section 6-2 – Traffic Impact Analysis (TIA):* The TIA determines that this development will create 850 vehicle trips max per day.
- *Section 6-3 – Landscape and Buffering Standards:* Submitted landscape plans show sufficient landscape plans that meet ordinance requirements.
- *Section 6-5 – Stormwater Management:* Stormwater and erosion control plans meet ordinance requirements.
- *Section 6-6 – Architectural Design Standards:* Architectural plans are forthcoming and will be reviewed by the Cullowhee Planning Council.

In addition, the site plans were revised to address interior stop bars, stop signs, direction signs, a required sidewalk along Speedwell Acres Road, and interior sidewalks and crosswalks. The grading and drainage plan was revised to address positive stormwater drainage, parking areas, run-off slopes, and an inlet structure for the dumpster area.

The Jackson County Subdivision Ordinance requires minimum 5 feet wide "benching" for all fill slopes greater than 10 feet in height. In addition, all cut and fill slopes greater than 20 feet in height will be required to have minimum 5 feet wide benching every 10 vertical feet. The site plans have been revised to address this concern.

It is staff's recommendation that the Planning Board approve the proposed Masterpiece Drive multi-family development, as all ordinance requirements have been met. John Jeleniewski and Jason Stough, the design professional for the development, opened the floor for questions from the board.

Ken Brown inquired about the possibility of further buffering on the Speedwell Acres Road side, and if NCDOT might consider creating access beyond the property that would separate the entrances to the commercial property from the residential area. DOT does have a certain access management system. They will have to issue a driveway permit, and they do look at vehicle trips traveled while doing that. As John explained, DOT issues are beyond the Planning Board's control, but the residents in the Speedwell Acres community should come together and collectively contact DOT about the issue, because they will have more standing than the board.

Vickey Wade inquired about planned amenities. Amenities, such as recreational activity spaces, are not required or proposed at this time, but the developer will meet the open space requirement. Open space could include some recreation-related amenities.

Jeremy Hyatt made a motion to approve the proposed multi-family development on 51 Masterpiece Drive. Scott Ogle seconded the motion and it carried unanimously.

Speedwell Road Speed Study Recommendation

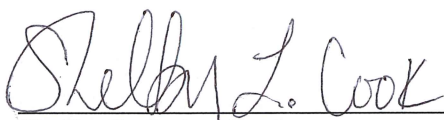
Scott Baker explained that Sandy Davis had also come to speak to the Cullowhee Planning Council about the traffic hazard on Speedwell Road. He would like to recommend to the County Manager that a speed limit study be done. As Heather Baker explained, NCDOT strictly declines speed bumps on state-maintained roads, but lowering the speed limit could be an option.

Bonnie Claxton made a motion to make a recommendation to the County Manager for a speed limit study on Speedwell Road. Ken Brown seconded the motion and it carried unanimously.

Adjournment

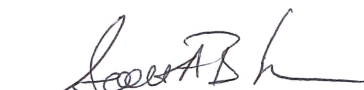
With no further business to discuss, Chairman Scott Baker adjourned the meeting at 8:26 p.m.

Submitted by:



Shelby LeQuire Cook,
Administrative Assistant - Planning

Approved by:



Scott Baker, Chairman