

JACKSON COUNTY PLANNING BOARD

MINUTES

Date: December 13, 2018								
Time Begin: 6:00 p.m.								
Time End: 6:40 p.m.								
Location: Jackson County Department on Aging, Heritage Room								
Members	Present	Absent		Present	Absent		Present	Absent
Bonnie Claxton	X		Julie Painter		X	Scott Ogle	X	
Sandy Davis	X		Ken Brown		X	Steven Johannessen		X
Jeremy Hyatt	X		Mark Letson	X		Tommy White		X
Jim Mincey	X		Kirk Stephens	X				

Staff Present:

- Michael Poston- Planning Director
- John Jeleniewski- Senior Planner
- Caroline Edmonds- Planner I
- Allison Kelley- Administrative Assistant

Call to Order and Quorum Check

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

Public Comment

There were no public comments.

Chairman Stephens opened the Public Hearing at 6:00 p.m.

Caroline Edmonds presented the staff report for the request of a text amendment to allow “Campgrounds” as a Permitted Use in the Planned Residential (PR) District. The applicant, Thomas Charlesworth is requesting a Text Amendment to Article 5 Character Areas, Section 5.4, Character Areas, Use and Design Standards.

Ms. Edmonds provided the Council with a brief background that the PR District complements development within the Sequoyah National Golf Course Community. She stated these areas tend to have higher densities than surrounding areas and districts and may promote housing choices, such as, single-family and multi-family within the same district. The Design Elements that are important to PR communities are included as follows; reserved open space, common areas, sidewalks, street trees, a neighborhood center, and easy access to major roadways. The current permitted uses in the PR District are: Active parks/recreation fields, Adult day-care homes, Bed and breakfast, Child day-care homes, Community center, Passive park, Place of worship, Police/fire/or rescue station, Post office, Single-family attached dwelling unit, and Single-family detached dwelling unit. Campgrounds are currently permitted in the Rural Living (RL) and Recreation (RC) Districts.

Staff findings included the requested text amendment would not constitute “spot zoning” as the request would allow the use of “Campgrounds” throughout the entire PR District. Furthermore, the proposed addition of “Campgrounds” to the Permitted Uses in the PR District

would be subject to all relative ordinances, regulations and design standards set forth by the US 441 Development Ordinance as well as any applicable Jackson County Ordinances.

Mike Poston stated the applicant's property was a previous campground. In addition, he stated there is already a presence of a campground in the same community district that is considered to be grandfathered in. He stated the 441 Planning Council considered that factor and did not find it to be inconsistent with the area. Also, they believed a campground on that property would not have a negative impact on the Golf Course.

Chairman Stephens closed the Public Hearing at 6:06 p.m.

Call to Order and Quorum Check

Chairman Kirk Stephens called the meeting to order at 6:06 p.m. and a quorum was present.

Public Comment

There were no public comments.

Approval of the Agenda

Chairman Stephens requested to add "2019 Meeting Schedule" under "New Business" as letter 5c. Mike Poston requested to add "Staff Updates" under "New Business" as letter 5d. Bonnie Claxton made a motion to add letter 5c and 5d to the agenda. Jeremy Hyatt seconded the motion, and it carried unanimously.

Approval of the Minutes

Jeremy Hyatt made a motion to approve the meeting minutes from November 8th, 2018. Mark Letson seconded the motion, and it carried unanimously.

New Business

a. Text Amendment to Article 5, Section 5.4

Chairman Stephens asked the Board if they had any questions for staff based on the presented staff report.

Scott Ogle inquired if there is a definition for "campground." Mike Poston stated the ordinance does not define "campground," therefore, staff would then review the Planning Dictionary for a definition. Chairman Stephens inquired if Mr. Ogle was reflecting of a camper that has a foundation that stays in one place.

Mike Poston stated the building code would not let anything affix to the camper. He stated, for example, if a deck were being built it would be a free-standing structure due to inability to attach any structure to the campers because they are built to the RV code, not a manufactured home code.

Mark Letson made a motion to recommend and adopt the statement of consistency. Jim Mincey seconded the motion, and it carried unanimously.

b. UDO Discussion

Mike Poston stated the Board discussed in the November meeting impervious surface and grading limits within the Mountain and Hillside Development Ordinance (MHDO). Staff is removing the different regulations and reconstructing the existing

rules to be consistent with the other ordinances. Mr. Poston stated the consensus from the Board last meeting in regards to impervious surfaces was for the language to be more aligned with the Water Recharge Ordinance and Watershed Ordinance. In addition, the Board discussed the grading limit set to 10,000 square feet not being tied to the size of land and/or structure. The Board asked staff to come back with an answer at the next meeting of how to provide more latitude on the grading limit.

Mr. Poston discussed the MHDO current states; "The building and grading envelope shall not exceed the greater of 10,000 square feet or twice the size of the building footprint unless approval obtained from the Planning Board." For example, he stated staff would allow a 2,000 square feet home to grade 5,000 square feet. Staff does not want to set the grading limit lower than 10,000 square feet as it would become more restrictive. However, if a larger home is being built, staff will allow twice the size of the building footprint. In addition, staff incorporated a new process to go to the Planning Board for approval of the building and grading envelope if it exceeds 10,000 square feet.

Mr. Poston presented a new definition staff developed to the Board; "Building footprint – the area of a building measured from the outer surface of the exterior of the building multiplied by the depth measured in the same manner to give a square area."

Jim Mincey inquired how does slope factor into this change to the ordinance. Mr. Poston stated the MHDO deals with the average slope, and it may impact the size of building footprint and grading. Mr. Poston stated based on the environment, each property is different and will dictate how much grading can occur in a safe manner. He believes if staff attaches one number to the grading limit, it discounts the uniqueness of all properties in the county and assumes everyone will have the same type of building plan. Staff plans to keep the necessary parameters and provide a flexibility that is not inconsistent with other standards that are established for specific purposes such as the impervious surface.

John Jeleniewski stated the MHDO regulates an average slope starting at 35% to 50% or more. The property is required to grow because the steeper the land, the more land area is required to subdivide. He stated starting at an average slope of 35%, it is required to have a minimum lot of 2.0 acres, and at 50% slope is 10.0 acres. Therefore, the language is consistent with the square footage of the building and grading envelope.

Chairman Stephens stated he was not comfortable with the wording of the new definition. He stated length multiplied by width equals area, and the area is measured in "square" units/feet. His interpretation of this definition is area multiplied by depth equals square area. Mr. Stephens stated he does not follow that logic because area multiplied by depth would be cubic units/feet. He asked staff to reflect length multiplied by width in the new definition and remove the word "depth."

Mike Poston stated the definition came from a construction definition. Staff wanted to present the Board with some context, and the definition presented today is not finalized in the UDO document. Staff will modify the definition for viewers understand how area is defined. Mr. Poston stated both staff and the consultants have reviewed the UDO document and will present to the Board by the beginning of 2019. In addition, he stated the Board would not have a Public Hearing in January to allow for the members to review the UDO document. He believes Public Hearings will most likely occur mid-to-late February. Staff will have five Public Hearings (three at the Council level, Planning

Board, and The Board of Commissioners). Chairmen Stephens stated it appears the consensus of the Board is to correct the language to reflect what defines "area."

c. 2019 Meeting Schedule

The Board briefly reviewed and discussed the 2019 Tentative Schedule. *Bonnie Claxton made a motion to move the monthly meeting date from February 14, 2019 to February 21, 2019. Jeremy Hyatt seconded the motion and it passed unanimously.*

d. Staff Updates

Mike Poston stated some members are rotating off the Board (Chairman Kirk Stephens, Jim Mincey, and Julie Painter). Mr. Poston presented a Certificate of "Awesomeness" and Appreciation of service to those Board members.

Mr. Poston informed the Board in January they will be reviewing the UDO draft. Chairman Stephens informed the Board on December 17, 2018 at 3:00 p.m. he will be giving a Planning Board Update at the Board of Commissioners meeting for those interested to attend.

Adjournment

With no further business, Chairman Kirk Stephens entertained a motion to adjourn. Sandy Davis made a motion to adjourn the meeting at 6:37 p.m. Jim Mincey seconded the motion and it carried unanimously.

Submitted by:



Allison Kelley
Administrative Assistant – Planning

Approved by:



Planning Board Chairman