

Cullowhee Planning Council

Minutes

November 6th, 2017

6:00 p.m.

Conference Room 101A, WCU Cordelia Camp Building

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

Staff Present

Mike Poston, Planning Director
 John Jeleniewski, Senior Planner
 Caroline Edmonds, Planner 1
 Heather Baker, County Attorney

Additions to the Agenda

“Rezoning” was added as new business item D. *Jack Debnam made a motion to approve the agenda with its one addition. Mike Wade seconded the motion and it carried unanimously.*

Approval of the Minutes

Jim Lewis made a motion to approve the minutes from October 2, 2017. Jack Debnam seconded the motion and it carried unanimously.

Public Comment - There were no public comments.

New Business

a. Design Review: Highlands at Cullowhee / Masterpiece Drive

John Jeleniewski presented the architectural design review staff report for the Highlands at Cullowhee project at 15 Masterpiece Drive (7558-48-4055), which is in the Commercial district of the Cullowhee Planning Area. The project will be located on a property of 11.76 acres and will consist of 4 buildings, 18 dwelling units with a total of 72 bedrooms. A significant amount of grading will be required and retaining walls are proposed to reduce the overall amount of land disturbance. Water and wastewater services will be provided by TWSA. This proposed multi-family project was reviewed on November 30, 2016, applying the Cullowhee Community Planning Area and Jackson County Subdivision ordinances. This project meets or exceeds the standards set forth in both ordinances.

The Cullowhee Planning Council acts as the Design Review Committee and must review the proposed multi-family development for compliance with the Cullowhee Community Design Standards.

John described the Architectural Design Standards in Section 6-6 and explained the different elements of the project according to the proposed plans. This includes - building materials and color, building massing and configuration, building façade character, minimum wall articulation, windows, entrances, roof form and articulation, rooftop equipment screening, and architectural unity.

The plans appear to meet or exceed the architectural design standards from the Cullowhee Community Planning Area Ordinance. It is staff’s recommendation that the Council approve the Masterpiece Drive architectural plans regarding style, features, and materials as presented.

The Council discussed building colors and siding materials.

Joel Setzer made a motion to approve the Highlands at Cullowhee / Masterpiece Drive project with the following conditions: 1) Cement board siding, or Hardie board, shall be used instead of vinyl siding, and 2) Project colors shall be approved by staff, and any questions concerning colors must come back before the Council. Jack Debnam seconded the motion and it carried unanimously.

b. Design Review: The Landing / Little Savannah Residential Development

John Jeleniewski presented the architectural design review staff report for The Landing Residential Development project at 4616 Little Savannah Road (7549-92-3482 and 7549-92-7359), which is in the Commercial district of the Cullowhee Planning Area. The project will be located on a property of 2.86 acres. It will consist of 19 residential buildings, 25' in height (+/-), with a total of 80 bedrooms. Site grading will be minimal as the property is relatively flat and the average slope is 8%. A portion of the property is located within a designated flood hazard area, and the proposed residential structures will be built in accordance with state and federal regulations. Water and wastewater services will be provided by TWSA.

The Cullowhee Planning Council acts as the Design Review Committee and must review the proposed multi-family development for compliance with the Cullowhee Community Design Standards.

John described the Architectural Design Standards in Section 6-6 and explained the different elements of the project according to the proposed plans. This includes – building materials and color, building massing and configuration, building façade character, minimum wall articulation, windows, entrances, roof form and articulation, rooftop equipment screening, and architectural unity.

The proposed plans appear to meet or exceed the architectural design standards from the Cullowhee Community Planning Area Ordinance. It is staff's recommendation that the Council approve The Landing architectural plans regarding style, features, and materials as presented. As John explained, this project will be reviewed by applying the Cullowhee Community Planning Area and Jackson County Subdivision ordinances. Staff will present the proposed project to the Jackson County Planning Board on November 9th for subdivision review.

Joel Setzer made a motion to approve The Landing Development with the condition that project colors are approved by staff, and any questions concerning colors must come back to the Council. Myrtle Schrader seconded the motion and it carried unanimously.

c. Public Hearing – Article VI Amendment, new building materials

Chairman Scott Baker opened the public hearing at 7:09 p.m. Caroline Edmonds gave a summary of the text amendment to Article VI, Section 6-6, regarding building materials. The amendment reads: "All buildings shall be constructed of stone, exposed timber, fiber cement siding, wood siding, shingle siding, brick, or other high quality material as approved by the architectural review committee. No building shall be covered with sheet or corrugated metal or with vinyl siding, unless it is a high quality material approved by the architectural review committee."

The public hearing was closed at 7:12 p.m.

Jack Debnam made a motion to recommend the amendment to Article VI for approval as read. Joel Setzer seconded the motion and it carried unanimously.

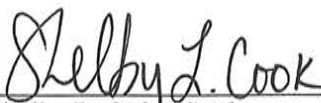
d. Rezoning

Mike Poston explained that staff has received a rezoning request for 25 Mudpuppy Lane in Cullowhee. The request is to rezone the property from "Single Family Residential" to the "Commercial" district. This rezoning application will come before the Council in December.

Adjournment

With no further business to discuss, Scott Baker adjourned the meeting at 7:14 p.m.

Respectfully Submitted:



Shelby LeQuire Cook
Administrative Assistant - Planning



Scott Baker
Cullowhee Planning Council Chair