

JACKSON COUNTY PLANNING BOARD

MINUTES

Date: May 11, 2017								
Time Begin: 6:00 p.m.								
Time End: 7:17 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:

- Mike Poston, Planning Director
- John Jeleniewski, Senior Planner
- Caroline Edmonds, Planner 1
- Shelby Cook, Administrative Assistant
- Heather Baker, County Attorney
- Victor Lofquist, Project Engineer
- Mark Teague, Traffic Engineer
- Ted Hudgins, Mallory & Evans Development representative

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

Steven Johannessen made a motion to approve the May 11, 2017 agenda. Bonnie Claxton seconded the motion and it carried unanimously.

Approval of the Minutes

Bonnie Claxton made a motion to approve the minutes from April 13, 2017 with no changes or additions. Keven Hawkins seconded the motion and it carried unanimously.

Public Comment – There were no public comments.

New Business: Subdivision Review - Mallory & Evans Development, South Painter Road

Scott Baker recused himself from the subdivision review process, as he is the Cullowhee Planning Council chair and cannot hear the evidence presented on the proposed development before the quasi-judicial hearing is held in Cullowhee. After consensus from the board, Bonnie Claxton proceeded as chair in Scott’s absence.

John Jeleniewski presented the staff report. The proposed townhome development will be located on an 11.67 acre parcel at 66 S Painter Road (PIN 7559-27-8151). This property is zoned Townhome Residential-Low Density in the Cullowhee Community Planning Area. The proposed development will consist of 12 residential buildings containing 97 dwelling units for a total of

388 bedrooms. Site amenities will include a clubhouse and a pool area. Retaining walls are proposed to reduce the amount of grading. Water and wastewater services will be provided by TWSA. A Traffic Impact Analysis (TIA) has been conducted by JM Teague Engineering. A portion of the property is located in a designated flood hazard area (100 year floodplain), but it is not in the protected watershed. The Planning Board must review the proposed development for compliance with the county's subdivision ordinance.

John's comments regarding the subdivision ordinance are as follows:

- Section 28-192.a – A complete set of stormwater and erosion control plans will be required prior to final plan approval.
- Section 28-192.c – Final site construction plans shall comply with ADA requirements.
- Section 28-192.f.5 – Benching: steeper slopes may be permitted if certified by an engineer and approved by the subdivision ordinance enforcement officer.
- Section 28-192.f.14 – Leveling areas must be provided for all roads at all intersections.

Additional Comments:

- The applicant must receive NCDOT permits for driveway entrances, encroachment, and roadway improvements.
- The applicant must coordinate any building code, fire safety and safety and access issues with the Building Inspections Department.
- The applicant must receive approval from TWSA for utility plans.
- The applicant must secure the necessary easements (stormwater and utility) from Jackson County prior to construction.
- The applicant must receive Special Use Permit approval from Cullowhee Planning Council.

It is staff's recommendation that the Planning Board approve the project under the condition that final site construction plans comply fully with the Cullowhee Community Planning Area and Jackson County Subdivision ordinances.

Questions and concerns about earthwork, soil removal, easements, conservation development, retaining walls, stormwater, and traffic were brought up by the board.

Victor Lofquist, the project's engineer, said the project's goal is to keep all grading (cut-and-fill) close to a balance, so dirt from grading will likely remain on site, used for filling other areas of the property. The developer has already begun communications with the Board of Commissioners on the easement-granting process. When asked about the lack of utilization of conservation development techniques, Victor explained that he always tries to work with topography and also stay economical while balancing the earthwork. The layout of the project is based a lot on density, also. Retaining walls at the top of the development could be 15'-20' ft. in height, but others around the property would be quite a bit smaller. There will be a stormwater basin in place at the front of the property, which is in the flood hazard area, and the proposed easements would also aid stormwater features. A TIA has been conducted by JM Teague Engineering, and the developer plans to utilize a left-turn lane out and right-turn lane into the development. They are planning on putting in sidewalks that extend to the intersection.

This development is aimed toward student housing. Ted Hudgins, representative from Mallory & Evans Development, explained that it will be fenced and gated with on-site management staff. Each unit will have a security system in place, and rent is expected to be in the \$600 range.

Julie Painter made a motion to approve the proposed development on South Painter Road with the conditions that all necessary easements are obtained from the county, final plans

comply fully with both the Cullowhee Community Planning Area and the Subdivision ordinances, and the Cullowhee Planning Council grants the special use permit approval. Keven Hawkins seconded the motion and it carried with 6 votes. Ken Brown abstained from the vote.

Planning council updates

Mike Poston gave a brief update on the county's planning councils. The US 441 Gateway District Community Planning Council only meets as needed. Their last meeting was in September, 2016. The Cashiers Planning Council has created an Ordinance Review Sub-Committee to work on ordinance amendments and do research. A Cashiers Small Area Plan is in the works, and there was an update from NCDOT at the last Cashiers meeting about the Comprehensive Transportation Plan. The Cullowhee Planning Council has been discussing density and future growth. Mike Byers of Western Carolina University gave a presentation on WCU's master plan at the last meeting. The South Painter Road development will go before them for a quasi-judicial hearing on June 12th.

Informal Discussion

The next Planning Board meeting date will likely be cancelled if no new business comes up. June 15th is a scheduled DOT public meeting concerning the Ledbetter Road potential connector project. June 19th is the scheduled date for the Board of Commissioners public hearing regarding the county's Comprehensive Land Use Plan.

Adjournment

With no further business to discuss, Chairman Scott Baker adjourned the meeting at 7:17 p.m.

Submitted by:

Approved by:



Shelby LeQuire Cook,
Administrative Assistant - Planning



Scott Baker, Chairman