

# JACKSON COUNTY PLANNING BOARD

## MINUTES

<b>Date:</b> March 11, 2021								
<b>Time Begin:</b> 6:01 p.m.								
<b>Time End:</b> 7:00 p.m.								
<b>Location:</b> Virtual Meeting								
<b>Members</b>	<b>Present</b>	<b>Absent</b>		<b>Present</b>	<b>Absent</b>		<b>Present</b>	<b>Absent</b>
Emily Moss	X		Tamera Crisp		X	Joyce Cooper	X	
Sandy Davis		X	Brad Waldrop	X		Thomas Taulbee		X
Brain Barwatt	X		Mark Letson	X		Tommy White	X	
Kirk Shufelt	X		Ollin Dunford	X				

### **Staff Present:**

Michael Poston- Planning Director  
John Jeleniewski- Senior Planner  
Heather Baker- County Attorney  
Allison Kelley- Administrative Assistant

### **Others Present:**

Mark and Jennifer Payne, applicant  
Robert Grasso, applicant's design professional

### **Call to Order and Quorum Check**

Chairman Mark Letson called the meeting to order at 6:01 p.m. and a quorum was present.

### **Public Comment**

There were no public comments.

### **Approval of the Agenda**

Kirk Shufelt made a motion to approve the agenda as written. Joyce Cooper seconded the motion, and it carried unanimously.

### **Approval of the Minutes**

Tommy White made a motion to approve the minutes from November 12<sup>th</sup>, 2020. Kirk Shufelt seconded the motion, and it carried unanimously.

### **Introduction of New Members**

- Mark Letson stated he lived in Sapphire, and owns a pharmacy in Cashiers, and currently serves as Chairman of the Planning Board.
- Brain Barwatt stated he lived behind the old courthouse in Sylva. He is also a surveyor with the NCDOT for 8 years, and before working with the NCDOT he was a private land surveyor for 8 years.
- Ollin Dunford stated he lived in Forest Hills for approximately 20 years. He stated he retired from Goodyear after 30 years and has been working for Jackson County Schools for 7 years. Mr. Dunford stated he is the basketball coach for the varsity girls' basketball team, the head of the youth basketball league, and is very involved with the community. He stated he is excited and looking forward to serve on this board.



- Emily Moss stated she lived in Cullowhee near East Laporte, has 11 year old twins that go to Cullowhee Valley School, and the art director at the Franklin Press.
- Kirk Shufelt stated he lives on Locus Creek and has been in the area for approximately 30 years. He owns a cabinet shop across from where the old No Name Sports Pub use to be in Sylva.
- Tommy White stated he has been on the Planning Board for a few years now and lives in Cullowhee area.
- Brad Waldrop stated he lives in Sylva off Allen Henson Circle with his wife and new baby. He works as the general manager for Ward Pumping & Heating in Sylva.
- Joyce Cooper stated she is a resident of the Qualla community, and on April 4<sup>th</sup> of this year she will have lived in the area for 72 years. She retired from Haywood Community College in 2001 as the library director. In addition, Ms. Cooper stated she is very involved with Rocky Mountain Health Foundation, her church and other various community outreach.

## **New Business**

### **a) Major Subdivision Review: Finley Ridge Estates**

John Jeleniewski presented the staff report for Finley Ridge Estates (North and South). The property is located at Lot "A" Fenley Forest Trail and Lot 4 Tocami Trail (PIN's 7563-28-3968, 7563-19-6407), and submitted by the applicant Mark and Jennifer Payne. This proposed development will consist of two Major Subdivisions; Fenley Ridge Estates-North and Fenley Ridge Estates-South. Fenley Ridge Estates-North will consist of 11 single-family lots and 1 neighborhood "dock" lot situated on 22.23 acres. Fenley Ridge Estates-South will consist of 10 single-family lots and 1 neighborhood "dock" lot situated on 25.17 acres. These improved subdivisions will be served primarily by "Road B" which has a proposed pavement width of 14' and 2' wide shoulders; and "Road D" which has a proposed pavement width of 16' (widest section) with 2' shoulders. Access to this proposed subdivision will be from "Road A" which has a proposed pavement width of 18' with 3' shoulders and is directly connected to Fenley Forest Trail which is an NCDOT maintained road (S.R. 1146) and has an approximate pavement width of 18'. The proposed single-family home lots for both subdivisions will range from 1.0 to 3.9 acres in land area; the 2 "dock" lots will range from 1.0 to 1.1 acres in land area and will have direct access to Glenville Lake; the two proposed dock lots are specifically dedicated (1) for each major subdivision (North and South). Site grading (cut and fill) will be minimal for infrastructure improvement as the submitted plans indicate that the proposed road network will take advantage of the existing topography of the property and to also utilize existing road beds; it is assumed that future home site construction will be built to the existing contour of the land. Responsible storm water and erosion control measures will be required for this project and be shown on the final site construction plans. Water service for these proposed lots will be from private wells and wastewater treatment will be traditional septic systems; both the water and septic systems will require permitting/approval by Jackson County Environmental Health (Health Department). Fire protection will be provided by the Cashiers/Glenville Fire Department. This property is not located within a designated flood hazard area. The average slope of this property (combined) is 32%, which does not prompt the administration of Mountain and Hillside Development Ordinance. This proposed neighborhood will consist of approximately 5.70 acres of open space for future neighborhood use (12% of the property).

This development is 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 assure 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.

Mr. Jeleniewski stated staff's recommendation is to approve the Fenley Ridge Estates-North and Fenley Ridge Estates-South Subdivisions under the condition that all proposed site construction be in accordance the Jackson County Unified Development Ordinance, all other applicable County ordinances and the submitted site construction plans. Also, that the applicant complies with any requirements set forth by the NCDOT, Army Corps of Engineers, Duke Energy and any other agency with jurisdiction.

Mr. Barwatt inquired why Lot 3 was shaped the way it was on the proposed development, and if it was to meet a certain acreage or have waterfront property. Mr. Jeleniewski stated all of the lots would be waterfront except for Lot 11 which would have individual access to the lake. In addition, the two dock lots are split up, one is for the north and south subdivision for the number of access points that are allowed on the lake. The design of the lots are not required to be that way, both of the two dock lots combined fall below the 35% average grade, and the overall property average slope is 32%. Robert Grasso stated when they were designing the subdivision they looked at the existing roadbeds, then house sites and connect the two. The next thing they looked at was acreage and made sure there would be adequate septic area. Mr. Grasso stated Lot 3 is an odd shape and it was to get the acreage required of a minimum of 2 acres, and to have the house site near Road "B". Mr. Barwatt also inquired if the cart path was strictly for golf carts or if they could access the path with a vehicle. Mr. Grasso stated a vehicle could drive on that path but it would be primarily be for golf carts. Mr. Barwatt stated he noticed that Road "B" went off the property and inquired if that was to access another property. Mr. Grasso stated there are a few properties over in that area and the existing roads already serve, they are improving these roads and providing access to the other properties.

*Kirk Shufelt made a motion to approve the Finley Ridge Estates subdivision with staff's conditions. Tommy White seconded the motion, and it passed unanimously.*

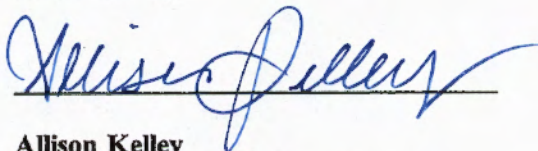
**b) Planning Updates**

Mr. Poston stated that planner Caroline LaFrienier had accepted a job with Southwestern Commission, and they have hired a new planner that will start in May. In addition, they will have more subdivisions for review by the board in the next couple of months. Mr. Jeleniewski stated they have currently five major subdivision reviews coming before the board next month. Mr. Poston stated they expect some ordinance changes to come before the board for the state mandated changes, and they will call for a public hearing in the coming months.

**Adjournment**

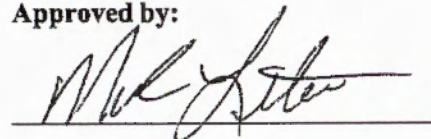
With no further business, Joyce Cooper made a motion to adjourn. Tommy White seconded the motion and the meeting adjourned at 7:00 p.m.

**Submitted by:**



**Allison Kelley**  
Administrative Assistant – Planning

**Approved by:**



**Mark Letson**  
Planning Board Chairman