

JACKSON COUNTY PLANNING BOARD

MINUTES

Date: August 12, 2021								
Time Begin: 6:09 p.m.								
Time End: 7:32 p.m.								
Location: Department on Aging, Heritage Room								
Members	Present	Absent		Present	Absent		Present	Absent
Emily Moss		X	Tamera Crisp		X	Joyce Cooper	X	
Sandy Davis	X		Brad Waldrop		X	Thomas Taulbee		X
Brian 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
Anna Harkins- Planner I

Call to Order and Quorum Check

Chairman Mark Letson called the meeting to order at 6:09 p.m. and a quorum was present.

Public Comment

There were no public comments.

Approval of the Agenda

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

Approval of the Minutes

Kirk Shufelt made a motion to approve both June 10th and July 8th minutes. Ollin Dunford seconded the motion, and it carried unanimously.

New Business

a) Multi-Family Development Ordinance Standards Discussion

Mr. Poston stated the Board asked staff to bring back visual recommendations of parking standards. Staff has proposed 1.75 parking spaces per dwelling. Mr. Poston stated the Cullowhee ordinance is built around the impact of student housing to the community where potentially up to four students are sharing a dwelling unit and have their own individual vehicles. He stated for a countywide multi-family ordinance, the Cullowhee standard would not be as applicable as there is not a need for as many parking spaces.

Mr. Poston presented the following visual parking standards examples for multi-family projects:

Cullowhee Community Planning Area Standards

- o 100 dwelling units, 3-bedrooms each
- o 300 total beds
- o 1 parking stall per bed
- o 1.25 additional parking stalls per unit for guest parking

- Total parking stalls shown: 325
- Total impervious allowed: 70%
- Total impervious surface shown: 3.80 acres
- Total open space required: 10%
- Minimum lot size for this project in Cullowhee: 5.42 acres (5.44 acres shown)

Example "A"

- 100 dwelling units, 3-bedrooms each
- 300 total beds
- 2.00 parking stalls per dwelling unit
- Total parking stalls shown= 200
- Total impervious allowed= 70% (Water Recharge Ordinance)
- Total impervious surface shown= 2.08 acres
- Total open space required= 20% (Subdivision Ordinance)
- Minimum lot size for this project in the county= 2.97 acres (3.58 acres shown)

Example "B"

- 100 dwelling units, 3-bedrooms each
- 300 total beds
- 1.75 parking stalls per dwelling unit
- Total parking stalls shown= 175
- Total impervious allowed= 70% (Water Recharge Ordinance)
- Total impervious surface shown= 1.98 acres
- Total open space required= 20% (Subdivision Ordinance)
- Minimum lot size for this project in the county= 2.83 acres (3.44 acres shown)

Example "C"

- 100 dwelling units, 3-bedrooms each
- 300 total beds
- 1.50 parking stalls per dwelling unit
- Total parking stalls shown= 150
- Total impervious allowed= 70% (Water Recharge Ordinance)
- Total impervious surface shown= 1.88 acres
- Total open space required= 20% (Subdivision Ordinance)
- Minimum lot size for this project in the county= 2.69 acres (3.10 acres shown)

Sandy Davis inquired if developers are allowed to create parking decks. Mr. Poston stated there is no language that prohibits developers to create parking decks, but they must provide the required amount of parking spaces. However, it is more expensive for parking decks and developers typically stay with surface parking. In addition, he stated the countywide multi-family housing ordinance can be applied towards workforce housing, low to moderate income housing where individuals are in a transition in life such as downsizing, or entering the workforce. Mr. Poston stated they want to try to implement a standard that would balance the need for parking, but also understand that these standards would also impact how to overall develop property based on the intended use.

Kirk Shufelt inquired if they could have standards to include properties that are a certain radius from Western Carolina University. Ms. Baker stated the Cullowhee zoning district does have different standards that capture student needs in their jurisdiction. Mr. Poston stated the ordinance they would be creating would capture all of the multi-family housing developments that occur outside of the zoning jurisdictions in the county.

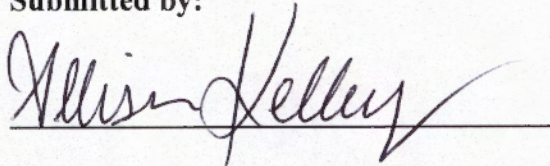
b) Call for Public Hearing

Kirk Shufelt made a motion to call for a public hearing for text amendments to the Unified Development Ordinance regarding NC G.S. Chapter 160D and other associated amendments to the UDO for the Boards September 9th meeting. Brian Barwatt seconded the motion, and it passed unanimously.

Adjournment

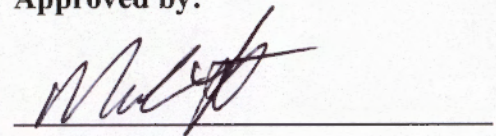
With no further business, Kirk Shufelt made a motion to adjourn. Brian Barwatt seconded the motion and the meeting adjourned at 6:32 p.m.

Submitted by:

A handwritten signature in dark ink, appearing to read "Allison Kelley", written over a horizontal line.

Allison Kelley
Administrative Assistant – Planning

Approved by:

A handwritten signature in dark ink, appearing to read "Mark Letson", written over a horizontal line.

Mark Letson
Planning Board Chairman