

Cullowhee Planning Council

Minutes

May 2, 2022

6:00 p.m.

Hospitality Room, Ramsey Center Building
Western Carolina University

Members	Present	Absent	Members	Present	Absent	Members	Present	Absent
Rick Bennett	X		Jim Lewis	X		Chris Stuckey	X	
Joel Setzer	X		Mike Byers	X		Donna Huguelet	X	
David Claxton	X		Carol Burton	X				

Staff Present

Michael Poston, Planning Director
John Jeleniewski, Senior Planner
Anna Harkins, Planner I
Allison Kelley, Administrative Assistant III
Heather Baker, County Attorney

Others Present

Don Adams, County Manager
Rusty Ellis, Recreation and Parks Director
Chad Robertson, Principal Architect Clark Nexsen

Call to Order

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

Approval of Agenda

Rick Bennett made a motion to approve the agenda as written. Joel Setzer seconded the motion and it passed unanimously.

Approval of Minutes

Joel Setzer made a motion to approve the minutes from April 4, 2022. Donna Huguelet seconded the motion and it passed unanimously.

Public Comment- Sign-up sheet- 3 minutes per speaker

There were no public comments.

New Business

a) **Jackson County Indoor Pool Presentation: Don Adams, Rusty Ellis**

Mr. Ellis informed the Council that discussions of an indoor pool was notated and recorded in the 1969 plan. He presented to the Board of Commissioners on October 10, 2017 regarding the update to the Parks and Recreation Department Master Plan, which highlighted the need for a centrally located pool in Jackson County. Mr. Ellis stated the commissioners and county manager asked to conduct another survey that went into detail of where the pool would be located, and if the residents would be willing to support an indoor pool with a tax increase. He stated the survey received 1700 responses and 93% was in support for the centrally located indoor pool. Mr. Adams presented to the commissioners in July of 2019 the aquatic addition renovations proposal for programming and pre-design services from Clark Nexsen. The county went into a

contract agreement and had the first kickoff meeting on August 29, 2019 with the architects and designers of the pool. They had a stakeholder meeting which included representatives from recreation staff, swim team, Senior Center, high school athletic department, personal trainer, recreation advisory board, physical therapy, Safe Kids, parent of kids with different ages, and someone with accessibility issues. Mr. Adams presented renderings for the walkthrough tour of the new facility to the Council.

b) Architectural Review: Jackson County-Parks and Recreation Aquatics Center

Mr. Jeleniewski presented the staff report for the proposed Aquatic Center that would be an addition to the existing Parks and Recreation Center campus of 30.17 acres located on the west side of Cullowhee Mountain Road and approximately 525 ft south of the Highway 107 intersection. The existing facility offers a variety of indoor and outdoor recreation activities including team sports, fitness classes and personal wellness opportunities. This property is located within the Cullowhee Community Planning Area and is in the Institutional District. Two access points are provided to this property from Cullowhee Mountain Road, which has a pavement width of approximately 22 feet; sidewalk is required and provided paralleling Cullowhee Mountain Road. This proposed addition will consist of a 30,565 s.f. aquatic center, which will include a new entry, vestibule, lobby, competition pool, leisure pool, changing rooms, event rooms, concession space and outdoor patio. Site grading (cut and fill) will be minimal for this proposed building and new parking area as the construction site areas are gently sloped; a retaining wall is proposed between the proposed structure and existing softball field, which will approach 6' (+/-) in height. Proposed siding material for the structure will be masonry split face veneer, masonry brick veneer, phenolic (composite) wood tone panel, high quality metal accents, translucent wall system and curtain wall glazing. The finished roofing material will be "standing seam" metal. The proposed addition of the Aquatic Center will require 266 parking stalls total; which will be a mix of on-site, shared and remote parking. Water and wastewater service will be provided by TWSA and these utilities will be reviewed by TWSA when final plans are submitted to their office. Final plans will be provided to the NCDOT for review, they will be coordinating their requirements with the project engineer of record (Jared Deridder) for encroachment, and driveway connection permits as well as any traffic safety issues. The Cullowhee Fire Department will provide fire protection for this property. A portion of this property is located in a designated flood hazard area (100-year floodplain); however, the proposed building addition and parking area are not affected. The average slope of the property is 2% and the administration of the Mountain and Hillside Development Ordinance will not be required.

In addition, he stated the proposed project was reviewed applying the Cullowhee Community Planning Area architectural design standards and this project will be required to meet or exceed those standards set forth. The proposed "use" type of "Governmental Recreational" is permitted in the Institutional District of the Cullowhee Community Planned Area.

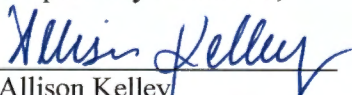
Mr. Jeleniewski stated staff's recommendation is that the Architectural Design Standards for this project meet or exceed the regulations set forth in the Cullowhee Community Planning Area Ordinance. Staff recommends approval of the architectural plans regarding style, features and materials as presented.

Joel Setzer made a motion to approve the architectural review for the Jackson County Parks and Recreation Aquatics Center. Donna Huguelet seconded the motion, and it passed unanimously.

Adjournment

With no further business, Rick Bennett made a motion to adjourn. Joel Setzer seconded the motion and the meeting adjourned at 7:10 p.m.

Respectfully Submitted,


Allison Kelley
Administrative Assistant- Planning


David Claxton
Planning Council Chair