

PLANNING BOARD
Minutes
September 8, 2014

Present: Darrell Jones, Larry Ray, Gene Blount, Wallace Jenkins, Avon Privette, Sam Hayes, Mark Hetrick-Planning, Julie Spriggs-Planning, Matt Watterson-Planning, Toby Hampson-Attorney, Lisa Markland-Clerk

Absent: Lawrence Tickle, Kenny Waldroup

The meeting was called to order by Darrell Jones at 8:40pm.

Gene Blount made a motion, second by Larry Ray to approve the agenda. There was no discussion and the motion passed unanimously.

MINUTES

Lisa Markland stated that there needed to be an amendment to the minutes to show that Larry Ray was not present at the July 14, 2014 meeting. Gene Blount made a motion, second by Avon Privette to adopt the minutes as amended. There was no discussion and the motion passed unanimously.

NEW BUSINESS

SU 2015-02—Special Use Permit request by Joseph Tippet to operate a nursing care home at 202 W. Glenn Street

Darrell Jones asked if staff had anything else that they wanted to add. Julie Spriggs stated they did not be reiterated the conditions that were being suggested by staff.

Lisa Markland stated that while Julie Spriggs was working with the PowerPoint a new Board member needed to be recognized. Sam Hayes was introduced by Mark Hetrick.

Julie stated the conditions that were recommended by staff were as follows:

1. Installation of an ADA compliant wheelchair accessible ramp. A building permit would need to be pulled through the Planning Department prior to its installation.
2. Construction plan review at the staff level will be required for site plan approval.
3. Edythe's House must maintain all licensing including federal, state, county and local.

Toby Hampson, the town attorney, clarified that the conditions just read were those recommended by staff and the Board had the right to keep them, omit them or include additional conditions as long as they were reasonably related to the ordinance or necessary to meeting the findings of facts.

Sam Hayes asked about the ADA compliant doorways and bathrooms to make sure that they would definitely be included.

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Avon Privette stated that he wanted the site plan/footprint of the proposed site for the facility. It was something that was needed prior to making a final decision. Gene Blount stated that during the public hearing the town attorney said that they could not ask for additional information prior to making their decision. All decisions had to be made based on the information presented during the public hearing. Darrell Jones concurred with the statements made by Gene and explained that all conditions should include what they want to see onsite.

Mark Hetrick clarified that the applicant made several statements that the footprint of the building would not be changing in anyway. Julie stated that the building permit would be for an upfit not a new business or building. It would be considered a single family dwelling with existing footprint and existing conditions and would be an upfit to the dwelling.

Sam Hayes said that he would like to add a condition that would require ADA ramps, doors and bathrooms. Darrell said that could be added.

Wallace Jenkins made a motion to approve SU 2015-02 with the conditions recommended by staff and to add the condition of requiring ADA compliant ramps, doors and bathrooms.

Gene Blount asked the attorney if they could ask for widening of the driveway. Toby Hampson said that they could but should be specific in the condition so that there was guidance for the applicant. Larry Ray said that two cars should be able to pass. Gene Blount wanted to add a condition that would increase the width of the driveway by 10'. Avon Privette said that was why he wanted to see the footprint for the Board to consider. Darrell said that the Board could recommend what they wanted. Gene said that it would make the drive approximately 22' with the condition he was recommending. Avon said that why not add it to the back of the building so that parking would be there instead of in the front of the building. Larry Ray said that he agreed that it should not be that wide all the way to the road.

Darrell asked if they were recommending that the increased area be from the northwest corner of the house back. Avon said to the rear of the house.

Mark Hetrick said that he wanted the Board to know that the general street width for nonresidential two way traffic would be 24' wide. However, in Braemar subdivision the street width from curb to curb was 19' so the 22' for a driveway was wider than the street in Braemar subdivision. Darrell said that he thought that the drive should be left as it was but to add a condition for increased area to the rear of the house to accommodate parking.

Larry Ray asked if the ramp was at the back of the building. Julie Spriggs said that it was currently at the rear of the building. Larry thought it made sense to have parking where the ramp was located.

Wallace Jenkins amended his motion to include a condition for additional parking pad to the rear of the building that would accommodate four vehicles. The conditions in the motion were as follows: 1. Installation of an ADA compliant wheelchair accessible ramp, doorways and bathrooms. A building permit would need to be pulled through the Planning Department prior to

its installation 2. Construction plan review at the staff level will be required for site plan approval 3. Edythe's House must maintain all licensing including federal, state, county and local 4. Installation of an additional parking pad to the rear of the building that would accommodate four vehicles. Larry Ray seconded the motion. There was no further discussion and the motion passed unanimously.

STAFF REPORT

Julie stated that Matt had completed a flyer for quasi-judicial requirements for public participation to help them understand the process. These would be included in all notifications sent to the surrounding property owners.

Mark Hetrick said that the Arbor Day event was scheduled for Friday, November 21, 2014 at 10am at Whitley Park.

There was an additional building being added to the industrial park by Nomacorc.

Gene Blount made a motion, second by Wallace Jenkins to adjourn the meeting. There was no discussion and the motion passed unanimously.

Meeting adjourned at 9:01pm.

Date

Darrell Jones—Chairman

SEAL

Lisa M. Markland, CMC—Town Clerk