

DEVELOPMENT REVIEW COMMITTEE

FEBRUARY 17, 2016

ATTENDEES:

Ray Bagshaw, Mayor
Bea L. Meeks, City Clerk
Sandy Repp, Administrative Assistant
David Mahler, P.E.
Ellen Hardgrove, AICP
Sgt. Vince Jackson

Applicants:

Kal Hussein, M.S., P.E.
Rick V. Baldocchi, P.E.
Vance Henderson, Landvest Realty, Inc.
Bob Harrell
John Auld

City Clerk Meeks opened the meeting at 1:30 pm. and confirmed attendees. City Clerk Meeks referred to Mayor Bagshaw, who stated the purpose of the meeting and noted that no decision is being made today. Mayor Bagshaw said that all comments will be held until the end of the meeting. Mayor Bagshaw referred to City Planner Hardgrove.

Planner Hardgrove explained that the applicant is requesting PD zoning. She referred to Engineer Baldocchi, who said that the City directed them in the beginning to go for a PD. Kal confirmed that the average price of a house with a minimum square footage of 1600 square feet is \$250,000.

Planner Hardgrove said that there is a benefit associated with PD zoning and this has not been presented. Kal said if they go from a 50 foot lot to 60 foot lot, they cannot recoup their money. Kal said they cannot propose a high-end market. He said same the house would go on a 70 foot lot. Engineer Baldocchi said that the homes are being planned with the thought that buyers will want to put in a pool.

1:40 p.m. Bob Harrell joined the meeting

Planner Hardgrove said that a PD district is not to optimize density. Kal said that the City is going to get the same product. Planner Hardgrove said that what is really being presented is R-2 zoning. Mayor Bagshaw said the debate is not for economics. Mayor Bagshaw explained the security that a gated community provides and that the homes in a gated community seem more upscale. The Mayor said the goal is to put in a product that is acceptable to everyone and good for the applicants. In response to Kal, the Mayor said he did want to see square footage go below 1800 square feet. John Auld confirmed for Mr. Harrell the minimum square footage home he has been building is "around 1650" square feet.

Planner Hardgrove explained to Bob Harrell that the fee for the recreation area is 5% of the value of the land. The Mayor said the question is “is the ½ acre lot buildable”? Planner Hardgrove said that it might be used for a lift station. In response to Mr. Harrell, Mayor Bagshaw said it will be more feasible to have 50 foot lots with a gated community.

Engineer Mahler explained what is needed as it relates to traffic. He said this needs to be addressed up front to make sure it does not cause any problems with the builders down the road. Mayor Bagshaw said that turn lanes will be critical and this is what Orange County decides; it is a County road. The Mayor said he did not want there to be any surprises for the applicant.

Engineer Mahler said that he wants the applicants to look at the configuration on the road for access, including turn lanes.

Planner Hardgrove noted access to the adjacent property. Resident Jim Worthen said they should stub out to the east; the parcel on the east side is larger. In response to Kal, Planner Hardgrove said commercial will never be allowed there. Engineer Baldocchi said if it is a gated community then you would not need to stub out.

Planner Hardgrove said a waiver would need to be requested for the cul-de-sac link.

Engineer Mahler explained what he wanted as it related to the sewer and water services. He said he needs a general idea of what they will use and how they will get there. He said there is no gravity so they would need a lift station.

Engineer Mahler explained the requirements for fire protection.

Engineer Mahler referenced storm water management and Engineer Baldocchi said they have not done soil borings yet.

Planner Hardgrove said if the applicants are looking for PD, the City is looking for creativity.

Engineer Baldocchi said that he was told that there may be a concern with capacity at Oak Ridge High School.

Mayor Bagshaw said for safety reasons they would want a wall on the south side of the property. In response to Mr. Harrell, the Mayor said a vinyl fence is fine however; it should not be less than eight feet in height.

Planner Hardgrove said they will need to come back (no less than 21 days) for another meeting with their revised plan, or not revised. A recommendation will be determined in this meeting.

2:20 p.m.

Discussion:

Jim Worthen (Edgewood Resident)

- Questioned the process because there was no LUP. Planner Hardgrove said this is the first DRC meeting with the LUP and then revise the plan for the next meeting.

- Brief discussion regarding a lift station
- Turn lanes-Holden Cove had to put in turn lanes
- May do \$250,000 home with 1500 square feet; the builders decide this. Mr. Worthen said it is not clear as it relates to price and square footage. He said you cannot rely on this because they are not the builder. Who is the target market? What is the compatibility of their surrounding neighborhoods? Mr. Worthen shared his socioeconomic concerns with smaller lots. He said a five foot setback is a concern. He said if you have a 2-story house it is a barrack effect.
- Primary issue is compatibility and preserving property values
- Referenced Holden Ridge and issues they have had. Bob Harrell said that there are property owners in Holden Ridge that are in bankruptcy.

2:29 Discussion closed

Mayor Bagshaw said the intent today is not to discourage but to see how “we can make this happen”. He said that there can be some flexibility.

Resident Mark Beck noted that Karen Thornton owns the adjacent parcel that is part of the LUP. He said this is the best opportunity do something with this property. He said they can turn their land into agricultural and grow pine trees.

Realtor Vance Henderson commented that there is a certain protection in the PD zoning.

Engineer Baldocchi said there is some comfort of level with 50 foot lots and asked if elevations or material types of rendering make a difference. Planner Hardgrove said it would from a visual perspective. She said she would need to consult with the attorney. Kal said that it could be made a condition to the development. Planner Hardgrove referenced landscaping, one car versus two car garage, all of which are part of creativity.

Having no more discussion, the DRC meeting adjourned at 2:40 p.m.

Bea L. Meeks, MMC, CPM, CBTO
City Clerk

Approval Date: _____