

**TOWN OF BOONE
SPECIAL PUBLIC HEARING
MAY 13, 2013 5:30 PM
Meeting Minutes**

Town Council Members Present:

Mayor Loretta Clawson, Lynne Mason, Andrew Ball and Allan Scherlen

Planning Commission Members Present:

Chairperson Eric Woolridge, Vice-Chairperson Greg Simmons , Donald Dotson, Web Alexander, Susan McCracken, Jeff Templeton, Matthew Long and Phoenix Buathier

Planning and Inspections Staff Present:

Bill Bailey - Director of Planning and Inspections and Marlene Crosby – Board Secretary

CALL TO ORDER

Mayor Clawson called the meeting to order at 5:33 p.m.

CASE 2013201 UNITED DEVELOPERS have filed a Conditional District map modification for property owned by Wayne Clawson and Dana Clawson located at and near 170 Clawson Street (Watauga County PINs: 2911610160000, 2911603647000, 2911602100000).

Mr. Bill Bailey, Director of Planning and Inspections presented this case as outlined in the meeting packet. Mr. Bailey talked about the history of the property referring to Case 20120683, dated December 13, 2012. Mr. Bailey said the applicant originally submitted their request under the affordable housing parking standards. Mr. Bailey explained the parking adjustment request from the applicant is to increase the parking spaces from one space per unit to one and one-half spaces per unit. Mr. Bailey said the applicant is responding to the state's request to increase parking standards. Mr. Bailey said that this request will bring the applicant out of the affordable housing parking standards into the normal parking standards. Mr. Bailey opened the floor for questions and said the applicant is present to answer any questions on this case.

Town Council Member Mason asked for clarification on the number of spaces being requested. She asked if it was 18 spaces. Mr. Bailey said it was 17 spaces. She asked if the 17 spaces averaged out to 1.5 parking spaces per unit still falls under the two per unit with the recently adopted parking standards. Mr. Bailey said yes.

Mr. Bailey explained the staff's challenge with the low income parking standards and the different spaces per bedrooms. Mr. Bailey said the request was not hitting a target that he could approve administratively and the solution was to bring this case back to the permit issuing authority

Planning Commission Member Templeton asked Mr. Bailey, if this request for a change in parking triggers the recently adopted parking standards. Mr. Bailey said no because the uses were not changing. Mr. Bailey said we are looking at a specific technical requirement in the code. Mr. Bailey added if any of the uses were being changed the whole site would have to be brought up to current code. Mr. Bailey said the use is not in question for this request.

Planning Commission Member Simmons said if the applicant had not leveraged the Affordable Housing Parking Requirements, they would have had 180 spaces minimum under the normal standards and 144 spaces maximum under the Affordable Housing Parking Requirements. Mr. Bailey said that is correct. Planning Commission Member Simmons said that the request is for an increase in parking spaces from 93 to 110 parking spaces. Mr. Bailey confirmed 111 parking spaces, the 110 was a typo in the staff report.

Mr. Marvin Mercer the engineer for United Developers came to the podium to present this case. Mr. Mercer explained that the original approval for one space per unit was under the Affordable

Housing Parking Standard. Mr. Mercer said that the applicant is requesting the increase in parking spaces because they cannot meet their numbers with the 20 percent increase. Mr. Mercer said that United Developers is in the second stage of submitting to the State of North Carolina to get funded or not funded for this project. Mr. Mercer explained that the applicant did not want to not get funded over a parking issue because they have spent a lot of money to get to this point.

Mr. Mercer said that the applicant, United Developers has done over 30 of these types of projects with over 3,000 units. Mr. Mercer said that he did an analysis on two different active developments in North Carolina that have been recently completed. He said one was in Cleveland County with 88 units and the other one was in Cumberland County with 80 units and both had the same demographics with 1.5 cars per unit. Mr. Mercer said this is the amount of parking spaces to meet the requirement of the state.

Town Council Member Mason asked if the increase in the number of parking spaces was 93 to 111. It was noted that the 110 number written in the staff report was a miscalculation. Mr. Mercer said the letter of request noted 111 parking spaces which is an increased total of 17 parking spaces.

Planning Commission Member Templeton asked Mr. Mercer if the applicant has proposed in this development any covered garages or carports. Mr. Mercer said no and it would raise the cost of the development.

Planning Commission Vice-Chairperson Simmons asked Mr. Mercer without the 17 additional parking spaces, it would be harder to get the funding from the state for this development. Mr. Mercer said that is a fair assessment. Mr. Mercer said the competition is very tight. Mr. Mercer explained that in January of 2013 the applicant submitted the first round for this development to the state. The state looks at a detailed QAP list to make sure the application that they have submitted is complete. Mr. Mercer said in round two the state verifies the numbers on the application and if there is any deviation, then, the application will be thrown out.

Planning Commission Member McCracken asked if this request affects the amount of the ratio of green space. Mr. Mercer said adding the asphalt will affect the impervious and the green space but they are well over in their green space requirement.

Planning Commission Member McCracken asked about the funding of this project and will the financial institution for the development require a certain amount of green space. Mr. Mercer said he was not aware of a green space requirement from the funder.

Planning Commission Vice-Chairperson Simmons said he wanted to point out for the record on the top of page three of the Special Public Hearing meeting minutes excerpt from December 10, 2012 and he read, "Mayor Pro-Tem Leigh asked Mr. Owen if there was an estimate for the amount of cars for the 72 apartments and 164 bedrooms. Mr. Smith said they are looking at one to one and one-half spaces. Planning Commission Vice-Chairperson Simmons said that this current request is still within that ballpark.

ADJOURNMENT

Mayor Clawson adjourned this public hearing meeting at 5:48 p.m.

Marlene Crosby, Board Secretary

Loretta Clawson, Mayor