

REGULAR MEETING
BOARD OF ALDERMEN
TOWN OF WAYNESVILLE
NOVEMBER 11, 2003
TUESDAY - 7:00 P.M.
TOWN HALL

The Board of Aldermen held a regular meeting on Tuesday, November 11, 2003. Members present were Mayor Henry Foy, Aldermen Gavin Brown, Gary Caldwell, Libba Feichter and Kenneth Moore. Also present were Town Manager A. Lee Galloway, Town Clerk Phyllis McClure and Town Attorney Woodrow Griffin. Mayor Foy called the meeting to order at 7:00 p.m.

Approval of Minutes of October 28, 2003

Alderman Brown moved, seconded by Alderman Caldwell, to approve the minutes of the October 28, 2003 meeting as presented. The motion carried unanimously.

Public Hearing - Amendment to Section 154.039(C)(3)

The Planning Board recommended an amendment to Section 154.039(C)(3) as follows:

SECTION 154.309(C)(3).

Lanes are limited in number of lots served. Generally, they are very short; often less than (400) feet. A lane shall be no greater than eight hundred (800) feet in length **unless authorized by the Planning Department staff and the Public Works Department staff. Items such as traffic carrying capacity, topography, connectivity, etc., shall be a consideration when permitting a lane in lieu of a street.**

Attorney Griffin opened the public hearing.

Patrick Bradshaw, Bradshaw Engineering, 366 Piney Mountain Road, Waynesville, spoke on behalf of the Planning Board and the developer of property located off of US 276. Mr. Bradshaw explained that it was felt to be better not to end the streets in the development with a cul de sac, saving space, money and allowing vehicles to travel from one end of the street to the other end without turning around. A portion of this property is preserved by the Army Corp. The streets in the development will be 18' wide with a planting strip and sidewalk on one side. No one else spoke; Attorney Griffin closed the public hearing.

Manager Galloway said one of the problems experienced with the type of development which has occurred in recent years is the access to property by larger vehicles and the ability for fire trucks to negotiate any roads leading to the property. Manager Galloway said he has since found out that the lane would be 16' - 18' wide which would accommodate a fire truck. Also the street has a 40' right-of-way. Alderman Brown added that a lane allows two-way traffic.

Alderman Brown moved, seconded by Alderman Feichter, and the motion carried unanimously (Ord. No. 28-03) to amend Section 154.309(C)(3) as follows:

SECTION 154.309(C)(3).

Lanes are limited in number of lots served. Generally, they are very short; often less than (400) feet. A lane shall be no greater than eight hundred (800) feet in length **unless authorized by the Planning Department staff and the Public Works Department staff. Items including, but not limited to, traffic carrying capacity, topography and connectivity, shall be considered when permitting a lane in lieu of a street.**

Public Hearing - Amendment to Section 154.122(6)(c)(2)

The Planning Board recommended an amendment to Section 154.122(6)(c)(2) as follows:

SECTION 154.122(6)(c)(2)

A minimum separation between driveways of fifty (50) feet is required. **The separation distance may be reduced for clustered development if approved by the Public Works Department and the Planning Department; however, a minimum distance of at least twenty-five (25) feet shall be required. Town staff, when allowing a reduction of driveway separation, shall consider the width of driveways; the walkability of the development; the percent of green and open space; and the overall topography of the development.**

This change applies to clustered developments and agrees with the intention of the Land Development Standards to allow more development and less disruption of land.

Attorney Griffin opened the public hearing.

Patrick Bradshaw, Bradshaw Engineering, 366 Piney Mountain Road, Waynesville, spoke on behalf of the developer of the property located off of US 276. Mr. Bradshaw said this amendment would allow more green area in the development by requiring less impervious surface. He added that the 50' driveway requirement was probably designed for single family dwellings rather than planned unit developments.

Manager Galloway pointed out that the Town now falls under stricter regulations regarding stormwater runoff and the requirement to build detention basins in some cases. Stormwater runoff is not as severe in areas with less impervious surface.

Mayor Foy questioned the possibility of overcrowding with one building in the proposed development and suggested that the developer complete the other buildings first and review again before beginning construction on this building. Mayor Foy also pointed out that garages were not shown on the site plan. No one else spoke; Attorney Griffin closed the public hearing.

Alderman Brown moved, seconded by Alderman Feichter, to amend Section 154.122(6)(c)(2) as

presented. The motion carried unanimously. (Ord. No. 29-03)

Public Hearing - Rezoning of 17 Acres From Sulphur Springs Neighborhood District (SS-ND) to a Manufactured Housing Overlay District (MH-OD)

Town Manager Galloway said during the consideration of the Land Development Standards and the creation of the various districts, there was considerable discussion about where to place the Town Center development. At that time it was felt that the Sulphur Springs District may not be the best placement for this development and it may be necessary to change that area before a final document was reached. This is the change that is now being recommended by the Planning Board for the Town Center development.

Attorney Griffin opened the public hearing.

Don Bennett, 430 Fourth Street, Waynesville, asked how the rezoning would affect his property and property values in this area. He also asked if single wide mobile homes were allowed in this development.

Manager Galloway read the definition and explained that manufactured homes are allowed in this zoning district. He explained that when the Town adopted the Land Use Standards in April of this year, one of their concerns was that the zoning may need to be changed.

Alderman Brown said if single wide mobile homes are allowed in this zoning district you can't prohibit them. However, it may be difficult to meet the standards required for mobile homes. It was pointed out that the developer may have restrictions which do not allow single wide mobile homes. Manager Galloway said if they are allowed, the length cannot exceed four times the width. Mayor Foy said there are several different grades of mobile homes and he would like to see some minimum standards established for mobile homes. No one else spoke; Attorney Griffin closed the public hearing.

Alderman Brown moved, seconded by Alderman Moore to amend the zoning ordinance to rezone the 17 acres from Sulphur Springs Neighborhood District (SS-ND) to a Manufactured Housing Overlay District (MH-OD). The motion carried unanimously. (Ord. No. 30-03)

Adjournment

With no further business Alderman Brown moved, seconded by Alderman Moore, to adjourn the meeting at 7:40 p.m. The motion carried unanimously.

Phyllis R. McClure
Town Clerk

Henry B. Foy
Mayor