

**MINUTES OF THE TOWN OF WAYNESVILLE BOARD OF ALDERMEN**  
**SPECIAL MEETING**  
**August 21, 2018**

**THE WAYNESVILLE BOARD OF ALDERMEN** held a special meeting on Tuesday, August 21, 2018 at 4:00 p.m. in the Board Room or the Municipal Building located at 16 South Main Street, Waynesville.

**A. CALL TO ORDER**

Mayor Gavin Brown called the meeting to order at 4:00 p.m. with the following members present:

Mayor Gavin Brown  
Mayor Pro Tem Gary Caldwell  
Alderman Jon Feichter  
Alderman Julia Freeman  
Alderman LeRoy Roberson

The following staff members were present:

Rob Hites, Town Manager  
Bill Cannon, Town Attorney  
Amie Owens, Assistant Town Manager  
Eddie Ward, Town Clerk  
Elizabeth Teague, Development Services Director

The following media representatives were present:

Cory Villiancourt, Smoky Mountain News

**B. NEW BUSINESS**

**Consideration and discussion of Land Development Ordinance applications under Section 15.14.6 of the Town of Waynesville Land Development Standards**

Mayor Brown explained the need for this special meeting was to address an oversight that was due to a legislative change at the state at the end of the session in 2017. He noted that included in the session law 2017-10, Senate Bill 131, was an item that impacted governing boards related to decisions recorded related to zoning and land use decisions and how the motions were to be recorded. Specifically, the reasons for why the Board reached the conclusion about why an item met or did not meet the criteria in the Land Development Standards. Town Attorney Bill Cannon added that revisiting these items is the most comprehensive manner to deal with any perceived procedural issues. Mayor Brown continued by noting that the only way to revisit these decisions was to have the Board of Aldermen waive the required 12 month waiting period for re-application by a 4/5 majority vote and then resubmit applications on these issues. He added that the Town would be the applicant on these five items.

Mayor Brown asked the Board members if they had any questions related to this process or the need to proceed in this manner. Hearing none, he moved to the first item for consideration.

1. Text amendment to the Town of Waynesville Land Development Standards Sections 3.2.6 and 5.9 to clarify design standards for Manufactured homes on individual lots and for those manufactured homes within manufactured home parks.

***A motion was made by Alderman Jon Feichter, seconded by Alderman Gary Caldwell, to waive the 12 month waiting period for application for the text amendment to the Town of Waynesville Land Development Standards Sections 3.2.6 and 5.9 as there has been a substantial change in circumstances related to the request due to the omission of an express reference to the Board's reasons that the Board discussed in the motion to find that the amendment was consistent with the Land Use Plan. The motion carried unanimously***

***A motion was made by Alderman LeRoy Roberson, seconded by Alderman Julia Freeman, to approve application by the Board of Aldermen and/or the Planning Department for the Town of Waynesville as the applicant for re-submission of the text amendments for Land Development Standards for Sections 3.2.6 and 5.9 to the Planning Board. The motion carried unanimously***

2. Text Amendment to the Town of Waynesville Land Development Standards Sections 2.4.2 Table of Dimensional Standards and Section 3.10.4 Supplemental standards related to Monopole Towers

***A motion was made by Alderman LeRoy Roberson, seconded by Alderman Gary Caldwell, to waive the 12 month waiting period for application for the text amendment to the Town of Waynesville Land Development Standards Sections 2.4.2 and 3.10.4 as there has been a substantial change in circumstances related to the request due to the omission of an express reference to the Board's reasons that the Board discussed in the motion to find that the amendment was consistent with the Land Use Plan as well as the original applicant already prepared the lot for a monopole tower under these standards. The motion carried unanimously.***

***A motion was made by Alderman Jon Feichter, seconded by Alderman LeRoy Roberson, to approve application by the Board of Aldermen and/or the Planning Department for the Town of Waynesville as the applicant for re-submission of the text amendments for Land Development Standards for Sections 2.4.2 Table of Dimensional Standards and Section 3.10.4 to the Planning Board. The motion carried unanimously.***

3. Text amendment to the Town of Waynesville Land Development Standards regarding Manufactured Housing on individual lots within the Dellwood Residential Medium Density District (D-RM), Section 2.5.3 Table of Permitted Uses.

***A motion was made by Alderman Gary Caldwell, seconded by Alderman Jon Feichter, to waive the 12 month waiting period for application for the text amendment to the Town of Waynesville Land Development Standards Sections 2.5.3 as there has been a substantial change in circumstances related to the request due to the omission of an express reference to the Board's reasons that the Board discussed in the motion to find that the amendment was consistent with the Land Use Plan. The motion carried unanimously.***

***A motion was made by Alderman Julia Freeman, seconded by Alderman LeRoy Roberson, to approve application by the Board of Aldermen and/or the Planning Department for the Town of Waynesville as the applicant for re-submission of the text amendment for Land Development Standards for Section 2.5.3 to the Planning Board. The motion carried unanimously.***

**4. Text Amendment to the Town of Waynesville Land Development Standards Section 2.5.3 Table of Permitted Uses, in regards to allowing multi-family within the Plott Creek- Neighborhood Residential (PC-NR) District.**

***A motion was made by Alderman LeRoy Roberson, seconded by Alderman Julia Freeman, to waive the 12 month waiting period for application for the text amendment to the Town of Waynesville Land Development Standards Sections 2.5.3 as there has been a substantial change in circumstances related to the request due to the omission of an express reference to the Board's reasons that the Board discussed in the motion to find that the amendment was consistent with the Land Use Plan as well as the original applicant has purchased the property and the site plan has been approved. The motion carried unanimously.***

***A motion was made by Alderman Gary Caldwell, seconded by Alderman Jon Feichter, to approve application by the Board of Aldermen and/or the Planning Department for the Town of Waynesville as the applicant for re-submission of the text amendment for Land Development Standards for Section 2.5.3 to the Planning Board. The motion carried unanimously.***

**5. Map amendment to the Town of Waynesville Land Development Standards to rezone the 120 and 140 Broadview, PINs 8615-69-9255 and 8615-69-8390 from East Waynesville Urban Residential to North Main Street Neighborhood Center.**

***A motion was made by Alderman LeRoy Roberson, seconded by Alderman Jon Feichter, to waive the 12 month waiting period for application for the text amendment to the Town of Waynesville Land Development Standards to rezone the 120 and 140 Broadview, PINs 8615-69-9255 and 8615-69-8390 from East Waynesville Urban Residential to North Main Street Neighborhood Center as there has been a substantial change in circumstances related to the request due to the omission of an express reference to the Board's reasons that the Board discussed in the motion to find that the amendment was consistent with the Land Use Plan, as well as the original applicant has sold the property and there has been substantial financial investment by the party who purchased these properties for their business. The motion carried unanimously.***

***A motion was made by Alderman Jon Feichter, seconded by Alderman Julia Freeman, to approve application by the Board of Aldermen and/or the Planning Department for the Town of Waynesville as the applicant for re-submission of the map amendment for Land Development Standards for the rezoning 120 and 140 Broadview, PINs 8615-69-9255 and 8615-69-8390 from East Waynesville Urban Residential to North Main Street Neighborhood Center to the Planning Board. The motion carried unanimously.***

### C. OTHER BUSINESS

Mayor Brown noted that the Board would like to gain additional input from citizens related to the proposed improvements to South Main Street by the NC Department of Transportation (NCDOT). There will be a public comment session held on September 25, 2018 at the Regular Board of Aldermen meeting. Proper notices of this meeting will be sent out so that individuals may be heard.

### D. ADJOURN

***With no further business, a motion was made by Alderman Julia Freeman, seconded by Alderman Jon Feichter to adjourn the meeting at 4:20 pm. The motion carried unanimously.***

ATTEST:

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Gavin A. Brown, Mayor

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Robert W. Hites, Jr., Town Manager

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Eddie Ward, Town Clerk