



Town of Waynesville

AGENDA
REGULAR MEETING
BOARD OF ALDERMEN
TOWN OF WAYNESVILLE
TOWN HALL - 9 SOUTH MAIN STREET
OCTOBER 26, 2010
TUESDAY - 7:00 P.M.

Call to Order

1. Approval of Minutes of October 12, 2010
2. Public Comment - Watershed White Pine Harvest Plan
3. Planning Director Paul Benson - Conditional Zoning
4. Civil Penalties
5. Appointments to Public Art Commission
6. Adjournment

Additional information regarding this agenda is available at www.townofwaynesville.org

ITEM 2. PUBLIC COMMENT
WATERSHED WHITE PINE HARVEST

As discussed at the meeting of September 14, the Watershed White Pine Harvest Plan is now up for public review and comment. We have posted the information on the Town's web site, included an article on the subject in the quarterly newsletter and sent out a news release encouraging the public to review the proposal on line or at the Municipal Building. We have encouraged public comment after review of the plan.

At your meeting on September 14, it was suggested that each agenda though November 9, 2010, include a specific section for public comment upon the Proposal, so we have listed this on the formal agenda. Rob Lamb from Western Carolina and Forest Stewards will be on hand to help answer any questions that might arise or to address any issues which come up at the meeting.

ITEM 3. PLANNING DIRECTOR PAUL BENSON
 CONDITIONAL ZONING

At the meeting of November 9, 2010, Ingles Supermarkets will be requesting that the Town Board amend the Land Development Standards by adding a new development process known as "Conditional Zoning". This is a new method for the Town of Waynesville, and I suggested to Mr. Benson that he meet with the Town Board to go over the details and process of Conditional Zoning. I did not want the applicant showing up for a public hearing on the matter on November 9 without the Board having the chance to learn more about Conditional Zoning, what is involved, the powers conferred, what conditions might be set, how the tool might benefit the Town and the developers. This might put the Board on a little better footing for the meeting in November.

ITEM 4. CIVIL PENALTIES

At the meeting of October 12, 2010, Town Attorney Woody Griffin and Assistant Town Manager Alison Melnikova presented the preliminary work on changing the Town Ordinances to allow for Civil Penalties in dealing with property management issues. In the past, many of our cases on abandoned vehicles, accumulated junk, tall grass or dilapidated houses reached the point where the only option available to us was to take the offender to court. Many of these cases are not of the magnitude that they need to clog the court calendars, and we have searched for another way to address the issue.

In this matter, it is being proposed that our Code Enforcement Officer or others so authorized could write the property owner a "ticket" assessing civil penalties against the property owner for allowing the situation to occur or remain. This provides our Town staff with another tool to use in attempting to resolve property management issues. You will see that there are daily fines assessed after the deadline for correcting the violation, and as these accumulate, the amount should reach the point where the property owner becomes convinced to correct the problem. This also keeps the matter out of court unless there is a resistance to pay the fine assessed.

At the last meeting, some changes were suggested with some of the wording in the ordinance, and it was suggested that more clarification might be needed as to who will be empowered to issue citations. There were also some grammatical errors which needed to be corrected prior to a final draft being approved by the Board. The revisions follow and we are hopeful that if you see things that remain in need of change, you will let us know so that we may make the corrections or additions.

ITEM 5. APPOINTMENTS
 PUBLIC ART COMMISSION

Two additional members of the Public Art Commission have submitted their resignations. Members of this Commission set very high standards for themselves and have certainly achieved much during the four years of existence. On November 19, 2010, the fourth piece of public art will be installed at the mini-park at the corner of North Main and Depot Streets. Other pieces include Mountain Music at the top of Miller Street, the Folkmoot piece next to the new Town Hall and the design in the brick sidewalk in front of that facility. The Public Art Commission has accomplished more than anyone could have hoped for, and in that process, several of the members may have dedicated more time than they intended or could spare. We are certainly grateful for the tremendous amount of time they have dedicated to the placement of public art.

Now we are seeing some departures and the Board will need to make some new appointments. Town Clerk Phyllis McClure has advertised for applications for the two vacancies created with the resignation of Marilyn Sullivan and Chris Sylvester whose terms will end on May 31, 2012. We are attaching the applications that have been received for these two appointments.