

REGULAR MEETING
TOWN OF WAYNESVILLE
PLANNING BOARD
MARCH 17, 2008
MONDAY - 5:30 P.M.
TOWN HALL

The Planning Board held a regular meeting on Monday, March 17, 2008. Members present were Don Stephenson, Dan Wright, Rex Feichter, Lee Bouknight, Gary Sorrells, Brooks Hale, Patrick McDowell and Jim Francis. Also present were Planning Director Paul Benson and Deputy Town Clerk Freida Rhinehart. Chairman Rex Feichter called the meeting to order at 5:30 p.m.

Approval of Minutes of February 18, 2008

Brooks Hale moved, seconded by Don Stephenson, to approve the minutes of February 18, 2008 as presented. The motion carried unanimously.

Zoning Map Amendment Request - 58 and 72 East Street - PIN 8615-36-3896 and 8615-36-4862 - from Pigeon Street Neighborhood District (PS-ND) to Central Business District (CBD)

Staff Report:

Requested amendment: From Pigeon Street Neighborhood District (PS-ND) to Central Business District (CBD)

2020 Land Development Plan: The 2020 Land Development Plan indicates that the Downtown CBD should be expanded. The proposed map amendment therefore meets planned land use.

Utility service: A full range of public utilities is accessible to this property.

Accessibility: These lots front on, and have direct access to East Street, a 2-lane connector street with direct connections to US Business 23/North Main Street.

Zoning Pattern: This property is on the border of Pigeon Street Neighborhood District and the Central Business District. The requested rezoning would create a suitable zone boundary; however it is reasonable to expect that the CBD will continue to expand in this area, particularly to the west along Wall Street.

Surrounding Development: This property is currently occupied by a public parking lot owned by the Town of Waynesville, and a vacant single family dwelling also owned by the Town. It is bordered on the north by the existing Fire and Police Department (Station 1), on the east by a public parking lot and by single and multi-family dwellings, and on the south and west by a duplex, single-family dwellings and a vacant lot. Any potential adverse impact to surrounding residences created by non-residential development permitted by this map amendment would be mitigated by required buffering.

Recommendation:

The staff recommends that the proposed rezoning be adopted as it is in compliance with the 2020 Land Development Plan's goals of an expanded CBD, and this is a suitable and logical area in which to expand the CBD.

Mr. Benson stated that this property will be used for the parking lot for the new Police Station and Planning/Inspections offices.

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Gary Sorrells moved, seconded by Lee Bouknight, to recommend approval of the Zoning Map Amendment for 58 and 72 East Street from the Pigeon Street Neighborhood District to the Central Business District. The motion carried unanimously.

Text Amendment to Land Development Standards - Brownfields Conditional Use Regulations - 154.212 (D) - Development Standards

Planning Director Paul Benson presented the following Staff Report:

Background:

The Brownfields Conditional Use Regulations were established to promote and enable the redevelopment of property defined as Brownfields by the NC Brownfields Property Reuse Act of 1997.

Requested Amendments:

The Brownfields Conditional Use Regulations are designed to allow more flexibility for larger buildings, and for parcels with no direct frontage on public streets. The requested amendment would extend the flexibility of the Brownfields Conditional Use standards to properties with frontage on Hyatt Creek Road. This amendment would affect only 1 property: Outlot #2 of Waynesville Commons.

Staff Recommendation:

Staff recommends that the Brownfields Conditional Use regulations be amended as requested to facilitate the redevelopment of the Brownsfields site in keeping with the original intent of the Brownfields standards.

Mr. Benson stated that this amendment is requested by Waynesville Retail Associates, LLC to construct a Best Buy on Outparcel #2. Best Buy cannot develop on this site because of corporate restraints as to floor plan arrangement, loading docks, frontage and parking lots. Staff is recommending that the amount of property that comes under Hyatt Creek Area be reduced. This amendment is requesting that the only property that fronts on Hyatt Creek Road be exempted from Hyatt Creek Area Center standards and allow Brownfields Conditional Use Regulations apply to this property instead. This would allow the Best Buy to be oriented in line with Wal-Mart and Home Depot facing South Main Street. On the Hyatt Creek side of the building there would still be sidewalks, street trees, and planting strip requirements in addition to parking lot buffering requirements.

Brooks Hale asked about the entrance to the Best Buy store. Mr. Benson responded that the store entrance will be off the new drive to be constructed internally to connect to Hyatt Creek Road.

Philan Medford then made the following statement:

“I am confident that everyone appointed to the town’s boards, commissions and in the audience have the town’s best interests in their hearts. But serving also requires inquisitive minds, homework and help to understand the design language and requirements.

In 1999, this board acknowledged that growth, demographic shifts and development were beginning to place into jeopardy the characteristics of the town that many in the community valued. Such things as small town atmosphere, open spaces, abundant natural resources and easy and safe transportation were being challenged. In recognition of these pressures and the fact that it had been many years since the land use plans and

regulations had been comprehensively evaluated, this board embarked on a process to develop a plan for the community.

Good news, we don't have to invent a new wheel! And it is unnecessary to amend our design standards for current Brownfield Conditional Use as proposed. Other towns in NC did it before us in adopting design standards, many of which are more stringent than ours.

Better yet, part of the NC Dept. of Commerce, called the North Carolina Division of Community Assistance, has provided tools for anyone's use—with images of as-built projects, some on topographically challenged land. These images were available before we adopted the Design Standards in 2003.

The goal of their presentations is to introduce viewers to basic design principles. The principles are illustrated with examples of buildings that are located mostly in North Carolina. The presentation also illustrates the difference between pedestrian and auto scale development, with suggestions for how to design better places that people and cars can share. It also illustrates places where folks would like to visit and spend money, and how to make a place someplace instead of anyplace.

There are images of mixed use, bad big box, better big box, office, retail, industrial, neighborhoods. The images include both residential and non-residential buildings such as retail examples.

It features many projects that surpass our requirements, with parking to the side and back, similar setback requirements, no slip turn lanes, impressive articulation, permeability, and fine tuned facades that are designed to the pedestrian scale, even though many examples are on NC Highways with a higher traffic volume than any 20 year projected volumes that face the street. Other town's ordinances require projects be built to the street, which creates a streetscape and a more interesting view when walking or driving.

I also have images of a proposed Lowe's flagship store in Charlotte. This big box retail store is at the street, and meets permeability and articulation standards with parking behind the building.

I am providing for the public record the link to the DOC website:"

<http://samab.org/Focus/Communities/comm/html>

Mr. Benson said there are two issues to be considered with this amendment – where the building fronts and whether parking is allowed in front of the building. The question is whether this parcel is treated the same as Wal-Mart and Home Depot.

Patrick McDowell moved, seconded by Jim Francis to recommend approval of the text amendment for Section 154.212(D) Development Standards to the Board of Aldermen. The motion carried unanimously.

Paul Benson added that the Town Board had a public hearing on the Walgreen Store. They tabled the amendments that Walgreen proposed to take more time to review the current ordinance. The parking location, the scale (neighborhood center scale) of the building and pedestrian scale articulation were the items that do not meet current ordinances.

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Adjournment

With no further business, Lee Bouknight moved, seconded by Dan Wright, that the meeting be adjourned at 6:10 p.m. The motion carried unanimously.

Rex Feichter
Chairperson

Freida F. Rhinehart
Secretary