

REGULAR MEETING
TOWN OF WAYNESVILLE
PLANNING BOARD
SEPTEMBER 21, 2009
MONDAY - 5:30 P.M.
TOWN HALL

The Planning Board held a regular meeting on Monday, September 21, 2009. Members present were Marty Prevost, Dan Wright, Brooks Hale, Don Stephenson, Patrick McDowell, Lee Bouknight, Gary Sorrells, Jim Francis and Jon Feichter. Also present were Planning Director Paul Benson and Deputy Town Clerk Freida Rhinehart. Chairman Patrick McDowell called the meeting to order at 5:30 p.m.

Approval of Minutes of August 17, 2009

Lee Bouknight moved, seconded by Jim Francis, to approve the minutes of August 17, 2009 as presented. The motion carried unanimously.

Text Amendment - Waynesville Land Development Standards - to add "Dry Cleaning and Laundry Services" as a permitted use subject to location restrictions in the Love Lane Neighborhood District (LL-ND) - Michael Kirkpatrick

Staff Report:

Background:

The Vision and Goals for the Love Lane Neighborhood District, as established in Section 154.118(A), is for the district to remain an older, traditional neighborhood with a mixture of housing types providing an "enormous" asset to the town due to its stock of affordable housing within walking distance of many amenities. This section calls for the mixed-use development along Dellwood Road to be built at a pedestrian scale.

Requested Amendment:

The applicant wants to develop a self-service laundry on property fronting Dellwood Road. Currently the mix of business, professional and personal service uses permitted within the district on lots within 200 feet of Dellwood Road does not include laundries. Other commercial uses currently permitted include professional offices, banks, funeral homes and beauty shops.

Staff Recommendation:

Laundries are currently permitted in 3 other neighborhood districts: Ninevah, Raccoon Creek and Walnut Street all subject to location restrictions. Laundries are service uses that have a neighborhood market area and provide supporting services to residential neighborhoods. It makes sense where a walkable development pattern is being encouraged that residential support services be provided within walking distance of residential neighborhoods, particularly in mixed income neighborhoods where the need for laundry facilities within walking distance of home is going to be greatest.

The staff believes that the requested amendment is in keeping with both the existing development and goals for future development in the Love Lane Neighborhood District and therefore recommends that the ordinance be amended as requested.

Michael Kirkpatrick stated that he owns a piece of property near Burger King on Dellwood Road and wishes to request a text amendment in order to redevelop that property in the future by locating a self-service laundry there.

Brooks Hale asked about the specific location of the property. Mr. Kirkpatrick responded it is the last house on the right coming from Russ Avenue before reaching the used car lot.

Marty Prevost inquired if business uses were restricted to the area along Dellwood Road. Mr. Benson responded that business uses in the Love Lane Neighborhood District are only permitted within 200 feet of Dellwood Road or Frazier Street.

Patrick McDowell pointed out that since this is a walkable neighborhood, many times this is the kind of service needed in such areas.

Mr. Kirkpatrick said he currently has a coin-operated laundry in the Waynesville Plaza. He wishes to close the Plaza location and move to the Dellwood Road so that he can expand the size of the building. He has an attendant on duty to do laundry if clients wish to walk to another location while their laundry is being done.

Mr. Benson reminded the Board that there are 3 other neighborhood districts which currently permit this use.

Mr. Kirkpatrick also stated that his businesses are attended and do not operate 24 hours per day.

Marty Prevost moved, seconded by Lee Bouknight, to recommend to the Board of Aldermen that Section 154.118(C)(5) be amended to add "Dry Cleaning and Laundry Services" as a permitted use subject to location restrictions in the Love Lane Neighborhood District. The motion carried unanimously.

Paul Benson reported the Land Development study process seems to be moving fairly quickly and hopefully by the end of the year a new draft ordinance will be ready for review by the Planning Board for recommendation to the Board of Aldermen.

Adjournment

With no further business, Don Stephenson moved, seconded by Jim Francis, that the meeting be adjourned at 5:40 p.m. The motion carried unanimously.

Patrick McDowell
Chairperson

Freida F. Rhinehart
Secretary

