

REGULAR MEETING
TOWN OF WAYNESVILLE
PLANNING BOARD
OCTOBER 18, 2010
MONDAY - 5:30 P.M.
TOWN HALL

The Planning Board held a regular meeting on Monday, October 18, 2010. Members present were Marty Prevost, Don Stephenson, Patrick McDowell, Gary Sorrells, Jim Francis and Jon Feichter. Also present were Town of Waynesville Mayor Gavin Brown, Aldermen Libba Feichter, J. Wells Greeley, and LeRoy Roberson; Land Use Administrator Byron Hickox, Public Works Director Fred Baker, Town Manager A. Lee Galloway, Assistant Town Manager Alison Melnikova, and Town Attorney Woodrow Griffin. Others present were Planning Director Paul Benson, Administrative Assistant Eddie Ward, and Town Clerk Phyllis McClure; members of the Land Development Review Committee Joe Taylor, Steve Kaufman, Mike Erwin, David Blevins, and Ron Leatherwood.

Chairman Patrick McDowell called the meeting to order at 5:30 p.m..

Approval of Minutes of August 16, 2010

Gary Sorrells moved, seconded by Jim Francis to approve the minutes as presented. The motion carried unanimously

Request by W. R. Jameson, representing Ingles Markets for Text Amendment - Section 154.100, 154.101, 154.095 - To Establish Conditional Zoning Districts

Chairman Patrick McDowell asked Paul Benson, Planning Director to present the staff report. Mr. Benson presented the following staff report and recommendation.

Background:

Mr. Benson said the Town has been working with Ingles for approximately one year to aid in redeveloping their property within the Town's ordinances. While working through the new ordinances the Town staff decided the best way to undertake the redevelopment of the Russ Avenue Ingles store is to use the Conditional Zoning District (CD) process. This is a negotiated, site specific approval, done by the Board of Aldermen. In discussing this with John Cox, Ingles' representative, it was decided the best thing for them to do was to extract that part of the ordinance and adopt it. Conditional use zoning is an innovative tool and has become a very popular way for local governments in North Carolina to handle development regulation. *Note: Lee Bouknight arrived at 5:39 p.m.*

Michael Egan, representing Ingles Markets, is an attorney working with land use issues. Mr. Egan said he works with a lot of local governments and recommends that conditional zoning be a part of their regulations. An applicant submits an application, site plan, and list of conditions they are willing to have imposed on the property, and the staff may have some additional conditions. An ordinance is crafted that has those conditions along with a site plan. The property owner requests a recommendation from the Planning Board. If an ordinance is adopted, the conditions will become part of that ordinance creating a separate zoning district for that piece of property. This process creates a unique zoning district for that

property. After two years if the property is not developed as approved, the Board of Alderman may rescind the CD zoning.

Some questions were asked by the planning board to Mr. Egan whether there are a lot of changes requested when this is adopted. Mr. Egan said usually not.

Staff Recommendation:

The staff recommends adoption of the CD process as contained in the draft Land Development Standards. It would have been preferable for Ingles to have waited for adoption of the revised Land Development Standards in its entirety, but the staff understands that the adoption date of that document is uncertain and may come too late to fit with Ingles' development schedule.

Revised Land Development Standards

Paul Benson said the Land Developments Standards Review Committee met thirty seven times during the course of the past two years. Mr. Benson said it has been a great process, the committee worked really well together, and had many discussions. Mr. Benson introduced the committee members present and the consultant who have been assisting with the project.

Craig Lewis, consultant for The Lawrence Group, said this process began in April 2009 and we are at the end of a long process which had many active participants. Meetings were held with neighborhood leaders, developers, etc. He added that the committee had the benefit of being one of the top two that he had worked with because they are familiar with the community and have done a lot of work. The full draft was completed in June 2010 and the final draft was completed on October 2010 with the number of pages reduced from 576 to 258. The original document was difficult to navigate. However, the new one is user friendly. Cleaning up the page layout, logical numbering system, clear headings and concise language improve readability.

Districts were simplified. Currently there are 29 districts which have been consolidated into eight categories. A consolidated table of uses is included in the revisions so that everything is on one chart. The number of uses has been consolidated and clearly defined. Standards by district category have also been consolidated.

Mr. Lewis explained several aspects of the revised plan including building design standards, civic space, revised parking configurations, hillside/steep slope standards, non-conforming uses, redevelopment, clear permitting process, and revised and updated definitions. Patrick McDowell stated this could be a good redevelopment tool and beneficial to the property owners.

There was discussion about the approval process. Paul Benson suggested that an informal informational meeting be held, and that information be posted on the web site, through press releases, mailers and posters to give people a chance to look at the new document. Lee Bouknight felt that at least two meetings should be held with suggestions from Patrick McDowell that they are held in two different locations in town.

Gary Sorrells moved, seconded by Jon Feichter to recommend that amendments to Sections 154.100, 154.101, 154.095 to establish Conditional Zoning Districts be approved as presented. The motion

carried unanimously.

Adjournment

With no further business, Jim Francis moved, seconded by Gary Sorrells to adjourn the meeting at 6:49p.m.

Patrick McDowell
Chairman

Eddie Ward
Administrative Assistant