

MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD
REGULAR MEETING
September 16, 2013

THE WAYNESVILLE PLANNING BOARD held a regular meeting on Monday September 16, 2013 at 5:30 p.m. in the board room of the Town Hall, 9 South Main Street, Waynesville, NC.

A. CALL TO ORDER

1. Welcome/Calendar/Announcements

Chairman Patrick McDowell welcomed everyone and called the meeting to order at 5:30 p.m. with the following members present:

Danny Wingate
Shell Isenberg
H. P. Dykes, Jr.
Jon Feichter
Brooks Hale
Don Stephenson
Chairman Patrick McDowell

The following staff members were present:

Paul Benson, Planning Director
Eddie Ward, Deputy Town Clerk
Jason Rogers, Codes Administrator

2. Minutes of August 19, 2013

Board Member Danny Wingate made a motion, seconded by Board Member Jon Feichter to approve the minutes of August 19, 2013 as presented. The motion passed unanimously.

Chairman McDowell asked Planning Director Paul Benson to give a summary of the items on the agenda. Mr. Benson said the Board would be following a slightly different process for scheduling Public Hearings. The items will be introduced, and the Board will have an opportunity to ask any questions they might have. The Board will then call for a Public Hearing to be held and schedule it for the next regular meeting. This process will give the Board more time to study the requests before making decisions.

B. NEW BUSINESS

3. Rezoning request – 33 Bennett Street from Hazelwood Business District to Commercial Industrial – Call for Public Hearing 10/21/13

The property at 33 Bennett Street, Waynesville, NC is approximately 1.3 acres located adjacent to the Norfolk Southern Railroad, north of Hazelwood Ave. and west of Brown Ave. It has long been in commercial use for Pearson Roofing and more recently for U-Haul trailer rentals. The current zoning is Hazelwood Business District (H-BD).

Mr. Benson said the Hazelwood Business District is a small scale center for business, retail and institutional activity for the residents of Hazelwood, Plott Creek, and Eagles Nest. A Mixture of uses is permitted, but development in the future must be sensitive in design and provide for a high level of pedestrian safety. On street parking is permitted and connections among properties within and surrounding this district is very important.

Surrounding land use is mixed with industrial to the west (Haywood Vocational Opportunities), commercial to the north and east (Pioneer Supply) and some residences to the east and south. Mr. Benson stated the site has railroad access and the request fits with the direction from the Land Development Standards Steering Committee to rezone property suitable for industrial development within the corridor served by a railroad. Rezoning of this property would open up the property to more uses in the future.

A motion was made by Board Member Danny Wingate seconded by Board Member Don Stephenson to call a Public Hearing on October 21, 2013 to consider request to rezone the property located at 33 Bennett Street from Hazelwood Business District (H-BD) to Commercial Industrial (CI). The motion passed unanimously.

4. Rezoning Request 2566 Raccoon Creek from Raccoon Creek Neighborhood Residential (RC-NR) to Commercial Industrial (CI)

Mr. Benson said this property is located in the ETJ on Asheville Road/US Business 23. It is adjacent to a large area of commercial Industrial zoning that includes the Hi-Tech Center. The property has long been in commercial use formerly as Plemmons Plumbing.

The property is across from a large vacant site that is being marketed as Commercial Industrial, and is expected to see the vacant site go into this type of development in the future. This property is also fairly close to the railroad and other existing commercial property.

The current business, David's Home Entertainment is interested in having more signage for his business, and the property is restricted to residential signage. With this rezoning, Mr. Sutton would have an increase of 5% in signage area.

An amendment of Map 13 of the 2020 plan is recommended to reflect the Mixed Use Medium to High for the portion of this site currently graded to highway level so the this rezoning would be compliant with planned land use.

A motion was made by Board Member Brooks Hale, seconded by Board Member Jon Feichter, to recommend amendment of Map 13 of the 2020 Plan to indicate "Mixed Use, Medium to High" for the portion of this site currently graded to highway level. The motion passed unanimously.

A motion was made by Board Member Shell Isenberg, seconded by Board Member Brooks Hale, to call for a Public Hearing on October 21, 2013, to consider a recommendation to rezone the property located at 2566 Asheville Road from Raccoon Creek Neighborhood Residential to Commercial Industrial. The motion passed unanimously.

C. OLD BUSINESS

5. Sign Ordinance Amendment – Call for the Public Hearing on 10/21/13

Mr. Benson reported that a meeting of the Citizens Sign Ordinance Committee had been held on September 12, 2013. Citizens who had expressed interest in the sign ordinance re-write were given an opportunity to give their input. He said there had been a lot of good input and ideas. A lot of the comments received had already been addressed in the draft of the ordinance.

Some of the points that were brought up during that meeting included:

- Sign standards and enforcement
- Flush mounted signs being permitted in cases where the sidewalk is too narrow
- Permitting portable signs in alcoves
- Reducing standard clearance for canopies from 8 feet to 7 feet
- Requiring a dark background for ball field signs.

In addition, some modifications to the draft ordinance were discussed by the Board:

- Requirement for dark backgrounds on ball field fence signs only where the ball field is adjacent to residential properties
- Standards for commercial and non-commercial Special Event Signs be uniform
- Allow businesses' name or logos on Directional Signs
- Allow balloons under 12"
- Standard requiring vehicles to be parked to minimize their visibility to restrict them from being parked directly adjacent to fronting streets
- No banners permitted in Historic areas

After much discussion, it was consensus of the Board to call for a Public Hearing on 10/21/13.

D. ADJOURN

With no further business, a motion was made by Don Stephenson, seconded by Shell Isenberg to adjourn. The motion passed unanimously.

Patrick McDowell, Chairman

Eddie Ward, Deputy Town Clerk

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