

REGULAR MEETING
BOARD OF ALDERMEN
TOWN OF WAYNESVILLE
NOVEMBER 11, 1997
TUESDAY - 7:00 P.M.
TOWN HALL

The Board of Aldermen held a regular meeting on Tuesday, November 11, 1997. Members present were Mayor Henry Foy, Aldermen Gary Caldwell, Kenneth Moore and James Williamson. Also present were Town Manager A. Lee Galloway, Town Clerk Phyllis McClure and Town Attorney Michael Bonfoey. Mayor Henry Foy called the meeting to order at 7:00 p.m.

Approval of Minutes

Alderman Williamson moved, seconded by Alderman Caldwell, to approve the minutes of the October 28, 1997 meeting as presented. The motion carried unanimously.

Public Hearing - Rezoning Request by Tracy Brigman for .75 Acres at 32 Bradley Street From R-1 to R-4

Ms. Tracy Brigman has requested the rezoning of a .75 acre parcel of land located at 32 Bradley Street from R-1 to R-4. The Planning Board, at their meeting of October 20, 1997, recommended approval of the rezoning request.

Town Attorney Bonfoey opened the public hearing. Tracy L. Brigman said that this property is the home place for three siblings. Ms. Brigman expressed concern with having the property surveyed and did not want to divide the property because it was an inheritance. Ms. Brigman said that a house was on the property at this time and that she also wanted to place a mobile home on the property. No one else spoke; Attorney Bonfoey closed the public hearing.

Alderman Williamson moved, seconded by Alderman Caldwell, to rezone the property located at 32 Bradley Street from R-1 to R-4. The motion carried unanimously. (Ord. No. 42-97)

Public Hearing - Amendment to Zoning Ordinance Section 154.083(B) Pertaining to Ground Signs

Ahold Real Estate, owners of the property where the Bi-Lo Grocery Store is located on Marshall Street, has requested an amendment to the sign ordinance. The amendment would allow one single ground sign of no more than 228 square feet for shopping centers with eight (8) acres or more. The Planning Board reviewed this request at the meeting on October 20 and recommended approval of the proposed amendment provided that the Planning Board be allowed to review and approve each sign proposal.

Attorney Bonfoey opened the public hearing. Paul Bailey with Ahold Real Estate Company, said

that they are currently trying to upgrade the shopping center. Mr. Bailey said they have added lights to the property and are adding several new areas for additional retail spaces. Attorney Bonfoey closed the public hearing.

Alderman Williamson moved, seconded by Alderman Moore, to approve the amendment to Section 154.083(B) pertaining to ground signs as proposed. The motion carried unanimously. (Ord. No. 43-97)

Request of Mr. Wade Francis for Extension of a Water Line on Francis Farm Road

Mr. Wade Francis expressed concern with the water table along the Francis Farm Road because of chemicals, etc., which were placed in the old Haywood County landfill when it was in use. Mr. Francis said that he felt that the Town and Haywood County together should install a water line to run along Francis Farm Road since Haywood County owned the landfill and Waynesville had placed garbage in the landfill also. Mr. Francis said that the water line would need to be run approximately one (1) mile from where the Town's water line now ends. Mr. Francis said there were 26 homes along this road which could possibly tap onto the Town's water line.

In 1995 Haywood County and the Town entered into an agreement to extend a new water line from Junaluska School along US Route 23 Business, through Hillside Terrace and to the end of Woodland Drive. At that time, the County asked that the water line be extended along Francis Farm Road for approximately 600 feet and a branch installed on Blanton Drive. At that time, the County asked about extending the water line along Francis Farm Road and connecting it to the Town's water lines on Ratcliffe Cove Road; however, the extension of that line was not viewed as being of benefit to the Town's water system. The Francis Farm Road area is outside of the Town's extraterritorial jurisdiction.

Town Manager Galloway said that it is a little more than one (1) mile to extend the line from where the Town's line now ends. The cost for this would be approximately \$180,000. Town Manager Galloway said that this was discussed at the Board's retreat last year and at that time it was agreed that the Board did not wish to participate in the construction costs of this water line. Alderman Williamson suggested that the Town provide labor and Haywood County furnish the materials to extend this water line. Manager Galloway said that the Town's crews have had so many projects going on that it has been necessary to hire contractors just to hook up homes inside the Town's jurisdiction. Mayor Foy said that more discussion with Haywood County was needed, especially since this area is outside the Town's jurisdictional limit.

Request by KARE For Financial Assistance

Ms. Vi Terrell, representing KARE, attended the meeting to request help from the Town in paying their electric bill. Ms. Terrell said that KARE has been in Haywood County for the past six (6) years and that last week they moved into a small gray house on North Main Street. Ms. Terrell said that the house has a monitor heater, little insulation, is difficult to heat and that KARE has spent approximately \$1,500 for moving expenses so far. Alderman Caldwell pointed out that the Town approved a \$3,000 donation for KARE in their 1997-98 budget.

Alderman Williamson moved, seconded by Alderman Moore, to pay the electric bill for KARE for six (6) months. The motion carried unanimously.

Minor Subdivision - Doyle & Kenneth Adkins

Town Manager Galloway said that Doyle and Kenneth Adkins are subdividing a 3.934 acre tract into two lots. The property is zoned R-4, and it is located on Estes Drive off Grandview Circle. A septic tank permit has been submitted and Town water is available to the lot. The request meets or exceeds town requirements, and town staff recommends approval.

Alderman Moore moved, seconded by Alderman Williamson, to approve the minor subdivision. The motion carried unanimously.

Minor Subdivision - Putnam - Off Oakdale Road

Town Manager Galloway said that Norman and Sharon Putnam own a tract in excess of four (4) acres at the corner of Oakdale Road and Morris Drive. They are creating a new .2695 acre lot which is zoned R-4. The property has town water and sewer services available and it meets town standards. Town staff recommends approval with the following condition:

1) As Morris Drive should have a 45 foot right-of-way, the petitioners must submit a revised plat showing a 22.5 foot right-of-way from the center of the existing right-of-way for Morris Drive.

The revised plat did not reflect the 45 foot right-of-way; however Attorney Bonfoey said that the request could be approved with the condition that the petitioner meet the 45 foot right-of-way.

Alderman Williamson moved, seconded by Alderman Caldwell, to approve the minor subdivision contingent upon compliance with the condition as recommended. The motion carried unanimously.

Resolution Regarding Community Development Block Grant Distributions in the State of North Carolina

Mayor Foy said that for some time, local governments in the mountains have been aware of the inequity of the distribution of Community Development Block Grant (CDBG) funds in North Carolina. These funds are used in communities to finance housing rehabilitation or replacement, replace inadequate water and sewer systems and to develop community facilities. Town Manager Galloway recently attended a meeting in which the McDowell County Commissioners have taken the lead in trying to confront this inequity, and they have adopted a resolution seeking a more equitable distribution of the CDBG Funds. They have asked other local governments to adopt a similar resolution.

Alderman Caldwell moved, seconded by Alderman Williamson, to adopt a resolution to request that the Community Development Block Grant distribution funding formula have more equitable and geographic distribution. The motion carried unanimously. (Res. No. 31-97)

Agreement with Lake Junaluska Assembly Regarding North Lakeshore Sewer Line

Town Manager Galloway said that the wastewater collected from the Town's new, Dellwood sewer line along Route 19, will flow through the North Lakeshore Drive line which is owned by the Lake Junaluska Assembly. The issue whether the Town should take over the North Lakeshore Drive line or enter some type agreement with the Assembly where they would retain ownership but allow the Town's wastewater to pass through the Assembly's line has been discussed. It was concluded that the best alternative would be for the Assembly to retain ownership; however, there needs to be an agreement on maintenance and replacement of that line in the future. A copy of this agreement has been presented to the Assembly for their review. The Southeastern Jurisdictional Administrative Council holds their annual meeting beginning on November 19, at which time they will consider approval of this agreement.

Alderman Williamson moved, seconded by Alderman Caldwell, to approve the agreement with The Southeastern Jurisdictional Administrative Council. The motion carried unanimously. (Cont. No. 24-97)

Appointments to Land Use Task Force Committee

Mayor Foy recommended the appointment of two additional members to the Land Use Task Force Committee. It was the consensus of the Board to appoint Bob Davis and John Burgin to the Land Use Task Force Committee.

Adjournment

With no further business, Alderman Williamson moved, seconded by Alderman Moore, to adjourn the meeting at 8:20 p.m. The motion carried unanimously.

Phyllis R. McClure
Town Clerk

Henry B. Foy
Mayor