

AGENDA
REGULAR MEETING
BOARD OF ALDERMEN
TOWN OF WAYNESVILLE
TOWN HALL
APRIL 8, 2008
TUESDAY - 7:00 P.M.

The Board of Aldermen held a regular meeting on Tuesday, April 8, 2008. Members present were Mayor Gavin Brown, Alderman Gary Caldwell, Libba Feichter, Kenneth Moore and LeRoy Roberson. Also present were Town Manager A. Lee Galloway, Town Clerk Phyllis McClure, Assistant to the Town Manager Alison Melnikova and Attorney Woodrow Griffin. Mayor Brown called the meeting to order at 7:00 p.m.

Ms. Victoria Young Haywood Community Connections Program

Ms. Victoria Young attended the meeting to present a video regarding the Haywood Community Connections Program. Ms. Young has been the leading force in the development of this program since Mountain Projects took over administration of the program a few years ago.

Ms. Young explained that the program consists of community support teams and classes are being held to educate the public on services available through the Haywood Community Connections Program. Twenty people have graduated so far and a third class is currently being offered. There is a need for volunteers from the Hazelwood and Balsam areas. Community Support Teams are comprised of volunteers, "neighbors helping neighbors", with many educational and networking opportunities available through this program.

Ms. Young said she will be traveling to Washington, DC, on behalf of the Haywood Community Connections Program, to receive a National award for this program. Travel expenses are being provided by Haywood County. Patsy Dowling, Mountain Projects Director, will present funding requests for this program, along with other funding requests, to the Town at a later time.

Alderman Feichter said she is proud of the efforts and accomplishments of Ms. Young and the Haywood Community Connections Program in finding solutions for the needs in the community. Alderman Feichter and the Board thanked Ms. Young for attending the meeting.

Haywood Community College Resolution in Support of 1/4 Cent Sales Tax Referendum

Dean McMahan and Bill Bird, representing Haywood Community College (HCC), attended the meeting to discuss the upcoming referendum on the assessment of a ¼ cent sales tax. The income from this ¼ cent sales tax would provide funding for needed improvements at Haywood Community College. Mr. McMahan advised the Town of the needs of the college and asked for the Board's approval of a resolution in support of the sales tax.

Mr. McMahan said he is a member of the Neighbors of HCC. He began working at HCC when it began in the Old Clyde School and retired after thirty-two years with HCC. He said the College is in desperate need of additional buildings and he stressed the importance of HCC in the community. He said many Haywood County residents have benefitted from HCC and it is very rare to go into a business within the County without seeing one of the HCC Graduates.

Mr. McMahan said this tax will cost Haywood County taxpayers one cent for every four dollars spent. This tax will not be included on food, gasoline or real estate purchases. Although this tax will be for improvements at HCC, the voting ballot does not mention HCC, so there is a need to educate residents about this tax.

Alderman Feichter moved, seconded by Alderman Roberson, to adopt a resolution in support of the 1/4 cent sales tax. The motion carried unanimously. (Res. No. 9-08)

Mayor Brown said it is the responsibility of the elected officials to spread the word in the community about this tax. Alderman Feichter this affects each person in this county and it is vital that we support this. Board Members expressed appreciation to Mr. McMahan and Mr. Bird for their efforts.

Public Hearing - Proposed Amendment to Section 154.212(D) of Land Development Standards

A request was received from Waynesville Retail Associates LLC to amend those regulations which apply to Brownfields Redevelopment property, Section 154.212(D) of the Town's Land Development Standards. The proposed changes are as follows:

1. to require that buildings on lots only with 100 feet or more of frontage on South Main Street be required to have parking and vehicular use areas to the side or rear of the principal building on the lot; and
2. to permit a street wall vegetative buffer in lieu of specific scale and permeability standards on building sides facing public streets.

The Planning Staff report dated March 17, 2008, noted that 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 one property, Outlot # 1 of Waynesville Commons.

The Planning Board, at their meeting on March 17, 2008 unanimously recommended that the amendment be approved.

Near the end of the discussion, Planning Director Paul Benson notes that there are basically two issues being considered – where the building fronts and whether the parking is allowed in front of the building. The basis of the request from Waynesville Retailers is to be treated the same as the WalMart and Home Depot at similar setbacks and street orientation.

Attorney Griffin opened the public hearing. The following persons spoke:

David Scarnati, Cedarwood Development, said this amendment would allow the expansion of this development to a retailer for a certain sector of this shopping center. He presented a photograph of the property, pointing out that this was a Brownsfield site and this development is taking an unused facility and turning the use into something that benefits the community. The basic sector of this retail development makes this difficult to conform and the proposed amendment would not affect any other area of the community except this development. The proposed development is 30,000 square feet against the roadway and does not really meet the intent of the ordinance. The amendment proposed is for aesthetics to bring something that looks nice to the community. A stonewall is proposed that would match the center, aesthetics would be addressed and screening for the development would be created. The Planning Board endorsed this amendment on March 17 for Best Buy, which is one of the top retailers in the Country. Parking is important and must be adequate for the projected traffic volume and for delivery trucks. It was felt that requesting a text amendment that is narrow would make the request more acceptable to the Board.

Philan Medford, 99 Pisgah Drive, said she objects to the spirit of this proposal. She said sustainability is a global challenge and we should not seek out a short term gain. We have already seen the economic damage to what this cookie cutter development does. Ms. Medford said changing the area to something else would be “old school” and contrary to Smart Growth principles.

Roscoe Wells, 85 East Marshall Street, has an objection to the process that is being offered and he asked why this process was pursued rather than a variance. He said the second paragraph indicates that this would only affect one lot. He was opposed to the amendment, adding that we should stop or we won't be able to sustain what we worked so hard to adopt.

No one else spoke; Attorney Griffin closed the public hearing.

Mayor Brown said he spoke with a Best Buy representative who felt that this would be able to be worked out. Mayor Brown felt that Scarnati had not made a hard enough sale to Best Buy representatives.

Scarnati said he was aware that conversations were evolving. Mr. Scarnati said he has recommended four or five different designs and could not make it work any other way. He asked that the request not be tabled. He felt that the Town should accommodate a retailer of this scope.

Alderman Roberson said he did not feel that the Board could grant this amendment after other amendment requests have been tabled.

Alderman Roberson moved, seconded by Alderman Feichter, to table the request for an amendment to Land Development Standards Section 154.212(D). The motion carried unanimously.

Presentation of Forestry Management Plan

The conservation easements on land in the Waynesville Watershed were approved in 2005. One of the easements was on 691 acres, and it was a “Forever Wild” Easement, meaning that virtually no activity may take place. The other easement was on the remaining 7,330 acres, and that easement was a Working Forest Easement.

One of the requirements of the Working Forest Easement was that the Town develop a Forestry Management Plan. Early in this process, Waynesville began working with Dr. Peter Bates, Mr. Rob Lamb and other representatives of Western Carolina University in the creation of the Plan.

In early 2006, the Town Board appointed a Watershed Advisory Committee, and for nearly two years, this group has been meeting with Dr. Bates and others to learn about forestry management in general and to gain a better understanding of the Waynesville Watershed in particular.

For the past eight months, the Committee has been meeting on a monthly basis, receiving reports on various issues related to the watershed. There have been reports presented on water quality, on plant and animal life and on forestry products found on the property.

Dr. Bates attended the meeting to present the Forestry Management Plan. This is a lengthy document, one which has required a great deal of time to prepare. Dr. Bates said it is hoped that the written document will be ready soon. Dr. Bates thanked the Board for the opportunity to work with them on this project. He recognized several people at the meeting that have served on the Watershed Advisory Committee, including Bill Skelton, Bill Yarborough, Gordon Small, Dave Dudek and Pat Maier. Other members not able to attend were Jack Swanner, Karen Kaufman and Marc Pruett. Western Carolina University Representative Rob Lamb attended the meeting and Dr. Bates said Mr. Lamb was instrumental in generating maps for this document. Dr. Bates expressed appreciation to Town Manager Galloway and Assistant to the Town Manager Alison Melnikova, adding that they are valuable to this Town.

Following Dr. Bates’ presentation on Tuesday, Manager Galloway said it is recommended that there be a period of public review of the Forestry Management Plan. This would include public forums at Town Hall where citizens could review the proposals, ask questions and seek information. The Committee and Dr. Bates have suggested that there be presentations to civic clubs and various public groups to explain the Plan and the recommendations contained in the plan. Then, in six or eight weeks, the Board might schedule a public hearing at which time citizens might comment on the Plan.

Mayor Brown said when the Conservation Easements were adopted the Watershed Advisory Commission was charged with developing the Forestry Management Plan. Alderman Feichter expressed a “heartfelt thank you” for the Watershed Advisory Commission’s work on this report and the work that has been done on the watershed, adding that it has been phenomenal.

Gordon Small said the Town has done a great job. Bill Yarborough said this process allows the people to see for themselves what is being done in the watershed and this is appreciated.

Alderman Feichter said we will all be the beneficiaries of what has been done in the watershed. The Board thanked Dr. Bates for attending the meeting and for his presentation on the Forestry Management Plan. Appreciation was also expressed to Mr. Lamb and the members of the Watershed Advisory Board for attending the meeting and their work on this project.

Retreat Friday, April 11, 2008

Manager Galloway said the Board of Aldermen will attend a retreat on Friday, April 11, 2008 at the Lake Logan Episcopal Center.

Adjournment

With no further business, Alderman Moore moved, seconded by Alderman Caldwell, to adjourn the meeting at 8:35 p.m. The motion carried unanimously.

Phyllis R. McClure
Town Clerk

Gavin A. Brown
Mayor