

REGULAR MEETING
TOWN OF WAYNESVILLE
BOARD OF ALDERMEN
TOWN HALL – 9 SOUTH MAIN STREET
MARCH 8, 2011
TUESDAY – 7:00 P.M.

The Board of Aldermen of the Town of Waynesville held a regular meeting on Tuesday, March 8, 2011. Members present were Mayor Gavin Brown, Aldermen Gary Caldwell, Libba Feichter, J. Wells Greeley and LeRoy Roberson. Also present were Town Manager A. Lee Galloway, Assistant Town Manager Alison Melnikova, Town Clerk Phyllis McClure and Town Attorney Woodrow Griffin. Mayor Brown called the meeting to order at 7:00 p.m.

Approval of Minutes of March 22, 2011

Alderman Roberson moved, seconded by Alderman Caldwell to approve the minutes of the March 22, 2011 meeting as presented. The motion carried unanimously.

Power Point Presentation by Philan Medford Regarding Development on South Main Street, Hyatt Creek Road and Russ Avenue

Ms. Philan Medford asked for time on the Board's agenda to make a presentation regarding development along South Main Street, Hyatt Creek Road and Russ Avenue. The same presentation was made to the Planning Board in connection with their study of the revised Land Development Standards. Consideration of those revised Standards will appear on the Board's agenda for March 22, 2011.

Ms. Medford said every public interest journey starts with an epiphany and a lit candle and she was grateful to the NC Department of Commerce's Community Assistance staff for holding a two-day workshop in 1998 about "Designing Better Places". Fifteen people from Waynesville attended the conference, including appointed officials, staff and citizens, to listen to presentations from regional experts, NCDOT, planners and developers. In 2000 the Town Board appointed 30 individuals to serve on the 2020 Land Development Plan committee. In 2003 the town adopted the Land Development Standards and received the "NC Smart Growth Award".

The 2003 ordinances were based heavily on design, with the design of the public space being the most emphasized part of the development. In the current 2010 draft, regional business districts such as Hyatt Creek, South Main, Russ Avenue and Dellwood-Junaluska permit up to 50% of required parking to be located in front of principal buildings and don't recognize these districts are adjacent to neighborhoods in which residents would walk to their destination conditions were safe and convenient.

Ms. Medford said she is a fan of multi-modal transportation and the town's commitment to having a walkable community, with safe pedestrian access between neighborhoods and business

destinations. Several examples were given on how “Build to the Street” meets these goals and has many positive attributes. Ms. Medford said she has read most Land Development Standards from other North Carolina towns and many now require parking be located to only the side and the back, adding that highlights of these parking standards ordinances are connectivity.

Photographs from various developments in towns and cities, including Knightdale, High Point, Cornelius and Huntersville were presented. These photographs represented a small shopping center, large shopping center and convenience store/gas station with store portion fronting on the highway with gas pumps at the back of the building. Internal streets are designed for pedestrians and cars to provide a friendly and inviting atmosphere. Within the internal parking lots are clearly defined landscaped bays. As trees grow they will provide a canopy for essential shade.

Ms. Medford said the draft documents contain requirements for bicycle racks which are used to encourage bicycle access for personal transportation and employees. In 20 to 30 years, Waynesville will have a bicycle friendly town to allow people to use a healthy form of transportation.

Ms. Medford said thanks to Mountain Projects there is a transit system that is “on-demand” and making great strides, but there is a need to plan for a more user friendly public transit system. Users of the system are grateful for the system and the independence it provides, but it is difficult to get to several places in one day. Patrons currently hang out in the air lock/entrance area of the building, especially when the weather is inclement. The present LDS draft only makes shelters a requirement if the project is at least 100,000 square feet of nonresidential space and adjacent to present or planned transit. Ms. Medford said this number should be much smaller and shelters should be provided to allow safe shelter and seating. She pointed out that Waynesville has an increasing senior population. If 50% of the parking is in front it creates a barrier to people to safely walk or use public transit.

In the recommendations by Craig Lewis, it was recognized that South Main Street is an area undergoing rapid change. A detailed urban design plan was recommended for South Main Street that shows a realistic build-out of this area in three dimensions along with preferred traffic and circulation patterns. Ms. Medford said she did not understand why the town is not jumping on the chance to prepare a detailed urban design plan for the South Main Street area using interactive design workshops with citizens to capture recommendations/ideas with a complete street concept.

Ms. Medford said the vision of Waynesville LDS was for twenty years with a review every five years, stressing the need to have patience and adhere to the core values of the LDS. She said good decisions require vision, and our census report predicts that the most growth in our population will be in the over 50 age group. She would like to build a future where the aging population will be able to remain independent by design and accommodate all modes of transportation. Other towns both old, newer and nearby require building to the street in business districts with parking to the side and back. Ms. Medford asked the Board to continue to require parking to the side and back in the regional business districts.

Ms. Medford said the Town of Franklin has a new unified ordinance which allows walkable principles, mixed lane uses, urban village zoning district, traditional neighborhood design and entry corridor overlay to protect and preserve. Structures are not to be situated within 10 feet of the projected right-of-way line and parking is to the side or rear so it is screened from view. Developers are encouraged to design the site to protect and preserve the aesthetics of the entry corridor. The Town of Franklin has similar demographics and their investments come from regional or national sources.

Board members had several questions for Ms. Medford. Mayor Brown asked if there are parts of the revised LDS that Ms. Medford agrees with. She said there were and her main objection was allowing parking in front. Alderman Feichter asked about the regulations in the Town of Franklin, how long it has been in use and if there was a lot of resistance from developers to the parking in back and side. Ms. Medford said there were no objections to the parking requirements; however, she did not ask Franklin's planner this question specifically. Alderman Feichter said she spoke with a planner from Huntersville and asked how they negotiate with developers that reject the requirements. He said they don't negotiate – if they don't comply they go elsewhere. Ms. Medford said she contacted the planner in Davidson and they have a different process of review where a meeting is held to convince the developers on how to meet their ordinances.

Alderman Caldwell said Waynesville has had a lot of resistance to the parking requirements and some development may have been lost because of that requirement.

Manager Galloway pointed out that in the 2010 Census Population Statistics Huntersville grew from 27,000 to 47,000. He said with that type of growth you can afford to lose some development.

Alderman Roberson pointed out that there has been a recession going on and although some developers complied, they probably could have done a better job. Alderman Caldwell said he felt that Waynesville has been on hold for about five years. There are some areas in Waynesville, such as Main Street that should be built to the street, but he did not feel that this applied to all areas in Waynesville.

Mayor Brown said it is good to hear from both sides. The Board expressed gratefulness for the diligence of Ms. Medford and thanked her for her presentation.

Air Force Junior Reserve Officer Training Corps AFJROTC – Tuscola High School

The AFJROTC from Tuscola High School requested time on the agenda to make a presentation to the Board. They will sponsor the 4th Annual Veterans Day Fundraising Luncheon on November 12, 2011, and are looking for table sponsors for the veterans who attend the luncheon as outlined in a letter presented to the Board. The cost of sponsoring a table is \$800.

David Thurman took over the Air Force Junior Reserve Officer Training Corps program, in the position formerly held by Robert Brown. Mr. Thurman said he has been in the area about two years and retired from the Air Force in 2003. There are more cadets this year than any other time

in history at Tuscola High School. Several attended the meeting to represent their group. Mr. Thurman introduced the Cadets to present their program.

Those attending included Cadet Lieutenant Kacie Dyson, Cadet Major Lacey Deaver, Cadet Major Jacob Massie, Cadet Chief Master Sergeant Justin Bishop, Cadet Major Kole Brown and Cadet Master Sergeant Jordan Brown. A slide presentation was prepared for the Board explaining the goals of the cadets, community impact goals, teamwork, operations for 2010 and 2011 and accomplishments.

Cadet Master Sergeant Jordan Brown spoke about the “Mission Statement”. He said not all members of the AFJROTC enter the military. They learn how to be a leader in the nation and community, take on responsibility, have a sense of duty to one’s country and community and be self sufficient to take care of your own problems.

Cadet Major Lacey Deaver spoke about “Cadet Impact Goals” such as tutoring and drill teams. Each Cadet provides at least twenty hours of community service such as Relay for Life, blood drive and community food drive. Cadets hold themselves to a higher standard, holding doors open for others, being respectful, not lying, cheating or stealing.

Chief Master Sergeant Justin Bishop spoke about “Service Before Self”, adding that Cadets gave more than 1,500 community service hours last year alone, participating in projects such as picking up trash along highways, Veterans Day Tribute and 50 State Flag Presentations. Cadets also participate in the canned food drive, blood drive and school recycling program.

Lieutenant Colonel Kacie Dyson spoke about “Excellence in All We Do”. They placed Fifth Place in inspection at the Air Force Eastern National Drill Meeting. Scholarships are given out each year. Twenty five percent are attending summer leadership school to get training to be an officer. Everyone looks forward to going back each year.

Cadet Tech Sergeant Nations spoke about “Teamwork”. She said this is her first year and she is participating in physical training, drill team, color guard, and planning and organizing a military ball. Attending the Veterans Day Luncheon is very touching with the opportunity to eat lunch with Veterans.

Cadet Major Jacob Massie spoke about their “Operations for 10-11”. Some of the events they take part in include the 50 State Flag Presentation, Veterans Day Luncheon, blood drive, drill competitions, canned food drive, military ball, Relay for Life, letter writing, Veterans Day Assembly, National CIA Trips and traveling to Washington, DC. Basically they are planners and doers to make these events happen.

Cadet Major Kole Brown spoke about “Accomplishments”, including participating in the 50 State flag presentation. He said four cadets have attended service academies and three cadets are in the delayed entry program. It is an honor to sit down and talk with the Veterans in the community at the Veterans Day Luncheon. This year Tuscola received second place in physical fitness and third place in overall drill.

Mayor Brown and the Aldermen thanked the group for their presentation. Mayor Brown said the Town Board will consider the request from the AFJROTC along with all other requests during budget work sessions in May.

Community Development Block Grant Letter of Interest

For several months, Mr. Hollis Fitch, Fitch Development Group, Charlotte, North Carolina, has been working with Haywood County regarding the purchase of the old Haywood County Hospital for redevelopment into senior housing units. The structure, which now houses the offices of the Department of Social Services and the Haywood County School System's Administrative Offices, would be purchased by Fitch Development Group and approximately 50 apartments made available for our senior population.

At the Board's Retreat on February 18, 2011, it was agreed that the Town would give preference to this project over any other developments which might request that the Town apply for a Community Development Block Grant to assist with a project. The first step in this process would be for the Town to issue a Letter of Interest to the North Carolina Department of Commerce to apply for a Community Development Block Grant under Housing Development Funds. Under such a program, a developer may apply for tax credits which would be needed to make the housing project more attractive to a developer. In addition, in the case of the Fitch proposal, there may be some benefit in having an historical designation attached to the oldest part of the structure, which we understand dates to the late 1920s.

Manager Galloway submitted for the Board's information, a copy of the letter that was submitted by the City of Brevard in "Letter of Interest" in connection with a Fitch project that is now underway in that community. If awarded, the grant would be used to assist with infrastructure improvements on the property.

It was requested that the Town Board authorize the submission of this letter to the State Department of Commerce expressing an interest in submitting an application for a Community Development Block Grant for the Fitch Development.

Alderman Greeley moved, seconded by Alderman Feichter, to submit a letter to the State Department of Commerce expressing an interest in submitting an application for a Community Development Block Grant for the Fitch Development. The motion carried unanimously.

Appointments to Planning Board and Public Art Commission

A. Planning Board

A former member of the Planning Board has moved outside of town and is no longer eligible for membership on this board. Town Clerk Phyllis McClure sent out public notices soliciting applications from those interested in serving on this and other Town Boards and Commissions. Several applications were submitted for service on the Planning Board. An appointee to this Board would serve the balance of Dan Wright's term which would run until May 31, 2012.

Alderman Caldwell moved, seconded by Alderman Feichter, to appoint Ron Reid to serve the unexpired three year term to expire May 31, 2012. The motion carried unanimously.

B. Public Art Commission

There have been two resignations from the Public Art Commission, the first from Mieko Thomson, effective March 1, 2011, and the other from Kaaren Stoner, effective March 31, 2011.

Several applications were submitted for positions on this Board. The appointee to fill Ms. Thomson's unexpired term would serve through May 31, 2014. Since the post is now vacant, the Board could make that appointment effective immediately.

In Ms. Stoner's case, her post would not be vacant until March 31, 2011. The Board might appoint someone now with an effective date of April 1, 2011, or the Board might choose to wait until a later date to make an appointment. In either case, the appointee would serve Ms. Stoner's unexpired term which will extend until May 31, 2012.

Alderman Feichter moved, seconded by Alderman Greeley, to appoint Ed Kelley to serve the unexpired four year term of Meiko Thomson, to expire March 31, 2014. The motion carried unanimously.

Alderman Greeley moved, seconded by Alderman Roberson to appoint Diana Laursen to serve the unexpired four year term of Kaaren Stoner, to expire March 31, 2012. This appointment will be effective April 1, 2011. The motion carried unanimously.

2010 Census Data

Manager Galloway said the 2010 Census Data has been released and he distributed copies of the 2000 Census compared to the 2010 Census. Waynesville's total population is 9,869. The African American population has dropped from 306 to 233, down by 73 while the Hispanics population has increased from 186 to 558. Vacant housing in Waynesville is an astounding twenty percent, some of which can be attributed to the Vantage Point Development which was unoccupied at the time of the Census Count. No action was necessary.

Skate Park Discussion

There was some discussion regarding upcoming fundraisers for construction of the skate park and how this can be handled. One possibility is for the Board to publish a letter or article in the local newspaper outlining the fundraising for the skate park. To date there has been approximately \$130,000 raised with another \$170,000 still needed. It is up to the community to step up to the plate to make this happen. Alderman Feichter said the community may not be willing to dive into the process until the first shovel is turned. The Board wants the skate park to become a reality for a variety of reasons. This will be a wonderful place for kids to gather, be outdoors and be active. It is felt that this will make the community a better place. Waynesville already offers a variety of activities and this would make the recreation program a well rounded program. This is a very innovative design and a fine example of what a nice skate park this will

be. The Board agreed that it is important to let the public know that the Board supports this project and why it is important.

Alderman Greeley said it is important to have a fundraising person spearhead this effort. Manager Galloway expressed concern that if this doesn't happen soon, the Part F Grant of \$68,000 may no longer be available for this project. Manager Galloway asked that the Board let him or Parks and Recreation Director Rhett Langston know if they have any ideas.

Adjournment

There being no further business, it was the consensus of the Board to adjourn the meeting at 8:44 p.m. The motion carried unanimously.

Phyllis R. McClure
Town Clerk

Gavin A. Brown
Mayor