

REGULAR MEETING
TOWN OF WAYNESVILLE
BOARD OF ALDERMEN
TOWN HALL – 9 SOUTH MAIN STREET
MARCH 27, 2012
TUESDAY – 7:00 P.M.

The Board of Aldermen of the Town of Waynesville held a regular meeting on Tuesday, March 27, 2012. Members present were Mayor Gavin Brown, Aldermen Gary Caldwell, Julia Freeman, 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 13, 2012

Alderman Caldwell moved, seconded by Alderman Greeley to approve the minutes of the March 13, 2012 meeting as presented. The motion carried unanimously.

Public Hearing - Amendment to Land Development Standards Chapter 2, Section 2.5.3 – Table of Permitted Uses

A request was received from Haywood County to consider an amendment to Chapter 2, Section 2.5.3, Table of Permitted Uses which would add “Governmental Services” as a permitted use in the Dellwood Residential Medium Density Mixed Use Overlay. This covers property which is located within 500 feet of Russ Avenue. At their February 20, 2012 meeting, the Planning Board voted unanimously to recommend this change to the Mayor and Board of Aldermen.

Planning Director Paul Benson explained that the property in question is currently zoned Dellwood Residential Medium Density, with a mixed use overlay. He pointed out that prior to the revisions of 2010, government offices would have been permitted in the general category of “Office, Administrative and Support Services, not otherwise listed”. But that category was eliminated in 2010, which would mean that government services were no longer permitted. Haywood County thus asked for an amendment to allow Government Services as a permitted use within the Dellwood Residential Medium Density Mixed Use Overlay District. Manager Galloway said this is a situation similar to the recent amendment requested by Premier Chemical. In that case there was also an omission in the Land Development Standards that did not allow Premier Chemical to do business as it was allowed prior to the changes in the Land Development Standards.

Attorney Griffin opened the public hearing. Mr. Dale Burris, Haywood County Facilities Maintenance Director, attended the meeting. Mr. Burris said Haywood County hopes to have several agencies moved into this building no later than December 2012. Plans are to move the Wellness Clinic, Board of Elections, Recreation and the Maple Leaf Program to this location, beside the MARC building, after approval has been granted from the Haywood County Commissioners. The necessary permits and plans for tying into the fire line for a sprinkler system will need to be obtained.

Alderman Roberson asked about the Maple Leaf Program. Mr. Burris said this is a program for senior citizens that might otherwise be homebound. They are transported by bus to the facility. A nurse and direct supervisor are on site. Alderman Freeman said she serves on the Department of Social Services Board. The Maple Leaf Program is located in a rented home on Hazelwood Avenue and the program currently has a waiting list. This is an adult day care situation that helps caretakers by caring for seniors that might otherwise have to enter a nursing facility.

Alderman Roberson moved, seconded by Alderman Freeman to adopt an ordinance to amend Chapter 2, Section 2.5.3 – Table of Permitted Uses to add “Governmental Services” as a permitted use in the Dellwood Residential Medium Density Mixed Use Overlay District as requested. The motion carried unanimously. (Ord. No. 7-12)

Consideration of Resolution Which Specifies Town Employees Authorized to Make Recommendations to the Alcoholic Beverage Control Commission

Under North Carolina General Statute 18B-904(f), the Town of Waynesville may designate certain local individuals to make recommendations to the North Carolina Alcoholic Beverage Control Commission on the suitability of persons or locations for ABC permits. Under that particular State statute, a local government is required to notify the State of the individual so designated.

The list needed to be brought up to date due to some retirements and job transfers. A new resolution is needed with current names and assignments. The new assignments include Zoning - Byron Hickox and Alternate Paul Benson; Traffic - William H. Hollingsed and Alternates Blaine Jones and Timothy R. Brooks; Building Safety – Jason Rogers and Alternate David Kelley.

Alderman Freeman moved, seconded by Alderman Caldwell to adopt a resolution designating officials to make recommendations to the NC Alcoholic Beverage Control Commission on ABC Permit Applications. The motion carried unanimously. (Res. No. 4-12)

Comments by Manager Galloway Regarding Incoming Manager Marcy Onieal

Manager Galloway spoke on behalf of incoming Town Manager Marcy Onieal, saying that Ms. Onieal planned to attend tonight’s meeting but was unable to do so. Ms. Onieal will begin her work as Town Manager on March 29 and plans to attend the Health Fair on that date. Mayor Brown asked everyone to invite Ms. Onieal to various events and make sure she feels welcome and a part of the team and community. Manager Galloway thanked the Board for always making him part of the team.

Plaster Repair/Painting in Municipal Building

Manager Galloway said work is underway in the Municipal Building to repair plaster and paint some offices. File cabinets, desks and other items will be moved in order to make the necessary repairs, paint and install new carpet. Offices for Mayor and Manager will be switched. It is estimated that this work will cost between \$25,000 and \$26,000. It has been more than twenty

years since the interior of the building was painted and it will take approximately two weeks to complete the work.

Health Fair Scheduled March 29

Manager Galloway said the Towns of Waynesville, Maggie Valley and Clyde are hosting a Health Fair for employees on Thursday, March 29 from 8:00 a.m. until 12:00 noon at the Waynesville Recreation Center. Manager Galloway invited the Board Members to attend. The Health Fair is being funded by a grant received from the N. C. League of Municipalities.

Noise Complaints at The Waynesville Inn Golf Resort

Mayor Brown said some complaints have been received from neighbors of The Waynesville Inn Golf Resort about early morning mowing on the golf course. Manager Galloway said he had spoken with one of the owners of The Waynesville Inn and he advised him that he would need to discuss the issue with the Board. This situation arose last year and it was felt that a compromise between the neighbor and The Waynesville Inn had been reached. Mayor Brown pointed out that the Town's ordinances do not address all issues. Alderman Freeman added that this is a situation similar to living beside an industry where work and noise can begin at early hours of the morning.

Grand Opening and Dedication Ceremony for the Haywood County Department of Social Services/Health Department Building

Alderman Freeman reminded Board Members that they are invited to attend the Grand Opening and Dedication Ceremony for the Haywood County Department of Social Services/Health Department building on Tuesday, April 3 at 2:00 p.m.

Worker's Compensation Report

Manager Galloway said Human Resource Manager Margaret Langston received notification that costs for Worker's Compensation Insurance through the N. C. League of Municipalities next year for Waynesville will drop from \$178,000 to \$134,000. Three hundred municipalities are insured through NCLM and Waynesville received the lowest rating resulting in this savings. Ms. Langston suggested that the Board consider doing something for employees to reward them for having such a safe work year. Alderman Freeman added that it was fantastic that a one person human resources department takes care of and notices so many things. No action was taken.

Adjournment

With no further business, Alderman Greeley moved, seconded by Alderman Caldwell to adjourn the meeting at 7:25 p.m. The motion carried unanimously.

Phyllis R. McClure
Town Clerk

Gavin A. Brown
Mayor