

MINUTES OF THE TOWN OF WAYNESVILLE BOARD OF ALDERMEN
REGULAR MEETING
January 24, 2017

THE WAYNESVILLE BOARD OF ALDERMEN held a regular meeting on Tuesday, January 24, 2017 at 6:30 p.m. in the board room of Town Hall, 9 South Main Street, Waynesville, NC.

A. CALL TO ORDER

Mayor Gavin Brown called the meeting to order at 6:30 p.m. with the following members present:

Mayor Gavin Brown
Alderman Gary Caldwell
Alderman Jon Feichter
Alderman Julia Freeman
Alderman LeRoy Roberson

The following staff members were present:

Rob Hites, Town Manager
Woody Griffin, Town Attorney
Amie Owens, Assistant Town Manager/Town Clerk
Elizabeth Teague, Development Services Director
Rhett Langston, Recreation Director

The following media representatives were present:

Allison Richmond, the Mountaineer
Cory Vaillancourt, Smoky Mountain News

1. Welcome /Calendar/Announcements

Mayor Gavin Brown welcomed everyone to the meeting and noted the following calendar events including:

- February 1 – Historic Preservation Commission (HPC) Public Comment Session regarding the addition of Greenhill Cemetery to the National Register.
- February 2 – HPC Winter Speaker Series begins at 4:00 p.m. in the Board Room of Town Hall. These offerings will be held on the first Thursdays of each month through May and offer different topics on the history of Waynesville
- February 24 – Board Retreat – Wells Events Center – 8:30 a.m. until 4:30 p.m. Providing the board a review of where we are and where we are going and allow them to prioritize for the future
- February 1 to 3 – NC City and County Managers Association Annual Meeting – Town Manager and Assistant Town Manager to attend.

2. Adoption of Minutes

Alderman Caldwell made a motion, seconded by Alderman Roberson, to approve the minutes of the January 5, 2017 special called meeting and the January 10, 2017 regular meeting, as presented. The motion carried unanimously.

B. PRESENTATIONS/CALL FOR PUBLIC HEARINGS

3. Tuscola High School Air Force Junior ROTC – Annual Report

Lt. Col. Kevin Sutton thanked the board for the opportunity for the cadets to present and noted that this presentation was an explanation of the activities from the past year.

Cadet Lt. Col. Joy Kelley began the presentation by noting that she was honored to participate in her fourth presentation to the Board. She explained that the Corps had been serving the community for 44 years. She provided an overview of the current year goals and accomplishments of the group during the past year. Cadet Kelley noted that the goals were developed by the unit and had to be measurable in order to help them stay on track and know where to focus manpower. She highlighted the various unit, school and community activities that had occurred over the past year.

Cadet 2nd Lt. Jack Leslie reported on the Cadet Core Wellness and Community Service activities of the group. He explained that there were 83 cadets participating to achieve high goals in 5 training regimens of physical and mental fitness areas. Those who were participating took first place out of 12 teams at a recent competition. Cadet Leslie noted that Community Service was paramount for the unit. As of January 23, each participant averaged 18 hours of volunteer work with more hours to be added as the year progresses. Some of the events where service was provided included: bell ringing for Salvation Army, assisting with the Mountains to Coast bicycle ride and at Haywood Christian Ministry sorting items received from the Postal Workers annual food drive.

Cadet 2nd Lt. Mayra Rios explained that the Cadets in Action (CIA) had two trips planned this year, one to the Civil Air Patrol in Asheville and a joint trip with Pisgah's NJROTC to Pensacola, Florida to Eglin Air Force Base. She elaborated on the various activities of the color guard and drill team and the Kitty Hawk Air Society which is an academic honor society and offers tutoring to other cadets. Cadet Rios added that the purpose of the CIA trips was to challenge the cadets to use what they were learning in a hands-on and concrete fashion.

Cadet Staff Sergeant Aaleiah Cagle concluded the presentation by highlighting some of the activities such as instructing elementary school students on the proper way to fold the US Flag, caroling at local nursing homes during the holidays, and the annual Veterans Day Luncheon. She added that this is her first year and has truly loved the experience. In addition to the other activities, cadets raise and lower the flag each day at the Tuscola campus and provide color guard service at all football and basketball games, as well as other special events.

Mayor Brown thanked the cadets for their participation and their instructors for mentoring these young people and applauded their potential for the future. Mayor Brown added that he sees the future of Haywood County, Waynesville and the United States in this room and that they are doing exactly what this country needs. He thanked Lt. Col. Sutton for his tutelage of the students and for their participation.

4. Recreation Master Plan Presentation and Call for Public Hearing

Rhett Langston, Recreation Director introduced Derek Williams, VP and Senior Project Manager from Alfred Benesch who had worked with him on this six-month planning process. Mr. Langston thanked the Board for the opportunity for Mr. Williams to present the information obtained during his study. He also acknowledged the attendance of the Recreation Advisory Commission at this meeting and thanked them for their support.

Mr. Williams began by stating he enjoyed working with staff and citizens during this six month planning process. He had the opportunity to study what the Town had as resources and what may be lacking. Mr. Williams provided two plans, a system-wide plan and a site specific plan for the two larger parks, Vance Street and Recreation Park.

Mr. Williams explained the various steps in development of this master plan including:

Step 1 – Inventory of existing parks and amenities. Mr. Williams worked with Recreation staff to visit all of the various parks and greenways, reviewed what potential needs were noted by staff and prepared for the public input process.

Step 2 - Public Input. Mr. Williams explained the public input process noting that there were 3 public workshops held with over 100 attendees and approximately 450 individuals responding to an electronic survey. This information provided a basis for the development of standards.

Step 3 – Development of Standards. Mr. Williams provided an overview of the various park sizes in comparison with other like-sized municipalities. This information would allow for benchmarking to determine next steps and where to focus resources.

Step 4 – Plan of Action. Park Needs – Mr. Williams highlighted that the parks system is usually made up of different types of facilities and that Waynesville had a good mix, but there were some improvements to be made. He outlined specific plans for improvements to the larger community parks – Vance Street and Recreation Park. His general recommendations at Recreation Park included expanding the greenway and develop it beyond what it is currently, as well as improvements to the tennis courts, addition of restrooms, renovations to the playgrounds and lighting for the skate park. The anticipated costs for these improvements are \$2.5 million dollars.

Facility Needs. Improvements to the recreation center include additional programming space in the weight room/aerobics room, addition of a therapy pool and installation of an outdoor splash pad and sunning area. Mr. Williams also recommended a garden and gazebo area for gardening clubs or community garden at the upper edge of the property. Other proposed changes included renovations to the walking track and improvements to the restrooms. The anticipated cost for these improvements is \$2.7 million dollars.

Mr. Williams added that with additional renovation projects and neighborhood parks and potential land acquisition, the full cost of the master plan would be approximately \$9.8 million dollars over 10 years. He explained that this was a vision plan that tried to identify the needs and provide options to move forward with future capital planning. The master plan has some grant opportunities, and can be divided into a variety of smaller plans.

Mayor Brown thanked Mr. Williams for his presentation and asked if there were a grading system for the existing parks, what would it be? Mr. Williams offered a letter grade of “B” based on the improvements that need to be made. He added that the indoor facilities are absolutely phenomenal and that the town should be proud of what it has. Mayor Brown noted that previous boards were very forward thinking in their planning for recreation and the building of the Recreation Center.

Alderman Roberson inquired about the prioritization of projects. Mr. Williams noted that he had separated the costs into two five year increments. Those items in the first five years would be the higher priorities.

Alderman Feichter asked where the 10-year window originated. Mr. Williams answered that as part of many grant programs and applications, a 10 year plan is required. He acknowledged that there is some difficulty in looking at a 10-year period as it can be difficult to predict future needs. Alderman Feichter commented that he had learned much about the parks system but did inquire about the Kiwanis playground. Due to its continual use, would it be possible to keep some of the main structures and build on to it or modify it to be ADA compliant. Mr. Williams explained that there were some ADA access issues that would make it difficult to take that structure to make it inclusive where someone could move around in the space and the wooden equipment is steadily being phased out due to safety concerns.

Mayor Brown thanked Mr. Langston and the Recreation Advisory Board for their participation and for the presentation by Mr. Williams.

Mr. Langston added that he felt this was a good product that did not include drastic or over the top changes to the existing parks system, but some needed improvements.

Town Manager Rob Hites added that the Board should consider their priorities for this plan and set an action agenda so that proper budgeting can occur. He added that he worked with Mr. Williams in the past and that the Alfred Benesch firm had a good reputation. Manager Hites expressed that he has been in larger cities with far less impressive facilities and parks.

Alderman Feichter made a motion, seconded by Alderman Caldwell to call for a public hearing to be held on Tuesday, February 14, 2017 at 6:30 p.m. or as closely thereafter as possible in the Board Room of Town Hall located at 9 South Main Street, Waynesville, to consider the approval of the Town of Waynesville Parks and Recreation Master Plan. The motion carried unanimously.

5. Call for Public Hearing to consider request to rezone 1678 Brown Avenue, PIN 8605-70-6170 from Hyatt Creek Regional Center Commercial District (HCRC) to Hyatt Creek Regional Center Commercial District Conditional District (HCRC-CD)

Elizabeth Teague, Development Services Director explained that this was a call for public hearing to consider a conditional district for the redevelopment of the Ingle’s property located at 1678 Brown Avenue. This matter has been before the Planning Board and received unanimous approval.

Mayor Brown added that he had been involved with the technical review of the site plan and that utilizing the special conditional district zoning; the Board can more freely negotiate regarding potential changes or requests for waiver. Ingle’s was amenable to working on all issues and was willing

to discuss any potential changes with staff. Mayor Brown added that Ingle's was known in the community and willing to discuss potential improvements to help in redevelopment of South Main Street.

Alderman Freeman made a motion, seconded by Alderman Roberson to call for Public Hearing on Tuesday, February 14, 2017 at 6:30 p.m. or as closely thereafter as possible in the Board Room of Town Hall located at 9 South Main Street, Waynesville, to consider request to rezone 1678 Brown Avenue, PIN 8605-70-6170 from Hyatt Creek Regional Center Commercial District (HCRC) to Hyatt Creek Regional Center Commercial District Conditional District (HCRC-CD). The motion carried unanimously.

C. PUBLIC HEARING

6. Public Hearing to consider a map and text amendment to rezone 59 Able Lane, 48 Misti Lane and 12 Misti Lane from Howell Mill Road Medium Density Residential to Howell Mill Urban Residential

Ms. Teague explained that a request was received from Thomas Moody to rezone the three properties to Howell Mill Urban Residential District. She reminded the Board that the Howell Mill Urban Residential District was created in May 2016 in response to the need to create transitional zoning between the neighborhood along Howell Mill Road and the heavy commercial development along Russ Avenue. Mr. Moody brought his request before the Planning Board at the December 21, 2016 meeting and the Board voted to grant the request with seven Board members voting for the rezoning and one objection. Ms. Teague highlighted the location of the properties noting the proximity to the industrial property.

Town Attorney Woody Griffin called the public hearing to order at 7:40 p.m. and reminded those who wished to speak to raise their hand, be recognized and once at the podium provide their name and address for the minutes.

Ms. Ginger Hain, 267 Calhoun Road, spoke noting that she was a member of Waynesville's Planning Board representing the ETJ and lived adjacent to Howell Mill Road. She commented that she appreciated the conversations with the residents and the public meetings from May 2016. Ms. Hain added that residents of Howell Mill Road are an older population and the general consensus was that they did not want the zoning to change. Ms. Hain did request that the Board and staff look forward to the next comprehensive plan and limit the piecemeal requests and parcel by parcel requests.

Mr. Thomas Moody, requestor, asked the board to consider their town motto when making their decision. He added that this change in zoning was simply progress with vision and would allow growth in the area. Mr. Moody commented that the Board was kind enough to approve the new zoning district last year and would like consideration on this request as well.

Town Attorney Griffin closed the public hearing at 7:44 p.m.

Mayor Brown commented that he appreciated Ms. Hain's comments and their validity but noted that the comprehensive plan is organic and changes the day you adopt it. Sometimes it does grow a bit before you are ready for it. When the NC DOT fixed the road, we had to be ready to make some changes.

Alderman Feichter added that he agreed with the Mayor that plans change and the town needs to be nimble when dealing with circumstances that arise in 15 to 20 years. However, there should be thought put into how we deal with these in the next plan. He added that these were the same issues that he struggled with when he was on the Planning Board. In approaching the next plan, we need to find a way to deal better with how to make changes.

Alderman Roberson noted that this change in zoning would allow for increased density in the area and could allow for multi-family units. Housing is one of the problems we are having as a town. He added that there would still be a required buffer from commercial zone to maintain the residential feel.

A question was presented from the audience related to the increase in density under the urban residential district. It was explained that under the table of permitted uses includes the ability for any development to go for higher density under the special use permitting process which includes site plan approval by the Planning Board. The ordinance allows such special use permitting in any district to increase as long as you go through the process.

Ms. Hain added that there is no requirement that the development has to be residential in nature. Ms. Teague confirmed that there are a limited number of commercial uses allowed including professional services like physician offices. The goal was to allow some commercial uses with a residential style and scale – truly a mixed use environment.

Alderman Caldwell made a motion, seconded by Alderman Feichter to find the request to rezone consistent with the 2020 Land Development Standards, as presented. The motion carried unanimously.

Alderman Freeman made a motion, seconded by Alderman Feichter to approve a map and text amendment to rezone 59 Abel Lane, PIN 8616-42-9030; 48 Misti Lane, PIN 8616-51-0949; and 12 Misti Lane PIN 8616-52-0138 from Howell Mill Road Medium Density Residential to Howell Mill Road Urban Residential, as presented. The motion carried unanimously.

D. COMMUNICATION FROM STAFF

7. Manager's Report – Town Manager Rob Hites

Polar Plunge

Assistant Town Manager Amie Owens made a request to the Board for their permission to make a donation to Haywood Waterways for their Polar Plunge event in lieu of jumping into cold water and having absences from work. Previously the board has matched the funds raised by the Town staff for this event. Ms. Owens requested a \$500.00 donation.

Alderman Feichter made a motion, seconded by Alderman Roberson to approve a \$500.00 donation to Haywood Waterways for their Polar Plunge event. The motion carried unanimously.

Board Priorities/Retreat

Town Manager Rob Hites requested that the Board members provide their thoughts on what they would like to see as priorities for the upcoming budget year. Manager Hites will send out a form for all Board members to catalogue their ideas.

8. Attorney's Report – Town Attorney Woody Griffin

Town Attorney Griffin had nothing to report.

D. NEW BUSINESS

There was no new business to discuss.

E. COMMUNICATION FROM THE MAYOR AND BOARD

F. CALL ON THE AUDIENCE

No one addressed the Board.

F. ADJOURN

There being no further business to discuss, Alderman Feichter made a motion, seconded by Alderman Freeman to adjourn the meeting at 8:00 p.m. The motion carried unanimously.

ATTEST

Gavin A. Brown, Mayor

Robert W. Hites, Jr., Town Manager

Amanda W. Owens, Town Clerk