

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

ITEM 1. PUBLIC HEARING - PROPOSED AMENDMENT TO SECTION 154.212(D)
OF LAND DEVELOPMENT STANDARDS

A request has been 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.

Enclosed you will find the Planning Staff report dated March 17, 2008, with the notation 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.

Attached to this report you will find the minutes of the Planning Commission meeting of March 17, 2008. The discussion of this matter begins near the top of page two of those minutes, and I would urge the Town Board to review those minutes to gain a better understanding of the request for this change.

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.

ITEM 2. 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 develops a Forestry Management Plan. Early on 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 8 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.

At the meeting on Tuesday evening, Dr. Bates will be presenting the Forestry Management Plan. This is a lengthy document, one which has required a great deal of time to prepare, and the Committee certainly does not anticipate that the Town Board would approve the document then. Following Dr. Bates' presentation on Tuesday, 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 6 or 8 weeks, the Board might schedule a public hearing at which time citizens might comment on the Plan. All of these are simply suggestions, for Dr. Bates and the Watershed Advisory Committee are willing to follow the directions of the Town Board on this critical matter.

ITEM 3. DR. ROSE JOHNSON, HAYWOOD COMMUNITY COLLEGE
RESOLUTION IN SUPPORT OF ¼ CENT SALES TAX REFERENDUM

Dr. Rose Johnson, President, Haywood Community College, has asked for time on the Town Board's agenda 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. Dr. Johnson would like time to advise the Town of the needs of the college and to seek the Board's approval of a resolution in support of the sales tax.

ITEM 4. DR. ROSE JOHNSON, HAYWOOD COMMUNITY COLLEGE
PRESENTATION ON GOING GREEN

Dr. Johnson, President, Haywood Community College, has asked for time on the Board's agenda to discuss the need for the community to consider efforts to "Go Green". A number of changes have been made at the College to reduce fuel consumption and be more environmentally friendly in their operations.

ITEM 5. MS. VICTORIA YOUNG
HAYWOOD COMMUNITY CONNECTIONS PROGRAM

Ms. Victoria Young has asked for time of the Board's agenda to make a presentation concerning 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. We understand that Ms. Young will have a video presentation for the Board at the meeting.