

AGENDA
REGULAR MEETING
BOARD OF ALDERMEN
TOWN OF WAYNESVILLE
TOWN HALL
MAY 13, 2008
TUESDAY - 7:00 P.M.

CALL TO ORDER

ITEM 1. APPROVAL OF MINUTES OF APRIL 1, APRIL 8 AND APRIL 22, 2008

ITEM 2. PUBLIC HEARING TO CONSIDER REZONING 58 EAST STREET
AND THE ADJOINING PARKING LOT FROM PIGEON STREET
NEIGHBORHOOD DISTRICT TO CENTRAL BUSINESS DISTRICT

In 2007 the Town purchased the house and lot at 58 East Street with the intention of demolishing the house and constructing a parking lot for Town employees. This was done as part of the overall project to renovate and expand the police station and to build a new two story structure to house the development office and a meeting space for all Town Boards and Commissions. In addition to the house and lot at 58 East Street, the Town owns an area between 58 East Street and Wall Street, and that area has been used as a parking lot for many years.

The properties to the east of Wall Street and west of East Street are located in the Pigeon Street Neighborhood District. The properties west of Wall Street are located in the Central Business District. Under the Land Development Standards, the parking lot which is already in existence immediately east of Wall Street is a non-conforming use. The 2020 Land Development Plan indicates that the Downtown Central Business District should be expanded, according the Staff Report from the Planning Department, the requested rezoning is a logical expansion of the Central Business District. The plans for the new parking area call for a landscaped buffer between the parking area and adjacent residential property.

The Planning Department recommended the rezoning and the Planning Commission has recommended the rezoning.

ITEM 3. PUBLIC ART COMMISSION
RECOMMENDATION FOR PUBLIC ART COLLECTION

For the past year and more, the Public Art Commission has been hard at work in developing a process to follow which would lead up to the selection and placement of its first piece of art in downtown Waynesville. Several months ago, the Commission invited numerous artists to submit proposals for design of the initial art piece which would have the theme "Old Time Music". After dedicating many hours of their personal time to this effort, the Commission narrowed the proposals to three finalists. On Saturday, April 26, the

Commission and a number of other citizens met to consider the three proposals and focus in on the one offering that they felt best met the theme which had been selected.

The Commission has made a selection, and at the Board's meeting on Tuesday evening, Commission Chairman, Mike Gillespie, will present the recommendation to the Town Board for its approval.

ITEM 4. JONATHAN YATES, HORTICULTURIST
PRESENTATION OF TREE STRUCTURE EVALUATION REPORT

Approximately 6 to 8 years ago, Public Works Director Fred Baker noticed the deteriorating condition of a number of maple trees along the east side of South Main Street. These trees are located between the Way Inn and Bogart's Restaurant. At that time, a decision was made to plant some smaller maple trees along that section of South Main Street in anticipation of the larger maples someday being removed.

Earlier this year, we asked Jonathan Yates, Horticulturist, to take a look at the older maple trees and provide a report on the condition of those trees. After observing the trees, Jonathan called in Mr. Tim Mathews from the County Extension Office to assist with the evaluation of these trees.

At the meeting on Tuesday evening, Jonathan Yates will be on hand to present his report, a copy of which is attached, and to answer questions Board members may have about the recommendation he is making.

ITEM 5. PAUL BENSON, PLANNING DIRECTOR
LAND DEVELOPMENT STANDARDS REPORT

In recent months, there have been several requests that the Town revisit the Land Development Standards and consider changes to the document. It has been suggested that the Standards are too restrictive and that the requirements are sometimes burdensome and hinder the development of property. The Town Board promised those making comments that consideration would be given to the requests.

At the Town Board Retreat held on April 11, Planning Director Paul Benson was asked to develop a proposal for the process to follow for the review of the Land Development Standards and to report back to the Board at the meeting of May 13. Mr. Benson has considered some alternatives for the review of the Standards and has submitted the attached suggestion for a means of approaching the issue.

Mr. Benson has also submitted the names and web sites of several firms which he feels would be qualified and capable of working with the Town on this review. He has provided the web sites for the firms in the event members of the Board might wish to visit those sites and learn more about these planning firms.

In submitting his request for funding for the 2008-2009 fiscal year, Mr. Benson has asked for funds to hire the consultant and cover some of the costs associated with the review process.

**ITEM 6. APPOINTMENTS OR REAPPOINTMENTS
VARIOUS BOARDS AND COMMISSIONS**

A. BOARD OF ADJUSTMENTS

There are several terms on this Board which will be expiring on May 31, 2008:

Regular Members:

Mike Erwin, Chairman

Mack Noland, Member

Alternate Members:

Stephanie Welch Strickland

County Appointments:

Alternate Member –(appointment must live outside of the town but in the ETJ)

Vacant position formerly held by Garnell Day

B. PLANNING BOARD

There are two terms on this Board which will be expiring on May 31, 2008:

Member from Inside Town:

Don Stephenson

Member from the Extraterritorial Jurisdiction

(May recommend names to County, but must be appointed by Commissioners)

Patrick McDowell

Serves as Waynesville's Representative on County Planning Board

C. PUBLIC ART COMMISSION

There are four terms on the Public Art Commission which expire May 31, 2008:

Marilyn Sullivan

Chris Sylvester

Kaaren Stoner

(vacant)

ITEM 7. VOLUNTARY ANNEXATION PETITION
2508 ASHEVILLE ROAD

The Town has received a petition for satellite annexation from One Hundred Medical Properties, the listed owner of the house and tract of land at 2508 Asheville Road. This property fronts on the Asheville Road and is located just north of Junaluska Elementary School. It is located at the intersection of Asheville Road and Woods Edge Drive.

While this property abuts a tract of land that was recently annexed for the Woodbery Family, this annexation is still considered a satellite annexation since it does not abut the primary corporate limits of the town.

If the Board wishes to give further consideration to this annexation petition, the first step would be to pass a resolution directing Town Clerk Phyllis McClure to investigate the sufficiency of the petition. Ms. McClure has prepared Resolution No. 11-08 for your consideration if you wish to proceed on this petition.

ITEM 8. TOWN CLERK'S REPORT ON VOLUNTARY ANNEXATION PETITION
FOR 2.77 ACRE TRACT LOCATED AT EAST STREET/MEDFORD AVENUE
BY THE CLYDE CONGREGATION OF JEHOVAH'S WITNESSES

At the meeting of April 22, the Town Board received a petition for annexation into the corporate limits by the Clyde Congregation of Jehovah's Witnesses. This property is located east of East Street near its intersection with Medford Avenue. At that time, the Town Board passed a resolution directing the Town Clerk to investigate the sufficiency of the petition. Ms. McClure has completed her investigation and has submitted a Certificate of Sufficiency indicating that the property fulfills the requirements established in State Law for annexation.

If the Town Board wishes to proceed in considering annexation of this property, the next step would be to adopt a Resolution setting a public hearing date at which citizens may make comment about the proposed annexation.

ITEM 9. PRESENTATION OF ANNUAL BUDGET
FISCAL YEAR 2008-2009

At the conclusion of the meeting of Tuesday evening, copies of the proposed Town budget for the 2008-2009 fiscal year will be distributed. At that time, I will provide the Board with an overview of the proposed budget.

In the past, the Board has been willing to begin holding Budget Work sessions fairly soon after the document has been distributed. Perhaps you might bring your calendars with you to the meeting so that we can discuss some potential dates when the work sessions might be held.

ITEM 10. REQUEST TRANSFER OF JULE NOLAND ROAD MAINTENANCE AND
POWELL BILL FUNDS FROM NCDOT TO TOWN OF WAYNESVILLE