

AGENDA  
SPECIAL MEETING  
BOARD OF ALDERMEN  
TOWN OF WAYNESVILLE  
TOWN HALL - 9 SOUTH MAIN STREET  
FEBRUARY 15, 2010  
MONDAY - 7:00 P.M.

CALL TO ORDER

- ITEM 1. APPROVAL OF MINUTES OF JANUARY 26, 2010
- ITEM 2. PUBLIC HEARING - AMENDMENT TO SECTION 154.308(F)(3)  
TO PERMIT LARGER SIGNS FOR SUBDIVISIONS AND  
MULTI FAMILY DEVELOPMENTS IN THE  
SOUTH WAYNESVILLE NEIGHBORHOOD DISTRICT

This request came from the developers of the Vantage Pointe Homes which is located between the Great Smoky Mountain Expressway and Old Balsam Road and just to the south of Autumn Care. Vantage Pointe Homes is a 160 unit apartment complex on a 12 acre tract of land and was opened in the Fall of 2009.

At present, the sign ordinance permits signs for residential developments but limits the maximum size to 16 square feet and the maximum height to 6 feet. Vantage Pointe applied for a change in the ordinance to allow signs that are 112 square feet and 8 feet in height.

As you are aware, the Land Development Standards, including the Sign Ordinance, are currently under review by a Committee, and a Planning Consultant has been hired to oversee changes to the Standards. In discussing this with the Planning Board on December 21, Planning Director Paul Benson noted that while the Committee has not yet seen or discussed the revisions to the Sign Ordinance by the Consultant, there will be a recommendation that master development signs for projects over 10 acres might be up to 160 square feet and up to 25 feet high.

On the basis of the preliminary recommendation from the consultant and in view of the high vehicle speeds along the Smoky Park Expressway, Planning Staff recommended approval of the requested change to 112 square feet and a maximum of 8 feet high; however, he suggested limiting

it to sites of 10 acres or more that front on the U. S. Route 23/74 Bypass. This would only apply to the South Waynesville Neighborhood District. I would refer you to the minutes of the Planning Board meeting of December 21 to learn more about the matter. The Planning Board unanimously approved a recommendation to the Mayor and Aldermen to allow the change.

ITEM 3. RESOLUTION REGARDING HAZARDOUS  
MITIGATION CONSOLIDATED PLAN

Several years ago, the Town of Waynesville worked with a consulting firm on the development of a Hazardous Mitigation Plan for the incorporated areas of Waynesville. Other municipalities in Haywood County had their own plans as well, and Haywood County had a separate plan for the unincorporated areas. These plans were required by State government in order for the local governments to receive state public assistance funds in hazardous mitigation matters.

The various municipalities and the County government have discussed the possibility of placing all Hazardous Mitigation matters under one office in the county, the Office of Emergency Management. This should result in a greater efficiency in the management of these matters and reflects a greater sense of cooperation that exists between various agencies in Haywood County today. In addition, funding agencies at the State level prefer to deal with one entity within a county, not five separate governmental units. Perhaps our opportunities for various grants will improve with a larger, merged operation.

For these reasons, it is recommended that the Town Board pass the attached resolution seeking the approval of the County Commissioners to allow Waynesville to merge its Hazard Mitigation Plan with Haywood County's Hazard Mitigation Plan. Other municipalities in the county have already passed such resolutions or will be doing so soon.

ITEM 4. REQUEST TO RESCIND ORDINANCE NO. 7-03  
BRANNER AVENUE PARKING REGULATIONS

In March, 2003, the Town Board passed Ordinance No. 7-03 which amended parking regulations with a specific application to one parking space on Branner Avenue. At that time, there was a beauty shop which operated at 166 Branner Avenue. Many of the clients of the beauty shop were delivered to the shop by vehicle and then, collected after having

their hair done. So a request was received for a passenger loading zone with a five minute time limit.

Today, the beauty shop is gone and a law office is located at 166 Branner Avenue. Recently, Mr. Derek Wenzel, attorney, on behalf of the owners of the building, Frederick G. Wenzel and Judy Wenzel, submitted a request that the ordinance be rescinded and the passenger loading zone with the five minute time limit be eliminated. In addition, to assure proper site distance for the driveway next to 166 Branner Avenue, Mr. Wenzel feels that all parking should be prohibited in that space and that the space be so marked as to show the parking is prohibited.

We would concur with Mr. Wenzel's request to halt the use of that space as a passenger loading zone. This would be done by repealing Ordinance 7-03.

In addition, we would concur with Mr. Wenzel's observation that by allowing any vehicle to park in this particular parking space, it creates a safety problem for vehicles accessing Branner Avenue from the driveway next to the building at 166 Branner Avenue. Drivers are not able to see so that they may safely enter Branner Avenue. In order to do this, an ordinance would be necessary to prohibit parking.

#### ITEM 5. AWARD OF BIDS - WATER LINE CONSTRUCTION DELLWOOD ROAD/MAUNEY COVE ROAD

On Tuesday, January 26, 2010, bids were opened on the first portion of the project to be partially funded by the American Recovery and Reinvestment Act (ARRA). This portion involved the replacement of a 6 inch concrete asbestos water line on Dayton Drive, behind Ammons Drive-in, with a larger, 10 inch water line and crossing Route 19 and continuing to the entrance of Ivy Hills. In addition, the project calls for the replacement of more than 1,000 feet of two inch water line with eight inch water line on Mauney Cove Road.

Bids were received from 11 firms, an unusually high number and no doubt indicative of the lack of work available at the present time. The bids ranged from a low of \$313,626.20 from WNC Paving of Waynesville to a high of \$560,168 from BPI of Arden.

McGill Associates has been reviewing the bids to assure that the math calculations are correct and the quantities meet specifications, and they

will have a formal recommendation prior to Monday's meeting. As there is a second bid opening for the other portion of the ARRA funded project on Thursday, February 11, we anticipate that McGill will likely be sending their recommendation for both projects simultaneously.

ITEM 6.     AWARD OF BIDS - MISCELLANEOUS WATER LINE  
              REPLACEMENT AND INSTALLATION OF WATER METERS

The second portion of the project that should receive funding under the American Recover and Reinvestment Act will replace approximately a mile of deteriorated water lines in various parts of the Town's system. In addition, funds are provided to replace approximately 1,000 water meters, with the intention of going to an automated meter that will be read from the vehicle rather than on a house to house basis.

The pre-bid conference was held on Tuesday, February 2, 2010, and a large number of prospective bidders attended. The bid opening is scheduled for 2:00 p.m. on Thursday, February 11. Following that bid opening, McGill Associates will review the bids, check the math, assure themselves that the bid meets the specifications and that the firm has the qualifications and then make recommendation to the Town Board. We anticipate having their recommendation prior to the meeting on Monday evening.

ITEM 7.     RESOLUTION - DESIGNATION OF APPLICANT'S AGENT

The winter storms of December 18-25, 2009, resulted in a Disaster Declaration by Governor Perdue and the Federal Emergency Management Agency (FEMA). As such, the Town of Waynesville will be able to apply for some reimbursements for the expenses which have been incurred as a result of the storm. The rules are somewhat strict in what the federal government may reimburse and what is not reimbursable. Assistant Manager Alison Melnikova and I have been attending meetings with FEMA and with other agencies in the county to discuss reimbursements, but we still have unanswered questions about the process and the costs for which we can seek funding.

One of the first steps in this process is for the Board to designate a primary agent and secondary agent to represent the Town in signing these applications for disaster reimbursement. I would recommend that the Board name the Town Manager as the primary agent and the Assistant Town Manager as the secondary agent on this disaster project.

## ITEM 8. APPOINTMENTS TO COMMUNITY INPUT COMMITTEE

At the Town Board's Annual Planning Retreat on January 29, 2010, Police Chief Bill Hollingsed explained the recent grant that the Town received from the federal government resulting in two additional officers on the Town's force. One of the requirements of that grant was that the Town establishes a Community Input Committee to provide the department feedback from various sections of the community. Chief Hollingsed noted that the Committee they would like to create would have 14 members, with each member of the Town Board and the Town Manager appointing one member each. The Downtown Waynesville Association and the Historic Frog Level Merchants would each have an appointment to the Committee and the Police Department would have six appointments which are intended to provide diversity and balanced representation on the committee.

I do not know if the Board is ready to make recommendations for appointment to this Community Input Committee. If not, we could place the matter on the agenda for the meeting on February 23. In speaking with people about the Committee, you may need some information about what the expectations are for this Committee. A good explanation was presented in the written report which Chief Hollingsed submitted at the Retreat on January 29.