



TOWN OF WAYNESVILLE Zoning Board of Adjustment

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Stephanie Strickland
Henry Kidder
Joshua Morgan
Neal Ensley (Chairman)
David Felmet (Vice Chairman)
Charles John Gisler

Development Services
Director
Elizabeth Teague

Regular Meeting

Town Hall, 9 South Main Street, Waynesville, NC 28786
Monday, August 01, 2017, 5:30 pm

The WAYNESVILLE ZONING BOARD OF ADJUSTMENT held a regular meeting on September 11, 2017 at 5:30 pm in the board room of the Town Hall, 9 South Main Street, Waynesville, NC.

A. CALL TO ORDER:

1. Welcome/Calendar/Announcements

Mr. Neal Ensley, Chairman, welcomed everyone and called the meeting to order at 5:30 pm.

The following members were present:

Neal Ensley, Chairman
David Felmet, Vice Chairman
Stephanie Strickland
Henry Kidder

The following members were absent:

Charles John Gisler
Joshua Morgan

The following staff members were present:

Elizabeth Teague, Development Services Director
Jill Howell-Shook, Administrative Assistant

Discussions:

- Ms. Elizabeth Teague, Development Services Director asked the Board if anyone had trouble opening the emailed Board Packets.
- Board Member, Henry Kidder indicated that he wanted a hard copy of future meeting packets. Future Zoning Board of Adjustment Packets will be mailed to Board Member, Henry Kidder. Ms. Elizabeth Teague pointed out that if any other board member would like their packets to be mailed to them, this request, would be accommodated.
- Board Member, Neal Ensley, had a question about when board packets are to be sent out. Ms. Elizabeth Teague explained that the staff tries to get them out one week in advance, or earlier, if it is quasi-judicial.
- There is a vacancy for an alternate member on the ZBA. Joshua Morgan is an alternate. The Board of Alderman will be considering filling these vacancies. Advertising has already begun to fill these vacancies. Board terms run with the Fiscal year. These terms are listed on the membership excel sheets.

2. Adoption of Minutes from the March 07, 2017 Meeting

Board Member Henry Kidder, made a motion, seconded by Board Member David Felmet to approve the minutes of the March 07, 2017 meeting as presented. The motion passed unanimously.

B. BUSINESS ITEMS:

1. Update on the 2020 Comprehensive Land Use Plan

Ms. Elizabeth Teague, Development Services Director, showed a Power Point Presentation on the Town of Waynesville's Comprehensive Land Use Plan Update. **These slides will be an attachment to these minutes.**

The Comprehensive Land Use Plan is due an update prior 2020. The first half of this project has been budgeted and allocated for the 2017 Budget Year for The Town of Waynesville.

She explained that zoning regulations should be made with a Comprehensive Plan according to the General Assembly. These regulations need to be based in reasons and goals. The Board of Adjustment is crucial to interpret the rules and variances. The Comprehensive Plan is needed to set a framework for the plans and rules.

The first half of FY 2017 will be used to develop the scope of work, goals and request for proposals. A consultant will be hired by December 2017. During the Spring 2018, it will be decided how the Plan has progressed. At this point the second budget proposal will be submitted to the Board of Alderman for review.

Discussions:

- The medians from the Express Way to the Waynesville Plaza were briefly discussed. Turning lanes and the impact on traffic flow were a major concern topic for the board.
- The Land of Sky Regional Council, a coalition of governments and Board Alderman Member and IT Business Owner Jon Feichter, are working to extend high speed internet to all communities. It is hoped that Broad Band Internet will be extended for public access and made available throughout the Town of Waynesville.
- Board Member David Felmet expressed concern about protecting the historic rock walls along the South Main Street road widening project.

C. ADJOURN

With no further business, Board Member David Felmet made a motion, seconded by Board Member Stephanie Strickland, to adjourn the meeting at 6:32 pm. The motion carried unanimously.

The next regularly scheduled meeting will be held on September 11, 2017

X Neal Ensley

Neal Ensley, Chairman

X Jill Howell-Shook

Jill Howell-Shook, Administrative Assistant