

REGULAR MEETING  
TOWN OF WAYNESVILLE PLANNING BOARD  
JANUARY 15, 2007  
MONDAY - 5:30 P.M.  
TOWN HALL

The Planning Board held a regular meeting on Monday, January 15, 2007. Members present were Don Stephenson, Dan Wright, Rex Feichter, Gary Sorrells, Marty Prevost, Patrick McDowell and Brooks Hale. Also present were Planning Director Paul Benson, Land Development Administrator Byron Hickox and Deputy Town Clerk Freida Rhinehart. Chairman Rex Feichter called the meeting to order at 5:30 p.m.

Approval of Minutes of December 18, 2006

Don Stephenson moved, seconded by Patrick McDowell, to approve the minutes of December 18, 2006 as presented. The motion carried unanimously.

Extraterritorial Jurisdiction Extension - 15 lots in Lloyd's Mountain Subdivision - Proposed Zoning: Plott Creek Neighborhood District

Staff Report:

Background: The merger of Hazelwood into Waynesville in 1995 created a gap in the Town of Waynesville's corporate limits and planning jurisdiction. This extension is intended to close that gap.

State law gives cities and towns the ability to regulate development by adopting ETJ up to 1 mile outside the corporate limits in order to plan for more orderly growth. In areas where the county is enforcing zoning, subdivision regulations and the state building code towns may not extend ETJ, but that is not the case in Haywood County as the county does not enforce zoning regulations.

The Lloyd's Mountain Ridge Subdivision consists of 17 lots completely surrounded by the town's existing corporate limits. The proposed ETJ extension would close this hole in the town's planning jurisdiction and prepare the area for eventual annexation. An annexation petition for 1 lot in the subdivision has been received by the Town Clerk and is pending action by the Board of Aldermen.

Town water and sewer are available to this area. However, town policy requires annexation in order to extend sewer service.

Recommendation:

The proposed zoning for the area is Plott Creek Neighborhood District (PC-ND). All access to this area is through the PC-ND so this would be a logical extension of the district. The subject property is currently undergoing development for single-family homes on approximately ½ acre lots. This district supports the planned land use for this area as established by the 2020 Land Development Plan which is medium-density residential.

Paul Benson referred to maps showing a hole in the ETJ which is the Lloyd's Mountain subdivision. Mr. Benson also referred to a map showing the old Hazelwood town limits pointing out that this area was not a part of Hazelwood . When the merger took place in 1995, Waynesville surrounded this area but failed to annex into the ETJ. This area is surrounded by the Plott Creek Neighborhood District, therefore the recommendation is made that Lloyd's Mountain subdivision become a part of that District.

Mr. Benson continued; Lloyd's Mountain is a residential subdivision in process of being subdivided. One of the property owners has petitioned for annexation in order to receive sewer service which brought to the Town's attention the piece of property that was not in the zoning jurisdiction. The property should have been added to the ETJ before now but has never been an issue. The oversight needs to be corrected at this time.

Marty Prevost asked about water service to the area. Mr. Benson replied there is a partial water system in place at this time. The roads do not meet town standards either and most likely will remain private. It may be annexed at some time. At that point water may have to be run but town sewer will probably not be available to all lots.

Patrick McDowell moved, seconded by Gary Sorrells, that Lloyd's Mountain Subdivision be added to the Plott Creek Neighborhood District. The motion carried unanimously.

#### New Business

Rex Feichter presented a potential plan that he would like to recommend to the Board of Aldermen which includes reduction in energy consumption and costs and use of "green building techniques". Mr. Feichter hopes that eventually this might reduce living costs and improve the quality of life for local residents.

Marty Prevost expressed interest in the "green" concept but feels further study should be done before a proposal is made. Patrick McDowell said he would be hesitant about the Planning Board endorsing such a recommendation.

#### Adjournment

With no further business, Marty Prevost moved, seconded by Gary Sorrells that the meeting be adjourned at 5:52 p.m.

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Rex Feichter  
Chairman

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Freida F. Rhinehart  
Secretary