

REGULAR MEETING
TOWN OF WAYNESVILLE
PLANNING BOARD
June 16, 2008
MONDAY - 5:30 P.M.
TOWN HALL

The Planning Board held a regular meeting on Monday, June 16, 2008. Members present were Don Stephenson, Rex Feichter, Lee Bouknight, Brooks Hale, Jim Francis and Marty Prevost. Also present were Planning Director Paul Benson and Deputy Town Clerk Freida Rhinehart. The meeting was called to order at 5:40 p.m.

Approval of Minutes of May 19, 2008

Don Stephenson moved, seconded by Brooks Hale, to approve the minutes of May 19, 2008 as presented. The motion carried unanimously.

Zoning Map Amendment Request - Block bounded by Riverbend St., Camp St. and Brown Avenue - from Hazelwood Neighborhood District (H-ND) to Hazelwood Town Center (H-TC)

Staff Report:

Requested amendment: From Hazelwood Neighborhood District (H-ND) to Hazelwood Town Center (H-TC)

2020 Land Development Plan: The 2020 Land Development Plan indicates that planned land use for this area is "Residential, Medium to High". Goals for the area expressed in the Land Development Standards are for infill development and rehabilitation of existing structures in keeping with the residential scale and character of the existing neighborhood. The existing zoning meets these objectives. It also currently permits limited non-residential development. The requested zoning is a medium to high density mixed use district and would not meet the adopted land development goals for this area.

Utility service: A full range of public utilities is accessible to this property.

Accessibility: The property fronts Riverbend St., Camp St. and Brown Ave.

Zoning and development pattern: This property is bordered on the north and east across Camp Street and Brown Avenue by a large, predominantly medium density single-family residential area. To the south is a single business – the Triangle Laundromat. To the west is the Haywood Vocational Opportunities light manufacturing facility. Surrounding property is zoned residential (H-ND) with the exception of a small abutment to the west on H-TC zoning across Riverbend Street at HVO, and to the south at the Triangle store property. The requested zoning would create a poor zone boundary as it would result in many residences to the north and east fronting on potential commercial development.

Recommendation:

The staff recommends against requested zoning because it does not fit the Town's adopted land development goals, and because it would create a poor zone boundary by increasing potential residential and commercial abutment. This site currently supports 5 units of affordable housing and would be a good site for higher density infill housing.

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The site has been and is currently being used for illegal and unsightly commercial activities including storage container rental, heavy equipment storage and temporary but frequent outdoor used merchandise sales. The staff recommends against any zoning action that would sanction these activities.

Paul Benson stated that when Mr. McKay came to apply for the zoning map amendment, Mr. McKay said he would like to clean up this area and move the mobile homes off the property. Mr. McKay does not plan sell the property.

Mr. Benson pointed out that he does not think Mr. McKay has made a compelling case for going from basic residential uses to downtown type zoning. The ordinance calls for this area to remain in a high density residential district. Mr. McKay wishes to develop the property for commercial uses.

Marty Prevost asked if the property is in the flood plain. Mr. Benson responded that it is probably partially in the flood plain.

Jim Francis questioned whether people would be interested in building a nice house just across the street from the HVO site. He felt this property might be better as a commercial area.

Mr. Benson pointed out that many of the businesses in the area are grandfathered. The warehouse on Mr. McKay's property is grandfathered as well. The problem has been with flea market operations that run continuously and storage containers on the property which are not legal since outdoor storage is not permitted. Mr. Benson stated this problem might only become worse if the property were rezoned.

Mr. Benson told Planning Board members that if they vote to deny the recommendation for rezoning, Mr. McKay can still take his proposal to the Board of Aldermen for approval.

Marty Prevost moved, seconded by Lee Bouknight, to deny recommendation of the zoning map amendment from the Hazelwood Neighborhood District (H-ND) to Hazelwood Town Center (H-TC) to the Board of Aldermen. The motion carried unanimously.

Other Business

Paul Benson reminded Planning Board members that it is time to elect officers. The Planning Board currently does not have a Vice Chairman. He suggested members think about their nominations and this election be held at the next meeting.

Adjournment

With no further business, the meeting was adjourned at 5:50 p.m.

Rex Feichter
Chairperson

Freida F. Rhinehart
Secretary

