

SPECIAL MEETING
TOWN OF WAYNESVILLE
PLANNING BOARD
JANUARY 20, 2009
TUESDAY - 5:30 P.M.
TOWN HALL

The Planning Board held a special meeting on Tuesday, January 20, 2009. Members present were Don Stephenson, Rex Feichter, Lee Bouknight, Marty Prevost, Patrick McDowell and Brooks Hale. Also present were Planning Director Paul Benson and Deputy Town Clerk Freida Rhinehart. The meeting was called to order at 5:30 p.m.

Approval of Minutes of October 20, 2008

Lee Bouknight moved, seconded by Jim Francis that the minutes of October 20, 2008 be approved as presented. The motion carried unanimously.

Rezoning Map Amendment - Jeffery Allen Green, Trustee - from Allens Creek Neighborhood District (AC-ND) to South Main Business District (SM-BD)

Staff Report:

2020 Land Development Plan: The 2020 Land Development Plan indicates that planned land use for this area is "Mixed Use, Low to Medium". This classification is located on lands where utility services are provided and road access is suitable for providers of goods and services to the local community. Typically such mixed use land is found in the vicinity of major collector intersections where the land is suitable for low to medium density residential development and small scale office, commercial and institutional development. . .

The existing zoning, AC-ND has a vision/goal of medium density residential development along with agricultural uses. It is predominately a residential district permitting densities of up to 10 units per acre.

The requested zoning, SM-BD has a vision/goal of densely developed area with a broad mix of land uses. The district permits a wide range of uses including residential, services, retail, wholesale and manufacturing. These is no residential density limit.

Utility service: This property has access to Town water and sewer lines.

Accessibility: This property fronts Long Street which is a paved, two-lane (18' width), Town-maintained street. It forms a connector between South Main Street and Allens Creek Road and serves some commercial development in the vicinity of South Main, but is primarily residential.

Zoning and development pattern: This property is on the northern boundary line of the AC-ND. Property to the north is zoned SM-BD and is developed with a variety of commercial uses. Property to the south is AC-ND and is developed with medium density single family residences.

The subject property is currently vacant. Rezoning this property from mixed use development would potentially put 3 properties currently developed for residential use adjacent to commercial development. Note: this property is entirely within the 100-year flood plain.

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Planning Board member Don Stephenson recused himself from the Board since he is the listing agent for the parcel for sale. Mr. Stephenson made introductions of interested parties. Jeff and Ron Green are property owners of two lots one of which is in the South Main Street Business District. They are requesting the rezoning from the Allens Creek Neighborhood to the South Main Business District for the second lot. Earl Clark and Jack Swanger were present representing the ABC Board as the interested purchaser of both lots. The ABC Board is interested in constructing a new building on these properties which would require a rezoning of the lot still in the Allens Creek Neighborhood District.

Mr. Benson reminded Planning Board members that they cannot only consider the proposed use by the petitioner. All uses for the district must be considered.

Rex Feichter pointed out that a study is being done of the South Main Street corridor which might affect this property.

Mr. Benson added that the complete revision of the Land Development Standards just getting started. A consultant has been chosen to review all the districts including South Main. Also the State will be doing a feasibility study of widening the road on South Main Street. He anticipates that South Main Street will remain a mixed commercial use district and the setbacks will probably have to be increased to allow for the road widening project. The Land Development study should take about a year to complete. Mr. Benson is uncertain about the time frame for the feasibility study for the road project.

Jim Francis asked about the extent of revisions to the Land Development Standards. Mr. Benson replied that it will not be reworked completely but parts that are causing problems will be reviewed carefully. The public will become involved later in the process.

Marty Prevost asked Jeff Green if he and his brother own both lots in question. He responded they do and felt that when the Land Development Standards were adopted, the lots were split into two different districts.

Mr. Benson asked how long this lot has been vacant. Mr. Green responded that his father had just held the property and it was never developed.

Lee Bouknight asked about the size of the lot. Mr. Green said that each lot is 1/4 acre. The ABC Board is interested in purchasing both lots for a total of 1/2 acre. Earl Clark said the building is to be about 4300 sq. ft. The building will be mostly centered on the lot.

Rex Feichter asked about the impact on traffic in the area. Patrick McDowell said there probably would be little impact compared to traffic volume on South Main.

Mr. McDowell said he is concerned about expanding commercial uses one lot at a time, but since these lots are both owned by the same property owners and were split with the approval of the Land Development Standards, it might be appropriate to approve this map amendment.

Marty Prevost asked about reaction from the neighborhood. Ron Green said in the past neighbors have indicated they have no problem with commercial development. Earl Clark added that according to State Law, a sign had to be erected on the property notifying the public that the parcel was a proposed site for an ABC Store. Mr. Clark stated that he had received only two telephone calls. One lady stated she did not have

a problem with the store but was concerned about an increase in traffic volume. The other caller was a gentleman who was concerned that taxpayer monies would be used to construct the building. Mr. Clark assured him that only ABC revenues would be used for the building.

Mr. Clark continued the ABC Board had looked at other existing buildings and properties, but found them to be quite expensive. The Board decided it would be more reasonable to purchase this property and construct a new building. The building will also require a loading dock that can be accessed by a tractor-trailer.

Patrick McDowell moved, seconded by Jim Francis, to recommend approval of the zoning map amendment from the Allens Creek Neighborhood District (AC-ND) to the South Main Street Business District (SM-BD) for property located on Long Street owned by Jeffery Allen Green, Trustee, to the Board of Aldermen. The motion carried with Rex Feichter opposed.

Adjournment

With no further business, Brooks Hale moved, seconded by Lee Bouknight that the meeting be adjourned at 5:52 p.m.

Rex Feichter
Chairperson

Freida F. Rhinehart
Secretary