

REGULAR MEETING
TOWN OF WAYNESVILLE
PLANNING BOARD
DECEMBER 21, 2009
MONDAY - 5:30 P.M.
TOWN HALL

The Planning Board held a regular meeting on Monday, December 21, 2009. Members present were Marty Prevost, Dan Wright, Don Stephenson, Patrick McDowell, Gary Sorrells, Jim Francis and Jon Feichter. Also present were Planning Director Paul Benson and Deputy Town Clerk Freida Rhinehart. Chairman Patrick McDowell called the meeting to order at 5:30 p.m.

Approval of Minutes of September 21, 2009

Jim Francis moved, seconded by Dan Wright, to approve the minutes of September 21, 2009 as presented. The motion carried unanimously.

Text Amendment - Waynesville Land Development Standards - to add "Office Administrative Support Services, Not Otherwise Listed" as a permitted use in the Hazelwood Neighborhood Sistrict (H-ND) - Kimberly Messer, Messer Mechanical Inc.

Staff Report:

Background:

The Hazelwood Neighborhood District (H-ND) permits a limited number of business, professional and personal services, retail trades and food services. These non-residential uses are permitted at any intersection of at least 2 public streets and on 4 other properties front South Main Street between Virginia Avenue and Mississippi Avenue. (See 154.113,B,8,b.)

The permitted uses in these districts are generally smaller scale, lower impact, neighborhood service oriented uses including beauty shops, books stores, convenience stores (without gas pumps), grocery stores and pharmacies. These uses fit the vision/goal statement for the district: "Limited non-residential uses supporting this community are permitted if contributing in scale, design and use to the area."

The applicant wishes to locate a heating and cooling contractor sales/display office (which has been classified as "general" office use) within the district on a location which permits the above listed service and retail uses. Although several office uses are permitted, an office for a heating and cooling contractor is not. Therefore the applicant has requested that their proposed sales office and showroom be classified as an office and be permitted in areas of the H-ND which permit non-residential uses.

Staff Recommendation:

The legislative intent of permitting some non-residential uses in the H-ND district is to provide support services to the surrounding residences. Therefore, any non-residential uses which are not primarily focused on providing services to the surrounding neighborhoods would not meet the intent of the district and should not be permitted. Unclassified office uses could include many uses with no neighborhood service function. If the requested amendment were to be adopted such uses could be located at any intersection of two or more public streets in the Hazelwood Neighborhood District. This could have a significant detrimental effect on the desirability of the H-ND for residential use and is not recommended.

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Paul Benson stated that the property in question is one of the four properties along South Main Street which allows limited commercial uses. Messer Mechanical wishes to open a sales and display office for their contracting business in this location and would like to add "Office Administrative Support Services, Not Otherwise Listed" as a permitted use in the district. Mr. Benson pointed out there are approximately 750 properties located in the Hazelwood Neighborhood District, with about 140 of which allow these limited commercial uses. He recommended against adding the requested use since this would allow for a wider variety of commercial uses in a neighborhood district. Even these businesses along South Main face residences across the street and along the same side in close proximity. Zoning goals and principles do not call for a wider range of uses.

Adjournment

With no further business, Don Stephenson moved, seconded by Jim Francis, that the meeting be adjourned at 5:40 p.m. The motion carried unanimously.

Patrick McDowell
Chairperson

Freida F. Rhinehart
Secretary