

REGULAR MEETING
TOWN OF WAYNESVILLE
PLANNING BOARD
MARCH 15, 2010
MONDAY - 5:30 P.M.
TOWN HALL

The Planning Board held a regular meeting on Monday, March 15, 2010. Members present were Brooks Hale, Don Stephenson, Patrick McDowell, Gary Sorrells, Jim Francis and Jon Feichter. Also present were Planning Director Paul Benson, Deputy Town Clerk Freida Rhinehart and Customer Service Representative Eddie Ward. Chairman Patrick McDowell called the meeting to order at 5:30 p.m.

Approval of Minutes of January 19, 2010

Gary Sorrells moved, seconded by Brooks Hale to approve the minutes of January 19, 2010 as presented. The motion carried unanimously.

Text Amendment - request to permit non-residential use along additional sections of Russ Avenue - Section 154.108(B)(8)(b) - Dellwood Neighborhood District (D-ND)

Staff Report:

Background:

The Dellwood Neighborhood District (D-ND) is intended to develop predominantly as a low to medium density residential district separating the commercial areas at either end of the district (intersections of Russ Avenue with the Bypass and with Highway 19/Dellwood Road). The district is also intended to permit limited business and professional services along Russ Avenue. Currently, the Land Development Standards permit 22 non-residential uses under the heading of "Business, Professional and Personal Services". These uses are selected to meet the district standard of having a smaller scale than the businesses permitted in the Dellwood-Junaluska Area Center and the Russ Avenue Town Center. However these uses must meet the Location standards of 154.108(B)(8)(b): *All "Business, Professional and Personal Services" uses permitted in the D-ND District (as listed in Sec. 154.108 (C)), must be located within five hundred (500) feet (measured from the traveled way) of the east side of Russ Avenue between Jule Noland Drive and Maple Grove Church Road.*

Of the 102 properties within 500' of both sides of Russ Avenue within the Dellwood Neighborhood District, there are 38 on the east side of Russ Avenue between Jule Noland Drive and Maple Grove Church Road that are excluded from the above allowance for non-residential uses. This amendment request would extend the permission for the specified non-residential uses to these 38 properties. Currently, there is one commercial property in the area affected by this amendment request: Distinctive Log Homes at 1482 Russ Avenue.

Staff Recommendation:

The staff recommends consistent treatment for all properties adjacent to Russ Avenue within the Dellwood Neighborhood District, and approval of this amendment request. Currently, predominant land use in the corridor is residential or vacant with only a few commercial properties. However, it is likely and appropriate that small scale office and business uses will develop along the corridor as envisioned by the Vision/Goal statement for the Dellwood Neighborhood District. It is important to note that the Town's comprehensive land use plan, (Waynesville Our Heritage, Our Future 2020 Land Development Plan) does not indicate mixed

use development along Russ Avenue within the D-ND, putting the Vision/Goal statement in the Land Development Standards out of compliance with the comprehensive plan. Therefore the staff recommends an amendment to the Plan along with the requested ordinance amendment to indicate low to medium intensity mixed use along this corridor (specifically to Map 16 in Chapter 5).

Paul Benson stated the Dellwood Neighborhood District is basically a residential district. The adjoining Dellwood-Junaluska Area Center is a heavy duty commercial district but the Dellwood Neighborhood District has many business, professional and personal service uses. These uses are allowed within 500 ft. of Russ Avenue on the west side and on the east side between Jule Noland Drive and Maple Grove Church Road. No business uses are allowed on the east side in the remainder of the district.

Only about one-third of the area in the district is prohibited from these uses. Mr. Benson pointed out there is really no reason to segregate these 38 properties from the 102 properties which allow business, professional and personal service uses. With the current Land Development Standards, any infill in the area would have to consist of attractive buildings. There is pressure to allow commercial uses in this corridor. With the five-lane highway there, residential development other than large multi-family is not likely to occur.

Another family's application for the very same amendment has just been received for next month's meeting by the Planning Office. Mr. Benson asked them to hold off pending the outcome of this meeting and possible approval by the Board of Aldermen. He recommends approval of the amendment request.

Mr. Benson also pointed out the Land Development Plan which is a guide for decision making for the Land Development Standards. The Land Development Plan calls for this district to be primarily residential, therefore the Land Development Standards are in conflict with this document. Mr. Benson is also recommending the Board of Aldermen amend the comprehensive Land Development Plan to show low to medium intensity mixed use for the Dellwood Neighborhood District along the Russ Avenue corridor.

Jim Francis moved, seconded by Jon Feichter, to recommend to the Board of Aldermen consistent treatment for all properties adjacent to Russ Avenue within the Dellwood Neighborhood District. The motion carried unanimously.

Jon Feichter moved, seconded by Gary Sorrells to recommend to the Board of Aldermen that the Land Development Plan be amended to indicate low to medium intensity mixed use along the Russ Avenue corridor within the Dellwood Neighborhood District. The motion carried unanimously.

Adjournment

With no further business, the meeting was adjourned at 5:45 p.m.

Patrick McDowell
Chairperson

Freida F. Rhinehart
Secretary

