

REGULAR MEETING
TOWN OF WAYNESVILLE
PLANNING BOARD
AUGUST 16, 2010
MONDAY - 5:30 P.M.
TOWN HALL

The Planning Board held a regular meeting on Monday, August 16, 2010. Members present were Brooks Hale, Don Stephenson, Patrick McDowell, Gary Sorrells, Marty Prevost, Lee Bouknight, and Jon Feichter. Also present were Planning Director Paul Benson, and Administrative Assistant Eddie Ward. Chairman Patrick McDowell called the meeting to order at 5:30 p.m.

Approval of Minutes of July 19, 2010

Gary Sorrells moved, seconded by Lee Bouknight to approve the minutes of July 19, 2010 as presented. The motion carried unanimously.

Text Amendment - Section 154.121 (C) 9 - To permit microbreweries in the North Main Street Boulevard District

Chairman McDowell asked Paul Benson, Planning Director, to present the staff report. Mr. Benson presented the following staff report and recommendation.

Background:

The applicant, Jon Bowman, requests that micro-breweries be added as a permitted use in the North Main Street Boulevard District.

The Town of Waynesville does not define or specifically permit microbreweries in any district. The category of Manufacturing, Mining and Industrial Uses does currently specify the use of "Beverage and Tobacco" which is permitted in the Central Business District, Dellwood-Junaluska Area Center, Hazelwood Town Center, High Tech District, Hyatt Creek Area Center and Russ Avenue Town Center. The staff would interpret this use as permitting microbreweries.

With the rise in interest in craft beers, the number of microbreweries, which are defined by the industry as breweries that produce less than 15,000 barrels of beer per year, has greatly increased in Western North Carolina. This request is indicative of this trend.

The current vision/goal statement for the North Main Street Boulevard District calls for a mixed use district that serves not only the surrounding neighborhoods, but all of the Waynesville community and permits uses that are varied in nature. The proposed use seems to fit this vision, as would most uses not detrimental to residential use.

Under the proposed revision of the Land Development Standards, now in draft form, the regulation of manufacturing uses is simplified into fewer categories including light, neighborhood, and heavy industrial. The North Main Boulevard District is currently indicated to permit all three categories. This draft may change somewhat before adoption, but is likely to retain the simplified scheme for regulating industrial uses, and to permit at least light manufacturing in the North Main Street Neighborhood District.

Staff Recommendation:

The staff recommends that the existing use of light "Beverage and Tobacco" manufacturing be added to the

North Main Boulevard District, rather than to create a new use classification for “Microbreweries”. Using an existing category, rather than creating new categories, fits with the approach of the draft revision to the Land Development Standards, as does permitting manufacturing use in the North Main Street Boulevard District. The use itself should fit well with the varied commercial nature of the district and represents one of the few manufacturing uses that seems to be expanding rather than moving offshore.

Members of the Planning Board had some questions for Mr. Bowman about the location of the building he would like to use as the microbrewery. Mr. Bowman stated he is working at the Sweet Onion Restaurant and he and the owners intend to open a restaurant where Headlights is located now. He said they are looking at a warehouse type building near the Cabin Company to use as the microbrewery.

Don Stephenson moved, seconded by Lee Bouknight to recommend the text amendment to Section 154.121 (C) 9 to add Manufacturing, Mining, and Industrial Use to the North Main Boulevard District as recommended by Mr. Benson. The motion carried unanimously.

Adjournment

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

Patrick McDowell
Chairperson

Eddie Ward
Administrative Assistant