

REGULAR MEETING
TOWN OF WAYNESVILLE
PLANNING BOARD
DECEMBER 20, 2010
MONDAY - 5:30 P.M.
TOWN HALL

The Planning Board held a regular meeting on Monday, December 20, 2010. Members present were Don Stephenson, Marty Prevost, Patrick McDowell, Jim Francis 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 November 15, 2010

Jim Francis moved, seconded by Jon Feichter to approve the minutes of the November 15, 2010 meeting. The motion carried unanimously.

Revised Land Development Standards

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

Mr. Benson handed out three revised pages to the draft Land Development Standards and explained the following three revisions. 1) Page 2-13, correction to the Hall Top Density Standards to make them the same as the other districts within the Residential Low category. It was the LDS Committee's direction to create uniform dimensional standards within each zoning district category. 2) Page 15-15, addition of the requirement that multi-family development with eight or more units be subject to a Major Site Plan/Design Review process. This was inadvertently left out of the draft. Mr. Benson further explained that this threshold is proposed to increase from the current standard of five or more units, primarily because the LDS Committee felt that projects of less than eight units did not require a quasi-judicial hearing process. This change coincides with a change in the threshold of review for residential subdivisions from ten lots to eight lots making for a uniform standard of eight or more lots/residential units receiving quasi-judicial review. 3) Page 15-34, addition of a provision stating that the Site Plans and Subdivision Plans receiving legislative approval from the Board of Aldermen through the Conditional District zoning process do not also go through quasi-judicial review by the Planning Board.

Staff Report

A power point presentation was shown to the Planning Board by Mr. Benson on October 18, 2010, and at that time the board decided to hold two community meetings. Those meetings were held on November 30, and December 2, 2010. Citizens, along with board members, presented

good comments and concerns about the new LDS. From those meetings, Mr. Benson compiled a packet of public comments and questions. He included his response to those concerns. Many people stated they felt the public needed more time to review the documents. The staff recommendation is that the board should delay a vote on the LDS until they feel comfortable doing so. In that time frame public comments should be taken during the meeting. If delayed until the February 2011 meeting, ample time would have been given to the public for review since the first presentation in October 2010.

Mr. Benson pointed out that many public comments have indicated concern for the proposed revision of parking standard to permit up to 50% of required parking in front of commercial buildings in the Russ Avenue Regional Commercial district. He presented an analysis of actual site plans for small, medium, and large commercial buildings to demonstrate how many rows of parking in front of buildings would be likely to result from this change. This analysis indicated that this provision would probably result in a single bay (two rows) of parking spaces for building up to 40,000 square feet, but that larger buildings may typically have two bays (three to four rows) of parking spaces in front. In either case very large parking lots would still not be permitted in front of buildings. However, the Special Use Permit process, a quasi-judicial review by the Planning Board could permit larger parking lots in front of building.

Mr. Benson also noted that several comments have been received expressing concern about proposed residential density increases, specifically those permitted through a Special Use Permit process. A related concern is that the size of in-fill buildings in residential areas to be compatible with existing residences. Many of these concerns arise from the opposition to the Richland Hills Project - a three story (35' high), 70,000 square foot building housing 64 units on a 4-acre site (16 units per acre).

Chairman McDowell asked if there were any public comments. Two people indicated they wished to speak. The first was Gerald Jacobson residing at 46 Mead St. Mr. Jacobson's concern had to do with parcels within the city that were not developed. He referred to the Richland Hills Project and the height of building beside residential areas. He stated any new developments need to compliment the adjacent building and the topography of the mountain community. He also indicated there should be adequate signage for public notice when a new development is being considered. Mr. Jacobson had some questions about the Planning Board and the Board of Adjustment as to what the roles were for each Board.

The second person to speak was Ms. Philan Medford. Ms. Medford read from a prepared statement she had given to the board members. (See attached). Some of her concerns were based on the Town of Waynesville's vision and mission statements and Principles of Smart Growth that is included in the 2020 plan. Other topics Ms. Medford brought forward were Public Transit

Connections, Connectivity, Nonconformities and Parking.

Board member Jon Feichter commented on the redevelopment of an existing structure. He feels that there is a loop hole in the standards in that reconstruction or additions greater than 50% of the existing floor area requires full compliance. But if a project stays below 50% there is a much lower level of compliance. Mr. Benson indicated that combining all projects within a one year period could help close this loop hole.

Jon Feichter moved, seconded by Marty Prevost to postpone the date of the vote for the LDS and continue with public comments at the next meeting until all board members feel confident with the standards.

Adjournment

With no further business, Jim Francis moved, seconded by Marty Prevost that the meeting be adjourned at 6:20 p.m. The motion carried unanimously.

Patrick McDowell
Chairman

Eddie Ward
Administrative Assistant