

Regular Meeting
Town of Waynesville
Planning Board
March 21, 2011
Monday 5:30 pm.

The Planning Board held a regular meeting on Monday, March 21, 2011. Members present were Don Stephenson, Jon Feichter, Marty Prevost, Brooks Hale, Ron Reid, and Lee Bouknight. Also present were Planning Director, Paul Benson, and Administrative Assistant, Eddie Ward. Vice Chairperson Lee Bouknight called the meeting to order at 5:30 p.m.

Approval of Minutes – February 21, 2011

Jon Feichter moved, seconded by Don Stephenson, to approve the minutes of the February 21, 2011 meeting.

Welcome new member: Ron Reid

Lee Bouknight introduced Ron Reid and welcomed him as a new member of the Planning Board. Mr. Reid said he was honored to serve on the Planning Board.

Conditional Use Permit Application: Conversion of the Old Waynesville Hospital (current site of Haywood County Department of Social Services and Haywood County Schools Administration) located at 1230 North Main Street, from office use to multi- family residential apartments with 53 units

Vice Chairperson Lee Bouknight asked if anyone had any questions regarding the Conditional Use Permit Application converting the Old Hospital to a multi-family residential apartment. Ron Reid had a question about the entrance and exit at the intersection of East Marshall Street and Old Asheville Rd at the light. He said that currently it is marked as being exit only. Mr. Reid said he had concerns about the traffic on North Main Street if this becomes an entrance. Paul Benson, Planning Director, asked Paul Fitch of Fitch Development Group Inc. to explain their plans and answer any questions. Mr. Fitch said the exit would remain exit only. The building is considered historical property, and they are using federal tax credits to finance the project, therefore the parking had to remain the same.

Mr. Fitch presented a diagram of the proposed project and provided them information about the historical aspect of the Old Hospital. The trees in front of the current building are memorial trees planted in honor of Haywood County residents who gave their lives in the Armed Services, or doctors who served the county for a long period of time. He also said there is an old memorial oak tree at the corner that has a wall along the sidewalk in front of it. The wall is cracked and they will do everything they can to protect the tree. Mr. Fitch stated his company would comply with any standards or building codes in Haywood County, and would also protect the façade of the historical building. The building has to be cleaned with soap and water instead of sandblasting.

Marty Prevost asked Mr. Fitch why the Park Service is involved with the Historical Building. He explained the Rehabilitation Tax Credit was assigned to the Park Service by the IRS (section 37A General Revenue Code). He also explained the site score system which includes zoning and construction loan commitments by a financial institution. Lee Bouknight asked the age for occupants. Mr. Fitch said the age of the people living in the apartments would be 62 and older. Mountain Projects would be available for rental subsidy. He talked about the significant housing need for the elderly in Haywood County.

The apartments will be owned and operated by Fitch Development Group Inc. Fitch Development has been involved with over 250 million dollars worth of development. He presented the Board with pictures of buildings his company has developed in other areas of the United States.

Jon Feichter asked about the construction time frame. Mr. Fitch indicated construction could start about March 2012 with April 2013 being the approximate finish date. It would be slower because of the removal of asbestos. It will take two of the old hospital rooms to make a one bedroom apartment and four hospital rooms will make a two bedroom apartment. The project will have eighteen two bedroom apartments.

Paul Benson added the Historic Preservation Commission was happy about this project and endorsed it. With a Conditional Use Permit the final authority will be with the Board of Adjustment for approval of the project.

Mr. Feichter commented the old hospital was "part of who we are" and was very glad to see this development.

A motion was made by Brooks Hale and seconded by Don Stephenson to recommend the conditional use permit requested by Fitch Development Group Inc. to the Board of Adjustment. The motion carried unanimously.

Mr. Benson said that as a result of the site review score, Orchard Ridge did not wish to pursue their application.

A motion to adjourn was made by Marty Prevost and seconded by Don Stephenson. The motion carried unanimously. The meeting was adjourned at 6:10 pm.

Lee Bouknight
Vice Chairperson

Eddie Ward
Administrative Assistant

