

REGULAR MEETING
TOWN OF WAYNESVILLE
PLANNING BOARD
JUNE 20, 2011
MONDAY - 5:30 PM
TOWN HALL

The Planning Board held a regular meeting on Monday, June 20, 2011. Members present were Marty Prevost, Patrick McDowell, Gary Sorrells, Jim Francis, Jon Feichter, Ron Reid and Lee Bouknight. 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 March 21, 2011

Lee Bouknight moved, seconded by Ron Reid to approve the minutes of March 21, 2011 as presented. The motion carried unanimously.

Land Development Plan and Map Amendment South Main Business District (SM – BD) to Hyatt Creek Regional Center (HC – RC)

Chairman McDowell asked Paul Benson, Planning Director, to present the staff report on the map and plan amendment proposed for the South Main Street area. Mr. Benson stated the recent text amendment to the Land Development Standards changed the nature of the South Main Business District (SM-BD) to a more limited range of uses, and to a central business type development pattern. In view of the regional commercial development currently taking place in the corridor and the planned widening of South Main Street in this area, the Land Development Standards Steering Committee recommended that a portion of the SM-BD be rezoned to the adjacent Hyatt Creek Regional Center District (HC-RD).

The South Main Street area is currently split-zoned with property west of the railroad, bounded by Smoky Mountain Expressway and Hyatt Creek Road zoned Hyatt Creek Regional Center (HC-RC), a regional mixed-use district. The remainder of the area east of the railroad extending to Belle Meade Drive is zoned South Main Street Business District (SM-BD). The proposed rezoning would change 43 properties totaling approximately 50 acres from SM-BD to HC-RC.

Mr. Benson explained that zoning is required by state law to follow a comprehensive land development plan. Waynesville's existing 2020 Land Development Plan classifies the area covered by the proposed rezoning as "Industrial" and "Mixed Use – Low to Medium". Given that this plan was based on the reuse of the former Dayco site for industrial use, which has not occurred, staff recommends that the 2020 Land Development Plan be amended to indicate the area with a planned land use of "Mixed Use - Medium to High" which is the designation that would be most appropriate for future regional commercial development of this area.

Marty Prevost asked about the height of permitted buildings in the rezoned area. Patrick McDowell stated Wal-Mart is a one story building by design but by our standards it is considered a three story building due to its height. Mr. Benson stated that the maximum building height permitted within the HC-RC district is 4-5 stories, while the existing SM-BD has a maximum building height of 3 stories.

Jon Feichter had a question about the rezoning area as shown on the maps in the agenda package. Mr. Benson explained the maps and stated that the rezoning area matches the section of South Main Street (from the railroad northeast to the Brown Avenue intersection) planned for future widening. The remaining area of the South Main Business District east of this intersection would form a transitional “downtown style” mixed-use district between the regional commercial center to the west toward the by-pass and the residential area to the east toward downtown.

Don Stephenson had questions about how much of the South Main Business District would be remaining. Mr. Benson said there would be four or five blocks left in that district east of the Brown Avenue intersection along South Main Street.

Mr. Feichter had a question about the traffic generated by a Regional Center district as opposed to a Business District and the impact of this change on street design. Mr. Benson explained that the Town had contracted with a traffic engineering consultant for a corridor study of South Main Street. He said the consultant would base traffic projections on existing and planned land use. In general a Regional Center district would be expected to have higher traffic generation than a business district.

When asked if the rezoning would require a hearing, Mr. Benson stated that letters would be mailed to all property owners in, and bordering the area and a public hearing will be held by the Board of Aldermen.

Jon Feichter made a motion to follow the staff recommendation to amend the 20/20 Land Development Plan, specifically Maps 5 and 12, to change planned use in the subject area from “Industrial” and “Mixed Use, Medium to Low”, to “Mixed Use, Medium to High”. The motion was seconded by Jim Francis and carried unanimously.

Lee Bouknight made a motion to follow the staff recommendation to amend the Land Development Map to change zoning in the subject area from South Main Business District (SM-BD) to Hyatt Creek Regional Center (HC-RC). The motion was seconded by Don Stephenson and carried unanimously.

Adjournment

With no further business, the meeting was adjourned at 6:10 p.m.

Patrick McDowell
Chairperson

Eddie Ward
Administrative Assistant