

SPECIAL MEETING
TOWN OF WAYNESVILLE
PLANNING BOARD
TOWN OF WAYNESVILLE
TOWN HALL - 9 SOUTH MAIN STREET
JANUARY 17, 2012
TUESDAY - 5:30 PM

The Planning Board held a special meeting on Tuesday, January 17, 2012. Members present were Jon Feichter, Marty Prevost, Gary Sorrells, Brooks Hale, Lee Bouknight, Ron Reid, and Chairman Patrick McDowell. Also present were Planning Director Paul Benson, and Administrative Assistant Eddie Ward. Chairman Patrick McDowell called the meeting to order at 5:30 pm.

Approval of Minutes of December 19, 2011.

Gary Sorrells moved, seconded by Jon Feichter, to approve the minutes of December 19, 2011 as presented. The motion passed unanimously.

Public Hearing: Consider amendments to Town of Waynesville Land Development (zoning map) located at 1441 Russ Avenue: 8616-24-8807, 8616-25-4059, and 8616-25-4398 (10.61 acres) from Dellwood Residential Medium (D - RM) to Russ Avenue Regional (RA - RC)

Chairman Patrick McDowell asked Paul Benson, Planning Director, to give some background information concerning this request. Mr. Benson said this request is for three properties owned by Barberville Baptist Church. The approximate area of the request is 10.61 acres. This property is now zoned Dellwood Residential Medium Density. Barberville Baptist Church is requesting to be rezoned to the Russ Avenue Regional Center District (RA - RC), which includes a full range of commercial use. Mr. Benson explained that according to North Carolina law, the Town of Waynesville has to follow the adopted Land Development Plan with our zoning map. He said the basic idea is to keep the intense commercial uses on either end of this area, and keep the middle as low intensity. The staff's recommendation is to deny the rezoning request because it is more intense than the Land Development Standards calls for. The applicant could request an amendment to the Land Development Plan, and it may be appropriate to look at a higher intensity land use for this area. This is a regional road that connects Waynesville to Lake Junaluska, Maggie Valley, and beyond. If this request is approved, it would lead to similar requests on adjacent properties.

Board member Gary Sorrells asked about a previous rezoning request for an adjacent property. Mr. Benson said that request was denied by the Town Board of Aldermen over a year ago and did not include Barberville Baptist Church.

Board member Brooks Hale had a question about the property being graded across from K-Mart. Mr. Benson said that was the last property to be rezoned and probably could have been handled

differently.

Board member Jon Feichter asked about the boundaries of zoning. Mr. Benson said the overriding issue in developing the boundaries was to limit strip commercial development on that section of road. A corridor study for the land use along that section of Russ Avenue needed to be done. When asked about development along that area, Mr. Benson said there had only been speculative inquiries.

Chairman McDowell opened the Public Hearing and asked if anyone would like to speak. Attorney Jack Kersten spoke on behalf of the applicant. He stated the zoning map was almost ten years old and within the last year the property adjacent to the church was rezoned and is now being graded. The Church owns three properties on a five lane highway, and would like to be zoned the same as their next door neighbor, and make the land use compatible with that area. Mr. Kersten wants the same treatment as adjacent properties. He does not feel they should have to wait while the Town of Waynesville does a study on that area.

Mr. Benson stated the recently zoned property was directly across from existing Russ Avenue Town Center zoning and that was a factor in that decision.

Representing Barberville Baptist Church was Mr. Keith Gibson, 97 Ivy Hill Drive, Waynesville. He stated the Church wanted the property to be rezoned because of economic purposes. Typically a church does not own a parsonage and even if the property was retained as residential, there is no reason for the Church to own 4.5 acres. Mr. Gibson said if this request is denied, Barberville Baptist Church would feel they were being a hindrance to commercial development along Russ Avenue.

Board member Ron Reid asked Mr. Gibson if it was the Church's intention to sell the property. Mr. Gibson said it is very difficult to sell a residential house in a commercial district. Because of the five lane highway, the general public feels like they are in a commercial area. If the property were sold, it would be for economic reasons. He does not feel it is fair to allow other properties adjacent to church property to be zoned commercial and deny Barberville Baptist Church.

The next person to speak was Philann Medford, 99 Pisgah Dr, Waynesville, NC. Ms. Medford stated she was here when the original ordinances were adopted. The intention at that time was to have high density development including retail, neighborhood centers, and apartment complexes along that area. She suggested a neighborhood center because this would open up more land uses.

Mr. Benson was asked for a list of the uses available within 500 feet of the road. He read the list from Chapter 29 of the Land Development Standards.

Chairman McDowell made comments about the lines having to be drawn at a certain point and he felt a study should be made along this corridor.

Chairman McDowell closed the Public Hearing and asked for a motion. A motion was made by Marty Prevost to deny the request at 1441 Russ Avenue by Barberville Baptist Church to amend the Town of Waynesville Land Development (zoning map) : 8616-24-8807, 8616-25-4059, and 8616-25-4398 (10.61 acres) from Dellwood Residential Medium (D - RM) to Russ Avenue Regional (RA - RC). The motion was seconded by Ron Reid. The motion carried with five ayes (McDowell, Prevost, Sorrells, Reid, Feichter) and one nay (Bouknight).

A second motion was made by Marty Prevost to recommend to the Board of Alderman to consider this corridor for future study. The motion was seconded by Jon Feichter and carried unanimously.

Public Hearing: Review and accept public comments concerning the Development of Alternatives for the US23B/South Main Street Corridor

Mr. Benson introduced Rodney Porter, Associate Manager, of LaQuatra Bonci Associates, Mark Teague of J. M. Teague Engineering, and John Conard of Brooks Engineering, as the consultants presenting the US 23B/South Main Street Corridor Study. Mr. Porter stated the goals of this corridor study was to analyze the roadways, intersection accesses, bicycle and pedestrian facilities. Other goals included obtaining community input, addressing roadway designs, and tree planting strips. Mr. Porter would like to develop a priority list of implementation strategies and produce a document that can be used as a tool for future development decisions. The area included in this study starts at the intersection of Ninevah Road, south to Browning Branch Road, continuing to Brown Avenue, Dayco Drive, Hendrix Street, Old Balsam Road, Hyatt Creek Road, and ends up at Great Smoky Mountain Expressway past Waynesville Commons.

This plan is intended to look at more than just a street. Mr. Porter said the study included how pedestrians were affected, traffic trends, vehicular movements and storm water improvements. Better neighborhood connectivity is a goal of the plan as established by the North Carolina Department of Transportation. The redevelopment along the corridor will be designed with pedestrians and bicycle lanes. A distinct image for the South Main Street landscape is desired.

Mr. Porter explained the design team generated two concepts, and both are built from a 2035 build out year. Left and right hand turn lanes are eleven feet wide with five foot bicycle lanes and fourteen foot medians for planting. No on-street parking is planned.

Mr. Porter then explained concepts one and two for South Main St at Ninevah Road/Riverbend Street, Allens Creek Road/Brown Avenue, Dayco Drive/Old Balsam Road, and Hyatt Creek Road/Waynesville Commons.

Members of the Board had questions about the bicycle lanes in each of the areas studied. Mr. Porter indicated the need for bike lanes had been expressed many times during an earlier meeting with Bike Haywood, and with the added bike lanes bicycles could become a way of travel on South Main St.

Jon Feichter questioned the amount of footage for four lanes versus two lanes in concept one and concept two from Hyatt Creek to Allens Creek Road. Marty Prevost wanted to know the procedures of combining parcels along this area. The time frame for the project was questioned by Lee Bouknight.

Chairman McDowell opened the Public Hearing and asked if anyone had comments. The following people spoke:

Luis Quevedo 120 Miller St, Waynesville, NC

Mr. Quevedo commented he liked the idea of the roundabout, but if the Allens Creek Road was moved three hundred feet, it would affect the parking at Pasquales Restaurant.

Joe Taylor 100 Chickering Lane, Waynesville, NC

Mr. Taylor had questions concerning the roundabout and the right of way at Old Town Bank. Mr. Porter explained the right of way at the entrance of Old Town Bank would be one hundred sixty feet.

Thomas Mahoney 401 Ball Creek Rd, Waynesville, NC

Mr. Mahoney questioned why the study did not include the downtown area. He also was concerned about the junk vehicles along the side of South Main Street.

Jonnie Cure 1458 South Main Street, Waynesville, NC

Ms. Cure asked if the plan would bottleneck traffic north of Ninevah Road. She also had questions how the project will affect the property value of residential homes. She expressed concerns that certain parcels will be made useless. Other questions she asked pertained to compensation for any property acquired, and parking along the street front. She requested that existing property lines be shown on the plan.

Phil Ferguson 16 Legend Road, Waynesville, NC

Mr. Ferguson states he felt this project would make the corridor very beautiful and he recommended the roundabout at Allens Creek to be a "centerpiece". He asked about back streets and service roads into the corridor.

Pat Wishon 141 Azalea Drive, Clyde, NC

Ms. Wishon owns property on Norman Street and had a question about that street being merged with Chelsea Street.

Philann Medford 99 Pisgah Drive Waynesville, NC

Ms. Medford distributed hand-outs with her comments. She feels most people will prefer concept one.

Reuben Moore NCDOT Sylva Office

Mr. Moore commented he hoped everyone would embrace the new ideas and he would be glad to answer any questions.

Melissa VanNoppen Laurel Ridge Drive Waynesville, NC

Ms. VanNoppen asked if the buildings along the corridor would look like the CVS building on Russ Avenue. She expressed dissatisfaction with the design of CVS.

Chairman McDowell closed the Public Hearing.

Board Member Marty Prevost added a personal comment stating most people would like to see change in this area.

Board Member Ron Reid gave some suggestions for connecting South Main Street and North Main Street in the future with a trolley service.

With no further business, Gary Sorrells made a motion to adjourn, seconded by Ron Reid. The motion carried unanimously and the meeting adjourned at 7:40 pm.

Patrick McDowell
Chairman

Eddie Ward
Administrative Assistant