

REGULAR MEETING
TOWN OF WAYNESVILLE
PLANNING BOARD
TOWN HALL - 9 SOUTH MAIN STREET
FEBRUARY 20, 2012
MONDAY - 5:30 PM

The Planning Board held a regular meeting on Monday, February 20, 2012. Members present were Lee Bouknight, Ron Reid, Marty Prevost, Don Stephenson, Gary Sorrells, Brooks Hale and Chairman Patrick McDowell. Also present were Planning Director Paul Benson, Land Use Administrator Byron Hickox, and Administrative Assistant Eddie Ward. Chairman McDowell called the meeting to order at 5:30 pm.

Approval of Minutes of January 17, 2012

Gary Sorrells moved, seconded by Brooks Hale to approve the minutes of January 17, 2012 as presented. The motion passed unanimously.

Public Hearing: Consider Amendment to the Land Development Standards, Chapter 12, Section 12.3 Flood Damage Prevention Ordinance to enact changes as required by the Federal Emergency Management Agency

Chairman McDowell asked Paul Benson to introduce Byron Hickox, Flood Plain Administrator for the Town of Waynesville, to present the Flood Damage Prevention Ordinance. Mr. Hickox stated the process for flood mapping in the State of North Carolina has been ongoing for many years. Now, after many years of appeals and changes by the State, the maps are official. All local governments that participate in the National Flood Insurance Program (NFIP) are required to adopt a new Flood Damage Prevention Ordinance (FDPO) in order to continue participation in the NFIP.

Mr. Hickox explained to the Board the FDPO could be described as an expansion of the current flood ordinance. Much of the expansion is the result of many of the explanations being lengthy and detailed versus being brief and concise. There were three major additions contained in the proposed FPPO:

1. A definition section has been added. This clarifies much of the technical terminology.
2. A detailed section regarding variance procedures has been added.
3. A section explaining the process for corrective procedures has been added.

Mr. Hickox feels the more lengthy ordinance is an advantage because it clears up some of the vagueness in the previous ordinance.

Some of the changes in the flood maps include widening along the one hundred year floodplain along Richland Creek, Old Balsam Road, South Main Street and Browning Branch Road. New floodplain areas have been mapped showing base flood information for Hyatt Creek Road and Plott Creek Road. Mr. Hickox said the flood maps could be viewed or downloaded at ncfloodmaps.com

Chairman McDowell opened the Public Hearing, and asked if anyone would like to speak. With no public comments, a motion was made by Gary Sorrells to amend the Land Development Standards, Chapter 12,

Section 12.3 Flood Damage Prevention Ordinance to enact changes as required by the Federal Emergency Management Agency. The motion was seconded by Lee Bouknight and carried unanimously.

Amendment to the Land Development Standards, Chapter 2, Section 2.5.3 Table of Permitted Uses to add Government Services as a Permitted Use Within the Dellwood Residential Medium Density Mixed Use Overlay (property within 500 feet of Russ Avenue)

Mr. Benson explained that Haywood County owns a building located at 81 Elmwood Way, formerly known as Bargains, and they wish to renovate for office use. However, the property is zoned Dellwood Residential Medium Density (D -RM), with a Mixed-Use Overlay (MXO). He stated that prior to the 2010 revisions, government offices would have been permitted in the general category of "Office Administrative and Support Services not otherwise listed." After the 2010 revision, the category was eliminated, and most of these uses would now fall under more specific headings such as "Personal Services," "Professional Services," and "Government Services." As a result, the County has applied for a text amendment to permit Government Services in D - RM, MXO.

Mr. Benson introduced Dale Burris, Facilities Maintenance Director for Haywood County, 215 North Main Street, Waynesville. Mr. Burris stated the Haywood County Commissioners intended to relocate the Haywood County Wellness Clinic, Elections, and the Maple Leaf Program to this building. The new name for the building will be Haywood County Auxiliary Services Building.

The Wellness Clinic is for Haywood County employees and the Maple Leaf Program is for senior citizens. A maintenance area will be included in the back of the building. The Haywood County Auxiliary Services Building will look like the MARC Building already located on the property.

A motion was made by Don Stephenson and seconded by Gary Sorrells to amend the Land Development Standards, Chapter 2, Section 2.5.3 Table of Permitted Uses to add Government Services as a permitted use within the Dellwood Residential Medium Density Mixed Use Overlay (property within 500 feet of Russ Avenue). The motion carried unanimously.

Staff Report on Russ Avenue Corridor Land Use Zoning

Mr. Benson explained that as a result of the rezoning request the Planning Board recently considered for the Barberville Baptist Church, he had been doing some research on the Russ Avenue corridor. He gave a brief report on his findings. The length of the corridor is about 1.28 miles and includes 155 acres. The zoning is Regional Center Commercial on the north and south ends with the center area being Residential Medium. Extending five hundred feet from the edge of the road on both sides is Mixed Use Overlay. The 2020 Land Development Plan, adopted in 2002, did not call for the entire corridor to become commercial. North Carolina law requires zoning to follow an adopted Land Development Plan.

Mr. Benson recommended the Planning Board consider a Russ Avenue Neighborhood Center District. This district would serve as a lower intensity commercial district, and have advantages of including more land uses, leading to more economic opportunity, and increased tax base. Mr. Benson displayed several maps of the Russ Avenue Corridor showing the corporate limits, existing land use, and the Dellwood Residential Medium

Mixed Use Overlay District.

Several of the Board members had questions concerning the process of making a recommendation to the Board of Aldermen about pursuing a change to the 2020 Land Development Plan and forming a Russ Avenue Neighborhood Center.

Chairman McDowell asked if anyone had any comments. Mr. Jack Kersten, Attorney representing Barberville Baptist Church, then spoke. He gave background information concerning past requests he had been involved in for rezoning along this corridor. He stated the Russ Avenue Corridor is a very important corridor to Waynesville, and in thirteen years nothing has changed pertaining to development in that area. Mr. Kersten feels there has been a loss of economic opportunities and Town growth from the restrictive zoning. He agrees there are certain activities that should not be allowed, but he and his client would like to see nice restaurants, motels, and retail stores allowed to open along the center section of the Russ Avenue Corridor. Mr. Kersten said the appearance of the area never changes and is a very important corridor into the Town of Waynesville.

A motion was made by Gary Sorrells for the Planning Board to ask the Board of Aldermen to amend the 2020 Land Development Standards and form a Russ Avenue Neighborhood Center District. The motion was seconded by Lee Bouknight and carried unanimously.

Adjournment

With no further business, a motion was made to adjourn by Brooks Hale and seconded by Gary Sorrells. The motion carried unanimously and the meeting was adjourned at 6:20 pm.

Patrick McDowell
Chairman

Eddie Ward
Administrative Assistant