

REGULAR MEETING
TOWN OF WAYNESVILLE
PLANNING BOARD
TOWN OF WAYNESVILLE
TOWN HALL - 9 SOUTH MAIN ST
MAY 21, 2012
MONDAY - 5:30 PM

The Planning Board held a regular meeting on Monday, May 21, 2012. Members present were Lee Bouknight, Gary Sorrells, Brooks Hale, Ron Reid, Marty Prevost, Don Stephenson, Jon Feichter, and Chairman Patrick McDowell. Also present were Planning Director Paul Benson, and Administrative Assistant Eddie Ward.

Approval of Minutes of February 20, 2012

Gary Sorrells moved, seconded by Brooks Hale to approve the minutes of February 20, 2012 as presented. The motion passed unanimously.

For the first item on the agenda, Ms. Wanda Brooks, the applicant for the rezoning, was not present when the meeting was called to order. Board member Don Stephenson suggested to Chairman McDowell to go to the second item on the agenda, and give Ms. Brooks time to arrive.

Reorganization of Planning Board Members to comply with Land Development Standards

Chairman McDowell explained the current composition of the Planning Board. He said there are four members representing Haywood County, and five members representing the Town of Waynesville. When the new Land Development Standards were adopted, a revision was made to have less representation from Haywood County and more from the Town.

Mr. Benson said the new ordinance follows the language of the State of North Carolina law. If there is extraterritorial jurisdiction, the County is entitled to one appointment automatically. Extra appointments are given depending on the population of the extraterritorial jurisdiction relative to the population of the Town of Waynesville. Therefore, the Town will have seven members and the County will have two appointees. Two Haywood County appointees terms are expiring May 31, 2012, Jim Francis and Gary Sorrells. They will be replaced with two appointees from the Town. Mr Benson explained that Town Manager Marcy Onieal is looking at staggered terms to make the terms overlap and to make terms expire on June 30th for all boards.

Chairman McDowell and other members of the Board expressed their appreciation to Gary Sorrells and Jim Francis for the years each had served on the Board.

Ms. Wanda S Brooks arrived at 5:45 pm.

Public Hearing: Consider request from Wanda S. Brooks for amendment to the Town of Waynesville Zoning Map - PIN 8605- 80 -2744 located at 154 Hemlock Street (0.3 acre) - from Hazelwood Urban Residential (H-UR) to South Main Street Business District (SM - BD)

Chairman McDowell asked Mr. Benson to give a staff report on this request. Mr. Benson said the property was located across the street from the site of the former Haywood Correctional Facility. This property has been used for a variety of businesses and is now semi vacant. The current zoning is the Hazelwood Urban Residential District, Mixed Use Overlay. The base district permits single and multifamily residential development and in addition, the Mixed Use Overlay adds a limited range of non residential uses. These are limited to properties at the intersection of two public streets, and properties fronting South Main between Virginia Avenue and Mississippi Avenue.

The requested zoning is the South Main Business District which permits a wider range of non residential uses, including office, service, commercial, light manufacturing, wholesale operations, as well as single and multi family residential with no density limitation.

The 2020 Land Development Plan Land Use Maps indicate the property is to be developed for residential use. The existing zoning follows this plan. The boundaries follow the center line of the roads. The staff does not recommend a change to the business district for this particular property.

Chairman McDowell then asked Ms. Brooks if she would like to speak. Ms. Brooks stated that if her property were rezoned, other opportunities could be opened to her and the neighborhood. She said she had grown up in that neighborhood, and she wanted the area to be improved and get away from the low end residential designation. Ms. Brooks explained that several property owners adjacent to her want to be rezoned and then sell the property as commercial.

Board member Jim Francis asked if there had been any resistance from her neighbors in regards to the rezoning. Ms. Brooks said no.

Board member Ron Reid had questions about what Ms. Brooks would like to see happen with her property. She replied she wanted to be open for whatever came along. She said she had been dealing with the mortgage on this property for over a year and needed to get the building leased. She would like something nice to be in the neighborhood. Mr. Reid also expressed concerns about the amount of parking that is required for a business.

Chairman McDowell said that lines have to be placed somewhere, and generally center of roads make good boundaries. He also stated that rezoning to commercial for other parcels could not be discussed because applications for other properties had not been submitted. He expressed concerns that some of the main reasons for Ms. Brooks making application to be rezoned commercial is the desire to sell the property. Ms. Brooks stated that interest in selling was not this parcel, but another. This property is planned to be leased.

Chairman McDowell asked if there were any other questions or comments, and then closed the public hearing.

A motion was made by Marty Prevost to deny the request from Ms. Wanda Brooks for an amendment to the Town of Waynesville Zoning Map - PIN 8605- 80- 2744 located at 154 Hemlock Street (0.3 acres) from Hazelwood Urban Residential (H-UR) to South Main Street Business District (SM-BD). Lee Bouknight seconded the motion. The motion carried to deny the application with seven ayes (Bouknight, Prevost, Stephenson, Sorrells, Feichter, Reid and McDowell) and two nays (Francis and Hale).

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 6:15 p.m.

Patrick McDowell
Chairman

Eddie Ward
Administrative Assistant