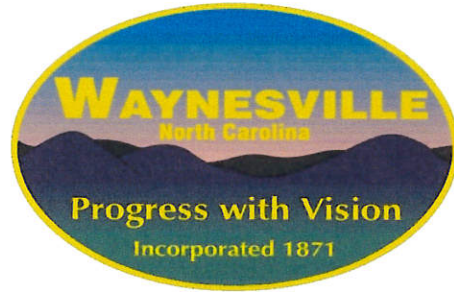


Regular Meeting
Town of Waynesville
Planning Board
Town Hall 9 South Main Street
March 18, 2013



The Planning Board held a regular meeting on Monday, March 18, 2013. The meeting was called to order at 5:30.

Members present:

Chairman Patrick McDowell
Jon Feichter
Shell Isenberg
Danny Wingate
Brooks Hale
Marty Prevost
Lee Bouknight

Also present:

Planning Director Paul Benson
Administrative Assistant Ginny Boyer

Absent:

Bucky Dykes
Don Stephenson

Approval of Minutes, December 17, 2012

Jon Feichter moved to accept the minutes of December 17, 2012 as presented; this was seconded by Brooks Hale. All were in favor.

Old Business:

Transit Shelter Report and Recommendation to the Board of Aldermen

The public brought the need for transit shelters to the Town's attention. Shelters are required limitedly now and Ingles Market on Barber Boulevard will be putting in the very first. The Board discussed various topics and asked several questions of Town Planner Paul Benson before making its motion: current and recommended thresholds for residential, commercial and institutional properties; the range of possibilities for funding of transit shelters for new construction, reconstruction and even existing structures that would consider voluntarily providing shelters; practicality issues of requiring transit shelters on fixed route systems versus

those conducive to current on-demand service; and the shelters themselves, if they would be enclosed and/or heated.

Jon Feichter made a motion to accept the staff recommendation in its entirety; Marty Prevost seconded and all were in favor. The staff recommendation is as follows:

The Planning Board has been requested to report back to the Board of Aldermen on the issue of requiring transit shelters in connection with new development or redevelopment. Staff suggests that the report contain:

- 1) A recommendation that Section 6.4.3 of the LDS be amended to require shelter construction in the following circumstances:**
 - 1. Reduce the threshold on residential units from 100 to 50, and the square footage of commercial space from 100,000 to 50,000.**
 - 2. Add the requirement for “institutional” uses of 50,000 square feet or greater.**
 - 3. Delete the clause: “are adjacent to present of planned transit routes” to accommodate the current on-demand public transit service.**
- 2) Town staff work with Haywood Public Transit and the FBRMPO to develop a local transit plan as the basis of STP-DA funding requests.**
- 3) That Town staff work in partnership with Haywood Transit to develop transit projects eligible for grant funding, and consider providing matching funds for projects such as the construction of transit shelters on public rights-of-way adjacent to priority transit destinations.**

New Business:

Agenda Item: Annexation Zoning

Location: 2180 Dellwood Road (Queen Farm Satellite Annexation Area)

PIN: 8607-82-2478

Size: 7.2 acres, portion of 131.9 acre property *attached 1) Map 16, Town of Waynesville and 2) Location Map, Queen Farm Annexation Zoning*

Town Planner Paul Benson reported that about a year ago a small area of 131.9 acres was annexed, but never zoned and as a general rule, the Town is obligated to zone property. This was a voluntary annexation motivated by, as Mr. Benson understands, the desire for Town sewer service and there are no conflicts involved.

Marty Prevost made a motion to accept staff recommendations as presented which was seconded by Lee Bouknight. All were in favor. The staff recommendations are as follows:

This property is in a unique position as it is on the western border of land that the Town of Waynesville is likely to annex or zone in the foreseeable future. It is the last property on Waynesville’s side of the Annexation Agreement boundary with the Town of Maggie Valley.

Given that the current primary use of the property is agricultural and residential, and that the Land Development Plan indicates the future land use as “Rural”; staff recommends that this property be zoned Dellwood Residential Medium Density District (D-RM). This district is intended primarily to be low to medium residential density district (see attached Purpose and Intent from the LDS). The use of this district would at least partially protect a small area of less developed area along the increasingly intensive strip commercial development along US19/Dellwood Road.

Other Business:

Planning Director Benson plans to address Lake Junaluska zoning at the April meeting in a workshop setting.

Lee Bouknight called to the Board’s attention what looks to be a staging area for heavy equipment on Boyd Avenue. Mr. Benson said he will check on this, feeling certain the area has no permitted use for storage or staging.

Chairman McDowell inquired with Mr. Benson for an update on Ingles Market, Barber Boulevard. Mr. Benson said plans are currently being reviewed and a permit is on the verge of being issued. North Carolina Department of Transportation wants to do a project to extend the median to Frazier Street (Ingles is interested and the Barbers are involved). Preliminary feasibility studies and cost estimates are underway.

As for South Main Street Corridor Plan, Mr. Benson reported a feasibility study was completed but nothing is going to happen there because, as of yet, there is not an issue with congestion.

Adjournment:

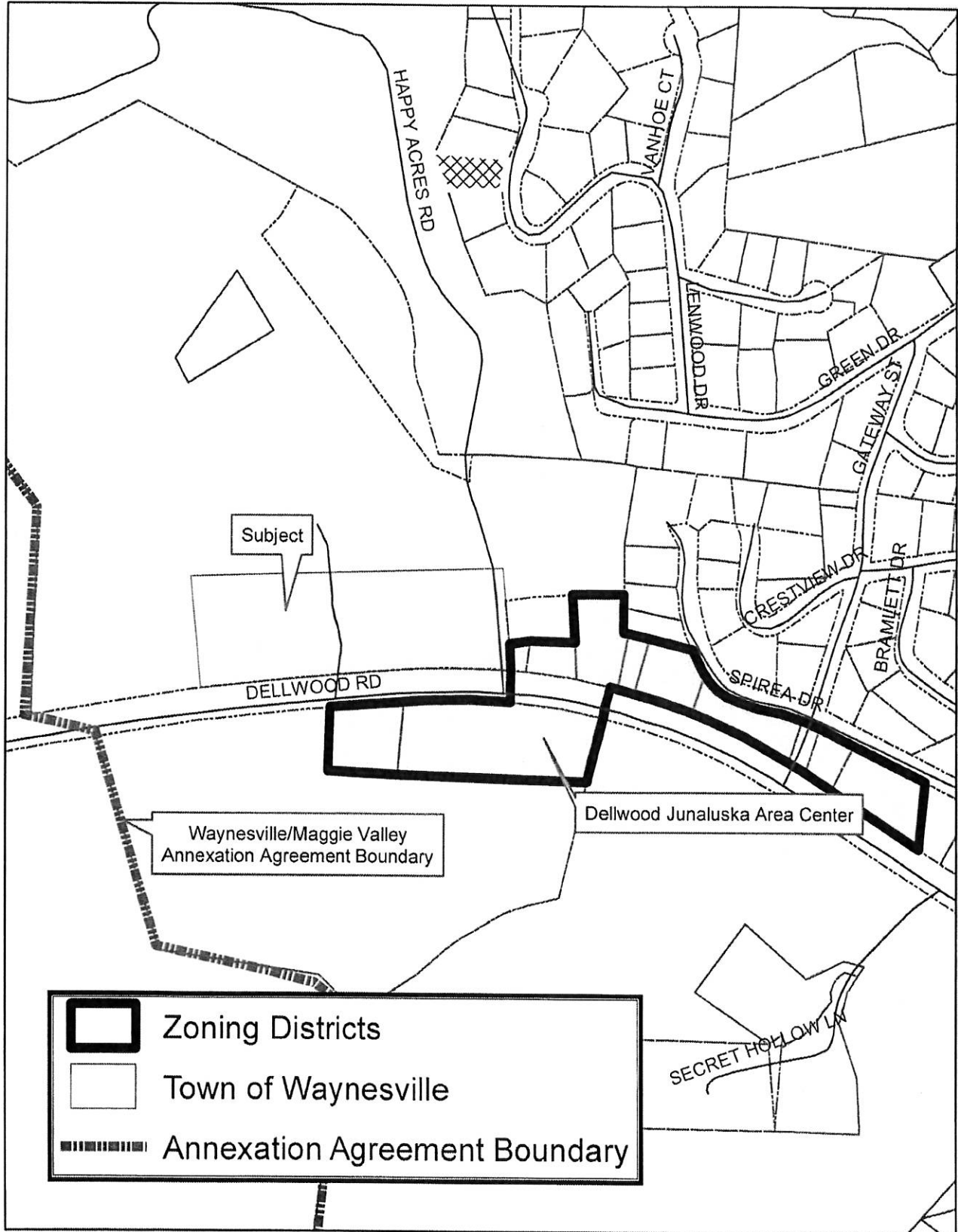
With no further business, Chairman McDowell adjourned the meeting at 6:10 p.m.

Ginny Boyer, Administrative Assistant

Patrick McDowell, Chairman



Location Map
Queen Farm Annexation Zoning
2180 Dellwood Road



Map 16
Town of Waynesville
 Haywood County, North Carolina
Area 1 Map
 January 14, 2002



1 Miles

..... Urban Services Boundary
 --- Major Creeks

Proposed Land Uses

- Rural
- Conservation, Open Space
- Industrial
- Residential, Low to Medium
- Residential, Medium to High
- Mixed Use, Low to Medium
- Mixed Use, Medium to High
- Community Facilities

Maggie Valley

Waynesville

Town

Area 1
Highlighted Goals & Objectives

- 1-1 Expand Downtown CBD
- 1-2 Reestablish Train Depot / Create a Farmers Market in Frog Level
- 1-3 Create "Town Square" in Frog Level
- 1-4 Create Secondary Roads along Russ Avenue & the Great Smokey Mountain Expressway to reduce access demands on these thoroughfares
- 1-5 Concentrate Medium to High Density Mixed Use Developments to limit sprawling strip commercial developments

Mapping prepared by:
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