

MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD
SPECIAL CALL MEETING
(REGULAR MEETING RESCHEDULED FROM APRIL 15 TO APRIL 29)
APRIL 29, 2013

THE WAYNESVILLE PLANNING BOARD held a special meeting on Monday April 29, 2013 at 5:30 p.m. in the board room of the Town Hall, 9 South Main Street, Waynesville, NC. The meeting was rescheduled from the regularly scheduled date in order to prepare maps of Lake Junaluska for Board Members to have for future workshops.

1. CALL TO ORDER

Chairman McDowell called the meeting to order at 5:30 p.m. with the following members present:

Chairman Patrick McDowell
Marty Prevost
Don Stephenson
Brooks Hale
Shell Isenburg
Bucky Dykes
Lee Bouknight
Jon Feichter
Danny Wingate

The following staff members were present:

Paul Benson, Planning Director
Eddie Ward, Deputy Clerk

Representing the media:

Becky Johnson, Smoky Mt. News

Representing Lake Junaluska:

Buddy Young, Director of Public Works
Bill King, Chairman Community Council
Pat Koontz, Vice Chairman Community Council

2. MINUTES OF MARCH 18, 2013

Board member Brooks Hale made a motion, seconded by Don Stephenson to approve the minutes of March 18, 2013 as presented. The motion passed unanimously.

3. LAKE JUNALUSKA LAND USE PLAN AND ZONING MAP

Chairman McDowell welcomed everyone and asked Planning Director Paul Benson to discuss the process of compiling the Lake Junaluska Land Use Plan and Zoning Map.

Mr. Benson stated that a bill is currently pending in the North Carolina General Assembly to add the unincorporated Lake Junaluska area to the Town of Waynesville. The expected date for the merger is August 31, 2013. Under North Carolina law, everything within corporate limits has to be zoned. Waynesville's current plan does not cover a significant portion of the Lake Junaluska area. The first step in this process is to consider the long range land development pattern of this area and adopt an amendment of the Waynesville 2020 Plan to include the area.

In accordance with a long range land development plan pattern of zoning districts needs to be mapped for the area. The development pattern is pretty well established and the only significant area of undeveloped land is the steep land of surrounding mountain sides. The primary task of establishing zoning districts will be to codify this pattern to the extent that public involvement in this process supports the existing patterns or envisions change.

The existing development pattern is characterized by mixed use religious conference center facilities, with a variety of meeting places, recreational facilities and lodging types, concentrated along the northern lake shore.

North of the lakefront are residential single family dwellings, with a significant number being duplexes or having accessory dwelling units. Many residences are seasonal vacation rentals.

To the south of the lake, land use is characterized by single family residential dwellings on lots primarily greater than one-quarter acre.

Mr. Buddy Young, Director of Public Works at Lake Junaluska, introduced Mr. Bill King, Chairman of Lake Junaluska Community Council and Ms. Pat Koontz, Vice Chairman of Lake Junaluska Community Council. Mr. Young stated there are covenants in place now setting the restrictions for setbacks on the properties, and there was much discussion with the Board members about the lot sizes. Mr. Benson said that basically the Town of Waynesville's setbacks are less restrictive than Lake Junaluska's, and always the more restrictive standards prevail.

Mr. Young had some questions about rental properties at Lake Junaluska. He said that over 60% of their water and utility bills go to people that do not live at the Assembly or in Haywood County. These homes are seasonal and many are rented out for different periods of time during the year. Mr. Benson said the Town of Waynesville did not regulate the renting of single family houses.

Mr. Benson said the next steps in the process will be to hold one or more workshops, conveniently located for both Town of Waynesville and Lake Junaluska, and receive public input from both organizations.

Mr. Young stated that Manager Onieal and the Assembly are working on a Memorandum of Agreement to be presented to the Board of Aldermen. This memorandum will state that in the initial stages of development the Community Council will be the official advisory body to the Planning Board. The agreement will not be proposed until the annexation is final in August. Mr. Benson said that by

waiting until the end of August, it could be next year for the zoning process to be finished, and this would not create any problems for the Town or Lake Junaluska.

Mr. Young, Mr. King, and Ms. Koontz stated they did not foresee any problems with the annexation, and hope to proceed and go forward openly and smoothly.

4. ADJOURN

With no further business, a motion was made by Lee Bouknight, seconded by Shell Isenburg to adjourn at 6:18 p.m. The motion passed unanimously.

Patrick McDowell, Chairman

Eddie Ward, Deputy Clerk