

MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD
REGULAR MEETING
Town Hall – 9 South Main St., Waynesville, NC 28786
November 18, 2013

THE WAYNESVILLE PLANNING BOARD held a regular meeting on Monday November 18, 2013 at 5:30 p.m. in the board room of the Town Hall, 9 South Main Street, Waynesville, NC.

A. CALL TO ORDER

1. Welcome/Calendar/Announcements

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

Don Stevenson
Marty Prevost
Bucky Dykes
Brooks Hale
Shell Isenberg
Danny Wingate
Chairman Patrick McDowell

The following staff members were present:

Paul Benson, Planning Director
Eddie Ward, Deputy Town Clerk

2. Minutes of October 21, 2013

Board Member Brooks Hale made a motion, seconded by Board Member Don Stevenson, to approve the minutes of October 21, 2013 as presented. The motion passed unanimously.

B. NEW BUSINESS

3. Rezoning Request – 1783 South Main Street – from South Main Business District (SM-BD) to Hyatt Creek Regional Center (HC-RC) – PIN 8604-89-2630, -3535, -1476, - 3449, -3453 Call for Public Hearing on December 16, 2013

Chairman McDowell asked Planning Director Paul Benson to give background information on the rezoning request. Mr. Benson said the property is owned by Morgan Legacy LLC consists of 5 tax parcels in single ownership located at the intersection of South Main Street and Allens Creek Road. One parcel is currently developed with a convenience store with gasoline sales, a car wash, and a free standing ATM. The other four parcels are vacant. Tom Morgan of Morgan Legacy plans to redevelop and expand this site.

The current zoning of the parcels is South Main Business District (SM-BD). The area is densely developed and contains a broad mix of land uses. Many neighborhoods, including Allens Creek, Hazelwood, Country Club, Saunook and Old Balsam, have a variety of services here, and make pedestrian amenities and vehicular movement critical. The Hyatt Creek Regional Center (HC-RC) district will develop as a mixed use center containing retail, service and employment uses to serve Waynesville and the region. Large-scale development can be accommodated in this area and contain a mix of uses.

Map 15 in the document Waynesville: Our Heritage, Our Future, 2020 Land Development Plan, explains that planned land use for this property is Mixed Use, Low to Medium. This use is described by the Plan as being located on lands where utility services are provided and road access is suitable for providers of goods and services to the local community.

Staff recommendation is approval of this request. It would create a logical extension of the Regional Center District since two of the other corners of the South Main Street – Allens Creek/Brown Avenue intersection is currently in the Regional Center Zoning.

Mr. Patrick Bradshaw, Civil Design Concepts, said he had been working with Mr. Morgan and the Town for approximately three years on this specific property. Since there has been quite a bit of development in the South Main area recently, Mr. Morgan is ready to move ahead with plans for redevelopment on this site. Mr. Bradshaw said the plans include a combination of convenience store and fast food development. Mr. Morgan has been in discussion with several businesses to occupy the complex.

A recommendation was made by the Board to hold a Public Hearing at the next meeting on December 16, 2013 for the rezoning request.

Mr. Benson told the Board that two more items had been brought to him that was not placed on the agenda.

4. Consideration of additional provisions to the Sign Ordinance

Mr. Benson stated the Board of Aldermen had asked the Planning Board to consider new provisions concerning the newly developed sign ordinance. The first being an off-premise sign allowance in Regional Commercial Districts, and the second being an allowance for Marquee signs in Business Districts only.

There was much discussion about the request by Kevin Sandefur, owner of Bear Waters Brewery. Mr. Sandefur had spoken at the previous Planning Board and Board of Aldermen meetings, wanted to be able to place an off- premise sign for his business. The Board had questions about the size and placement of such signs. Mr. Benson explained the proposed requirements were based on Black Mountain's ordinance.

Mr. Benson also explained the proposed provisions and sizes for allowance of Marquee Signs. At this time, Mr. Benson said the only business to benefit from this allowance would be The Strand Theater on Main Street. The Historic Preservation commission will make the call on the size, design, and illumination of the sign for The Strand.

A motion was made by Board Member Danny Wingate, seconded by Board Member Bucky Dykes to accept the provision for the Marquee signs (permitted in Business District only). The motion passed unanimously.

A motion was made by Board Member Marty Prevost, seconded by Brooks Hale to deny the provision of off-premise signs as currently proposed. The motion passed unanimously.

5. Presentation by Linda Gilts and Sealy Chipley, Land Of Sky Regional Council

GroWNC is a three year project to develop a framework of voluntary locally implemented, market based solutions and strategies to ensure that as a region continues to grow, the effects of this growth has a positive impact on the region and communities. This program is funded by a \$1.6 million grant from the Department of Housing and Urban Development.

Ms. Sealey Chipley explained that GroWNC is a listening and planning process related to growth and economic development. The five counties in the western region that are encompassed are Haywood, Henderson, Madison, Buncombe, and Transylvania.

Ms. Gilts explained how the searchable online data base, located on the website, works. She also demonstrated the map viewer and other aspects of the online tool kit.

Chairman McDowell thanked Ms. Chipley and Ms. Gilts for their presentation.

C. ADJOURN

With no further business, a motion was made by Board Member Don Stevenson, seconded by Board Member Danny Wingate to adjourn at 6:50 PM. The motion passed unanimously.

Patrick McDowell, Chairman

Eddie Ward, Deputy Town Clerk