

MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD
REGULAR MEETING
Town Hall – 9 South Main St., Waynesville, NC 28786
December 16, 2013

THE WAYNESVILLE PLANNING BOARD held a regular meeting on Monday December 16, 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
Jon Feichter
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 Danny Wingate made a motion, seconded by Board Member Jon Feichter, to approve the minutes of November 18, 2013 as presented. The motion passed unanimously.

B. OLD 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

Chairman McDowell asked Planning Director Paul Benson to present a staff report on the rezoning request. Mr. Benson said the request is for five tax parcels, the largest parcel already being developed with a convenience store, gasoline sales, car wash, and free standing ATM. This parcel faces South Main Street and borders on Allens Creek Road and Norman Street. To the left facing the store the rezoning includes the first three lots on the right along Norman Street which are currently vacant. Another parcel facing Allens Creek Road is included in the rezoning and is vacant. These lots are located in the South Main Business District (SM-BD), and the applicant wishes to be rezoned to the Hyatt Creek

Regional Center (HC-RC) District in order to be able to establish a drive-thru lane for a fast food restaurant which is planned on the property.

The recommendation of the staff is to approve the rezoning. It will unify the zoning of properties surrounding the South Main Street – Allens Creek/Brown Avenue intersection.

Chairman McDowell opened the Public Hearing and asked if anyone wished to speak.

- **Jerry Owens – Norman Street**

Mr. Owens had questions about the lots he owns on Norman Street being in a Commercial District. He also stated there were problems with traffic on South Main Street.

- **Janice Haynes – Norman Street**

Ms Haynes stated that her mother had lived on Norman Street for over 60 years. She is concerned about the amount of traffic that might flow into Norman Street with the expansion of Mr. Morgan's business. She said she had almost been hit several times because there are no markings indicating that Norman Street is actually a street. She said the extra traffic that will be generated from the businesses on these properties could be dangerous.

- **Karen Kaufman – Norman Street**

Ms. Kaufman stated she is in favor of any improvements to Mr. Morgan's property. She expressed concerns about the traffic in the area, and she said people need to understand that Norman Street is a residential street.

Chairman McDowell closed the Public Hearing.

The Board had several questions for Mr. Benson and Mr. Patrick Bradshaw of Civil Design, concerning sidewalks, buffers, parking areas, and driveway entrances, and how these could result in a better defined street edge. There was also discussion about traffic patterns in this area.

A motion was made by Board Member Danny Wingate, seconded by Board Member Shell Isenberg, to approve the rezoning request for 1783 South Main Street from South Main District (SM-BD) to Hyatt Creek Regional Center (HC-RC) – PIN 8604-89-2630, -3535, -1476, -3449, and 3453. The motion passed unanimously.

Chairman McDowell told the Board that he has been asked to report to the Board of Aldermen with a status update from the Planning Board. He asked the Board if there were any concerns from them that needed to be brought to the Board of Aldermen. None were mentioned.

Mr. Benson said the next scheduled Board meeting would fall on January 20th, 2014 which is a Town holiday. By consensus, the Board agreed to cancel that meeting, and the next meeting will be held on February 17, 2014 as regularly scheduled. Mr. Benson mentioned a special meeting may be necessary if urgent business develops.

C. ADJOURN

With no further business, a motion was made by Board Member Jon Feichter, seconded by Board Member Shell Isenberg to adjourn at 6:50 PM. The motion passed unanimously.

Patrick McDowell, Chairman

Eddie Ward, Deputy Town Clerk