

MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD  
REGULAR MEETING  
Town Hall – 9 South Main St., Waynesville, NC 28786  
February 17, 2014

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**THE WAYNESVILLE PLANNING BOARD** held a regular meeting on Monday February 17, 2014 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**

In the absence of Chairman Patrick McDowell, and Vice Chairman Lee Bouknight, the consensus of the Board was to appoint Brooks Hale as Acting Chairman. Mr. Hale welcomed everyone and called the meeting to order at 5:30 p.m. with the following members present:

Marty Prevost  
Jon Feichter  
Brooks Hale  
Danny Wingate  
Bucky Dykes

The following staff members were present:

Paul Benson, Planning Director  
Eddie Ward, Deputy Town Clerk

**2. Minutes of December 16, 2013**

***Board Member Jon Feichter made a motion, seconded by Board Member Danny Wingate, to approve the minutes of December 16<sup>th</sup> 2013 as presented. The motion passed unanimously.***

**B. NEW BUSINESS**

**3. Request for Public Hearing:** Rezoning Request – Rezoning property located on Norman Street - PIN 8604-89-4553 – from Allens Creek Neighborhood Residential to South Main Street Business District – Call for Public Hearing to be held on **March 17, 2014**.

Acting Chairman Brooks Hale asked Planning Director Paul Benson to present a Staff Report for the rezoning request. Mr. Benson stated the property, owned by Mr. Jerry Owen, is located on Norman Street. The property currently contains a vacant residence and is used for vehicle parking and outdoor storage associated with a truck service business in the same ownership separated by a twelve foot strip of land.

Mr. Benson said the current zoning for this property is Allens Creek Neighborhood Residential (AC-NR). This is a predominately residential neighborhood, mostly medium density

development, mixed with agricultural uses. Allens Creek Road is the “center” of the community and maintains a “pedestrian friendly” environment. Such things as requiring sidewalks, planter strips, and allowing narrow lane widths for new streets will help maintain pedestrian scale as development occurs. Connections from within the district to the South Main Street Business District are important and should be made whenever possible.

The requested South Main Business District (SM-BD) is a density developed area that contains a broad mix of land uses. Pedestrian amenities and efficient vehicular movement are critical because of the proximity of this district to so many neighborhoods (Allens Creek, Hazelwood, Country Club, Saunook and Old Balsam). High priority needs to be given to streetscape along South Main Street.

Mr. Benson stated that under North Carolina law, local municipal zoning is required to be based on an adopted comprehensive land development plan. Map 15 of the Waynesville, Our Heritage, Our Future 2020 Land Development Plan describes land use for this property as “Residential, Medium to High Density”. This means having a variety of housing types at higher densities. The requested zoning would permit non-residential development and is not consistent with the adopted land use plan.

Staff does not recommend changing the zoning of this property, because it would not follow planned land use, and would place commercial zoning directly adjacent to two residential properties.

There was much discussion among the Board concerning the boundaries of the property on the rezoning request.

***It was the consensus of the Board to call for a Public Hearing concerning the rezoning request for the property located on Norman Street – PIN 8604--89-4553 – from Allens Creek Neighborhood Residential (AC-NR) to South Main Street Business District (SM-BD) – to be held on March 17, 2014.***

### C. ADJOURN

***With no further business, a motion was made by Board Member Marty Prevost, seconded by Board Member Jon Feichter to adjourn at 6:00 PM. The motion passed unanimously.***

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Brooks Hale, Acting Chairman

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Eddie Ward, Deputy Town Clerk

