

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

THE WAYNESVILLE PLANNING BOARD held a regular meeting on Monday March 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

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

Marty Prevost
Jon Feichter
Brooks Hale
Bucky Dykes
Patrick McDowell
Don Stevenson
Shell Isenberg

The following staff members were present:

Paul Benson, Planning Director
Eddie Ward, Deputy Town Clerk
Jason Rogers, Codes Administrator

2. Minutes of February 17, 2014

Board Member Brooks Hale made a motion, seconded by Board Member Don Stevenson, to approve the minutes of February 17, 2014 with the correction as follows: In line one of the first paragraph, the date should read Monday February 17, 2014. The motion passed unanimously.

B. NEW BUSINESS

3. Public Hearing: Rezoning Request – Rezoning property located on Norman Street - PIN 8604-89-4553 – from Allens Creek Neighborhood Residential (AC-NR) to South Main Street Business District SM-BD)

Chairman Patrick McDowell asked Planning Director Paul Benson to give background information on the rezoning request. Mr. Benson said this request was submitted by Mr. Jerry Owen for the property located on Norman Street consisting of .15 acre. The property currently contains a vacant residence, and is used for vehicle parking and outdoor storage. Mr. Owen also

owns the adjacent property at 27 Norman Street, which is zoned as South Main Business District (SM-BD). He would like to be able to use both properties for vehicle parking, repair, and outdoor storage.

Mr. Benson said the 2020 Land Development Plan shows the property remaining residential. The requested zoning would permit non-residential development and is not consistent with the adopted land use plan. Because of this, the recommendation of staff is to leave the zoning as is.

Chairman McDowell opened the Public Hearing and asked if anyone wished to make a public comment.

Jerry Owen
Waynesville, NC

Mr. Owen stated the property that fronts his property is zoned commercial, and he is asking for this property to be rezoned as commercial. Mr. Owen had questions concerning how the property could be used if it is rezoned and about the placement of buffering along the property lines.

Ms. Janice Haynes
Waynesville, NC

Ms. Haynes stated her mother lived on Norman Street. She had questions about what would be required of Mr. Owen to enhance the property if it is rezoned.

Ms. Karen Kaufman
Waynesville, NC

Ms. Kaufman stated she was Ms. Haynes' sister. She said she doesn't feel the property should be rezoned so that Mr. Owen can continue to use the property as a parking lot for his trucks.

Members of the Planning Board had questions about a 12 foot right of way adjacent to Mr. Owen's property. Mr. Benson said this strip of land is not included in the request.

There was much discussion about the commercial zoning of property adjacent to and fronting Mr. Owen's property, and about the current use of the property at 27 Norman Street.

Ms. Haynes and Ms. Kaufman stated they did not have objection to the rezoning as long as the property is cleaned up.

Chairman McDowell closed the Public Hearing.

A motion was made by Board Member Marty Prevost, seconded by Board Member Shell Isenberg, to deny the rezoning request of property located on Norman Street, PIN 8604-89-4553, from Allens Creek Neighborhood Residential (AC-NR) to South Main Business District (SM-BD). The motion passed with five ayes (Board Members Marty Prevost, Patrick McDowell, Shell Isenberg, Bucky Dykes, and Jon Feichter) and two nays (Board Members Don Stevenson, and Brooks Hale).

Chairman McDowell explained to Mr. Owen that his request had been denied by the Town of Waynesville Planning Board, and that he has the option of appealing the decision to the Town of Waynesville Board of Aldermen at an upcoming meeting by contacting the Town Clerk.

C. ADJOURN

With no further business, a motion was made by Board Member Brooks Hale, seconded by Board Member Bucky Dykes to adjourn at 6:00 PM. The motion passed unanimously.

Patrick McDowell, Chairman

Eddie Ward, Deputy Town Clerk