

MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD
REGULAR MEETING
Town Hall – 9 South Main St., Waynesville, NC 28786
July 21, 2014

THE WAYNESVILLE PLANNING BOARD held a regular meeting on Monday July 21, 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
Shell Isenberg
Danny Wingate
Robert Herrmann
Patrick McDowell

The following staff members were present:

Paul Benson, Interim Planning Director
Eddie Ward, Deputy Town Clerk

2. Minutes of April 21, 2014

Board Member Danny Wingate made a motion, seconded by Board Member Marty Prevost, to approve the minutes of April 21st 2014 as presented. The motion passed unanimously.

B. NEW BUSINESS

Chairman McDowell introduced Mr. Robert Herrmann as a new member of the Planning Board, replacing Don Stephenson whose term had expired. Mr. Herrmann retired from State Farm Insurance, and moved to Waynesville about four years ago from near Orlando Florida. He has experience serving as Chairman on a previous Planning Board there, and is also involved with Folkmoot and Rotary in Waynesville. The Board welcomed Mr. Herrmann and his experience to the Town of Waynesville Planning Board.

3. Request for Public Hearing: Rezoning Request – Rezoning property located at 668 and 746 North Main Street - PIN 8615-59-3075 & 8615-59-6206 from Walnut Street Neighborhood Residential Mixed-Use Overlay to North Main Street Neighborhood Center – Call for a Public Hearing to be held on **August 18, 2014**

Chairman Patrick McDowell asked Interim Planning Director Paul Benson to give a background report for the request. Mr. Benson explained the rezoning request covers two commercial properties. The property at 668 North Main (lot 3075) is currently vacant and formerly housed a record store and an office for a used car lot. The property at 746 North Main (lot 6206) has multiple commercial tenants consisting of a barber/beauty shop, tattoo shop, grocery store and a tire shop that is now closed.

Mr. Benson explained that in the past this property was a car dealership. He speculated that the property was upzoned in 2001 – 2002 with the first version of the new Land Development Standards from a general Commercial C-1 to Walnut Street Neighborhood District. The property is zoned residential with a mixed use overlay which allows a fairly wide range of uses including Animal Services, ATMs, Banks, Live/Work Units, Day Care Homes, Dry Cleaning/Laundry Services, Government Services, Personal Services, Post Offices, Professional Services, outside sales, restaurants, and General Commercial less than 100,000 square feet. The grandfathering provision runs one year, and because of the longevity of the retail use in the building that housed “A Matter of Record”, automobile servicing is now a non-conforming use.

The requested North Main Street Neighborhood Center District (NM-NC) is a mixed use district that forms the gateway into Town from the northeast. Creating an attractive public realm with street walls, boulevard trees, sign control, and keeping traffic congestion to a minimum in this area is one of the main objectives in this district, and surrounding neighborhoods.

Board Member Robert Herrmann made a motion, seconded by Board Member Shell Isenberg, to call for a Public Hearing to be held on August 18, 2014 at 5:30 p.m., to consider rezoning the property located at 668 and 746 North Main Street (8615-59-3075 & 8615-59-6206) from the Walnut Street Neighborhood Residential Mixed-Use Overlay District to the North Main Street Neighborhood Center District. The motion passed unanimously.

4. Other Business

The Board had a question about Board Member Lee Bouknight’s attendance at the Planning Board Meetings. Chairman McDowell asked the staff to contact Mr. Bouknight and confirm his intentions of serving on the Board.

C. ADJOURN

With no further business, it was the consensus of the Board to adjourn at 5:55 p.m.

Patrick McDowell, Chairman

Eddie Ward, Deputy Town Clerk