



TOWN OF WAYNESVILLE Planning Board

9 South Main Street
Waynesville, NC 28786
Phone (828) 456-8647 • Fax (828) 452-1492
www.waynesvillenc.gov

Chairman

Patrick McDowell

Planning Board Members

Danny Wingate (Vice)

John Feichter

Marty Prevost

Robert Herrmann

Phillip Gibbs

H.P. Dykes, Jr.

Shell Isenberg

L. Brooks Hale

Development Services

Director

Elizabeth Teague

MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD REGULAR MEETING

Town Hall – 9 South Main St., Waynesville, NC 28786
November 16, 2015

THE WAYNESVILLE PLANNING BOARD held a regular meeting on November 16, 2015 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

Vice Chairman Danny Wingate welcomed everyone and called the meeting to order at 5:30 p.m.

The following members were present:

Danny Wingate
Bucky Dykes
Brooks Hale
Jon Feichter
Phillip Gibbs
Marty Prevost
Shell Isenberg

Absent:

Patrick McDowell
Robert Herrmann

The following staff members were present:

Marcy Onieal, Town Manager
Elizabeth Teague, Development Services Director
Eddie Ward, Deputy Town Clerk

Also present was Mr. Charles Ray of PPM Consultants and Alderman LeRoy Roberson.

2. Adoption of Minutes

Board Member Jon Feichter noted that at the October 19, 2016 meeting, there was a motion made concerning research to be done on the Howell Mill Road Corridor, and this motion was not shown in the minutes.

Board Member Jon Feichter made a motion, seconded by Board Member Brooks Hale, to approve the minutes with the condition that Staff would listen to the recording of the October 19, 2015 meeting to include the following motion:

Board Member Dany Wingate made a motion, seconded by Board Member Robert Herrmann, to direct staff to do research and put together a report on the Howell Mill Road Corridor and present to the Planning Board at a future meeting. The motion passed unanimously.

The motion passed unanimously.

Ms. Elizabeth Teague, Development Services Director, said she wanted to update the Board on several things. The first was to let them know that the Bobby McKay rezoning request was approved by the Board of Aldermen. Haywood County has been notified to update the zoning maps. Another request for the approval of Carolina Concepts sign was withdrawn before being brought before the Board of Aldermen.

Ms. Teague informed the Board that Jason Rogers, Chief Building Inspector, had resigned and taken another job opportunity in Buncombe County. The Town is now working with a temporary inspector Ron Evans. Mr. Evans is a retired building inspector who will be working part time for the Town on some of the more complex building projects. She said the Town is also moving forward with an inter-local agreement with Haywood County so that building inspections can be covered in both the County and the Town in the future.

Ms. Teague congratulated Board Member Shell Isenberg, the owner of Oak Hill Inn, for being recognized as one of the top fifty bed and breakfasts nationally.

She reminded the Board that the next meeting is scheduled for December 21, 2015. This is the week of Christmas, and there are action items that will be on that agenda. Ms. Teague will also present the Howell Mill Road study at that time.

B. NEW BUSINESS

1. Presentation by Mr. Charles Ray, of PPM Consultants on the EPA Brownfields Assessment Grant Program.

Ms. Elizabeth Teague introduced Mr. Charles Ray of PPM Consultants for the EPA Brownfield Assessment Grant Program. PPM is a national company that works with communities, both large and small, and private industries on brownfield projects. Mr. Ray is working with the Town of Waynesville, Town of Canton, Town of Clyde, and Town of Maggie Valley to partner with Haywood County for an assessment grant. This grant will give the municipalities and county federal money to work with local property owners for clean up fees and help with redevelopment.

Mr. Ray said the redevelopment program started in 1996. A brownfield is defined as a property where there is real or perceived existence of environmental impacts. The program benefits a brownfield area, which is a contiguous area of real properties consisting of one or more brownfield sites (parcels), some of which may not be contaminated with petroleum products or hazardous material. A brownfield site is a single parcel of vacant or improved real property.

Mr. Ray stated there are many myths concerning brownfields. Some of the myths he explained are:

Superfund sites are brownfields, or brownfields are Superfund sites.

Superfund sites are managed under a more elaborate process than most brownfield sites.

Brownfields are only an urban problem.

Small and rural communities are impacted not only by former industrial sites, but closed gas stations, dry cleaners, old dumps, contaminated rail yards, mine-scarred lands, agricultural wastes such as pesticides, and many other challenges. Many EPA brownfield grants have been awarded to communities with less than 25,000 people.

Brownfields are all large, former industrial or manufacturing sites.

While some brownfields are large former industrial sites, the majority of the estimated 500,000 to 1 million brownfields in the United States are small properties like dry cleaners, vacant lots, or gas stations.

A site must actually be contaminated to be considered a brownfield.

The perception that a property may be contaminated can be just as great barrier to redevelopment as actual contamination. Therefore, sites where contamination is merely perceived, and site conditions are unknown, are still considered brownfields. One third of the brownfield sites that have been assessed with EPA brownfields funding have turned out to be free from significant contamination.

Mr. Ray gave the Board examples of brownfields in the area that the Board might be familiar with. One in particular was the old Haywood County Hospital. Asbestos and lead based paint were commonly found in buildings in the time frame in which they were built. These are major concerns in that building because asbestos can be transmitted by air, and when the material is removed from the top floors, material is passed out windows and can spread the asbestos through the air.

Mr. Ray said the Brownfields program is a technical tool that can facilitate:

- Historic preservation
- Economic development
- Community development
- Residential projects, and
- Open-Space/Green-Space projects
- Reduction of public health and environmental hazards
- Removal of stigma
- Promoting effective use of community resources

The EPA's Brownfields Program provides funds to empower states, communities, tribes and nonprofits to prevent, inventory, assess and clean up brownfield properties. Mr. Ray explained the three types of grants available.

1. Brownfields Assessment Grant – provides funds to inventory, characterize, assess and conduct planning related to brownfield sites.
2. Brownfields Cleanup Grants – provides funds to carryout cleanup activities at a specific brownfield site owned by the applicant.
3. Brownfields Revolving Loan Fund – provides funds for a grant recipient to capitalize a revolving fund and to make loans and provide sub-grants to carry out cleanup activities at brownfield sites.

Mr. Ray explained to the Board that Haywood County would be the grantee. The Towns of Waynesville, Canton, Clyde, and Maggie Valley are the entities that will participate with the County through a Memorandum of Understanding. The County could get up to \$600,000.00 in the agreement. Each municipality will have a priority list of properties that they want to be addressed. The Assessment Grant would be used to study and assess those properties. Individuals cannot pursue the grants for their properties. Mr. Ray said the deadline to apply for the Assessment Grant is December 18, 2015. After the assessment, there would be an opportunity for the municipalities to apply for a clean up grant, and a revolving loan fund.

The Board had several questions for Mr. Ray concerning the difference between Super Fund and Brownfield. Mr. Ray explained that Super Fund dealt with a project with a great magnitude and is known to have environmental impact. Brownfields are normally smaller properties where the level of contamination will be more of a nuisance to the real estate transaction than it would be to the environment.

There was much discussion about how priority will be given to properties the Town considers eligible for assessment. The health of the environment will be a major priority, and also size of the property, and the ability for redevelopment of the property.

C. PUBLIC COMMENT/CALL ON THE AUDIENCE


A question from the audience was asked about the eligibility of the Francis Farm Landfill for the Assessment Grant. Mr. Ray said more background information would need to be obtained before he could give a definite answer.


A motion was made by Board Member Jon Feichter, seconded by Board Member Shell Isenberg to grant a letter of support for the program from the Town of Waynesville Planning Board. The motion passed unanimously.

The Board thanked Mr. Ray for coming to the meeting and giving his presentation.

D. ADJOURN

With no further business, a motion was made by Board Member Marty Prevost, seconded by Board Member Brooks Hale, to adjourn the meeting at 6:25 pm. The motion passed unanimously.



Danny Wingate, Acting Chairman

Eddie Ward, Deputy Clerk