



TOWN OF WAYNESVILLE Planning Board

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Patrick McDowell (Chairman)

Planning Board Members

Danny Wingate (Vice)

Anthony Sutton

Marty Prevost

Robert Herrmann

Jason Rogers

H.P. Dykes, Jr.

Pratik Shah

Ginger Hain

Development Services

Director

Elizabeth Teague

MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD Regular Meeting Town Hall – 9 South Main St., Waynesville, NC 28786 February 19, 2018

THE WAYNESVILLE PLANNING BOARD held its regular meeting on February 19, 2018 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 called the meeting to order at 5:30 p.m., and welcomed everyone.

The following members were present:

Danny Wingate (Vice Chairman)
Robert Herrmann
Jason Rogers
Bucky Dykes
Anthony Sutton
Ginger Hain
Pratik Shah

The following members were absent:

Patrick McDowell
Marty Prevost

The following staff members were present:

Elizabeth Teague, Development Services Director
Eddie Ward, Town Clerk
Byron Hickox, Land Use Administrator

2. Update on the Comprehensive Plan

Ms. Elizabeth Teague, Development Services Director, told the Board that the Town received six responses to the RFP that was issued on October 16, 2017. Of the six, the Steering Committee elected to interview three. Lorna Sterling and Austin Lee of the Steering Committee, along with staff members Rhett Langston, David Foster and Elizabeth Teague, held interviews with all three candidate firms on January 22. That group recommends that Stewart Inc., in partnership with JM Teague and Chipley Consulting be selected as the team to assist with the Comprehensive Plan Update. In addition to performing well on the interviews, the Stewart Team also scored the highest in independent reviews of proposals by Steering Committee Members. Ms. Teague said a kick off meeting will be held on March 8, 2018 to finalize the contract with Stewart, Inc.

3. Adoption of Minutes

A motion was made by Board Member Anthony Sutton, seconded by Board Member Robert Herrmann, to approve the minutes of the December 18, 2017 board meeting as presented. The motion passed unanimously.

B. NEW BUSINESS

1. Public Hearing to consider two text amendment requests to the Town of Waynesville Land Development Standards

Vice Chairman Danny Wingate asked Ms. Teague to give background information about the two text amendment requests.

Ms. Teague said the Town had received the request from Mr. James Sorrells, owner of 208 and 204 Industrial Park located in the Commercial Industrial District, and Mr. Eric Bean who is working with Mr. Sorrells to develop a new parcel for industrial and manufacturing uses. Ms. Teague said that when they had approached the Town for development permits, it was discovered at that time that two regulations within the Land Development Standards restricted this development.

A. Request for a reduction of setback within the Commercial District

Ms. Teague explained to the board the in the Table of Dimensional Standards by Mixed Use/Non-Residential District, the Commercial Industrial Principle Setback is fifteen feet in the front and side yard, and ten feet at the rear. The Accessory Structure setback is five feet. In other districts, the setback is zero to ten feet, and five feet for accessory structures. This makes the setbacks in the Commercial Industrial District more restrictive than other Commercial Districts.

Ms. Teague said that from a building code and fire safety standpoint, there is no building or public safety reason for this setback; therefore it can be adjusted based on the type of construction and the use of any given building. Because there is limited industrial space, and because of the nature of industrial development, flexibility is important. She stated that new

development or redevelopment would not impact any residential or other commercial use, only other Commercial Industrial uses. Any new construction, redevelopment, or occupancy of a building will require compliance with state building codes regardless of setback. Setback requirements that would apply for any district perimeter or property boundary abutting another type of zoning district would exceed side or front yard setbacks.

Mr. Sorrells and Mr. Bean would like to maximize the footprint of their industrial space, but the setbacks in this district restrict their ability to do that. Ms. Teague stated that staff supports a reduction in the setbacks and suggests that a minimum of five feet would be sufficient and would be consistent with the setbacks of accessory structures as permitted now. Ms. Teague pointed out that such a change in the setbacks to the Commercial Industrial District would not change the buffer requirements.

B. Amend the Supplemental Use Standards for Monopoles within the Commercial District

Ms. Teague said Mr. Sorrells owns the property and there is a Monopole facility on the site with a 100 X 100 foot lease. The applicants have subdivided a 1.29 square foot lot in order to create a new .69 square foot lot for this development next to the cell tower lease (also owned by Mr. Sorrells). In the Supplemental Standards for Monopole facilities no distinction is made among zoning districts and states that (LDS Section 3.10.4 (B) 2.): "Monopole wireless communication towers may only be located on a lot of (1) acre in size". Mr. Sorrells and Mr. Bean requests that the current lot size requirement be reduced in the Commercial Industrial District to the typical 100 X 100 land lease size. This would free up adjacent property to be subdivided, and this would allow for more building options in the remaining industrial park space. Ms. Teague added that staff did not know the reasoning behind the requirement of one acre, and would support a reduction in this provision for the Commercial Industrial Regional Center and the Business Districts, and bring the existing cell towers into conformity.

Vice Chairman Danny Wingate asked if anyone in the audience would like to speak.

Eric Bean

Mr. Bean stated that the property in question was a small lot, and he and Mr. Sorrells are proposing to put two buildings, an office building and warehouse, for their company on the lot. He said there had much planning to determine the layout of the trucks entering and leaving the area. Currently trucks have a hard time getting in and out of the parking lot because they cannot turn. Mr. Bean said this request is to have enough room to place the buildings, and possibly have the trucks back in and turn around in a loop and not cause congestion in other driveways. As far as the monopole being on a one acre, Mr. Bean said there is not much land left that could be used for development.

A motion was made by Board Member Anthony Sutton, seconded by Board Member Robert Herrmann, to find that the requested text amendment to reduce setbacks in the Commercial District is Consistent with the Comprehensive Land Use Plan. The motion passed unanimously.

A motion was made by Board Member Jason Rogers, seconded by Board Member Bucky Dykes, to recommend that the minimum setback in the Commercial Industrial District be reduced from fifteen feet to five feet. The motion passed unanimously.

James Sorrells

Mr. Sorrells stated that he is the owner of the property that is leased by American Tower for the cell tower on the property. He said he is the first individual to buy property and own a business in the Industrial Park.

A motion was made by Board Member Anthony Sutton, seconded by Bucky Dykes, to find the requested text amendment to exclude the Commercial Industrial District from the one acre requirement for a Monopole Tower is consistent with the Comprehensive Land Use Plan. The motion passed unanimously.

A motion was made by Board member Anthony Sutton, seconded by Board Member Ginger Hain, to recommend that the Supplemental Standard for a Monopole Cell Tower being located on a lot of an acre in size or greater exclude the Commercial Industrial District. The motion passed unanimously.

2. Staff request for Planning Board input into an interpretation, and a possible text amendment regarding Manufactured Housing within the Dellwood Residential Medium Density District, Section 2.5.3 Table of Permitted Uses

Mr. Byron Hickox, Land Use Administrator explained to the Board that the current Land Development Standards Table of Permitted Uses shows that Manufactured Housing (On Individual Lots) is permitted in the Dellwood Medium Density Residential District (D-RM) in designated locations and subject to additional standards. The zoning map, however, shows a mixed-use overlay in this district that does not seem to fit the normal pattern of development that would allow manufactured housing. The previous Land Development Standards permitted manufactured housing in designated locations, but the designated locations were significantly different from the current mixed-use overlay, which consists of a 1,000-foot wide corridor centered on Russ Avenue. Previously, manufactured housing was permitted in this district only on the west side of Russ Avenue further than 500 feet from Russ Avenue.

The Planning Board concluded that this original language should be incorporated into the current LDS and a motion was made to insert an additional standard designating that manufactured housing should be permitted in the D-RM District to the west of Russ Avenue and outside of the mixed-use overlay.

A motion was made by Board Member Jason Rogers, seconded by Board Member Anthony Sutton, to insert an additional standard designating the Manufactured housing should be permitted in the Dellwood Residential Medium Density District, Section 2.5.3 Table of Permitted Uses to the west of Russ Avenue and outside of the mixed-use overlay. The motion passed unanimously.

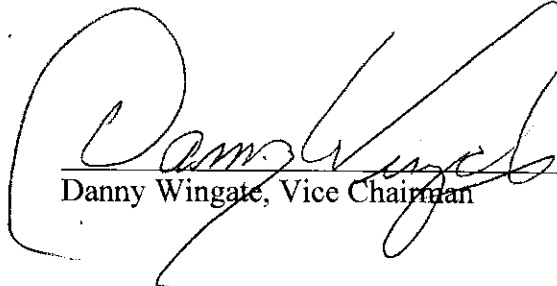
C. PUBLIC COMMENT /CALL ON THE AUDIENCE

No one spoke

D. ADJOURN

With no further business, a motion was made by Board Member Ginger Hain, seconded by Board Member Anthony Sutton, to adjourn the meeting at 6:42 pm. The motion passed unanimously.


Eddie Ward, Town Clerk


Danny Wingate, Vice Chairman