



Town of Waynesville

TOWN OF WAYNESVILLE
Planning Board – Regular Meeting
Town Hall, 9 South Main St, Waynesville, NC 28786
November 18, 2013
Monday – 5:30 PM

A. CALL TO ORDER

1. Welcome/Calendar/Announcements
2. Adoption of Minutes

Motion: *To approve the minutes of October 21, 2013 as presented (or as corrected)*

B. NEW BUSINESS

3. Rezoning Request – 1783 South Main Street – from South Main Business District (SM-BD) to Hyatt Creek Regional Center (HC-RC) – PIN 8604-89-2630, - 3535, -1476, -3449, -3453 Call for Public Hearing on **December 16, 2013**

C. ADJOURN

MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD
REGULAR MEETING
Town Hall – 9 South Main St., Waynesville, NC 28786
October 21, 2013

THE WAYNESVILLE PLANNING BOARD held a regular meeting on Monday October 21, 2013 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:

Lee Bouknight
Marty Prevost
Jon Feichter
Brooks Hale
Don Stephenson
Chairman Patrick McDowell

The following staff members were present:

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

2. Minutes of September 16, 2013

Board Member Lee Bouknight made a motion, seconded by Board Member Brooks Hale, to approve the minutes of September 16, 2013 as presented. The motion passed unanimously.

B. NEW BUSINESS

3. Consideration of a recommendation for adoption of the North Main Street Complete Streets Study

Chairman McDowell asked Planning Director Paul Benson to give background of the North Main Street Complete Streets Study. Mr. Benson stated that the Town had been awarded a grant last year from the Metropolitan Planning Organization to do a transportation planning study, and the Town focused on the North Main/Walnut Street intersection for this study. This is the only missing link in the Town's pedestrian system that extends from the recreation center to Lake Junaluska. Mr. Benson

introduced the local team that was chosen for the study task headed by J. M. Teague Engineering, Don Kostelec from Kostelec Planning, and Brooks Engineering.

Mr. Don Kostelec stated that the North Main/Walnut Street intersection did not adequately serve bicyclists and pedestrians, and said there is a sidewalk gap of about 1000 feet in this area. This project would identify options that would complete the sidewalk network near the North Main Street and Walnut Street intersection. Some of the other goals for this project include:

- To develop a project that encompasses the Complete Streets Philosophy
- To develop a project that will lead to economic development
- To develop a project that will foster community development
- To develop a project that can be expanded and connected to other activities, transportation systems, and community resources
- To develop a project that will serve the transportation needs of Waynesville
- To develop a project that will operate efficiently, effectively, and safely for all roadway users.

Mr. Mark Teague, J. M Teague Engineering, stated that based on these goals, a major realignment option for North Main Street and Walnut Street is recommended to construct new pedestrian and bicycle facilities, and create a realigned intersection that allows for a future direct connection to Vance Street that could be constructed if property north of Walnut Street redevelops. It would require the full acquisition of two businesses located south of Walnut Street. After a Power Point presentation of the intersection realignment, Mr. Teague answered questions from the Board.

A motion was made by Board Member Brooks Hale, seconded by Board Member Jon Feichter to make a recommendation for adoption of the North Main Street Complete Streets Study to the Board of Aldermen at the Public Hearing on November 12, 2013. The motion passed unanimously.

4. Rezoning request – 33 Bennett Street from Hazelwood Business District to Commercial Industrial

Mr. Benson stated that this item has been reviewed at the last Planning Board meeting and is being brought before the Board tonight for recommendation to the Board of Aldermen.

Chairman McDowell opened the Public Hearing and asked if anyone wanted to speak. There were no speakers. Chairman McDowell closed the Public Hearing.

A motion was made by Board Member Lee Bouknight, seconded by Board Member Jon Feichter, to make a recommendation to the Board Of Aldermen to rezone property at 33 Bennett Street from Hazelwood Business District to Commercial Industrial at the Public Hearing on November 12, 2013. The motion passed unanimously.

5. Public Hearing to consider a recommendation for rezoning property located at 2566 Asheville Road from Raccoon Creek Neighborhood Residential to Commercial Industrial

Mr. Benson said this item was also discussed in the previous Planning Board Meeting on September 16, 2013. He said staff had suggested doing a partial rezoning on the property. He

presented maps showing where the zoning would be split. Mr. Benson had spoke with the adjacent property owner, and the owner felt much better about the rezoning being handled in this manner.

Chairman McDowell opened the Public Hearing and asked if anyone wanted to speak. There were no speakers. Chairman McDowell closed the Public Hearing.

A motion was made by Board Member Brooks Hale, seconded by Board Member Lee Bouknight to make a recommendation to the Board of Aldermen to rezone property located at 2566 Asheville Road with the split as proposed to be heard at the Public Hearing on November 12, 2013. The motion passed unanimously.

6. Public Hearing to consider a recommendation for a text amendment to Chapter 11 of the Land Development Standards to adopt a revision to Sign Regulations.

Mr. Benson presented a slide show of the recommendations made at the Planning Board meeting September 16, 2013. He said there were four primary issues the staff saw that needed to be addressed.

- No provision for temporary banners
- No provision for portable signs downtown
- Feedback stated size, height, and maximum number of signs were too restrictive
- Format and clarity of ordinance needs improvement

Mr. Benson addressed these issues and there was much discussion about the provisions and restrictions of the draft ordinance.

Chairman McDowell opened the Public Hearing and asked is anyone wished to speak.

Jack Wadham: owner of business in Frog Level

Mr. Wadham stated he felt there should be fairness between non-profit and profit businesses. He also said the areas in town that did not have five foot sidewalks should be able to place a wall sign on their business. He feels everyone should be treated equally in the sign ordinance, including the Town of Waynesville.

Kevin Sandefur: owner of Bear Waters Brewery

Mr. Sandefur stated his brewery is located in an area behind the Sagebrush Steakhouse. He finds it very difficult to direct people to his business because he is not allowed to put signage beside the main road. He stated that businesses that are off the beaten path are at a disadvantage for recognition, and it is vitally important for his business to interact with the public. Mr. Sandefur is about to undertake a \$500,000.00 expansion program, and it will create eight to ten jobs in Haywood County next year. He would like to be able to have an off-premise sign that is within the sign ordinance designs. He asked the Board to look at the off-premise sign ordinance again to see if there is a way to be able to place signs off-premise.

Richard Miller: 20 Church Street

Mr. Miller wanted to clarify some sections of the ordinance pertaining to the size of signs. He also questioned the fees for the sign permits, and who is responsible for abandoned signs on property. Mr. Miller also agreed with Mr. Sandefur that the Board should reconsider the off-premise sign ordinance.

Mr. Benson clarified that off- premise signs have never been allowed in the sign ordinance.

Chairman McDowell closed the Public Hearing.

The Board had much discussion concerning changes in the ordinance in the future, and the enforcement of the ordinance.

A motion was made by Board Member Jon Feichter, seconded by Board Member Brooks Hale to make a recommendation to the Board of Aldermen for a text amendment to Chapter 11 of the Land Development Standards to adopt a revision to Sign Regulations, to be heard at the Public Hearing held on November 12, 2013, The motion passed unanimously.

C. ADJOURN

With no further business, a motion was made by Board Member Marty Prevost, seconded by Board Member Brooks Hale to adjourn at 7:10 PM. The motion passed unanimously.

Patrick McDowell, Chairman

Eddie Ward, Deputy Town Clerk

STAFF REPORT

Agenda Item: Rezoning Request
Location: 1783 South Main Street
PIN: 8604-89-2630, -3535, -1476, -3449, -3453
Area: 1.7 acres
Owner(s): Morgan Legacy, LLC
Requested Rezoning: South Main Business District (SM-BD) to Hyatt Creek Regional Center (HC-RC)

Background

The subject property consists of 5 tax parcels in single ownership located at the intersection of South Main Street and Allens Creek Road. One parcel (-2630) is currently developed with a convenience store with gasoline sales, a car wash and free-standing ATM. The other 4 parcels are vacant.

Current zoning is South Main Business District (SM-BD). The Purpose and Intent of this district as established by the Land Development Standards (Section 2.3.6.C.):

The **SM-BD** is a densely developed area that has and will continue to contain a broad mix of land uses. The proximity of this district to so many neighborhoods (Allens Creek, Hazelwood, Country Club, Saunook and Old Balsam) and the variety of services provided here make pedestrian amenities and efficient vehicular movement critical. To help alleviate some of the traffic along the South Main corridor, the existing road network on the west side of this district needs to be continued with rear access drives created as development takes place to the east. Limitations on curb cuts, the institution of traffic calming measures, the prohibition of parking backing on to the street and the planting of street trees will enhance both the driving conditions and walkability of this area. A high priority shall be given to a high quality streetscape along South Main Street. The scale of development in the district will be flexible but articulated to the scale of the pedestrian. Housing mixed in with other uses is strongly encouraged.

The requested Hyatt Creek Regional Center (HC-RC) zoning district has the following Purpose and Intent as established by the Land Development Standards (Section 2.3.7.B.):

The HC-RC district will develop as a mixed use center containing retail, service and employment uses to serve Waynesville and the region. Although conveniently located off a major highway exit, development in this district, while accommodating uses to serve those in a wide area, must be developed with sensitivity to the surrounding rural setting. Standards for development include a dense tree canopy requirement, a high impervious surface ratio, and measures to protect creeks and drainage areas. Road improvements should be limited to projects that improve the road network and provide traffic calming measures while not destroying the narrow, rural nature of the road system. Large-scale development can be accommodated here with such development encouraged to contain a mix of uses. Housing mixed in with other uses is strongly encouraged.

2020 Land Development Plan

Under North Carolina law local municipal zoning is required to be based on an adopted comprehensive land development plan. In Waynesville this document is: Waynesville: Our Heritage, Our Future, 2020 Land Development Plan. According to this plan, specifically Map 15, planned land use for the subject property is Mixed Use, Low to Medium". This use is described by the Plan as being located on lands where utility services are provided and road access is suitable for providers of goods and services to the local community. Typically such mixed use land is found in the vicinity of major collector intersections. The requested zoning is therefore is consistent with planned land use.

Surrounding Land Use/Zoning Pattern:

Surrounding land use is primarily mixed use strip commercial along South Main Street with small to medium sized retail and service businesses. To the south commercial use transitions into medium density residential neighborhoods accessed by Norman Street and Allens Creek Road.

This request would create a logical extension of the Regional Center district since two of the other corners of the South Main Street - Allens Creek/Brown Avenue intersection are currently in Regional Center zoning.

Staff Recommendation:

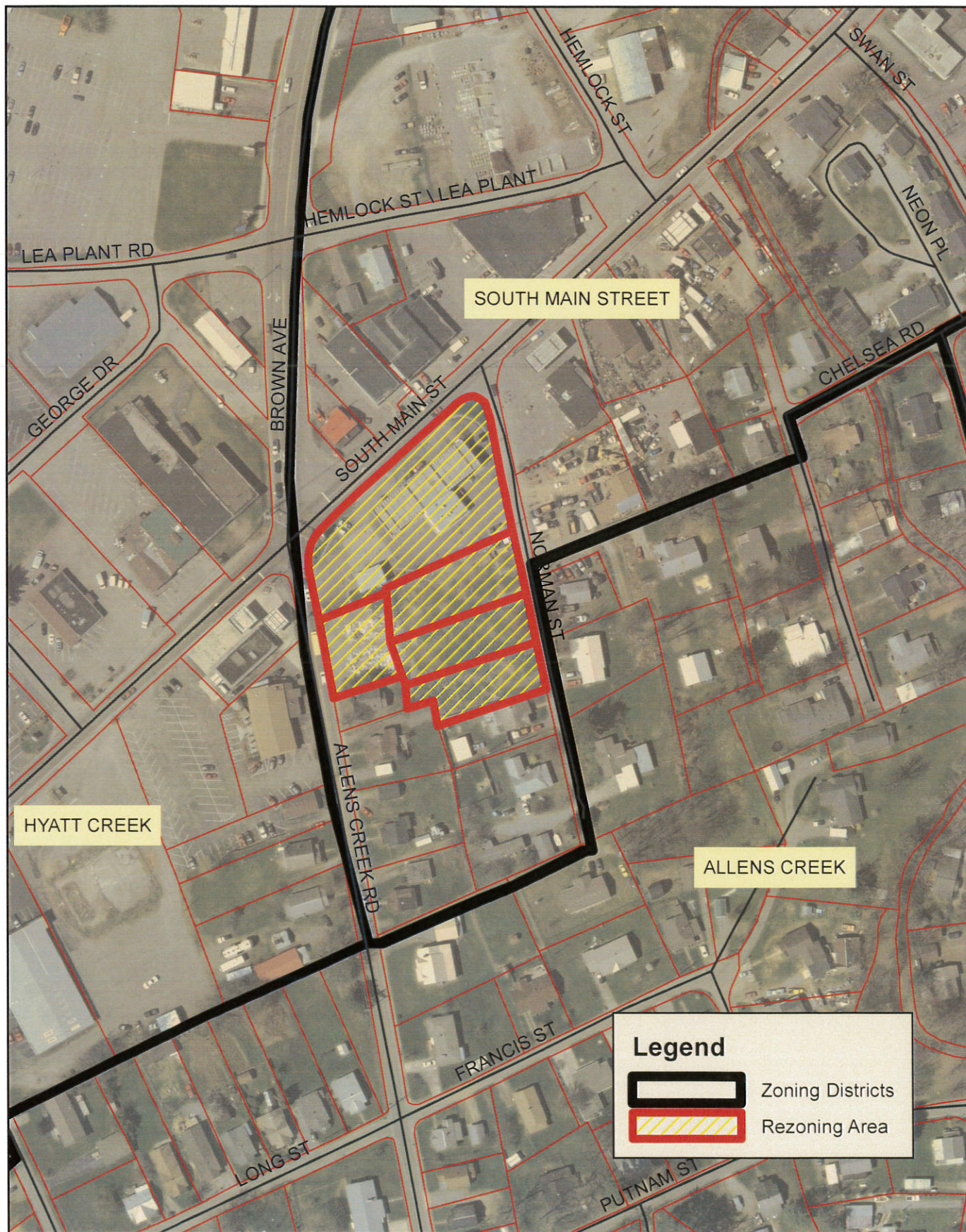
Staff recommends approval of this request. It makes sense to unify the zoning of properties surrounding the South Main Street - Allens Creek/Brown Avenue intersection. For the future staff recommends that the Regional Center/Business District boundary not move north of this property and across Norman Street – only the properties directly fronting the eastern quadrants of the South Main – Brown/Allen Creek be considered appropriate for rezoning to the Regional Center district.

Suggested Action:

Motion to call a public hearing for December 16 to consider a recommendation to rezone the property located at 1783 South Main Street from South Main Street Business District to Hyatt Creek Regional Center.



Exhibit A 1783 South Main Street Rezoning Map





TOWN OF WAYNESVILLE PLANNING DEPARTMENT

Application for Land Development Standards Map Amendment

Application is hereby made on October 17, 2013 to the Town of Waynesville for the following map amendment:

Property owner of record: Morgan Legacy, LLC

Address/location of property: 1783 S. Main Street, Waynesville, 28756

Parcel identification number(s): 8604-89-2630, 8604-89-3535, 8604-89-1476, 8604-89-3449, 8604-89-3453

Deed/Plat Book/Page, (attach legal description): 523/352 687/1277, 687/1332, 727/928

The property contains 1.71 acres.

Current district: South Main Street Business District

Requested district: Hyatt Creek Regional Center District

The property is best suited for the requested change for the following reason(s), (attach additional sheets if necessary):

Applicant Contact Information

Applicant Name (Printed): Jesse Gardner

Mailing Address: 200 SWANNANOA River Rd Asheville NC 28805

Phone(s): 828-252-5388

Email: jgardner@civildesignconcepts.com

Signature of Property Owner(s) of Record Authorizing Application:

Thomas R Morgan

Note: Map Amendment Requests require a fee based on the size and number of lots being requested for amendment. The request will be scheduled for the next agenda opening for the Waynesville Planning Board. Please submit application to: Town of Waynesville Planning Department, 9 South Main Street, Waynesville, NC 28786.