



Town of Waynesville

TOWN OF WAYNESVILLE

Planning Board – Regular Meeting

Town Hall, 9 South Main St, Waynesville, NC 28786

December 16, 2013

Monday – 5:30 PM

A. CALL TO ORDER

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

Motion: *To approve the minutes of November 18, 2013 as presented (or as corrected)*

B. OLD BUSINESS

3. **Public Hearing:** 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

C. ADJOURN

MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD
REGULAR MEETING
Town Hall – 9 South Main St., Waynesville, NC 28786
November 18, 2013

THE WAYNESVILLE PLANNING BOARD held a regular meeting on Monday November 18, 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:

Don Stevenson
Marty Prevost
Bucky Dykes
Brooks Hale
Shell Isenberg
Danny Wingate
Chairman Patrick McDowell

The following staff members were present:

Paul Benson, Planning Director
Eddie Ward, Deputy Town Clerk

2. Minutes of October 21, 2013

Board Member Brooks Hale made a motion, seconded by Board Member Don Stevenson, to approve the minutes of October 21, 2013 as presented. The motion passed unanimously.

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

Chairman McDowell asked Planning Director Paul Benson to give background information on the rezoning request. Mr. Benson said the property is owned by Morgan Legacy LLC consists of 5 tax parcels in single ownership located at the intersection of South Main Street and Allens Creek Road. One parcel is currently developed with a convenience store with gasoline sales, a car wash, and a free standing ATM. The other four parcels are vacant. Tom Morgan of Morgan Legacy plans to redevelop and expand this site.

The current zoning of the parcels is South Main Business District (SM-BD). The area is densely developed and contains a broad mix of land uses. Many neighborhoods, including Allens Creek, Hazelwood, Country Club, Saunook and Old Balsam, have a variety of services here, and make pedestrian amenities and vehicular movement critical. The Hyatt Creek Regional Center (HC-RC) district will develop as a mixed use center containing retail, service and employment uses to serve Waynesville and the region. Large-scale development can be accommodated in this area and contain a mix of uses.

Map 15 in the document Waynesville: Our Heritage, Our Future, 2020 Land Development Plan, explains that planned land use for this 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.

Staff recommendation is approval of this request. It 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 is currently in the Regional Center Zoning.

Mr. Patrick Bradshaw, Civil Design Concepts, said he had been working with Mr. Morgan and the Town for approximately three years on this specific property. Since there has been quite a bit of development in the South Main area recently, Mr. Morgan is ready to move ahead with plans for redevelopment on this site. Mr. Bradshaw said the plans include a combination of convenience store and fast food development. Mr. Morgan has been in discussion with several businesses to occupy the complex.

A recommendation was made by the Board to hold a Public Hearing at the next meeting on December 16, 2013 for the rezoning request.

Mr. Benson told the Board that two more items had been brought to him that was not placed on the agenda.

4. Consideration of additional provisions to the Sign Ordinance

Mr. Benson stated the Board of Aldermen had asked the Planning Board to consider new provisions concerning the newly developed sign ordinance. The first being an off-premise sign allowance in Regional Commercial Districts, and the second being an allowance for Marquee signs in Business Districts only.

There was much discussion about the request by Kevin Sandefur, owner of Bear Waters Brewery. Mr. Sandefur had spoken at the previous Planning Board and Board of Aldermen meetings, wanted to be able to place an off- premise sign for his business. The Board had questions about the size and placement of such signs. Mr. Benson explained the proposed requirements were based on Black Mountain's ordinance.

Mr. Benson also explained the proposed provisions and sizes for allowance of Marquee Signs. At this time, Mr. Benson said the only business to benefit from this allowance would be The Strand Theater on Main Street. The Historic Preservation commission will make the call on the size, design, and illumination of the sign for The Strand.

A motion was made by Board Member Danny Wingate, seconded by Board Member Bucky Dykes to accept the provision for the Marquee signs (permitted in Business District only). The motion passed unanimously.

A motion was made by Board Member Marty Prevost, seconded by Brooks Hale to deny the provision of off-premise signs as currently proposed. The motion passed unanimously.

5. Presentation by Linda Gilts and Sealy Chipley, Land Of Sky Regional Council

GroWNC is a three year project to develop a framework of voluntary locally implemented, market based solutions and strategies to ensure that as a region continues to grow, the effects of this growth has a positive impact on the region and communities. This program is funded by a \$1.6 million grant from the Department of Housing and Urban Development.

Ms. Sealey Chipley explained that GroWNC is a listening and planning process related to growth and economic development. The five counties in the western region that are encompassed are Haywood, Henderson, Madison, Buncombe, and Transylvania.

Ms. Gilts explained how the searchable online data base, located on the website, works. She also demonstrated the map viewer and other aspects of the online tool kit.

Chairman McDowell thanked Ms. Chipley and Ms. Gilts for their presentation.

C. ADJOURN

With no further business, a motion was made by Board Member Don Stevenson, seconded by Board Member Danny Wingate to adjourn at 6:50 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:

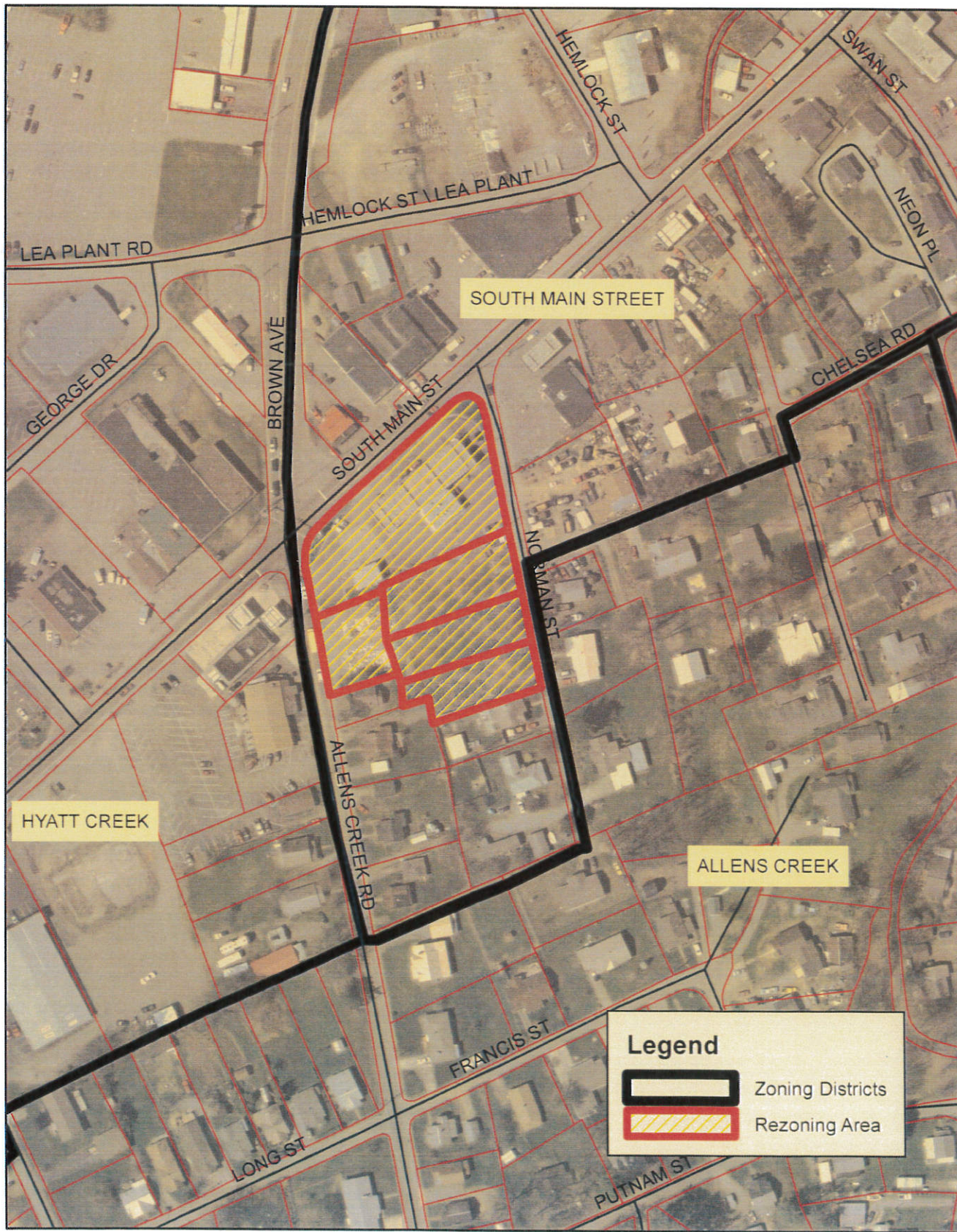
Staff recommends approval of this request. It makes sense to unify the zoning of properties surrounding the South Main Street - Allens Creek/Brown Avenue intersection. For the future staff recommends that the Regional Center/Business District boundary not move north of this property and across Norman 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



0 50 100 200 300 400 Feet



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.