



Town of Waynesville

TOWN OF WAYNESVILLE

Planning Board – Regular Meeting

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

February 17, 2014

Monday – 5:30 PM

A. CALL TO ORDER

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

***Motion:** To approve the minutes of December 16th 2013 as presented (or as corrected)*

B. NEW BUSINESS

3. **Request for Public Hearing:** Rezoning Request – Rezoning property located on Norman Street - PIN 8604-89-5443 – from Allens Creek Neighborhood Residential to South Main Street Business District – Call for Public Hearing to be held on **March 17, 2014**

C. ADJOURN

MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD
REGULAR MEETING
Town Hall – 9 South Main St., Waynesville, NC 28786
December 16, 2013

THE WAYNESVILLE PLANNING BOARD held a regular meeting on Monday December 16, 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
Jon Feichter
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 Danny Wingate made a motion, seconded by Board Member Jon Feichter, to approve the minutes of November 18, 2013 as presented. The motion passed unanimously.

B. OLD 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

Chairman McDowell asked Planning Director Paul Benson to present a staff report on the rezoning request. Mr. Benson said the request is for five tax parcels, the largest parcel already being developed with a convenience store, gasoline sales, car wash, and free standing ATM. This parcel faces South Main Street and borders on Allens Creek Road and Norman Street. To the left facing the store the rezoning includes the first three lots on the right along Norman Street which are currently vacant. Another parcel facing Allens Creek Road is included in the rezoning and is vacant. These lots are located in the South Main Business District (SM-BD), and the applicant wishes to be rezoned to the Hyatt Creek

Regional Center (HC-RC) District in order to be able to establish a drive-thru lane for a fast food restaurant which is planned on the property.

The recommendation of the staff is to approve the rezoning. It will unify the zoning of properties surrounding the South Main Street – Allens Creek/Brown Avenue intersection.

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

- **Jerry Owens – Norman Street**

Mr. Owens had questions about the lots he owns on Norman Street being in a Commercial District. He also stated there were problems with traffic on South Main Street.

- **Janice Haynes – Norman Street**

Ms Haynes stated that her mother had lived on Norman Street for over 60 years. She is concerned about the amount of traffic that might flow into Norman Street with the expansion of Mr. Morgan's business. She said she had almost been hit several times because there are no markings indicating that Norman Street is actually a street. She said the extra traffic that will be generated from the businesses on these properties could be dangerous.

- **Karen Kaufman – Norman Street**

Ms. Kaufman stated she is in favor of any improvements to Mr. Morgan's property. She expressed concerns about the traffic in the area, and she said people need to understand that Norman Street is a residential street.

Chairman McDowell closed the Public Hearing.

The Board had several questions for Mr. Benson and Mr. Patrick Bradshaw of Civil Design, concerning sidewalks, buffers, parking areas, and driveway entrances, and how these could result in a better defined street edge. There was also discussion about traffic patterns in this area.

A motion was made by Board Member Danny Wingate, seconded by Board Member Shell Isenberg, to approve the rezoning request for 1783 South Main Street from South Main District (SM-BD) to Hyatt Creek Regional Center (HC-RC) – PIN 8604-89-2630, -3535, -1476, -3449, and 3453. The motion passed unanimously.

Chairman McDowell told the Board that he has been asked to report to the Board of Aldermen with a status update from the Planning Board. He asked the Board if there were any concerns from them that needed to be brought to the Board of Aldermen. None were mentioned.

Mr. Benson said the next scheduled Board meeting would fall on January 20th, 2014 which is a Town holiday. By consensus, the Board agreed to cancel that meeting, and the next meeting will be held on February 17, 2014 as regularly scheduled. Mr. Benson mentioned a special meeting may be necessary if urgent business develops.

C. ADJOURN

With no further business, a motion was made by Board Member Jon Feichter, seconded by Board Member Shell Isenberg 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: Norman Street
PIN: 8604-89-5443
Area: 0.15 acre
Owner: Jerry Owen
Requested Rezoning: Allens Creek Neighborhood Residential to South Main Business District

Background

The subject property currently contains a vacant residence and is used for vehicle parking and outdoor storage associated with truck service business in the same ownership on an adjacent property (27 Norman Street).

Current zoning is Allens Creek Neighborhood Residential). The Purpose and Intent of this district as established by the Land Development Standards (Section 2.3.3.A.):

The **Allens Creek Neighborhood District (AC-NR)** is a predominately residential neighborhood of mostly medium density development mixed with agricultural uses. Due to the linear nature of the neighborhood, Allen's Creek Road becomes the "center" of the community and as such, maintaining a "pedestrian-friendly" environment is important. As development occurs, such things as building houses closer to the street, requiring sidewalks and planter strips and allowing narrow lane widths for new streets will help to maintain the pedestrian scale in the area which has already been started. Traffic calming devices may be needed to aid with maintaining a low speed (especially with large trucks) along Allens Creek Road. Connections from within the district to the South Main Street Business District are important and should be made wherever possible. Efforts will be made to preserve existing farmland and restrict development on the steep slopes found in this district. The county soccer complex should be emphasized as a focal point of activity and community for this neighborhood.

The requested South Main Business District (SM-BD) has the following Purpose and Intent 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.

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 "Residential, Medium to High". This use is described by the Plan as being a variety of housing types at higher densities. The requested zoning would permit non-residential development and is therefore not consistent with the adopted land use plan.

Surrounding Land Use/Zoning Pattern:

Surrounding land use is primarily strip commercial along South Main Street to the north and single-family residential to the east, west and south. This property shares a direct border with two residential properties.

Currently, the subject property is separated from existing commercial use and zoning by Norman Street to the west and by a 42' right-of-way on residentially zoned property to the north. This street and right-of-way form a clear delineation for the zoning boundary.

Staff Recommendation:

Staff does not recommend changing the zoning of this property. It would not follow planned land use, would break clear residential – commercial zoning boundaries and would place commercial zoning directly adjacent to two residential properties.

Suggested Action:

Motion to call a public hearing for March 17 to consider rezoning the property located on Norman Street (8604-89-5443) from Allens Creek Neighborhood Residential to South Main Street Business District.



Exhibit A Norman Street Property Rezoning Map

