

MINUTES OF THE TOWN OF WAYNESVILLE BOARD OF ALDERMEN
REGULAR MEETING
February 09, 2016

THE WAYNESVILLE BOARD OF ALDERMEN held a regular meeting on Tuesday, February 9, 2016 at 6:30 p.m. in the board room of Town Hall, 9 South Main Street, Waynesville, NC.

A. CALL TO ORDER

Mayor Brown called the meeting to order at 6:30 p.m. with the following members present:

Mayor Gavin Brown
Alderman Gary Caldwell
Alderman Jon Feichter
Alderman Julia Freeman
Alderman LeRoy Roberson

The following staff members were present:

Woodrow Griffin, Town Attorney
Amie Owens, Town Clerk

The following media representatives were present:

Mary Ann Enloe, the Mountaineer

1. Welcome /Calendar/Announcements

Mayor Gavin Brown welcomed everyone to the meeting and thanked members for being out on such a blustery evening.

Mayor Brown called attention to several upcoming events including:

- February 18 – Chamber of Commerce Elected Officials Reception – Wells Event Center 5:30 p.m. All elected officials are encouraged to attend.
- February 22 – Haywood County COG Meeting – Canton hosting – 5:30 p.m. at the Imperial

2. Adoption of Minutes

Alderman Feichter made a motion, seconded by Alderman Caldwell, to approve the minutes of the January 26, 2016 regular meeting and the minutes of the January 27, 2016 special called meeting, as presented. The motion carried unanimously.

B. CALLS FOR PUBLIC HEARINGS

3, 4, & 5 – Calls for Public Hearing

Development Services Director Elizabeth Teague explained that there were three calls for public hearings to be held at the next regular meeting of the Board of Aldermen on February 23, 2016. All of these items have to do with re-zoning of properties to allow for more appropriate land use. All of the requests for re-zoning have been taken through the Planning Board for review.

Ms. Teague provided a graphic highlighting the properties where rezoning was sought on both sides of Richland Street. Rationale for such rezoning includes that the lots currently hold commercial uses and due to their proximity to rail road tracks, residential zoning is not practical and most of the properties have portions that lie within the flood plain. There are multiple properties involved in the request, but all property owners have come individually and sought rezoning. The Planning Board approved the request to rezone the properties on the northwest side of Richland Street, Tax Parcel Identification Numbers 8615-17-5626, 8615-17-2463, 8615-07-7153, and 8615-01-8281, from Main Street Neighborhood Residential and Hazelwood Urban Residential to Central Business District at their December 21, 2015 meeting.

Ms. Teague noted that the properties on the opposite side of the same street and the request is to apply a Mixed-Use Overlay District onto properties along the southeast side of Richland Street at the corners of Church and Goodyear Streets, Tax Parcel Identification Numbers 8615-17-6586, 8615-17-2186, 8615-17-4206, within the Main Street Neighborhood Residential District.

Ms. Teague explained that the final call for public hearing was to consider a re-zoning of the property on Mauney Cove Road where the one of the County's convenience centers is located. Ms. Teague noted that this site is the busiest convenience center in Haywood County and traffic tends to back up and impact other traffic flow during busy times. The lot abuts the commercial district and has been the convenience center site for over 20 years. Rezoning of this property would be required before any improvements could be made by the County.

Mayor Brown asked if there were any questions from the board about any of these rezonings. There were no questions.

Alderman Feichter made a motion, seconded by Alderman Freeman to call for three (3) public hearings on Tuesday, February 23 at 6:30 p.m., or as soon thereafter as the matter can be heard, at the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC to consider the following:

•several rezoning requests along the northwest side of Richland Street, Tax Parcel Identification Numbers 8615-17-5626, 8615-17-2463, 8615-07-7153, and 8615-01-8281, from Main Street Neighborhood Residential and Hazelwood Urban Residential to Central Business District;

•applying a Mixed-Use Overlay District onto properties along the southeast side of Richland Street at the corners of Church and Goodyear Streets, Tax Parcel Identification Numbers 8615-17-6586, 8615-17-2186, 8615-17-4206, within the Main Street Neighborhood Residential District; and

•consider a rezoning request at 30 Mauney Cove Road, Tax Parcel Identification Numbers 8616-39-4152, from Dellwood/Residential Medium Density to Dellwood/Junaluska Regional Center Commercial District. The motion carried unanimously.

C. PUBLIC HEARING

6. Public Hearing to consider the closing of an un-opened and un-named portion of right-of-way that is located at 200 Chipping Sparrow Lane

Ms. Teague explained that George and Renee Garrett have petitioned the Town to close an unopened right-of-way that runs through their property at 200 Chipping Sparrow Lane, PIN 8615-62-8173. Pursuant to NC General Statute 160A-299, the Board adopted a resolution declaring the Town's intent to close the street or alley on January 12, 2016; provided public notification and posting of signage on the property and called for a public hearing on the question to be held on February 9, 2016. This right-of-way closure petition request has been reviewed by the Technical Review Committee and is not used for any utilities or access to another lot.

Mayor Brown noted that he had visited the property and that the road would never be used for anything as it was not suitable for a road. Alderman Freeman indicated that she too had been to the property and agreed with the Mayor's assessment. Alderman Feichter inquired if there had been any response from adjacent property owners. Ms. Teague answered that she had received no responses.

Town Attorney Woody Griffin opened the public hearing at 6:41 p.m. and reminded those who wished to speak to raise their hands, be recognized and when at the podium to give their name and address for the record and to limit comments to three minutes.

No one addressed the board

Attorney Griffin closed the public hearing at 6:42 p.m.

Mayor Brown noted that there is a street closure order that must be executed by the Town and filed in the Register of Deeds office in Haywood County. He added that anyone wishing to appeal this order can appeal to the Clerk of Superior Court within 30 days.

Alderman Freeman made a motion, seconded by Alderman Roberson to approve the closure of the unopened right of way at 200 Chipping Sparrow Lane, PIN 8615-62-8173, as presented. The motion carried unanimously.

D. NEW BUSINESS

7. Authorization to Advertise Delinquent Property Tax Accounts in the Town of Waynesville for the Year Ending 2015

Tax Collector James Robertson came before the board to ask for permission to advertise the delinquent property tax accounts for the year ending 2015. The tentative date for publication is March 18th. He explained that the board members should have received a listing that showed \$364,310 which reflects real estate tax only. The amount including personal property tax was \$397,582.

Mr. Robertson explained that delinquent tax letters were sent out on February 3. Since that time, almost \$33,000 has been collected since then. Mayor Brown inquired if this outstanding amount was normal. Mr. Robertson confirmed this was approximately the same as last year. He noted that the town collects approximately \$4.7 million in taxes annually; at this point have collected \$4.4 million which is a collection rate of 91.82%. This rate tends to go up following notifications and the publication in the newspaper.

Mayor Brown noted that authorization to advertise delinquent property tax accounts is required by statute (NCGS § 105-369).

Alderman Gary Caldwell made a motion, seconded by Alderman Freeman to authorize staff to advertise all 2015 delinquent property taxes in The Mountaineer on or about March 18, 2016, as required by NCGS §105-369. The motion carried unanimously.

E. COMMUNICATIONS FROM STAFF

8. Interim Town Manager – Mike Morgan

Mr. Morgan was not present at the meeting.

9. Town Attorney

Town Attorney Woody Griffin had nothing to report.

F. COMMUNICATIONS FROM MAYOR & BOARD OF ALDERMEN

10. Overview of Town Manager selection process – Mayor Gavin Brown

Mayor Brown explained that the board had met with Hartwell Wright from the NC League of Municipalities to discuss the process for hiring a town manager. The board decided to utilize a consulting firm for this project. A draft Request for Proposal (RFP) was developed by Interim Town Manager Mike Morgan and provided to board members for feedback. Board members were asked to share any thoughts about the RFP directly with Mr. Morgan. Mayor Brown added that the RFP would be disseminated to consultants within the southeast.

A request for formal approval of the RFP will be conducted in open session at the next meeting.

G. CALL ON THE AUDIENCE

No one addressed the board.

H. ADJOURN

There being no further business to discuss, Alderman Caldwell made a motion, seconded by Alderman Roberson, to adjourn the meeting at 6:53 p.m. The motion carried unanimously.

ATTEST

Gavin A. Brown, Mayor

Amanda W. Owens, Town Clerk