

**City of Waynesville  
Planning & Zoning Minutes  
March 10, 2009**

**Call to Order:** Phil Hayes called the meeting to order at 5:30

**Members Present:** Chairman Erv Morriss, Secretary Phil Hayes, Committee Members: Tim Bartlett, Mike Hartley, Joe Rapone, Marty Elmore, Mayor Cliff Hammock, City Administrator Bruce Harrill, Building Official Nathan Carmon and Building Department clerk Cathy Potts.

**There was a quorum present.**

Members of the community were present the press and developers David McFarland, Richard Hicks, Don Hauser, Chris Diehl, and members of City Council Luge Hardman and Mike France.

**Action Items:**

**1.1 Approval of the Minutes:** Phil Hayes made a motion to approve the minutes and Mr. Tim Bartlett seconded. Approval was unanimous.

**2.1 Public Hearings**

**A. Consider Rezoning Risky Road Commons**

Mr. Harrill introduced the Risky Road Commons preliminary plat and discussed the developer's intent to build 5 duplex units. Don Hauser FLW Properties and President Timber Ridge Builders Inc. stated they bought this tract of land one year ago with the plans to remove the mobile homes and build duplexes on this property. The reason for the R-3 designation is this is what the property owners typically ask for. Mr. Elmore asked if they owned any additional land north of this tract and the answer was no from the developer. Mr. Harrill read a letter from the Becht family and they approved the change and he also read a letter from Mr. Charles Bench stating that he was not in favor of the change. Other comments from the public were: Alisha Breedlove on Risky Road is concerned about other families moving into this area. The Breedloves own 40 acres connected to this tract and already other people use their land to ride 4-wheeled vehicles and motorcycles on it. The Breedlove's concern is liability issues if someone were to be injured. Mr. Davenport lives on Risky Road and has concerns about the sewer line and the flow that more residents will require. Mr. Morriss stated that in addition to the road being extended the sewer lines would need to be improved.

Mr. Morriss asked for any other comments. None were offered.

**B. Consider Rezoning GW Landing:**

Mr. Mike France stated this is what the City of Waynesville needs. (Commercial developers)  
Mr. Dwight Hensley is neighboring property owner and wanted to know if the property would extend to his driveway. He asked, will there be other entrances to the commercial site near the Career Center? On the preliminary drawing, several entrances are shown from GW Lane. Mr. Hensley thought that there should have been more notice given to the public. He was assured by City Administrator Bruce Harrill that the proper notice was given per state statues. Mr. McFarland stated that the property real estate taxes have been for commercial use and then he discovered that the property was zoned for agriculture. This is the need for the rezoning. Mr. McFarland also stated that there is more acreage between the new construction and the career center in which plans are being developed as of this date.

Concerns about the increase in the traffic were raised by Mr. Elmore and Mr. Harrill explained the grant for the new road that has been given by MODOT. The city, Mr. Pritchard and MODOT will put in a new road to the high school.

Luge Hardman spoke in favor of the GW Lane project and stated that it has the full support of the City Council of Waynesville.

Mr. Morriss stated that in 1994 this land was purchased in the hope that commercial business would be using this property. "I am thrilled to see this happen; I think this is a wonderful addition to the city. And with the quality of builders we know it will be of good quality."

Mr. Morriss closed the public meeting.

### **3.1 Action Items**

#### **A. Election of Officers:**

Tim Bartlett motioned for the nomination of Joe Rapone for secretary and it was seconded by Mayor Hammock it was unanimous. Joe Rapone motioned for the nomination of Tim Bartlett for chairman and it was seconded by Phil Hayes and it was unanimous.

Tim Bartlett tried to get Mr. Morriss to extend his term as he knows he'll have big shoes to fill. All members thanked Mr. Morriss for his many (25-30) years of service. Mr. Morriss said it has been an enjoyable service and he plans to stay on the committee for awhile longer.

#### **B. Consider Approval of Request to Rezone Risky Road Commons:**

Mr. Tim Bartlett then took over to chair the meeting. Mr. Tim Bartlett asked to consider approval of the Risky Road Commons. Mr. Harrill stated that according to the Chief of Police there has not been an increase in the crime in the location of Tarawa Hills and we don't expect an increase from this development either. Mr. Bartlett stated that he has known Mr. Don Hauser for upwards of 4 years and found him to be a man of integrity and completely successful subdivisions in Waynesville. The residents of Risky Road and the developers met in the hallway and the developers agreed to put up a privacy fence around the development and this seemed to satisfy the residents. Mr. Bartlett made a motion to approve the rezoning of Risky Road Commons, the Mayor seconded it was unanimous.

#### **C. Consider Approval of Request to Rezone GW Landing:**

To the developer, Mayor Hammock states that he knew of no better team to work with the quality and the effort put forth has been wonderful. We appreciate the effort made by you and your company. Mr. McFarland stated that the work should begin in the second quarter of the year. Relocation of GW Lane is to begin in the June or July timeframe. Mr. Mayor motioned to approve and was seconded by Mr. Rapone, the vote was unanimous

When asked what was happening to the property located next to Lowe Chevrolet, Mr. McFarland stated that would be announced in the next month or two.

**D. Consider Approval of Pioneer Ridge Phase III Preliminary Plat:**

Mr. Don Hauser and Mr. Chris Diehl have completed phases I & II of Pioneer Ridge and the preliminary plat has been reviewed by the city staff. Mr. Hauser requested a waiver of sidewalks. This met with opposition from the committee. Mr. Hauser stated that the residents wanted larger front lawns and not the sidewalks. Mr. Bartlett stated that this is the best request he has ever heard for asking to waive the sidewalks. Ms. Luge Hardman stated that this is a walking community and the sidewalks should not be waived. Mr. Hartley stated that to waive the sidewalks would mean that the children could be playing in the streets and this would be a mistake.

Mr. Hauser indicated that there will be one more phase after phase III. Also the developers are getting a price for a lift station.

A motion was made by Mr. Hartley to approve the preliminary plat without the waiver of sidewalks. Mr. Phil Hayes seconded and it was unanimous.

Tim Bartlett adjourned meeting at 6:25 p.m.

Sincerely,

Joe Rapone  
Secretary