

**City of Waynesville
Planning & Zoning Minutes
September 9, 2008**

Call to Order: Erv Morris called the meeting to order of the Waynesville Planning & Zoning Commission to order at 5:30 P.M. September 9, 2008.

Members Present: Commission Members: Erv Morris, Joe Rapone, Alan Clark, Joe Petrich, Phil Hayes, Tim Bartlett, Ann Cook, and Mayor Cliff Hammock. **Building Official:** Nathan Carmon and Cathy Potts. **Guests were:** Bryan Parker, Mike France, Lee Kinder and Ronald Cooley.

Minutes: Erv Morriss made a motion to accept the Minutes of August 12, 2008 as presented and Alan Clark seconded. Motion carried unanimously.

There was a quorum present.

Action Items:

1.1 Public Hearing: Mr. Nathan Carmon asked for a continuance of the public hearing as the engineer and the developer were not able to attend until the October 14, 2008 meeting. Mr. Morriss said that we would hear comments from the public and forward that information to the developer and the engineer. Mr. Clark stated that he would excuse himself from that portion of the meeting and left the room to re-enter when the public comments were completed.

1.2 Mike France representing Ward 4 stated that he had spoken with Butch O'Reilly and both gentlemen asked if any initial plat was filed to rezone. The research revealed that none was filed and this is preliminary to answering any questions that the public may have.

1.3 Mr. Lee Kinder stated that he has walked the property and there is a 12" culvert that helps to drain the water off of Sable, Sally and Sail Roads. There are about 10 houses and 2 vacant lots. His property touches this property and is concerned about the drainage.

1.4 Mr. Ron Cooley had 3 lots on Sable and believes that water is an issue. "I can't see anything being built there. If building happens it could flood the sewage.

This session of the public hearing was then called closed, to be continued on October 14, 2008 as there were no more comments Mr. Clark reentered the meeting.

A motion to table the rezoning was given by Mr. Alan Clark and seconded by Phil Hayes.

2.1 Review of Comprehensive Plan: Mr. Morriss asked that a motion be presented for a Public Hearing be set for October 14th 2008 for the review of the comprehensive plan and also for the continuance of the Public Hearing for the Rezoning of the property located a 24400 Highway 17. Mr. Clark motioned, Joe Rapone seconded; motion carried unanimously.

2.2 Mr. Parker asked for any changes of the Future Land Use Map, discussions were made and indications on the map were made for which areas the committee wanted for commercial and residential and some possible areas for combined use for low density commercial with light industrial. The examples were given for light industry as a cabinet shop, an assembly only business this could be Accomplished with a restriction of the square footage so as to limit the type of light industrial use.

2.3 Mr. Petrich suggested the use of a type of “Forrest Park” that would draw in the tourists. A possibility of a golf course was also considered. But it is believed that the Conservation Department owns much of the property suggested for this use.

2.4 Mr. Parker gave a recap of the suggestions of the committee. Mr. Parker said he would find out how much of the land was Conservation Department Property and get that information to the Committee.

Mr. Morriss asked for any other business and the meeting was adjourned at 6:50. p.m.

Sincerely,

Phil Hayes