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D. PUBLIC HEARINGS

- Assistant Town Manager Amie Owens

6. a. Public Hearing for Voluntary Annexation for property located off Willow Road (8614-07-7110 and PIN 8614-07-9412) to receive Town services.

Ms. Amie Owens, Assistant Town Manager, stated that this petition is being requested by Masi Homes LLC for the purpose of annexing to receive town services such as water and sewer in accordance with Town Policy. This property is contiguous to the Town's current limits and is currently in the ETJ. Services are already provided in this area.

Ms. Owens said that this property was recently purchased by Masi Homes LLC. The properties are not part of any subdivision, and Town services are already available in the area. The petition meets the requirements of the general statutes NCGS §160A-31 annexation of contiguous area and a public hearing is required prior to the Board voting on such annexation. The fee of \$200.00 for such petition was collected on November 6, 2018, and notice of the public hearing was published in the Mountaineer on Friday, November 16 and Friday, November 26, 2018 in accordance with the general statutes.

She explained to the Board that if approved, this voluntary annexation would not be effective until January 1, 2019. Information will be forwarded to the NC Secretary of State's Office and Haywood County Board of Elections as required under NCGS 163-288.1.

Town Attorney Bill Cannon explained the protocols that were to be followed in a Public Hearing and opened the hearing at 6:53pm. He asked if anyone wished to speak.

No one spoke.

The hearing was closed at 6:54 pm.

A motion was made by Alderman Jon Feichter, seconded by Alderman LeRoy Roberson, to approve the voluntary annexation into the Town of Waynesville for town services for property off of Willow Road (PIN 8614-07-7110 and PIN 8614-07-9412). The motion carried unanimously.

b. Public Hearing for Voluntary Annexation for property located at 187 Secret Hollow Lane (PIN 8616-09-5980)

Ms. Owens explained to the Board that this petition is being requested by Julia Boyd Freeman for the purpose of annexing to receive town sewer services in accordance with Town Policy. This property is non-contiguous to the Town's current limits. Water service is already provided to this property utilizing an outside water rate.

Research done on this property shows that it is closer than 3 miles to the Waynesville Town limit; the property is not closer to another municipality's primary corporate limits than to Waynesville; the property is not part of any subdivision and Town services are already available in the area. Ms. Owens said the petition meets the requirements of the general statutes NCGS §160A-58.1 annexation of non-contiguous

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area and a public hearing is required prior to the Board voting on such annexation. The fee of \$200.00 for such petition was collected on November 7, 2018.

Notice of the public hearing was published in the Mountaineer on Friday, November 16 and Friday, November 26, 2018 in accordance with the general statutes.

She said that because this property is in Haywood County, and there is no zoning in the County, this petition, if approved, will have to go before the Planning Board to have the proper zoning assigned to it. This voluntary annexation would not be effective until January 1, 2019, and information will be forwarded to the NC Secretary of State's Office and Haywood County Board of Elections as required under NCGS 163-288.1.

Town Attorney Bill Cannon opened the Public Hearing at 6:56 pm and asked if anyone wished to speak.

Ken Hollifield
1228 Plott Creek Road
Waynesville, NC

Mr. Hollifield expressed concerns about the annexation of this property and he felt like the adjoining property should be annexed also.

Mayor Brown explained to Mr. Hollifield that this was a voluntary annexation, and the adjoining property would only be annexed if the owner petitioned for the annexation.

Attorney Cannon closed the Public Hearing at 6:59 pm.

A motion was made by Alderman Gary Caldwell, seconded by Alderman Jon Feichter, to approve the voluntary annexation into the Town of Waynesville for property located at 187 Secret Hollow Lane (PIN 8616-09-5980) to receive sewer services in accordance with Town policy for receipt of sewer services. The motion carried with three yay votes (Alderman Gary Caldwell, Alderman Jon Feichter, and Mayor Brown) and one nay vote (Alderman LeRoy Roberson). Alderman Julia Freeman recused herself from the vote.

7. Public Hearings – Text Amendments

- Elizabeth Teague, Development Services Director
- Byron Hickox, Land Use Administrator

Ms. Elizabeth Teague stated that in August, the Board of Aldermen recommended that text amendments be reheard because of changes to the General Statutes. She said these amendments had been heard at the last Planning Board meeting and there are four that will be heard in this meeting.

- a. Sections 3.2.6 and 5.9 to clarify design standards for manufactured homes on individual lots and for those manufactured homes within manufactured home parks