

TOWN OF WEBSTER

MINUTES FOR JANUARY 24, 2015 JOINT BOARDS MEETING

The Board of Commissioners, Planning Board, and Board of Adjustments for the Town of Webster met during a specially scheduled meeting at 1411 Webster Road. Mayor Nick Breedlove called the meeting to order at 6:01 p.m.

COUNCIL MEMBERS PRESENT: Mayor Nick Breedlove, Commissioner Janice Blanton, Commissioner Billie Bryson, Commissioner Tracy Rodes, Commissioner Danell Moses

PLANNING BOARD MEMBERS PRESENT: Steve Gray, Aaron Krauss, Kirk Stephens, Walter Turner

MEMBERS ABSENT: Harry Allman, Fitzallen Eldridge, Lila Cheville, Richard Cheville

OTHERS PRESENT: Kristy Carter, Tanner Hall of *The Sylva Herald*, Don Kostelec, and Michele Smith

GENERAL MEETING

A. Zoning ordinances updates, discussion led by Kristy Carter

- a. Carter indicated that zoning ordinances are in need of updating because of corrections needed as mentioned earlier this year by Michele Smith, and they're outdated because of legislation during 2013. More legislation is expected in 2015.
- b. She indicated three levels of updating that can occur:
 - a. Can Do: amend zoning ordinances, create standalone ordinances
 - b. Want to Do: create pedestrian plan, address non-conforming lots, subdivision ordinances, and write definitions
 - c. Need to Do: make corrections to ordinances and incorporate legislative changes
- c. Carter said the best next steps would be to look at similar land use plans of neighboring and similar sized municipalities. She suggested asking Cashiers, Jackson County, Waynesville, Clyde, and Marshall.
- d. Mayor Breedlove asked Carter what issues she found in the ordinances in addition to 2013 legislative updates and suggestions by the town's attorney. Carter indicated she had completed one read-through but did not read through with a fine lens that identified changes. Breedlove then asked if Carter had specifically looked at the ordinances and she indicated she had not. He then explained that one major intentions of the board hiring planning work was specifically to have the ordinances reviewed for necessary changes and updates. He then said the land use information is helpful but the council really wanted a review of the ordinances and asked if that would still be a possibility. Carter said she would have to talk to Kostelec about that, specifying the process would be very expensive to go through the ordinances with that level of detail.

B. Planning update, discussion with Don Kostelec

- a. Kostelec indicated Guiding Principles, now included in the ordinances, should likely become a second document which could be referenced in forthcoming documents. During discussion, board members concluded a workshop to discuss and edit this document should convene. Council was advised to bring possible dates to the February 4 Board meeting.

ADJOURNMENT:

The meeting adjourned at 8:02 p.m.

Nick Breedlove, Mayor

Danell Moses, Town Clerk