



TOWN OF WAYNESVILLE

Planning Board

9 South Main Street
Waynesville, NC 28786
Phone (828) 456-8647 • Fax (828) 452-1492

Susan Teas Smith (**Chairman**)
Ginger Hain (**Vice**)
Stuart Bass
Michael Blackburn
Gregory Wheeler
Don McGowan
Marty Prevost
Tommy Thomas
Barbara Christian Thomas

Development Services
Director
Elizabeth Teague

MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD

Regular Called Meeting

Town Hall – 9 South Main St., Waynesville, NC 28786
September 20th, 2021

THE WAYNESVILLE PLANNING BOARD held a Regular Called Meeting September 20th, 2021, at 5:30 p.m. in the board room of the Town Hall, 9 South Main Street, Waynesville, NC. 28786

A. CALL TO ORDER

1. Welcome/Calendar/Announcements

The following members were present:

Susan Teas Smith (Chairman)
Gregory Wheeler (Vice Chairman)
Stuart Bass
Tommy Thomas
Don McGowan
Michael Blackburn
Ginger Hain
Barbara Christian Thomas

The following Board members were absent:

Marty Prevost

The following staff members were present:

Elizabeth Teague, Development Services Director
Byron Hickox, Land Use Administrator
Olga Grooman, Planner
Esther Coulter, Administrative Assistant

The following applicants were present:

Patrick Bradshaw, PE Civil Design Concepts
Jesse Gardner, PE, Civil Design Concepts
Grey Raines, WGC Hospitality, LLC
Emily Clark, Architect at Clark Lanning

Chairman Susan Teas Smith called the meeting to order at 5:30 pm and welcomed everyone and asked the audience to be patient as there are multiple items on agenda.

2. Adoption of Minutes

A Motion was made by Board Member Tommy Thomas and seconded by Board Member Don McGowan to approve the minutes of the August 16th, 2021 Planning Board meeting as presented (or amended). The motion carried unanimously.

B. BUSINESS

1. Election of Chair and Vice Chair for 2021-2022

Board member Don McGowan nominated Susan Teas Smith for Chairman of the Planning Board seconded by Gregory Wheeler. The nomination carried unanimously.

Chairman Susan Teas Smith stated that the Vice Chair Gregory Wheeler wants to step aside.

Board member Gregory Wheeler nominated Ginger Hain for Vice Chairman of the Planning Board seconded by Chairman Susan Teas Smith. The nomination carried unanimously.

2. Continued discussion of revisions to sign ordinance (LDS Chapter 11) to accommodate school signs.

Land Use Administrator Byron Hickox presented his report on Electronic Changeable Face signs.

There are six schools that meet this definition within the town's jurisdiction: Hazelwood Elementary, Junaluska Elementary, Waynesville Middle, Haywood Christian Academy, and two Shining Rock Classical Academy campuses. The Shining Rock campus at 1023 Dellwood Road is located within the Dellwood/Junaluska Regional Center District and could therefore install an electronic changeable face sign under the existing sign standards.

Based on the Planning Board's discussion on August 16, 2021 meeting, staff prepared the proposed amendment to two sections of the Land Development Standards related to Electronic Changeable Face Signs at elementary and secondary schools. The amendment proposes allowing Electronic Changeable Face Signs at elementary and secondary schools, while limiting the dimensions and permitted times of operation. Mr. Hickox suggested that while the proposed amendment may not be specifically consistent with any particular goal of the 2035 Comprehensive Plan, it is not inconsistent with any of the goals. He asked for Board input. Board agreed to the structure of the suggested amendment and to hold a public hearing in October 18th, 2021 meeting.

3. Public Hearing on a conditional district zoning amendment for the portion of Haywood country Pin 8604-99-9017 within the Waynesville Country Club (legislative hearing)

Chairman Susan Teas Smith read the procedures of a Legislative hearing and rules of conduct. Ms. Smith opened the hearing at 5:49 pm.

Development Services Director Elizabeth Teague presented a staff report for a conditional district rezoning request within the Waynesville Country Club. The location is 176 Country Club Drive the PIN 8604-99-9017 and is in the Country Club Residential Low-Density District. She stated that the project proposes to carve out 2.84 acres from the Waynesville Country Club property to establish a new development of 8 single-family units that can be conveyed separately while establishing shared areas for parking, driveways, walkways and greenspace. This project is located where the Club facilities of an inn, and three condos had been demolished. The eight units will be 4 bedrooms each, reducing water and sewer demand to 32 total bedrooms. The project would re-use and redesign the existing driveway entrance and parking lot to provide an overall reduction in impervious surface. The redevelopment area is adjacent to approximately 545 linear feet of frontage on Chelsea Drive and is otherwise surrounded by the Waynesville Country Club property.

Ms. Teague reviewed the Land Development standards related to conditional district rezoning. She stated that the plan was reviewed by the Town's Technical Review committee on August 19, 2021 and revised plans and complete application were submitted September 1, 2021. Notifications of this hearing went out to adjacent properties and the paper; and the property was posted.

She reviewed the site plan for its compliance with the Land Development standards. The fundamental use of the property as single family residences remains consistent with the district's purpose and intent. Ms. Teague suggested that it is consistent with the 2035 Comprehensive Plan in that:

- Goal 1: Continue to promote smart growth principles because this is infill that re-uses and improves a site within the Country Club boundaries and provides a use that is consistent with the District's density and residential nature.
- Goal 2: Create a range of housing opportunities and choices because project will create 8 high-end residential and rental properties.
- Goal 4: Protect and enhance Waynesville's cultural resources because the development is part of an on-going plan to revitalize the Waynesville Country Club as a recreational resource and economic generator.

She added that development will improve traffic and pedestrian safety along Chelsea Road with addition of sidewalk, and that the landscaping and site plan as shown will be compatible to the neighborhood and recommended project is reasonable and in the public interest. She stated that staff suggests the following conditions based on the TRC comments:

1. Fire access be verified for lot # 8 and the driveway be extended as needed or directed by the Town's Fire Official.
2. Elevations of buildings be submitted for compliance with design guidelines provided in LOS Section 5.8.3 at the time of the building permit application.

The Applicant Patrick Bradshaw, P.E. of Civil Design Concepts introduced Grey Raines owner of WGC Hospitality, LLC. Mr. Raines gave some history of himself and the company and what the company does with properties. He indicated that they are happy to be in Waynesville and that their intent is to preserve and improve the Waynesville Country Club.

Mr. Bradshaw presented clarifying that the Inn will remain but will be renovated and the building that was demolished was known as the hotel. Mr. Bradshaw explained that the cottages will be single family homes to be sold, and the owners can choose to rent out the home for different events. Mr. Bradshaw said the project is in the 100-year floodplain and that they will be required to do some elevating and grading.

Emily Lanning spoke about the architecture of the buildings and what kind of material was going to be used. Ms. Lanning said they will use 2 or 3 style of homes. The Planning Board asked questions of the applicants.

Chairman Susan Teas Smith asked if there were any questions from the audience member and 1 said all her questions were answered. There were no further questions. Chairman Susan Teas Smith Closed the hearing at 7:00pm.

A Motion was made by Board Member Don McGowan and seconded by Board Member Michael Blackburn to find the project consistent with the 2035 Comprehensive Plan meeting goals 1 and 2 and that it is reasonable and in the public interest.

Don McGowan added to the motion that the two conditions of staff be met.

Board Member Tommy Thomas seconded. The motion carried unanimously.

4. Public Hearing on a major subdivision for 115 homes on PIN:8615-98-2217, off of Sunnyside Road, within the Town's Extra-territorial jurisdiction (administrative hearing)

Chairman Susan Teas Smith opened the hearing for the Queen major subdivision on an Unaddressed parcel on Sunnyside Road, in the Raccoon Creek Neighborhood Residential District.

Development Services Director Elizabeth Teague presented the staff report for the Queen Subdivision. This is the first major subdivision since the adoption of text amendments in the Land Development Standards related to 160D. Major subdivisions are now a procedure of administrative review on the compliance of a preliminary plat – an objective evaluation. The public hearing is provided to inform residents and to allow for public questions and input without the constraints of a quasi-judicial proceeding. This change means that the Planning Board will no longer approve a *master plan* that includes all features of the development through a procedure that may be subjective. Rather, the planning board must act as the *administrator* to evaluate the preliminary plat's compliance with the Land Development Standards.

The preliminary plat was reviewed by the Town's Technical Review Committee (Public Safety, Building Inspections, Zoning, and Public Works staff) on August 19, 2021. A water and sewer allocation request were submitted September 1, 2021 and capacity for the project confirmed. Preliminary Plat and Environmental Survey was submitted on September 3, 2021. Additional review and comments from technical review staff were provided since the submittal and are reflected in this staff report.

This project proposes 115 lots of single-family homes from 32.67 acres of undeveloped land adjacent to Sunnyside Road and along a "blue-line" tributary of Raccoon Creek. The property is within the Town's Extra Territorial Jurisdiction or "ETJ". The project must comply with the Town's zoning, development, and building regulations. Properties in the ETJ must apply for annexation to connect to the Town's sewer system, and the development must be annexed in order for the Town to provide services or to take over maintenance of the subdivision's street system. This would be achieved through a separate process that will require a public hearing before the Board of Aldermen.

Ms. Teague reviewed the subdivision plat's compliance with the Town's Land Development Standards.

The plat meets the Town's standards for density and dimensional requirements. Staff requests consideration of the following:

- Access to Sunnyside is narrow requires an NCDOT Driveway Permit. She recommends that NCDOT and developer consider widening Sunnyside adjacent to the entrance frontage to create a turning lane or additional space for turning movements. This would mean extending the culvert carrying the stream but would allow for improved traffic flow along Sunnyside during peak hours. Driveway permit should also consider the full line of site requirement which is 15' by 145'. Entrance Road was widened to three lanes internally in the plan at the recommendation of TRC to accommodate emergency vehicles.
- Lane E should be posted for no parking and fire apparatus must be within 150' of all portions of exterior walls. Hydrant locations shall be approved by the fire code official and located near intersections. For the longer streets, additional hydrants should be placed mid-block. She pointed out the stub-outs as potential future roadway connections and emergency vehicle turn-arounds. She recommends the lower stub-out to the west be eliminated.
- With only one access point into the property, a secondary entrance should be established for emergency vehicles. This could be accomplished by a second access point onto Sunnyside coming off of Street B, with a secondary driveway for emergency vehicles only, or by obtaining agreement that emergency vehicles can access through an adjacent property to connect to one of the street stubs provided. Street system shows very long un-interrupted streets when the ordinance calls for blocks of 500' in length maximum.
- Lots are generally 60' wide and driveways must be designed to be a minimum of 12' wide and be 50' apart, therefore the applicant will need the allowed administrative reduction of driveway spacing for some lots when building permits are requested.
- The stormwater retention areas are shown within civic space and the plan should distinguish how much area is specifically designated for stormwater management and how much is dedicated civic space for ordinance compliance.
- While engineering and other requirements are not part of a preliminary plat, they will be required as part of development. The following must be provided in the development process and can be noted as a condition of plat approval and prior to work commencing:
 1. A compliant landscaping plan be submitted showing the proposed location of street trees, and the use of native species.
 2. A compliant stormwater plan be provided with an operations and maintenance agreement drafted for sustainability of stormwater control measures and which will be recorded with the subdivision at the time of the final plat.
 3. A set of compliant water and sewer engineered plans that comply with the directives of the Fire Officials and Public Works Department.

Patrick Bradshaw, P.E. of Civil Design Concepts came to the podium and gave his presentation. He stated that the access to the property was done intentionally for safety purposes. He stated that the changes of 160D has challenged everyone. Mr. Bradshaw indicated that each lot must meet Town standards and that driveway location will vary with different house types. He talked about breaking up the longer streets with a greenway or path so as not to introduce more paving. Mr. Bradshaw said he understood about the need for separating civic space and stormwater designations.

The Board and Mr. Bradshaw talked about the emergency 2nd access to property in detail. He feels there is opportunity to create that secondary access and understands the concerns. Mr. Bradshaw stated that they have applied for a driveway permit from NCDOT and been in discussion with them. The NCDOT has average daily traffic counts of 350 vehicles on Sunnyside which does not warrant road improvements at this time. The introduction of 115 homes does not meet their traffic impact analysis threshold.

Chairman Susan Teas Smith asked if there were any other questions for the developer or staff and noted that it was getting late. She called for a five-minute recess before public comment.

B. PUBLIC COMMENT/CALL ON THE AUDIENCE

**Kimberly Turner Mathis
Waynesville**

Ms. Mathis said the property has been in her family for many generations. Ms. Mathis stated Sunnyside is a very narrow road. No one maintains the road. She said they had to beg the school for a bus stop for her grandson and that kids are standing on the bus because it's so full. The neighborhood is low to medium density and this seems to be high density. There are no indications how many cars and where they can park. There are many blind spots along the road. She lives in the country and she wants it to stay that way. She does not want to be annexed into the town. She appreciates being heard.

**Mark Howell
P.O. Box Lake Junaluska**

Mr. Howell thanked the board for the extension of the meeting to hear comments. He thanked Ms. Teague for her work. He said he was going to hold his comments till the next meeting. He proposed to the board to go out and look at the beautiful farm and look at the layout of the land before the next meeting.

**Jason Rogers
Waynesville**

Mr. Rogers started out saying he did not receive any paperwork on this development. He heard it from his neighbors. He could not find anything on the website, and he thought the project was moving very quickly and suggested to continue to have regular meetings on this project so that the neighbors could attend the meetings to express concerns.

**Charlotte Rogers
Waynesville**

Ms. Rogers recounted her family history of the property and surrounding land which belonged to her grandfather and grandmother. Her father worked the farm and when her father married, they had 4 children and no sons to continue farming the land. Her father was forced to sell the land to support his family. Ms. Rogers stated that this project does not suite the area at this magnitude.

**Duane Moody
Waynesville**

Mr. Moody's property is straight across the road. He said that the lower part of the property floods out badly. He stated that the neighbor's driveway has been fixed 3 times and they put part of the materials in the creek. Mr. Moody stated that his water line is on other side of creek and he had to get permission to do anything with the line. He also had to get permission to put in new covert when he put in his new driveway. He wants to know where all the runoff is going to go?

Kris Von Kaler
Waynesville

Mr. Kaler said he agrees with all the comments that has been presented from the citizens tonight, but wants to address the impact of traffic. He said he didn't feel the developer thought of the hundreds of cars traveling in and around that area. When turning right out of development up Sunnyside you turn onto a quiet street Medford Ave. then merge left to East St. to North Main Street. He said the plans look hastily drawn, no green space, no trees, no landscape, long boulevard looks like they packed as many houses in there as they could for a profit. He said it should not go forward as of the way it was presented.

Z Kollat
Waynesville

Mr. Kollat lived in Upper Crabtree for 36 years. He bought his property 2 months ago and the amount of traffic going up Medford to East to N. Main is going to be dangerous. He stated if you go by his house, you're going to see a track 100ft long of mud where someone ran off the road. He said he was an engineer and the road of 800ft in the development is just greed and creating a dangerous situation. Mr. Kollat stated he was sad that he bought a house in Waynesville.

Preston Jacobson
Waynesville

Mr. Jacobson stated he's across from the proposed development. Mr. Jacobson said himself and neighbors are not trying to stop the development he just wants them to use some common sense in the process. Density is his biggest issue. He said that he needs to research but this does not seem to be medium density. He stated he does not see that 300 to 400 thousand dollars is affordable. He asked anyway that the development could be lower density setup to expand this area without just dropping money to support the developer who will leave the area. These are not local people or regional people. He highly recommends travelling down that road. He said he will be watching the sedimentation of that branch on property that he owns.

Chairman Susan Teas Smith made the statement to the public that the Planning Board does their due diligence with each case. She has driven down Sunnyside prior to this hearing.

Chairman Susan Teas Smith asked if there were any other comments. There being none she closed the hearing at 8:32pm. The Board discussed how they wanted to proceed and all agreed they wanted more time to consider the plat. There was agreement to continue the hearing to the next regular meeting on October 18th, 2021.

Chairman Susan Teas Smith summarized the board's concerns with the project and asked the developer to examine the following for the next meeting:

- The Lane
- Differentiating Civic Spaces and Retention Ponds
- 2nd Access a must
- NCDOT driveway conditions and the Road not being maintained
- The length of the blocks seems overwhelming.
- Fix/eliminate the lower stub road

Board Member Don McGowen expressed concerns about the length of the roads and noted that density is the issue he heard as the most concerning of citizens.

Board Member Ginger Hain stated that on page 53 section 3 or the 2035 Comprehensive Plan that it recommends cluster development and the importance of open space.

A Motion was made by Board Member Ginger Hain and seconded by Board Member Barbara Thomas to continue the meeting till October 18th, 2021. The motion passed unanimously.

C. ADJOURN

With no further business Chairman Susan Teas Smith adjourned the meeting at 8:43pm.

Ginger Hain, Vice Chairman

Esther Coulter, Administrative Assistant.