



## TOWN OF WAYNESVILLE Planning Board

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Susan Teas Smith (**Chairman**)  
Ginger Hain (**Vice**)  
Stuart Bass  
John Baus  
Michael Blackburn  
Jan Grossman  
Peggy Hannah  
Tommy Thomas  
Barbara Thomas

**Development Services**  
**Director**  
Elizabeth Teague

### **MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD**

#### **Regular Scheduled Meeting**

**Town Hall – 9 South Main St., Waynesville, NC 28786**

**Monday June 19<sup>th</sup>, 2023, 5:30pm**

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THE WAYNESVILLE PLANNING BOARD held a Regular Scheduled Meeting June 19<sup>th</sup>, 2023, 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

Ginger Hain (Vice Chairman)  
Stuart Bass  
Jan Grossman  
Barbara Thomas  
Tommy Thomas  
Peggy Hannah

The following board member were absent:

Susan Teas Smith (Chairman)  
Michael Blackburn  
John Baus

The following staff members were present:

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

Vice Chairman Ginger Hain called the meeting to order at 5:30pm. Mrs. Hain welcomed everyone and asked if there were any announcements. Development Services Director Elizabeth Teague announced to the board that in the agenda packet after the minutes staff will post a summary of the results of the Planning Board's recommendations to Town Council for approval.

*A motion was made by Board Member Jan Grossman, seconded by Board Member Tommy Thomas, to approve the minutes for the May 15<sup>th</sup>, 2023, meeting as presented or amended. The motion passed by 5 votes and 1 abstained for being absent.*

## **B. BUSINESS**

### 1. Report from Railroad Corridor Committee and Discussion of Railroad Overlay District (RR-O) and Uses, Sections 2.5.3 and 2.6 of the Land Development Standards (LDS).

Land Use Administrator, Olga Grooman stated the Railroad Committee was formed in January 2023 to study the land use opportunities for urban revitalization. The Committee consisted of business owners, community representatives, planning board members and staff.

Ms. Teague asked if committee members present had any additions to the report. Board member Stuart Bass said the committee looked at the whole corridor and some areas are very established, and some were strictly residential. So, the group focused on those areas that could benefit from flexibility in permitted uses and redevelopment, so the committee suggested to start out with the smaller areas of the commercial districts.

Mrs. Grooman said the two suggested areas are Frog Level and Hazelwood Business Districts. The *Frog Level Railroad Overlay* will start at Buffalo Lane and go all the way down to the intersection of Commerce and Smathers Streets. Richland Creek will serve as a northern boundary for the district. Most of the southern boundary will consist of the properties off Boundary Street. The Committee advised against including Haywood Square Plaza because it is well established and is over 400 feet away from the railroad. This proposed district will have 68 properties.

The *Hazelwood Railroad Overlay* district will start right below the Town's Finance Office 280 Georgia Avenue and go to the HVO property 172 Riverbend St. It will also include the Hazelwood downtown area with Beach Mountain Diner, Hazelwood Soap Company, and other stores. The width of the district will be about one block east and west with some modifications. This overlay will be larger than the proposed Frog Level district but is less dense. The proposed district will have 30 properties.

Board Member Barbara Thomas agreed with the idea to start with smaller areas. Board Member Tommy Thomas asked to note the overlays in the map legend. Mrs. Grooman agreed.

Mrs. Grooman went over the proposed Text Amendment for section 2.6.3 along with the proposed permitted uses in each underlying districts (LDS 2.5.3) Table of Permitted Uses. Ms. Grooman explained that the overlay areas would add certain uses within those districts, but would not take away existing permitted uses. Mrs. Teague clarified which district allowed or didn't allow certain permitted uses like mobile homes and manufactured housing. There was additional discussion that Special Use Permits would remain as Special Use Permits. Mrs. Grooman thanked everyone and stated the amendment will come back to them for the July 17, 2023, meeting.

2. Discussion of staff-initiated definition of Event Space and Freight Hauling, LDS Section 17.3.

Olga Grooman stated that as part of the discussion with the railroad overlay committee, there was discussion about event spaces. These are commercial spaces designed and used specifically for special events such as meetings, parties or receptions. This would be distinct from events allowed as customary uses for Inns and Bed and Breakfasts. Staff suggest that this be allowed in the Railroad Overlay District via a Special Use Permit.

Mrs. Grooman read the proposed 17.3 definition of *event spaces*. Mrs. Grooman continued with section 3.5 Supplemental Use Standards to renumber and add a section for *Event Spaces*. Supplemental standards suggested are to provide screening, parking, limit noise, trash, and refer to other permits and parts of the ordinance that might apply. There was Board discussion and general consensus for staff to bring back an ordinance for consideration.

Ms. Grooman stated that another use that came up in the railroad overlay work was for freight hauling/truck terminals. Staff discovered that the definition within the ordinance was a duplicate of the definition for funeral home. While a clerical error, staff would like to bring back a definition for freight hauling and /truck terminals for Board approval. Ms. Grooman thanked everyone and said the amendments will come before the Board at their next meeting, July 17, 2023.

**C. ADJOURN**

*A motion was made by Vice Chairman Ginger Hain, to adjourn the meeting at 6:40pm.*

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Ginger Hain, Vice Chairman

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Esther Coulter Administrative Assistant