



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

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 December 18th, 2023, 5:30pm

THE WAYNESVILLE PLANNING BOARD held a Special-Called Meeting on Monday, December 18th, 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.

Susan Teas Smith (Chairman)
Ginger Hain (Vice Chairman)
Stuart Bass
John Baus
Jan Grossman
Tommy Thomas

The following board member were absent:

Peggy Hannah
Micheal Blackburn

The following staff members were present:

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

The following Attorney was present:

Ron Sneed, Town Attorney

Others Present:

Applicant Gene Sandlin, Allen-Tate Realty
Applicant Dennis Downey

Chairman Susan Teas Smith called the meeting to order at 5:29pm. Mrs. Smith welcomed everyone and asked Development Service Director Elizabeth Teague for any announcements. Ms. Teague proposed to the board rescheduling the January 15th, 2024, regular meeting due to Martin Luther King Day. The Board agreed to reschedule it to the following Monday, January 22nd, 2024.

Land Use Administrator Byron Hickox came to the podium to address the board saying that Friday December 22, 2023, would be his last day. He thanked the board membership for their work and stated that after 18 years with the Town of Waynesville, he has taken a job as Planning Director for the Town of Canton. Chair Susan Smith stated that Byron has done good work for the Town and for the Planning Board; that he will be missed; and that she wishes him well.

Staff reported that there will be public workshops in February one for Stormwater on the 22nd, from 5-7 p.m. at the Recreation Center. The Second will be Railroad Corridor Public Workshop Thursday the 29th from 5-7p.m. at the Recreation Center. Joint Council-Planning Board Workgroup with PB members Ginger Hain and Jan Grossman will meet February 28th, at 2 p.m. 2024. The Historic Preservation Commission has completed a Preservation Plan for Waynesville Historic Commercial District which will be going to the Town Council for a public hearing in March.

2. Approval of Minutes

A motion was made by Chairman Susan Smith to adopt the amendment for the November 20th, 2023, minutes as proposed by Board Member Jan Grossman, seconded by Board Member John Baus. The motion passed Unanimously.

B. BUSINESS

Chair Susan Teas Smith read through the procedures for public hearings and noted that anyone who wanted to speak should fill out a card and bring it forward. She noted that there was no one from the public in the meeting room.

1. Continuation of a Public Hearing to consider a major site plan application for construction of townhomes on 1.56 acres of an unaddressed parcel off Dellwood City Road in Waynesville, PIN 8615-29-7544.

Chairman Susan Teas Smith opened the public hearing at 5:35pm.

Land Use Administrator Olga Grooman gave her presentation of the major site plan. She noted that the applicants had met with the technical review committee and had been scheduled for the November meeting. However, they asked to continue the hearing in order to revise their site plan in response to TRC comments. Gene Sandlin was in the audience to speak on their application.

Staff provided notices of the continuation of the hearing on December 18th by re-posting the property (11/21/23) and advertisement in the Mountaineer on 12/13/23. Per LDS section 15.3.7, the project team held a neighborhood meeting on November 16, 2023, but only the developer and Olga Grooman attended.

Ms. Grooman reviewed the ordinance stating that the planning board acts as the *administrator* in Site Plan/Design Review (Major), whenever a development application is for multi-family development of 8 or more residential units. The Planning Board must find each of the following facts to be true in order to approve, or approve with conditions, a major site plan in accordance with the LDS Section 15.8.2:

1. The plan is consistent with the adopted plans and policies of the Town.
2. The plan complies with all applicable requirements of this ordinance; and
3. The plan has infrastructure as required by the ordinance to support the plan as proposed.

She stated that the subject property is approximately 1.6 acres of open land fronting Dellwood City Road with an existing driveway. The rear of the property encompasses the streambank of Richland Creek and lies within the regulatory Special Flood Hazard Area (SFHA), that includes both floodway and floodplain. The project proposes a development of 11 townhomes of two-stories outside of the floodway area.

Ms. Grooman reviewed the LDS standards for site plan compliance for the board. At 6.8 units/acre this plan is medium to high density residential development appropriate to its location on the Future Land Use Map. The property is within the Love Lane Neighborhood Residential District (LL-NR) and its Mixed-Use Overlay (LL-NR-MXO) zoning district. The site is adjacent to Dellwood City Road and sidewalk, and is located 0.3 miles from Russ Avenue, near a variety of uses including Kim's Pharmacy across the street, the Elks Lodge, single-family dwellings, an acupuncture/massage center, gas station, Snappy Lube oil change, professional offices, a nail salon, and an apartment complex of the Waynesville Housing Authority.

Townhomes are permitted outright in LL-NR. The project would create a total of five (5) buildings: two 4-unit buildings in the northern part of the property and three single-unit buildings in the southern part of the property. The townhomes would have shared parking areas, internal sidewalks, and common areas (community park, picnic amenities).

She noted that the units face a driveway that runs through the center of the property so that orientation of the units is compliant. The proposed driveway is 20' wide, which is compliant with NC Fire Code. Because the driveway is over 150' long, it must also include a fire access turnaround which is provided as a half-hammerhead turnaround on the south side of the property. This design was reviewed and approved by the Fire Code Official with the requirement that the hammerhead must have a sign "No Parking. Fire Lane." The site plan needs to indicate the closest distance to a fire hydrant from each building to show that each dwelling is no further than 600' from a hydrant, per Section 507.5.1, exception 1 of the 2018 NC Fire Code. This comment needs to be addressed prior to issuance of the building permit.

Other compliance requirements are met by 22 shared parking spaces and internal pedestrian connectivity that will connect to the existing sidewalk on Dellwood City Road and to the internal civic space that is provided. She noted that the internal sidewalk will need to be ADA compliant.

Ms. Grooman directed the board to the existing utilities shown on the plans and the letter from Public Services confirming that the Town will be able to provide water, sewer, and electric distribution to the dwellings. Since the sanitary sewer is already available on site, individual units can connect to the existing sewer system so that the Town's sewer allocations will not be affected.

Gene Sandlin, Allen-Tate Realty
300 Executive Park
Asheville, NC 28801

Mr. Sandlin addressed the board by saying that he appreciated the opportunity to speak tonight. He said that he and his partner Dennis Downey are principles in a development company, DMS Partners LLC, that have an offer to purchase this property. He stated that their goal is to develop housing that average families can afford. There was discussion regarding what is meant by affordability, and rentals versus units for sale. Mr. Sandlin replied that they plan to sell most of the units but keep a few as rentals, and that they are aiming for a price point between \$200,000 to \$300,000.

The Board discussed the units that are not attached and asked Attorney Ron Sneed about the definition for Townhomes. Ginger Hain commented that they are similar to cottages as discussed previously. Mr. Sneed indicated that the Town definition could be improved to avoid confusion, but that the board could approve the site plan noting that some units are detached.

A motion was made by Board member Tommy Thomas seconded by Board member Jan Grossman to approve this application for Townhome Development with three single family residents that qualify as cottages. By item #1, #2, #3 & #4. Chair Susan Smith motioned, the plan has proposed and as amended by the development inclusive of Townhomes and Cottages. The motion passed unanimously.

C. ADJOURN

A motion was made by Chair Susan Tea Smith, seconded by Vice Chair Ginger Hain to adjourn the meeting. The motion passed unanimously. Meeting adjourns at 6:49pm.

Ginger Hain, Vice Chairman

Esther Coulter, Administrative Assistant