



TOWN OF WAYNESVILLE Planning Board

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**Development Services
Director**
Elizabeth Teague

**Assistant Development
Services Director**
Olga Grooman

Susan Teas Smith (**Chair**)
Ginger Hain (**Vice Chair**)
Stuart Bass
John Baus
Michael Blackburn
Travis Collins
Jan Grossman
Tommy Thomas

MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD Regular Meeting

**Town Hall – 9 South Main St., Waynesville, NC 28786
Monday May 20, 2024, 5:30 p.m.**

THE WAYNESVILLE PLANNING BOARD held a Regular Meeting on Monday, May 20th, 2024, at 5:30 p.m. in the board room of the Town Hall at 9 South Main Street, Waynesville, NC 28786.

A. CALL TO ORDER

1. Welcome/Calendar/Announcements

The following members were present:

Ginger Hain (Vice Chair)
Stuart Bass
John Baus
Michael Blackburn
Travis Collins
Jan Grossman
Tommy Thomas

The following board member was absent:

Susan Teas Smith (Chair)

The following attorney was present:

Ron Sneed, Board Attorney

The following staff members were present:

Elizabeth Teague, Development Service Director
Olga Grooman, Assistant Development Service Director
Esther Coulter, Administrative Assistant

Vice Chair Ginger Hain welcomed everyone and called the meeting to order at 5:30 p.m.

Ms. Hain asked Development Services Director, Elizabeth Teague, for announcements. Ms. Teague informed the board that Valleywood Farms officially withdrew their second entrance sign application. Ms. Teague reminded the board about the summary report of the Council actions in the agenda packet. Ms. Teague mentioned that the Density Workgroup, a joint subcommittee with the Council, continued the meeting for further discussion. She elaborated that the Short-Term Rental (STR) Workgroup discussed the need to regulate the STRs and identified neighborhood concerns as well as the benefits of STRs as a way for property owners to create income, and as a way to support the tourism economy. The STR Workgroup discussed the importance of preserving rental properties and the questions of how STRs may affect or not affect housing affordability.

A motion was made by Board member Jan Grossman, seconded by Tommy Thomas, to approve the minutes for April 1st, 2024, Planning Board meeting as presented or amended. The motion passed unanimously.

B. BUSINESS

1. Request for additional continuance of the public hearing to consider North Carolina Health and Human Services updates to guidelines for care homes, as they relate to LDs definitions.

Ms. Teague asked for a continuance until next month.

A motion was made by Board member Stuart Bass, seconded by Board member Jan Grossman, to continue the public hearing until next month. The motion passed unanimously.

2. Public Hearing to consider a map amendment to apply the railroad overlay district (RR-O) onto properties within the proposed areas in Frog Level and Hazelwood.

Assistant Development Services Director Olga Grooman explained that it was a legislative hearing to apply a Mixed-Use Railroad Overlay District (RR-O) to 110 properties around the rail tracks. Out of these 110 properties, 80 were in the Frog Level area, and 30 were in Hazelwood area of the town. She elaborated that the 2035 Comprehensive Plan was a long-range vision for the town, and it included the recommendations about the RR-O District. The Railroad Subcommittee examined areas along the railroad and its claimed right-of-way for development challenges and opportunities. On July 17, 2023, the Planning Board unanimously recommended the text amendment establishing the Railroad Overlay District (RR-O) in sections 2.5.3 and 2.6.3 of the Land Development Standards (LDS) to the Council. On September 12, 2023, the Town Council officially adopted the “Railroad Overlay District” to create opportunities for more flexible development and revitalization within the LDS. The purpose of this public hearing is to apply the Railroad Overlay District as a zoning map amendment on the official Land Development Map (Zoning Map).

Since Vice Charman Ginger Hain did not officially open the public hearing at 5:35 p.m., she asked for guidance from attorney Ron Sneed. Ms. Hain proceeded with his recommendation.

A motion was made by Vice Chair Ginger Hain to open the hearing and include the staff report as presented at 5:54 p.m. The motion was seconded by Board member Michael Blackburn.

Ms. Hain read through the legislative process of the hearing for the public and asked those who wished to speak to provide their information to the clerk.

Public Comment

Kathy Rondeau asked if her property was going to be included in the overlay. Ms. Teague answered that her property was not included in the overlay.

Danny Parton asked how this affected the assessed property value and whether the town would be able to take any property rights away from the owners. Attorney Ron Sneed clarified that the town did not have the ability to intervene and claim that certain properties would be worth more now. He explained that all properties would be assessed simultaneously at tax time.

Vice Chair Ginger Hain asked if there were other comments and closed the hearing at 6:05 p.m.

A motion was made by Board member Stuart Bass, seconded by Board member Jan Grossman, to find that the Railroad Overlay map amendment was consistent with the 2035 Comprehensive Land Use Plan and reasonable and in the public interest because it was consistent with the Comp Plan Goals 1 and 5. The motion passed unanimously.

A motion was made by Vice Chair Ginger Hain, seconded by Board member Travis Collins, to recommend the map amendment for approval by the Town Council. The motion passed unanimously.

C. ADJOURN

A motion was made by Board member Michael Blackburn, seconded by Board member Travis Collins, to adjourn the meeting. The motion passed unanimously. The meeting was adjourned at 6:09 p.m.

Ginger Hain, Vice Chairman

Esther Coulter, Administrative Assistant