



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

Blake Yoder

MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD Regular Meeting

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

Monday July 15, 2024, 5:30 p.m.

THE WAYNESVILLE PLANNING BOARD held a Regular Meeting on Monday, July 15th, 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

Travis Collins

Jan Grossman

Tommy Thomas

Blake Yoder

The following board member was absent:

Susan Teas Smith (Chair)

Michael Blackburn

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

Alexander Mumby, Land Use Administrator

Esther Coulter, Administrative Assistant

Planning Board Minutes

Regular meeting

July 15, 2024

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 reminded the board about the summary of Council's actions in the front of the agenda packet. Ms. Teague introduced Mr. Blake Yoder, the new Planning board member, and Alexander Mumby, the new Land Use Administrator. Ms. Teague also announced that a Special Called meeting for the Planning Board would be held on July 22, 2024.

Ms. Hain read through the process and procedures for the hearing.

Ms. Hain asked for a motion to approve the minutes.

A motion was made by Board member John Baus and seconded by Board member Stuart Bass to approve the minutes for the Planning Board meeting held on March 18, 2024, as presented or amended. The motion passed unanimously.

A motion was made by Board member Jan Grossman and seconded by Vice Chair Ginger Hain to approve the minutes for the Planning Board meeting held on April 15, 2024, as presented or amended. The motion passed unanimously.

B. BUSINESS

- 1. A major site plan application for the .083-acre unaddressed parcel off Russ Avenue in Waynesville, NC 28786 (PIN 8616-38-5985). The site is a proposed location for the Haywood County EMS facility.*

Ms. Hain opened the public hearing at 5:38 p.m.

Assistant Development Service Director Olga Grooman presented the report for an Administrative Major Site Plan review for the Haywood County Satellite EMS facility. She explained that the Planning Board, in its role as an administrator, shall find the following facts to be true in order to approve the site plan:

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

Ms. Grooman stated that the applicant submitted a Master Plan, Environmental Survey, and Building Elevations as a part of their application.

Ms. Grooman continued to present the staff report. The subject property (PIN 8616-38-5985) is 0.83 acres, and it is located at the intersection of Russ Avenue and Mauney Cove Road, with frontage along Russ Avenue. The property is mostly flat with a gentle slope towards north-west. It is in the corporate limits of Waynesville and within Dellwood Residential- Medium Density Mixed-Use Overlay (D-RM-MX-O) zoning district.

Ms. Grooman explained that the site would connect to Russ Avenue via two driveways to the north and south of the building. The project will consist of one 3,870-sf building facing Russ Avenue, a walkway around the back of the building, a service yard, and a parking lot. The EMS building will have vehicle bays at the front and living quarters for emergency personnel in the rear. On July 2, 2024, the Zoning Board of Adjustment unanimously granted a variance to accommodate a 0-ft front setback for the EMS building. This variance was granted to accommodate the site's topography and to better meet the operational needs of the EMS facility.

Ms. Grooman presented a detailed zoning analysis of the proposed project and stated that the project complied with all applicable Land Development Standards. Additionally, the project had existing water and sewer infrastructure on site to support itself. The site plan was also consistent with the Goals 1 and 6 of the 2035 Comprehensive Plan:

Goal 1: Continue to promote smart grown principles in land use planning and zoning.

- Encourage infill, mixed-use and context-sensitive development.

Goal 6: Create an attractive, safe and multi-modal transportation system.

- Ensure citizenry has access to recreational, health and wellness, and medical services.

The Planning Board members expressed concern about the safety of EMS vehicles exiting the site. There are two driveways proposed with one off Mauney Cove Rd. and one-off Russ Ave. Which is a 5-lane road.

Applicant

Kris Boyd, Assistant County Manager, explained that he communicated with the Department of Transportation many times over the entrance and exit of the site. The DOT determined that it would be a one-way traffic pattern. The northern driveway off Mauney Cove Rd. will be the entrance into the facility. The southern driveway will be exit only onto Russ Ave. The DOT also told the county that no traffic light could be placed due to the traffic volume on Russ Ave.

Ms. Hain Closed the public hearing at 6:20 p.m.

A motion was made by Board member John Baus, seconded by Board member Travis Collins to approve the proposed Site Plan with the three (3) conditions, as recommended by staff:

- 1. The width of one driveway connecting to Russ Avenue needs to be adjusted to 20 ft to serve as fire apparatus access road prior to issuance of the building permit.***

2. *The sidewalk width needs to be adjusted to 6 ft past the connection point to the existing sidewalk.*
3. *Canopy trees need to be incorporated into the parking lot buffer per LDS 8.6.1 standards.*

The site plan was also consistent with the 2035 Comp Land Use Plan's Goals 1 and 6. The proposed site was reasonable and in the public interest by reasons presented by the County. The motion passed unanimously.

Ms. Hain opened the public hearing at 6:22 p.m.

2. *An amendment to the Conditional District for (4) properties off Allison Acres Drive (PINs 8615-88-1632, 8615-88-4442, 8615-88-1854, and 8615-88-3857). The proposed properties contain 7.7 acres. The project proposes a 50-unit development of single-family homes and townhomes.*

Assistant Development Service Director Olga Grooman presented the staff report. The developer was seeking to amend the Conditional District and create a 50-unit development of single-family homes and townhomes. Per Land Development Standards (LDS) 15.2.5, "a change in land use or development type beyond that permitted by the approved Master Plan or Plat" constitutes a substantial change.

Ms. Grooman explained that during the public hearing, the Planning Board shall review the application and consider the following aspects of the project (LDS 15.15.2 B):

- Compatibility with surrounding properties
- Area impacts
- Adequate facilities and infrastructure
- Building and site design, and
- Compatibility with the immediate context

The original 2022 Master Plan included a development of 59 attached townhome units on 7.71 acres, including 2.11 acres of civic space (various green areas on site), and 136 parking spaces. The project connected to East Street in two points: off Allison Acres Drive and off Counsel Place.

The amended site plan shows the reduction in density as well as site disturbance and proposes a mix of single-family and townhomes, with a total of 50 units on 7.71 acres. The new plan also reduces a number of parking spots to 112 spaces. Additionally, the civic space is reduced to one (1) acre and will consist of a picnic area on the north-eastern side of the project and a green area with benches and a trail along the southeastern part of the property that will connect to the adjacent Valleywood Farms development. The project still will connect to East Street via two drives: off Allison Acres Drive and off Counsel Place.

Applicant

Donald Penson, P.E., with Civil Design Concepts PA, stated that they reduced the density due to the grade change of 11-12%. Putting four (4) townhomes together would call for a lot of stairs to reach the top of the dwellings. It would be easier to build detached units on single lots. Mr. Penson answered the questions from each of the board members in detail.

Public Comment

Mike Vairette lives in Valleywood Farms subdivision. He loves his neighborhood. His question was about the green space that connected both subdivisions. Mr. Vairette wondered how much it would impact his Valley Wood Farms neighborhood, whether the trees would be taken down, and who would maintain the civic space.

Mark Howell was concerned with the platted right-of-way to his property at 110 Allison Acres Drive. He stated that the plan showed the modified right-of-way, and that it could not be modified. Ms. Teague, Development Services Director, said that the condition of the original approval was to respect the current easement.

Mr. Penson asked to respond to Mr. Vairette. He said that the civic space connected to Valleywood Farms to promote the greenway and pedestrian connections. Mr. Penson also explained that the new road was designed to meet the latest Fire Code and to serve as fire apparatus access road.

Ms. Hain closed the public hearing at 7:29 p.m.

The board deliberated and raised concerns, including change in use from townhomes to mostly single-family homes, minimum lot size, civic space type and allocation, and overall design of the development.

A motion was made by Board member John Baus and seconded by Board member Tommy Thomas to reject the amendment to the Conditional District as it was inconsistent with the 2035 Land Use Plan and not reasonable and in the public interest. This plan was too different than the original plan that got approved in 2022. There were too many waivers, and the scope of the waivers was too high and not in compliance with the LDS standards. The motion passed unanimously.

A motion was made by Board member John Baus and seconded by Board member Jan Grossman not to recommend the Conditional District amendment to the Town Council because cottage development that more closely complies with the LDS standards would be more compatible with the surrounding residential properties. The cottage development would be more in the spirit of the originally approved plan. The motion carried unanimously.

C. ADJOURN

The meeting was adjourned by Vice Chair Ginger Hain at 7:45 p.m.

Ginger Hain, Vice Chair

Esther Coulter, Administrative Assistant