



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 Special Called Meeting

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

Monday July 22nd, 2024, 5:30 p.m.

THE WAYNESVILLE PLANNING BOARD held a Special Called Meeting on Monday, July 22nd, 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)

John Baus

Michael Blackburn

Jan Grossman

Tommy Thomas

Blake Yoder

The following board member was absent:

Stuart Bass

Travis Collins

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

Alexander Mumby, Land Use Administrator

Planning Board Minutes

Regular meeting

July 22nd, 2024

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 if she had any announcements.

Ms. Teague thanked Tommy Thomas for the comments regarding the receipt of the agenda packet on Friday morning for Monday meeting.

Ms. Hain then asked for a motion to approve the minutes from the May 20th, 2024 meeting.

A motion was made by Board member Jan Grossman and seconded by Board member Blake Yoder to approve the minutes from the May 20, 2024, Planning Board meeting as presented or amended. The motion passed unanimously.

Ms. Hain read through the process for the hearing.

B. BUSINESS

1. *Public Hearing for a major subdivision application to create 10 residential lots from a 6.46-acre portion of the parcel (PIN 8604-99-9023) within Waynesville Inn and Golf Club property, adjacent to Longview Drive.*

Ms. Hain opened the public hearing at 5:36 p.m.

Assistant Development Service Director Olga Grooman presented the staff report for a major subdivision of 10 single-family homes on the 6.46-acre portion of the Waynesville Inn and Golf Club (PIN 8604-99-9023). Per LDS 15.9.2, “the major subdivision review process is required for those divisions of land into eight (8) or more lots.” The preliminary plat review for a major subdivision is an administrative procedure, and the Planning Board is the Administrator.

For the major subdivision review, the Planning Board must find that each of the following facts to be true in order to approve, or approve with conditions the application for a Major Subdivision (LDS 15.9.3(H)):

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

The proposed major subdivision will consist of single-family homes that are allowed outright in the Country Club Residential Low Density District (CC-RL). LDS 17.3 provides the following definition of a single-family dwelling:

”Dwelling—Single-Family. A free-standing building designed for and/or occupied by one household. These residences may be individually owned as residences or residences owned by rental or management companies. Also includes factory-built, modular housing units that comply with NC State Building Code.”

Ms. Grooman explained that the Future Land Use Map of the 2035 Comprehensive Land Use Plan designates this subject property as Residential- Medium to High Density. The proposed project is consistent with the following goals of the Comp. Plan:

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

- Encourage infill, mixed-use and context-sensitive development.
- Promote conservation design to preserve important natural resources.

Goal 2: Create a range of housing opportunities and choices.

- Encourage new housing inside Waynesville’s city limits and Extraterritorial Jurisdiction (ETJ).
- Promote a diverse housing stock including market rate, workforce housing and affordable options that appeal to a variety of households.

The preliminary plat shows general compliance with the ordinance. The approval of this major subdivision does not exempt it from the requirements of the Building, Fire Codes, and any other laws, rules, or regulations. The plan also has infrastructure as required by the ordinance to support the plan as proposed.

The proposed subdivision enhances the economic opportunities of the existing country club and golf course through the re-use of a portion of the golf course for the purpose of creating additional housing and will serve golf course members and visitors.

Applicant

Derick Allen, Attorney for Civil Design Concepts, compared the previous application with the current one and reiterated that the current one was an administrative review. He also mentioned that he had contacted Attorneys Ron Sneed and Clint Cogburn. According to Mr. Allen, the staff report supports the decision based on the research results, and he stated that the plan complies with the ordinances.

Patrick Bradshaw answered questions from board members who were concerned about whether the fairway was included within the property boundaries.

Public Comment

Harry McCracken stated that he attended the Town Council meeting on May 28th, 2024, and the Council unanimously determined that the plan was inconsistent with the 2035 Comprehensive Land Use Plan and was not in the public interest.

Gerry Gilbert noted that he did not see much change from the previous application and stated that Lot 8 extends across the fairway. He expressed concern about safety on Longview, mentioning that it is already a very busy road.

Annette Brun expressed concerns about the timeline of the development, the height of the houses, and the type of trees and their height. She stated that the width of the properties was not compatible with the surrounding neighborhood.

Clint Cogburn, attorney for several neighbors, stated that the subdivision was inconsistent with the 2035 Comprehensive Plan and did not meet the lot size standards.

William Whalen stated that the golf course had a soil report done and did not share the results with the public. He stated that the Town Council voted down this project on May 28th, 2024.

Vice Chair Ginger Hain closed the public hearing at 6:06 p.m.

Attorney Ron Sneed explained to the board that such lot configuration was allowed and was legal.

The board deliberated.

A motion was made by Board member Jan Grossman and seconded by Board member John Baus to decline the major subdivision application on the grounds that it did not meet the criteria, our goals, and was similar to a previous design that had been denied. The motion failed, with 2 votes in favor and 4 against.

A motion was made by Board member Michael Blackburn and seconded by Board member Tommy Thomas to approve the major subdivision as presented by staff. The motion passed, with 4 members voting in favor and 2 against.

2. *Public Hearing on a zoning map amendment application to rezone a property at 225 Church Street (PIN 8615-27-0218) from Main Street Neighborhood Residential to Main Street Neighborhood Residential Mixed-Use Overlay.*

Elizabeth Teague, Development Service Director, read the staff report. She explained that this 1930-s building was sitting empty with potential uses for multiple tenants. It provided an infill and mixed-use redevelopment opportunity for the property. Ms. Teague stated that the rezoning would create a “makerspace” that would provide business opportunities for local and small business owners, crafts people, and artisans. It was in proximity to the business centers of Frog Level and Main Street and fell within the “mixed-use community” designation on the Future Land Use Map.

The board recommended that the Town Council approve the request with the overlay, which would be limited to a restaurant and general commercial uses. The board found that the application was both consistent with the 2035 Comprehensive Plan and reasonable and in the public interest because it meets the 2035 Comprehensive Plan’s goals 1, 4, and 5.

The application was reasonable and in the public interest because:

- The overlay zoning would create new business opportunities within a 1930-s old school building.
- The building has classrooms, parking, sidewalks, and outdoor space to accommodate the proposed uses in the overlay district.
- The property has historically been in use commercially as a school and daycare.
- The property is located on a corner lot that is over 1 acre and along a thru-street that connects the business districts of Main Street and Frog Level.

Applicant

Shereen Malek, Harmony Haus owner, told the board she was happy to answer any questions. Ms. Malek said she was requesting a small kitchen for the coffee shop to make scones, sandwiches, as an amenity to the community. The project will allow local artists to make their art and sell it. It would also promote small business. The site has an old outside playground to allow for outdoor activities.

Public Comment

Rebecca Cronk is a neighbor and approves the project. She has a few concerns: How late will the establishment be open? How much parking does it have, and if more is needed? Will people park on the street? Are the diseased trees a concern? Will the outside space be a park or a drum circle? She said she was excited, and the project would be great.

Tonya Harwood, Executive Director of the Haywood County Arts Council, stated that a lot of the artists in the county are excited about the project. She would like to work with Shereen to write grants to help keep the rent down for tenants. She said the Arts Council had no space left to hold the meetings.

Vicki Ashley, MBA Director for the HCC Small Business Center, said she supported this project and had been working with Shereen over the last few weeks to help with the projects. Ms. Ashley stated the project would benefit the community.

Vice Chair Ms. Hain closed the public hearing at 6:55p.m.

The Board deliberated.

A motion was made by Vice Chair Ginger Hain, seconded by Board member Michael Blackburn that the map amendment, which would be limited to the mixed-use overlay with retail and restaurant uses only, was consistent with the Town's Comprehensive Land Use Plan's goals 1,4, and 5 and reasonable and in the public interest. The motion passed unanimously.

A motion was made by Board member John Baus, seconded by Board member Jan Grossman to recommend the map amendment to the Town Council. The motion passed unanimously.

Ms. Hain called a 5-minute recess.

3. Report and discussion on potential text amendment related to accessory structures and manufactured housing.

Assistant Development Service Director Olga Grooman discussed with the board the proposed text amendments to introduce more flexibility in number, type, and placement of accessory dwelling units. Recognizing the need for attainable housing, particularly for families on existing lots, the Development Services Department has encountered situations where zoning regulations prevented families from accommodating relatives in accessory dwellings, even though such units did not increase density, violate setbacks, or change permitted housing types for the district. These amendments seek to remove such barriers and promote affordable, smaller housing options.

Ms. Grooman said another proposed change is the refined definition of a manufactured home park. Currently, the definition considers two (2) or more homes on a single parcel as a park. However, instances have occurred where homes on separate lots were deeded as a park. This discrepancy has led to confusion in applying the LDS standards related to manufactured housing design guidelines, which differ between manufacturing home parks and standalone homes.

Ms. Grooman stated that a family was there to speak about there situation.

Public Comment

Judy Gentry stated that her lot was 1.46 acres and her family lived in the primary residence, which was located in the back of the lot. Ms. Gentry's sister and family lived in the single-wide in the front of the property. Ms. Gentry said what she wanted to help her son with housing. She said the current housing was not affordable for young adults starting out on their own. Ms. Gentry stated that under the current zoning, putting another single-wide on the property would define it as a mobile home park. However, this was just a family's land, and they were not a park.

Dylan Gentry said he was not asking for much and just wanted to place a 3rd mobile home on the property to afford and support his family in this economy.

Vice Chair Ms. Hain stated that this was a nationwide issue, and she would like to know what other mountain communities are doing.

Ms. Grooman confirmed the board's recommendation to return in September with research results and the drafted amendment.

The board had brief discussions about short-term rentals, emphasizing the need for a definition, parking, signage, protection of trash from wildlife, and a local manager. The board decided to

continue the discussion on short-term rentals, as well as other agenda items- solar panels within the town and placement of EV chargers.

C. ADJOURN

At 8:00 p.m., Board member Michael Blackburn moved to adjourn the meeting, and Vice Chair Ginger Hain seconded.

Ginger Hain, Vice Chair

Esther Coulter, Administrative Assistant