



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 September 16th, 2024, 5:30 p.m.

THE WAYNESVILLE PLANNING BOARD held a Regular Meeting on Monday, September 16th, 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

Jan Grossman

Tommy Thomas

Blake Yoder

The following board member was absent:

Susan Teas Smith (Chair)

Travis Collins

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

September 16, 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 for announcements from Development Services Director, Elizabeth Teague, which said there were no announcements.

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

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 July 22nd, 2024, as presented. The motion passed 7 to 1 abstained due to being absent. .

B. BUSINESS

1. Report from the Density Work Group with consultant Jake Petrosky of Stewart Engineering.

Jake Petrosky presented the report from the density sub-committee. The group looked at how to implement pieces of the 2035 Comprehensive Plan. The group worked on density and dimensional standards within the current zoning ordinances which were not consistent with the future Land Use Map of the Comprehensive Plan. The Town has 8 different zoning categories: from low density residential to high density residential, mixed, use, commercial and commercial-industrial. Zoning districts are organized into these zoning types. The group focused on areas where the permitted density in the Town's zoning is higher than the recommended density of the Comprehensive Plan.

Referring to the zoning map, the areas of focus were within the (NR) Neighborhood Residential District (shown in yellow) in parts of Allen's Creek, Raccoon Creek, Pigeon Street, and Ninevah; and within the (RL) Residential Low Density District (shown in green) within parts of the County Club and Frances Cove, and the (RM) Residential Medium Density District, within the Howell Mill RM district. (RL) allows 6 units per acre, 12 units per acre with special use permit, (RM) allows 8 units per acre, 12 units per special use permit, (NR) allows 10 units per acre, and 16 units with special use permit. Mr. Petrosky said the sub-committee recommends the creation of a new zoning district category, the Residential Conservation District, to allow 2.5 units per acre, or 6 units per special use permit, which would decrease the allowable density within these areas of concern. The goal is to promote conservation areas and the protection of open space and farmland.

Board members asked Mr. Petrosky questions.

Board member Stuart Bass asked if there was any consideration of the availability of water and sewer. Ms. Teague responded by showing the areas on a map under consideration, and pointed out that parts of these areas are outside of the urban service boundary and within the ETJ.

Board member Tommy Thomas concerns are long term maintenance of the common areas within the development ten -fifteen years from now.

Board member Michael Blackburn said that he understands the desire to lower density. Mr. Blackburn wants to make sure that there is still opportunity for affordable housing. He added that contractors are not building to the full density now. Mr. Blackburn agreed with Mr. Thomas saying once the green space in the conservation district is no longer run by the HOA it will become the responsibility of the Town of Waynesville. Mr. Blackburn said the plan needs to be smart growth.

Board member Blake Yoder stated that he feels the question before the Board is if we are going to see conservation districts or if we want to see more development like the Valleywood Subdivision.

Board member John Baus said that there are density issues throughout other districts that need to be addressed too.

Development Service Director Elizabeth Teague asked the board to read through the conservation district proposals and to bring back comments and recommendations for the sub-committee. Ms. Teague talked over with the board how the Table of Dimensional Standards is used and how proposed changes in density would change on the Table.

2. Discussion on text amendments related to accessory structures and manufactured housing, Land Development Standards sections 3.2.1, 3.2.6, 4.5, and 17.3.

Assistant Development Service Director Olga Grooman said a public hearing was held on the amendments August 19th, 2024, the vote was 2 to 3, against the staff's version. The planning board modified the amendment and sent it to Council on September 10, 2024. At their meeting, the Council asked that the text amendment go back to the Planning Board to further analyze its impacts on properties, and expressed concerns regarding the modified text amendment.

Ms. Grooman told the Planning Board that staff had encountered situations where the 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 in the district. Ms. Grooman said the proposed text amendments introduce more flexibility in number, type, and placement of accessory dwelling units on single-family lots without compromising the district's density, setbacks, minimum pervious surface, or other LDS requirements.

Ms. Grooman explained the current definition of manufactured home park is when two or more homes are placed on a single parcel. Ms. Grooman stated that the proposed ordinance would increase the minimum to four manufactured homes per parcel, and would clarify that properties that were deeded on individual lots as part of a manufactured home park are also included. home.

Ms. Grooman stated that accessory dwelling units remain subject to all LDS standards, including but not limited to setbacks, density, height, density, parking, design. Staff proposes several text amendment changes:

- Revise the definition of an accessory dwelling.
- Emphasize that accessory dwellings may only be established on a lot with an existing single-family dwelling.
- The number and placement of accessory dwellings on a lot will depend on the lot's size, as outlined in the table of standards for accessory structures.
- Clarify that accessory dwellings may not exceed the density of the underlying zoning district.
- Add to the types of structures that are not permitted as accessory dwellings, such as park models and tiny homes on wheels.
- Allow manufactured housing as accessory dwellings if this housing type is already permitted in the underlying zoning district.
- Clarify the definition of a manufactured home park to include a minimum of four homes instead of two and allow for units to be located on separate lots if the lots are deeded jointly as a park.

The board discussed the proposed changes to the dimensional standards table as presented in the ordinance. There was discussion about how accessory dwellings may impact density. Elizabeth Teague explained that separate accessory dwelling units count toward the number of residential dwelling units per acre allowed by district. Other types of accessory structures such as garden sheds or storage buildings do not count toward density. The proposed revisions restrict the number of accessory structures and/or dwelling units up to a certain square footage. Planning board discussed concern for lots becoming too crowded with structures.

Chair Susan Smith asked if there were any other comments for staff and directed staff to bring back a revised ordinance.

Vice Chair Ginger Hain ask staff to also bring these two items back for discussion.

3. Report and discussion on Short Term Rental draft ordinance and feedback from the workgroup.
4. Report and discussion on the use of ground mounted solar panels, private solar array installations within Town, and EV charging stations as a civic space option.

Public Comment

Daniel Bishop of 1489 South Main Street, stated that he has been in real estate since 1979 and has always lived in Waynesville. He said that he is concerned with affordable housing.

C. ADJOURN

The meeting was adjourned by Vice Chair Ginger Hain at 7:59 p.m.

Ginger Hain, Vice Chair

Esther Coulter, Administrative Assistant