



# 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 November 18<sup>th</sup>, 2024, 5:30 p.m.

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THE WAYNESVILLE PLANNING BOARD held a Regular Meeting on Monday, November 18<sup>th</sup>, 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:

Susan Teas Smith (Chair)

Ginger Hain (Vice Chair)

Stuart Bass

John Baus

Michael Blackburn

Travis Collins

Jan Grossman

Tommy Thomas

Blake Yoder

The following board members were absent:

None

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

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Planning Board Minutes

Regular meeting

November 18<sup>th</sup>, 2024

Alexander Mumby, Land Use Administrator  
Esther Coulter, Administrative Assistant  
David Kelley, Code Enforcement Official  
Darrell Calhoun, Fire Marshall

Chair Susan Teas Smith welcomed everyone and called the meeting to order at 5:30 p.m.

Ms. Smith announced that the meeting will consist of 3 public hearings for text amendments and 1 public hearing for a map amendment. She read through the procedures and public conduct rules for the hearings.

Ms. Smith asked if there were any announcements. Assistant Development Services Director Olga Grooman introduced the Town's Stormwater Management Coordinator, Tyler Anderson. Ms. Grooman informed the board that Town Council meetings can be watched on YouTube. She stated that the special called meeting of the Planning Board would take place on December 5<sup>th</sup>, 2024, at 5:30 p.m. Ms. Grooman also announced the Town's holiday closure dates and the dates of Christmas parades.

There were no minutes to approve.

## **B. BUSINESS**

1. Public Hearing to consider the text amendment to allow the use of temporary, alternative housing for victims of disaster, Land Development Standards (LDS) Sections 2.5.3, 4.6.4, and 17.3.

Ms. Smith opened the public hearing at 5:40 p.m.

Ms. Teague started reading the staff report and noticed that the draft ordinance was missing from packet.

*A motion was made by board member Jan Grossman, seconded by board member Stuart Bass to table this public hearing. Motion passed unanimously.*

Ms. Smith re-opened the public hearing at 6:49 p.m.

Ms. Teague read through the proposed text amendment. It would allow temporary emergency housing as a use in all districts except the Commercial-Industrial District under the Table of Permitted Uses, Land Development Standards (LDS), section 2.5.3. Temporary use of travel trailers, FEMA-issued transportable housing units, Recreational Vehicles, or campers would be allowed in cases where a permanent home has been destroyed or damaged and is no longer safe as a dwelling, or when there is need for emergency housing because of a natural disaster or fire.

Ms. Teague explained that a permit for temporary emergency housing must be obtained from the Development Services Department and will be valid for 180 days. Temporary housing permits may be extended while construction and repair activities take place and there is an active building permit.

Ms. Teague further noted that temporary emergency housing would be restricted to the private property of the person whose residence has been damaged or in a Town designated emergency area established for housing. Only property owners, occupants, or tenants with damage from a natural disaster or fire, as identified by the Town's building inspections division, and those assisting with recovery assistance and construction, are allowed to occupy temporary emergency housing units. Additionally, a temporary housing unit must be placed within the property boundary of the house that is being repaired and with the permission of the owner. Alternative locations or placement of units in a designated area is subject to approval by the Administrator.

Ms. Smith closed the public hearing at 6:57 p.m. There was no discussion among the board.

***A motion was made by Board member Stuart Bass, seconded by Chair Susan Teas Smith, to find that the ordinance is consistent with the 2035 Comprehensive Plan's Goal 2 to create a range of housing opportunities and choices and is reasonable and in the public interest. The motion passed unanimously.***

***A motion was made by Board member Stuart Bass, seconded by board member Jan Grossman, to recommend the approval of the ordinance as presented to Town Council. The motion passed unanimously.***

2. Public Hearing to consider text amendments related to signage and addressing, LDS Sections 11.3, 11.5.7, and 11.7.1.

Ms. Smith opened the public hearing at 5:47 p.m.

Ms. Grooman read through the staff report to amend the Land Development Standards as follows:

- Street addressing will not count toward the calculation of the ground sign's face, but the use of the street address in the business name does not allow for an increase the area of the sign face.
- Signs affixed to structures, mailboxes, decorative light posts, driveway entrances, etc., which serve to identify the address of the structure or occupant, must be placed in such a manner as to be visible from the street and as specified in Sec. 30-7.- Premises Identification of the Town of Waynesville Code of Ordinances.
- All businesses with new ground signs must display their street address number prominently on the sign, with address legible and maintained in a good and clean condition at all times.

Chair Susan Teas Smith closed the Public Hearing at 5:53 p.m.

***A motion was made by Vice Chair Ginger Hain, seconded by board member Michael Blackburn, to recommend the text amendment as being consistent with the 2035 Comprehensive Plan's Goal 1 to promote smart growth principles in the land use planning and zoning and encourage infill, mixed-use and context-sensitive development. The amendment is also reasonable and in the public interest because it promotes public safety and the efficiency of emergency operations. Motion passed unanimously.***

***A motion made by Michael Blackburn, seconded by Travis Collins, to recommend the text amendment as attached to the Town Council. Motion passed unanimously.***

3. Public Hearing to consider a rezoning request (map amendment) from Pigeon Street Neighborhood Residential (PS-NR) to Ninevah Neighborhood Residential (N-NR) for a 0.61-acre property at 28 Addie Lane in Waynesville, NC (PIN 8615-42-0757).

Assistant Development Service Director Olga Grooman read through the staff report and explained that the subject property is currently located within Pigeon Street Neighborhood Residential District (PS-NR), where manufacturing housing is not allowed. The applicant is seeking to rezone the property to the adjacent Ninevah Neighborhood Residential District (N-NR), where manufacturing housing is permitted. The rezoning would allow for the improvement of the property and the replacement of the dilapidated single-wide home currently on site, which represents a pre-existing nonconformity.

Ms. Grooman explained that the subject 0.61-ac property is surrounded by manufactured homes on three sides, and there is a manufactured home park approximately 300 ft to the northeast ("Meadows and Mountain Views Mobile Home Park"). The 119-acre property to the east contains a single-family home facing Pigeon Street.

Ms. Grooman said the property is designated as Residential Low to Medium Density on the Land Use Map. This map amendment is consistent with the Town of Waynesville's 2035 Comprehensive Land Use Plan and that it's reasonable and in the public interest because it meets the following goals of the Comp. Plan:

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

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

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

- Encourage new housing within 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.

Ms. Grooman also stated that both existing PS-NR and proposed N-NR districts fall under the same "umbrella"/category of Neighborhood Residential. In addition to their similar purpose and intent, there is no difference in dimensional standards, such as density, minimum lot size, required pervious surface (green area of the site), lot width, building setbacks, building height, and accessory structure standards (height, setbacks) between them. They also have similar purpose in intent in the LDS.

**Applicant:**

John Mason, the owner of the property, said Waynesville suffers from a lack of affordable housing. Residents of Haywood County struggle to find housing that they can afford. The average house price is \$525,000, and with a down payment, taxes, and insurance, your payment is around \$3,000 dollars a month. Regular people living in town and raising a family are not able to pay that much without a 2-person income. Mr. Mason said when he purchased the property, he had that in mind and wanted to give 3 families an opportunity of home ownership.

**Public Comment:**

Jonathan Roundy of Waynesville had concerns of the medium home price, the property being subdivided into 3 lots with 3 homes, design guidelines, density, and name of the organization that owns the property.

Ms. Teague said the challenging thing about zoning is that you're dealing with people's property, which is most valuable asset for them.

Ms. Smith closed the public hearing at 6:34 p.m.

The board deliberated, and several concerns were raised, including spot zoning, the need for manufactured houses as a means of providing affordable housing, the importance of considering areas for rezoning rather than focusing on a single lot, and the possible development plan that would create 3 lots, which could potentially lead to 6 homes through the addition of accessory dwelling units (ADUs).

***A motion was made by board member Tommy Thomas, seconded by board member Stuart Bass, to find the rezoning request as being consistent with the 2035 Land Use Plan's Goals 1 and 2 and reasonable and in the public interest. The motion passed 7:2.***

***A motion was made by board member Tommy Thomas, seconded by Vice Chair Ginger Hain, to recommend the map amendment to the Town Council. The motion passed unanimously.***

Ms. Smith called for a short recess at 6:58 p.m.

4. Public Hearing to consider text amendment to the Flood Damage Prevention Ordinance, LDS Sections 4.4.2, 12.3, and 17.5.

Ms. Smith opened the public hearing at 6:59 p.m.

Assistant Development Service Director Olga Grooman stated that the text amendments were related to the impact of Hurricane Helene that happened September 27, 2024, post-storm damage assessments, as well as feedback and recommendations from the NC Division of Emergency Management and the National Flood Insurance Program Coordinator. Strengthening local floodplain ordinances could help reduce future risks to life and property, while promoting public safety and community resilience.

Ms. Grooman explained to the board the Development Services Department inspected a total of 446 structures for damage and watermarks, and 342 of these structures had at least some level of damage. Properties raised 1 ft above the Base Flood Elevation (BFE) suffered less damage. Based on the intensity of Hurricane Helene and the extent of damage, staff propose an amendment to the ordinance to increase the required elevation from 1 ft to 2 ft above BFE for all new construction and substantial repairs within the regulatory floodplain.

Ms. Grooman continued to explain that although the properties that sustained the most flood damage occurred within a 100-year floodplain, significant damage also occurred along the bordering 500-Year Floodplain. Therefore, staff recommend expanding the floodplain regulations, including but not limited to building elevations, flood vents, etc. to the 500-year floodplain as well.

*A motion was made by board member Tommy Thomas, seconded by board member Michael Blackburn, to find the recommend text amendment as presented as being consistent with 2035 Land Use Plan's Goal 1 promoting smart growth and Goal 3 to protect and enhance Waynesville's natural resources and water quality. It is also reasonable and in the public interest. The motion passed unanimously.*

*A motion was made by board member Tommy Thomas, seconded by Chair Susan Teas Smith, to recommend the text amendment as presented to the Town Council. The motion passed unanimously.*

### C. ADJOURN

*The meeting was adjourned by Chair Susan Teas Smith at 7:18 p.m.*

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Ginger Hain, Planning Board Vice Chair

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Esther Coulter, Administrative Assistant