



TOWN OF WAYNESVILLE Planning Board

9 South Main Street
Suite 110

Waynesville, NC 28786

Phone (828) 456-8647 • Fax (828) 452-1492

www.waynesvillenc.gov

**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

Thursday December 5th, 2024, 5:30 p.m.

THE WAYNESVILLE PLANNING BOARD held a Special Called Meeting on Thursday December 5th, 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

Planning Board Minutes

Special Called

December 5th, 2024

Alexander Mumby, Land Use Administrator
Tyler Anderson, Stormwater Management Coordinator
Esther Coulter, Administrative Assistant

Vice Chair Ginger Hain welcomed everyone and called the meeting to order at 5:31 p.m.

Ms. Hain asked for announcements. Development Services Director Elizabeth Teague asked the board to table item #3 due to NCGS Bill 382 relating to downzoning moving through the state legislature. Attorney Ron Sneed gave a short explanation of the bill to the board.

A motion was made by Board Member Jan Grossman, seconded by Board Member John Baus to table the discussion on item #3 of the agenda due to a bill being processed through congress. The motion passed unanimously.

B. BUSINESS

1. Discussion of draft ordinance to define and regulate Short Term Rentals within the Land Development Standards.

Ms. Teague explained that this Planning Board meeting is framed as a work session to get the opinion of the board, starting with the short term rental ordinances draft. Ms. Teague read through the staff report and draft ordinance, and asked for questions or comments.

Board Member John Baus stated that he had researched cases in other municipalities about their permitting process of STRs. Mr. Baus stated they are required to register through the finance department to pay occupancy taxes. Ms. Teague said the tourism department tracks STRs and hotel stays because of the hotel taxes. These are re-imbursed to the County TDA's by the State and are then used for grants for local projects.

Mr. Baus recommends that the town does not restrict homeowners from making a living from their properties. Mr. Baus's recommendations also included requiring liability insurance, that homes be inspected annually for safety, trash be put out weekly and kept in bear proof containers, and that a local manager be available for emergency situations.

Board Member Travis Collins stated that he is comfortable with the ordinance as presented.

Mr. Grossman asked if the ordinance should be broadened to include homestays in addition to short-term rentals.

Ms. Hain said that the town should not make ordinances that cannot be enforced. She would like enforcement measures to be written down so that she can see them.

2. Discussion of a draft ordinance related to Electric Vehicle Charging Stations and Ground Mounted Solar Panels.

Land Use Administrator Alex Mumby read through the staff report and draft ordinance.

As solar panels are an emerging technology, Mr. Hain asked for there to be language about decommissioning. Ms. Hain also wanted the ordinance to specifically call for the preservation of trees and the prioritization of rooftop solar.

Board Member Blake Yoder asked to have a visual to demonstrate the maximum portion of civic space which EV chargers could take up.

Mr. Grossman said his biggest objection is maximum height for pole mounted solar panels being 25 feet. Mr. Grossman said the maximum height of the pole should not exceed the height of the primary structure or around 15'. Other board members agreed.

The board members and staff talked through some of the logistics of mounting solar panels. Ms. Teague stated they had given them great feedback.

3. Discussion of potential text amendment for reductions in setbacks in hillside development.

Assistant Development Service Director Olga Grooman read through her staff report and draft ordinance.

The board viewed the ordinance as an attempt to encourage development on steep slopes. The board did not support the draft ordinance moving forward.

Ms. Teague thanked the board for all their work

C. ADJOURN

The meeting was adjourned by Vice Chair Ginger Hain at 7:18 p.m.

Ginger Hain, Vice Chair

Esther Coulter, Administrative Assistant