



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 January 13th, 2025, 5:30 p.m.

THE WAYNESVILLE PLANNING BOARD held a Special Called Meeting on Monday January 13th, 2025, 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

Tommy Thomas

The following board member was absent:

Susan Teas Smith (Chair)

Michael Blackburn

Jan Grossman

Blake Yoder

The following attorney was present:

Ron Sneed, Board Attorney

The following staff members were present:

Elizabeth Teague, Development Service Director

Alexander Mumby, Land Use Administrator

Planning Board Minutes

Special Called Meeting

January 13th, 2025

Olga Grooman, Assistant Development Service Director
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 a motion to approve the minutes and to amend the agenda in order to hold the first public hearing, but to then dismiss early due to a winter storm approaching Waynesville.

A motion was made by Board member Stuart Bass, seconded by Board member Tommy Thomas, to approve the agenda change for just the minutes and the first public hearing to dismiss early due to a winter storm. The motion passed unanimously.

A motion was made by Board member Travis Collins, seconded by Board member Tommy Thomas to approve the minutes from October 21, 2024, meeting. The motion passed unanimously.

A motion was made by Board member John Baus, seconded by Board member Tommy Thomas to approve the minutes from November 18, 2024, meeting. The motion passed unanimously.

Vice Chair Ginger Hain opened the public hearing at 5:36 p.m.

B. BUSINESS

1. Public Hearing for a zoning map amendment to rezone 4 Elysinia Ave (PIN 8605-73-8236) from Hazelwood Urban Residential to Hazelwood Business District.

Land Use Administrator Alex Mumby read through his staff report for the zoning map amendment to rezone from Hazelwood Urban Residential, to Hazelwood Business District to allow more commercial uses to be placed on the property.

Mr. Mumby said that in the aftermath of hurricane Helene, Charlie's Corner and the bridge leading into Frog Level was shut down to all traffic indefinitely. The applicant would like to let Gaby's Food Truck to temporary change locations to 4 Elysinia Ave. Mr. Mumby explained that the current zoning does not allow food trucks.

In addition to the possibility of allowing a food truck on the site, the rezoning would enable new commercial uses allowed in business districts. He continued to explain that rezoning of the property would extend the Hazelwood Business District along Hazelwood Avenue and linking two commercial districts. Mr. Mumby added that any commercial development on the site would require the installation of a buffer along the boundary with adjacent residential zoning.

He also discussed consistency with the 2035 Comprehensive Plan. The Future Land Use Map indicates the lot as residential medium-high density, with mixed-use. The Plan's goals encourage infill and economic development.

Applicant John Burgin

Mr. Burgin stated that when the decision was made to close the bridge indefinitely, he offered the property to Gaby's food truck. Mr. Burgin stated that since food trucks were not allowed, he wanted to rezone the property to allow more business opportunities and thought it made sense to extend the commercial along the Main Street. He also indicated that the rezoning would still allow residential uses.

No Public Comment

Vice Chair Ginger Hain closed the public hearing at 5:53 p.m.

Ms. Hain read an email from Board member Jan Grossman; he was unable to attend the meeting.

It appears that once again we're dealing with rezoning of a single small parcel. In this case we're being asked to solve a temporary commercial problem [access to a food truck] with a permanent solution i.e. rezoning. I would suggest we consider the option of a temporary variance, like we did for dwellings while residents fix up their homes. Once the bridge is repaired, hopefully soon, the commercial issue disappears.

There was additional discussion related to the need to preserve residential property.

A motion was made by Board member Stuart Bass, seconded by Board member Travis Collins to find the rezoning request as being consistent with the 2035 Land Use Plan and reasonable and in the public interest. Meeting Goals 1 and Goals 5 The motion was denied. 3 against 2 for the rezoning.

A motion was made by Vice Chair Ginger Hain, seconded by Board member Tommy Thomas to recommend the map amendment for denial by the Town Council. The motion passed 3 for and 2 against.

2. Public Hearing related to general corrections of the Land Development Standards.

A motion was made by Vice Chair Ginger Hain, seconded by Board member Tommy Thomas to continue the Public Hearing until February 17th, 2025, meeting. The motion passed Unanimously.

3. Discussion of revised ordinance to regulate GMSP, solar arrays, and EV Chargers.
Was continued to the next meeting on February 17, 2025

4. Discussion of new legislation and potential ordinance to create a new zoning category of Rural Preservation was also tabled to the next meeting.

C. ADJOURN

The meeting was adjourned by Vice Chair Ginger Hain at 6:02 p.m.

Ginger Hain, Vice Chair

Esther Coulter, Administrative Assistant