



# 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 February 17, 2025, 5:30 p.m.**

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THE WAYNESVILLE PLANNING BOARD held a Regular Meeting on Monday, February 17<sup>th</sup>, 2025, at 5:30 p.m. in 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

Michael Blackburn

Travis Collins

Tommy Thomas

The following board members was absent:

Susan Teas Smith (Chair)

John Baus

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

Olga Grooman, Assistant Development Service Director

Esther Coulter, Administrative Assistant

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Planning Board Minutes

Regular Meeting

February 17<sup>th</sup>, 2025

Presenters for the application hearing:

Mark Cathey, PE, McGill  
Khiya Armstrong, PE, McGill  
Kris Boyd, Assistant County Manager

Vice Chair Ginger Hain welcomed everyone and called the meeting to order at 5:34 p.m. Ms. Hain asked Development Services Director Elizabeth Teague to give announcements. Ms. Teague informed the board that the Town would be advertising for the vacated seat of Susan Smith.

Ms. Hain asked for a motion to approve two sets of minutes from December 5, 2024, and January 13, 2025.

*A motion was made by Board member Jan Grossman, seconded by Board member Michael Blackburn, to approve the minutes from the December 5<sup>th</sup>, 2024. The motion passed unanimously.*

*A motion was made by Board member Travis Collins, seconded by Board member Tommy Thomas to approve the minutes from January 13<sup>th</sup>, 2025. The motion passed unanimously.*

Vice Chair Ginger Hain read through the procedures for a public hearing and opened the public hearing at 5:39 p.m.

## **B. BUSINESS**

1. Public Hearing to consider a major site plan application located at 115 Rowdy Road, Waynesville, NC, 28786 (8626-22-6731), site of proposed Raccoon Creek Bike Park.

Land Use Administrator Alex Mumby, said the proposed project is a Major Site Plan application for the Raccoon Creek Bike Park. The site is located on 25.12 acres of property owned by Haywood County and is adjacent to the former County Landfill. The site will consist of a BMX pump track, playground, a pavilion with restrooms and a bike repair station, and a parking lot. Rowdy Road will serve as the access road from Farmview Drive to the parking lot.

Mr. Mumby stated that the Town is requesting that a bicycle and pedestrian access in the form of a greenway trail to Francis Farm Road be included, instead of a sidewalk connection on along the access road. This is because of the steepness of Farmview Drive and Rowdy Road, and the trail could potentially connect to the Lake Junaluska Elementary School ball fields.

Mr. Mumby reviewed the plan for compliance with Town ordinances. He concluded that the use meets several goals of the Town's Comprehensive Plan:

Goal 3: Protect and enhance Waynesville's natural resources.

- Encourage Park and greenway development to protect watersheds and improve access to open space.

Goal 5: Create opportunities for a sustainable economy.

- Support the Town's Parks and Recreation Master Plan and develop recreational facilities and a greenway system that appeals to neighborhood and regional users.

Goal 6: Create an attractive and safe multimodal transportation system.

- Ensure citizenry has access to recreational, health and wellness, and medical services.

The Board discussed the application. Board member Tommy Thomas asked if there will be a fence around the retention pond. Ms. Teague responded that if the pond is a certain depth and certain angle, the ordinance will require one. Mr. Thomas asked if the design of the bathroom were able to accommodate all ages. Board member Travis Collins asked about having more bike racks on site. Mr. Mumby asked that the developer be given a chance to go over their project with the Board.

Ms. Hain opened the hearing for comments from the public.

### **Public Comment**

Dennis Francis stated that he thought public funds would be better spent helping flood victims. He was also concerned about the sediment ponds getting full of water from the landfill run off.

Tammy Francis stated her concern for traffic and the ponds overflowing.

Kylee Grace and her father Dustin Mayloin stated that Kylee is 10 years old and is a BMX racer for Team USA she ranks 1<sup>st</sup> in the nation and top ten in the world. He said they were here to support the project. He explained what a pump track is, that BMX is now an Olympic sport, and that it is very important for BMX racers to be able to train. He added that the nearest track was in Mills River and was destroyed by Helene. Kylee trains 6 days a week for Team USA. This track as proposed would be one of the largest and best in the region. Kaylee Grace added that riding is fun and the park will give her a place to train.

Tim McCall said if it's going to be a park, then it should be a good money-making park. Francis Farm Road is a very narrow road, and he hoped there would be traffic controls if there were an event.

Vickie Rogers said that her concern is that the park be managed. If it is ungated, there will be unwanted traffic, and littering. She stated that it needs to be patrolled.

Susie Wilson said that this area is farming land. There is farming equipment and cattle trucks on a narrow road. It's a quiet area now, and she wondered what the noise level will be. Ms. Wilson said that there should be a set of bike racks by the bathrooms.

Dvorah Nadel is very much in support of the bike park. She stated that it's important to have more activities in our community for kids and people of all ages. She also sees the park as an opportunity for economic development as the park will attract people from other areas.

Kris Boyd, Haywood Assistant County Manager answered questions. The facility will be gated and operational during daylight hours. The money for the project came from grants, different companies, private donors, and some federal money, that was allocated prior to the storm and does not take away from storm recovery. Mr. Boyd said none of the money being used is taxpayers' money. The facility will have town of Waynesville water and sewer.

Ms. Hain closed the public hearing at 6:38 p.m.

The board deliberated.

***A motion was made by Board member Michael Blackburn, seconded by Board member Travis Collins, to approve the Major Subdivision Plans with conditions The motion passed unanimously.***

- ***A connector trail be included in the plan to allow cyclists and pedestrians to access the site from Francis Farm Road to the bike park. Should the County be unable to construct the trail at this time, staff recommends an easement be designated for future greenway development. This could be conveyed to the Town of Waynesville with approval of the Town Council if needed.***

Vice Chairman Ginger Hain's continued the public hearing at 6:44 p.m.

2. Continuation of Public Hearing to correct Section 11.9 of the Land Development Standards pertaining to internal lighting of signage.

Land Use Administrator Alex Mumby said the proposed text amendment removes lines C and D from LDS sections 11.9.2 of the sign ordinance, regarding how internally, illuminated signs are lit. He stated that this is a staff-initiated proposal to make the ordinance easier to understand and to enforce. Mr. Mumby states it is consistent with first goal of the 2035 Comprehensive Plan, in that it improves the sign ordinance:

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

- Create walkable and attractive neighborhoods and commercial districts
- Reinforce the unique character of Waynesville

Vice Chairman Ginger Hain's closed the public hearing at 6:47 p.m.

*A motion was made by Board member Stuart Bass, seconded by Board member Jan Grossman, to find the recommended changes to the Land Development Standards as presented to be consistent with the 2035 Land Use Plan and reasonable and in the public interest. The motion passed unanimously.*

*A motion was made by Board member Jan Grossman, seconded by Board member Stuart Bass, to recommend the staff-initiated text amendment as presented to the Town Council.*

Vice Chairman Ginger Hain's opened the third public hearing at 6:49 p.m.

3. Public Hearing to consider text amendment to the Land Development Standards (Sections 2.5.3, 4.5.3, 7.2.1, and 17.3) to allow for the use of ground mounted solar panels on private property and to add EV parking as an allowable use within civic space.

Land Use Administrator Alex Mumby said the ordinance addresses several technologies: stand-alone, ground mounted solar panels, EV charging stations, and solar arrays. He said that the question of how new technologies are integrated into the LDS was brought to the attention of staff by the Environmental Sustainability Board.

Mr. Mumby said the large-scale commercial solar arrays, or solar farms are not currently addressed in the LDS. With the proposed ordinance, staff recommends that solar farms be defined but not placed in the permitted uses table. This would effectively prohibit them until more consideration can be given around a specific proposal and a more thoughtful ordinance in the form of a text amendment would be developed. Definitions were created for a solar farm use type in 17.3 and not placed in the permitted uses table.

Electric Vehicle (EV) Charging Station, Solar Panel, Ground-Mounted Solar Panel, and Pole-Mounted solar panels are now also defined in 17.4 of the LDS and would be allowed in all districts with specific guidelines.

Mr. Mumby concluded that the text amendment is consistent with the 2035 Comprehensive Plan to:

Goal 3: To "protect and enhance Waynesville's natural resources." This includes the goal "to engage in and promote the best management practices related to energy use..."

Goal 5: To "create opportunities for a sustainable economy." This includes, "Support 21<sup>st</sup> century technology and infrastructure by broadening the availability of high-speed internet, modernizing wireless communication facilities, and promoting green building and the use of solar and wind technologies."

Vice Chairman Ginger Hain's closed the public hearing at 7:01 p.m.

*A motion was made by Board member Jan Grossman, seconded by Board member Travis Collins, to find the recommended changes to the Land Development Standards as presented, is consistent with the 2035 Land Use Plan, reasonable and in the public interest. The motion passed unanimously.*

*A motion was made by Board member Jan Grossman, seconded by Board member Travis Collins, to recommend the text amendment as presented to the Town Council.*

4. Continued discussion of on-going ordinance research and next steps:
- New legislation, the density workgroup, and approaches to rural preservation.
  - Short Term Rental Regulations

Elizabeth Teague, Development Service Director said the density workgroup will meet Thursday February 27<sup>th</sup>, 2025, for a discussion on new State legislation which would prevent locally initiated down-zoning. It is unclear if the State law would prevent the Town from continuing to move forward with a rural preservation zoning designation that would reduce allowable density and uses.

Ms. Teague then asked if the Board wanted to re-visit the draft STR ordinance. Over time the draft ordinance has evolved from public input. She added that the market is changing as well, and that the town is seeing STR units convert to long term rentals. She summarized that the current version of the draft does not try to exclude STRs from any district or zone, but does put in place requirements for parking, limiting signage, garbage management, and the placement of a local contact information on signage in case something goes wrong.

The Board discussed. Micheal Blackburn indicated that he is in favor of an ordinance that does not restrict STRs as a use in any district but understands the need for some basic guidelines. Travis Collins stated that he participated on the committee and agrees. Ms. Teague stated that she would bring back the latest version of ordinance to make sure everyone was comfortable with it.

## **C. ADJOURN**

*The meeting was adjourned by Vice Chair Ginger Hain at 7:21 p.m.*

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Ginger Hain, Vice Chair

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Esther Coulter, Administrative Assistant