



# TOWN OF WAYNESVILLE Planning Board

9 South Main Street  
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Ginger Hain (Chair)  
Travis Collins (Vice Chair)  
Stuart Bass  
Michael Blackburn  
Tommy Thomas  
John Baus  
Alex McKay  
John Mason

Development Services  
Director  
Elizabeth Teague

## MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD Special Called Meeting Town Hall – 9 South Main St., Waynesville, NC 28786 August 25, 2025

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THE WAYNESVILLE PLANNING BOARD held a Special Called Meeting on August 25, 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 (Chair)  
Travis Collins (Vice Chair)  
John Baus  
Michael Blackburn  
Alex McKay  
John Mason  
Stuart Bass

The following Board members were absent:

Tommy Thomas

The following staff members were present:

Elizabeth Teague, Development Services Director  
Olga Grooman, Assistant Development Services Director  
Alex Mumby, Land Use Administrator

The following applicants/applicant representatives were present:

Harshad Lalan, 109 Dolan, LLC

Chair Ginger Hain called the meeting to order at 5:30 pm,

Board member John Baus corrected the June 16<sup>th</sup>, 2025, board minutes to show he attended.

*A motion was made by Chair Ginger Hain and seconded by board member John Baus to amend the June 16<sup>th</sup>, 2025, minutes.*

There were no announcements.

## **B. BUSINESS**

1. Continuation of a Public Hearing to consider a Special Use Permit modification request to add two additional rooms and build a deck at 109 Dolan Rd in Waynesville, NC (PIN 8615-19-4830).

Ms. Hain opened the public hearing at 5:34 p.m. She read through the process and procedures for the Public Hearing. No one asked to be recognized for standing or to speak. She then asked everyone who wished to speak to be sworn in. She swore in the applicant and staff.

Ms. Hain asked for Land Use Administrator, Alex Mumby to make his presentation. Mr. Mumby stated that the Wildrest Hotel sits on an approximately 3.48-acre parcel off Dolan Rd (PIN 8615-19-4830). The property is currently on the Study List for the National Register of Historic Places. In 2019, Furry's Lodge applied for a special use permit used 22 rooms with the Summer House. The addition of any impervious surface or an increase in the number of units to a special use permit master plan requires approval by the Planning Board through a quasi-judicial hearing (LDS 15.2.5).

The applicant Mr. Lalan seeks to convert the extra space in the Summer House into two additional rooms and to add two balconies. A room in the Hemlock House will be converted into a dedicated innkeeper's room and to redevelop the existing outdoor seating area by adding a larger firepit area with a stone surface, adding more seating, replacing the existing grass area with turf, and adding a small mini-golf area. The mini-golf area will consist of two holes.

The applicant wants to redevelop the existing recreational area to include a new fire pit area, a small mini-golf area, and an expanded open lawn seating area. The applicant will expand the recreation area with a tree walk deck expanding over the hillside which will include hot tubs, saunas, a cold plunge shower, massage rooms, and overlook viewing deck. The current plan shows the center of the tree walk deck open to preserve some of the existing large trees. The area of the deck including the open area is 3,600 sq ft.

Mr. Mumby noted that the Town Public Services staff had examined the existing infrastructure and had provided the letter stating sewer and water service requirements which is provided in the agenda packet.

Mr. Mumby's recommended that the proposed site plan is consistent with the Comprehensive Plan goals of:

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

- Encourage infill, mixed-use, and context sensitive development
- Reinforce the unique character of Waynesville

Goal 5: Create opportunities for a sustainable economy

- Promote the growth of existing local businesses and Waynesville's "maker economy."
- Promote Waynesville's downtown districts, inns, restaurants, and reputation as the "Gateway to the Smokies."

Mr. Mumby listed the evidence included in the agenda packet:

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1. Staff Report
2. Application Materials
3. Maps
4. Public Notices
5. Town of Waynesville LDS, NC Building and Fire Codes, and NC GS 160D by reference

The Applicant Harshad Lalan then came to the podium and introduced himself. He indicated that he appreciated the beautiful surroundings and wanted to update the Inn as a place where people could come to relax and get-away. He would like to maximize what is already there but not to change the character of the Inn.

The Planning board members asked him questions. There was discussion regarding the expanded deck area and the potential for noise impacts on the surrounding neighborhood. John Baus stated that he had concerns about guests staying up late at night or their being events. He noted that at Frog Level Brewing they limit the time for playing music. Elizabeth Teague noted that the ordinance for Inns does provide limitations on events and that the Town enforces a noise ordinance. Mr. Baus asked if they should put a condition on limiting the hours when guests could be using the deck at night. Micheal Blackburn and Ginger Hain questioned if the Planning Board had that ability and if was necessary. Mr. Lalan responded that he did not want people using the pool and the spa area when the staff wasn't there.

Board member John Mason stated that he saluted the effort and noted that this is exactly the kind of business re-investment that is good for Waynesville.

Ms. Hain asked if there any further questions for the applicant and staff and then closed the public hearing at 6:04 p.m.

The board deliberated by going through the special use permit Review criteria one through six.

Mrs. Hain said number 3 Adequate utilities has a condition to meet the requirements of Public Services, specifically to increase the water meter for a 2-inch line and the requested sewer line upgrade to a 6-inch line or to add another sewer pipe.

A motion was made by John Baus to accept the special use permit amendment of allowing the additional rooms and the deck with the condition to limit the hours of operation to 9:00 p.m. There was no second to the motion.

***A motion was made by Chair Ginger Hain and seconded by Board member Micheal Blackburn to accept the findings of fact with one condition with the water and sewer also to have the applicant use the recommendations by staff. The motion passes 6 for and 1 against the motion.***

***A motion was made by board member Stuart Bass and seconded by Board member John Mason to approve with the conditions. The motion passes 6 for and 1 against the motion.***

**C. PUBLIC COMMENT/CALL ON THE AUDIENCE**

Ms. Hain asked if there was any public that wanted to speak and there was no public comment.

**D. ADJOURN**

*The meeting was adjourned by Chair Ginger Hain at 6:20 pm.*

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Ginger Hain, Vice Chair

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Esther Coulter, Administrative Assistant