



TOWN OF WAYNESVILLE Planning Board

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Ginger Hain (**Chair**)
Travis Collins (**Vice Chair**)
John Baus
Michael Blackburn
John Mason
Alex McKay
Tommy Rose
Tommy Thomas

Development Services
Director
Elizabeth Teague

MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD Regular Meeting Town Hall – 9 South Main St., Waynesville, NC 28786 October 20, 2025

THE WAYNESVILLE PLANNING BOARD held a Regular Meeting on October 20th, 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
Tommy Rose
Tommy Thomas

The following staff members were present:

Elizabeth Teague, Development Services Director
Olga Grooman, Assistant Development Services Director
Alex Mumby, Land Use Administrator
Esther Coulter, Administrative Assistant
Ron Sneed, Board Attorney

Chair Ginger Hain welcomed everyone and called the meeting to order at 5:30 pm. Ms. Hain recognized new Planning Board member Tommy Rose and he introduced himself.

A motion was made by board member Michael Blackburn and seconded by board member Tommy Thomas to approve the September 15, 2025, Regular Meeting minutes. The motion passed unanimously.

Chair Ginger Hain read through the process and procedures for the 3 public hearings. She opened the first public hearing at 5:34 p.m.

B. BUSINESS

1. Public hearing to consider a text amendment to the Flood Damage Prevention Ordinance, Land Development Standards section 12.3.

Assistant Development Services Director, Olga Grooman read through her staff report, noting that after Hurricane Helene, the Emergency Management Division of the State, FEMA, and NC Department of Public Safety visited municipalities making sure that Towns are compliant with the floodplain permitting requirements. One of the auditors told staff that the State's Model Flood Damage Prevention Ordinance has the survey provision as optional. Waynesville's ordinance has the survey provision as mandatory. This would require even minor projects, such as HVAC replacements, heat pump changes or interior remodels, to get a survey. This requirement adds un-necessary costs to those doing minor repairs.

Board member Tommy Thomas wanted to clarify the wording in the text amendment that requires a professional engineer and license land surveyor. Mr. Thomas said the wording in text amendment is acceptable.

Chair Ginger Hain asked Ms. Grooman if this would help the mounting of propane tanks.

Ms. Grooman responded that propane tanks are regulated in another part of the ordinance. She stated that changing the text would only allow HVAC replacements, heat pump changes or interior remodels, to be placed without a survey required.

Chair Ginger Hain closed the first public hearing at 5:42 p.m.

A motion was made by board member Michael Blackburn and seconded by board member Alex McKay to approve the text amendment as written. The motion passed unanimously.

A motion was made by board member Tommy Thomas and seconded by board member Michael Blackburn to find the recommended text amendment as being consistent with the 2035 Land Use Plan and reasonable and in the public interest. The motion passed unanimously.

Chair Ginger Hain opened the second public hearing at 5:44 p.m.

2. Public hearing to consider a rezoning request for the 5.48-acre parcel located at 1399 Plott Creek Rd, Waynesville, NC (PIN 8605-32-8929) to Plott Creek Neighborhood Residential (PC-NR) zoning district.

Assistant Development Services Director, Olga Grooman presented that the applicant is requesting the Town Council to annex the property into Town. They are asking to rezone the property to Plott Creek Neighborhood Residential (PC-NR) district, to match the adjoining 41-ac parcel, also owned by the applicant. Rezoning of the adjacent 5.48-ac property would enable the applicant to develop the site for multi-family residential use. Ms. Grooman referenced LDS 2.3.3.F for proposed Zoning District. Ms. Hain asked if there were additional questions and if the applicant would like to speak.

The applicant William Ratchford introduced himself and spoke on behalf of Triangle Real Estate of Gastonia. Mr. Ratchford stated that Hurricane Helene undercut the entrance into the apartment complex. It took little over a week to repair the entrance. He stated that a 2nd road access off Plott Creek could be installed on the newly acquired parcel.

Board member Michael Blackburn clarified that when the committee worked on the 2035 Comprehensive Plan there was discussion as to whether this area should stay with the existing density which is high density as a neighborhood center district or changed to low density. He noted that there was discussion of the need for housing and that areas to build were limited, and the committee decided the zoning should stay the same.

Chair Ginger Hain asked if there were other questions or comments and closed the second public hearing at 6:09 p.m.

A motion was made by Chair Ginger Hain and seconded by board member Tommy Thomas to approve the rezoning request, it's consistent with the 2035 Comprehensive Land Use Plan and is reasonable and in the public interest. The motion passed unanimously.

A motion was made by Chair Ginger Hain seconded by board member Michael Blackburn to recommend the rezoning to town council. The motion passed unanimously.

Chair Ginger Hain Open the third public hearing 6:11p.m.

3. Public hearing to consider a text amendment related to Short-Term Rentals, Land Development Standards sections 2.5, 3.3, 13.5, and 17.3.

Development Services Director, Elizabeth Teague stated that over the past two years the Planning Board has discussed regulations pertaining to STR'S or Short-Term Rentals. In March of 2023 a draft was given to the board. On April 15th, 2024, a public hearing was held, and a work group was formed to research and make recommendations back to the Planning Board. Ms. Teague reminded the board that in December 2024 two separate drafts were given for review, and the board chose not to take action at that time. The proposed ordinance defines two types of short-term rentals – homestays, where there is an owner or manager on-site, and STRs, which are properties where someone is not on site. The ordinance does not limit where these uses can be located but does set supplemental standards for STRs.

Ms. Teague stated that the Tourism Development Authority has provided updated data within our zip code which shows that the number of STRs has decreased in the past year. Ms. Teague noted that the TDA tracks STRs to follow the payment of their Occupancy Tax.

Board member Michael Blackburn wanted to state for the record, that the complaint about the bear getting into trash cans that was discussed was not clear if the property was an Air BNB or not. Board member John Baus stated that his concern is protecting the neighborhoods. He feels that a property that has an absent homeowner needs to be held to the same hosting standards as local homeowners. He had passed along additional information on STRs that he found as part of research. Ms. Hain asked if he could make specific recommendations for changing the ordinance and he indicated he would. She noted that there was someone from the public who might like to comment.

Public Comment

Jackie Cure of Waynesville said she has been a Real Estate Broker for 30 years and is grateful to have been invited to attend the work group. Ms. Cure stated that Short Turn Rentals have always been around, even before the internet, and her real estate office serviced as a vacation rental office. She stated that when Air BNB became popular people, bought houses to have for retirement, and this enable a way to pay the taxes, insurance and other overhead. STR's grew as a business when Covid-19 hit the housing market, which skyrocketed as people bought up houses. Ms. Cure said she wanted to attend the meeting to get clarification on the zoning, and other issues. She stated with her STR rentals strive to receive 5-star ratings with every rental, and she's never had any complaints.

Ms. Hain asked if there was any other discussion. Ms. Teague noted that she had been contacted by a representative of the Association of Realtors who could not be here tonight.

A motion was made by board member John Baus, seconded by board member Alex McKay, to continue the public hearing to November 17, 2025.

C. ADJOURN

Chair Ginger Hain adjourned the meeting at 6:48pm.

Ginger Hain, Chair

Esther Coulter, Administrative Assistant