



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 November 17th, 2025

THE WAYNESVILLE PLANNING BOARD held a Regular Meeting on November 17th, 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

Chair Ginger Hain welcomed everyone and called the meeting to order at 5:30 pm. Ms. Hain asked Development Services Director, Elizabeth Teague for announcements. Ms. Teague said the next Planning Board Meeting is scheduled for December 15th, 2025, but that Board may be able to cancel it if there are no applications. The January meeting falls on Martin Luther King Day, January 19th, and Ms. Teague recommended the Planning Board to schedule a Special Called Meeting either the Monday before or the Monday. After discussion, the Board agreed to schedule a special called meeting for Monday January 12th, 2026.

B. PUBLIC COMMENT

Matthew Allen, Director of Professional Development and Government Affairs at Land of the Sky Association of Realtors. Mr. Allen said he was at the meeting to address concerns related to the Short Term Rental Ordinance. Ms. Hain determined to go ahead and open the hearing.

C. BUSINESS

1. Continuation of 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.

Mathew Allen stated that for the association he represents, they believe that property owners have the right to rent even on a short-term basis. Realtors don't view short term rentals as commercial use.

He continued to say that one benefit of short term rentals is as retirement income for property owners. It can allow them to help pay their current mortgage.

Mr. Allen stated that in a recent staff report, staff noted that the town has not had any complaints on active short-term rentals in Waynesville. He also asked for clarification on the wording used in the staff report and the wording in the ordinance with regard to allowing existing short-term rentals to continue and how they would be treated in the non-conformity chapter as proposed.

Mr. Allen stated that if STRs are classified as lodging, then the off-road parking requirements are more stringent than with it being a residential use. The parking for lodging uses compared to residential uses does not match up.

Mr. Allen stated that is thought the definitions of short term rentals are very broad and that he had concerns with their being classified as lodging and a commercial use.

Board member Tommy Thomas asked the difference between STR and STVR and Mr. Allen stated that the language would need to be cleaned up regarding those terms.

Ms. Teague told the board that Attorney Ron Sneed was unable to make the meeting. But he did send comments specifically related to the non-conformity section. She read from his email: "I have no problem with the present proposal. I was concerned that we might be exceeding the authority we have to set a time after which a non-conforming use might not be restarted if it ceases for a period of time. The proposed ordinance provides that any STR existing on the effective date of the ordinance can be put into use and out of use as an STR at will, and there is no provision that it cannot be put back in that use after any specific period of time. After the adoption of 160D, many have ready 160D-108.1(e) to apply to all non-nonconforming uses besides those vested rights listed in the statute, but there is no specific provision to that effect."

Ms. Teague stated that the parking proposed in the ordinance is the same as for lodging which is one space per room. She noted that for single family and two family residential it is one space per unit.

Mr. Thomas then asked about the signage requirements. Ms. Teague stated that the proposed signage is similar to that of a home-based occupation, but that the ordinance only requires a posting of contact information. Ms. Teague added that Board member Tommy Rose, had shared some examples of that such signage could look like, including what they use at Lake Junaluska.

Ms. Teague asked Chair Hain if she wanted her to present the staff report and go through the ordinance. The Board determined that they had enough information from the previous hearing and Ms. Chair Hain told the board she wanted to close the public hearing at 5:53pm.

Board member Michael Blackburn made a statement that he got on this sub-committee to research and see if anything had changed with how he perceived this topic. He stated that he was concerned that if the ordinance defined it and placed it on the permitted uses table, then it would be susceptible to being excluded from certain districts. He stated that he feels that it is best if the Town does not define it and does not regulate it in any way other than existing regulations.

John Baus stated that he felt that the Board had an obligation to protect neighborhoods. He stated that it was important to put something on the books to manage this use. He had emailed his recommendations and additions to the proposed ordinance to the Planning Board and wanted to go through them.

A motion was made by board member Michael Blackburn, seconded by board member Tommy Thomas, to not adopt the ordinance as written.

Ms. Hain wanted to have discussion with the board about any concerns or comments. Board member John Mason said that he felt that the proposed regulation was over-reach. His concern is that the ordinance creates the potential for legal issues where the board does not have the knowledge or capacity to handle the enforcement if they were to arise. Mr. Mason said that he would like to just abandon the issue.

Ms. Hain stated that she is uncomfortable with the ordinance.

Board member Tommy Thomas wanted clarification on the right copy for consideration. He stated that he had gotten a version of the ordinance the night before the meeting. Ms. Teague clarified that she had resent the version that John Baus had sent out to the Board to make sure everyone had gotten it, but that the ordinance draft that was in the agenda packet was the version under consideration.

Board member John Baus stated that no one could predict the future but as the Planning Board, he felt they must consider different issues and put regulations in place to avoid problems in the future. He felt it was the Board's responsibility to protect the neighborhoods.

Board member Michael Blackburn stated that it is not the Planning Board position to change policy, it is to uphold the Comprehensive Plan and what Council does. Mr. Blackburn stated if something needs to be changed with the policy, it should be done by Council not Planning Board.

Board member Tommy Rose appreciates the classification for STR's being residential and that there are laws, policies already in place. He stated that the contact information of the town should be posted somewhere on site.

Ms. Hain asked to vote on the motion to not adopt the ordinance as written. The vote passed unanimously.

B. ADJOURN

Mr. Blackburn motion to adjourn the meeting, seconded by Alex McKay at 6:06pm.

Ginger Hain, Chair

Esther Coulter, Administrative Assistant