



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 Monday December 15, 2025

THE WAYNESVILLE PLANNING BOARD held a Regular Meeting on December 15th, 2025, at 5:30 p.m., in the boardroom 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:

Travis Collins (Vice Chair)
John Baus
Alex McKay
Tommy Rose
Tommy Thomas

The following members were absent:

Ginger Hain (Chair)
Michael Blackburn
John Mason

Others present:

Elizabeth Teague, Development Services Director
Olga Grooman, Assistant Development Services Director
Alex Mumby, Land Use Administrator
Esther Coulter, Administrative Assistant
David Kelley- Codes Administrator / Chief Building Inspector
Darrell Calhoun- Fire Marshall
Christopher Mehaffey- Fire Chief
Cody Parton- Assistant Fire Chief
Claudio Fuentes- Engineer / Fire Inspector
Ricky Bourne- Director of Public Works
Hutch Reece- Deputy Director of Public Works (Operations)
Laura Yonkers- Deputy Director of Public Works.

Vice Chair Travis Collins welcomed everyone and called the meeting to order at 5:30 pm. Mr. Collins read through the announcements.

A motion was made by board member Tommy Thomas and seconded by board member Tommy Rose to approve the November 17th, 2025, Regular Meeting minutes. The motion passed unanimously.

B. BUSINESS

1. Role of the Technical Review Committee and introduction for the Town leadership who participate.

Ms. Grooman explained the role of the Technical Review Committee (TRC). The Committee is made of Town technical staff who meet with developers' pre-application. TRC provides the applicants with comprehensive feedback related to zoning, building codes, fire codes, utilities, streets, infrastructure, stormwater, and floodplain requirements. Ms. Grooman explained that the committee determines the appropriate process for the project and outlines what is needed for a complete application submission prior to them appearing in front of a board.

Ms. Grooman introduced the Leadership Team that participates in the TRC:

- David Kelley- Codes Administrator / Chief Building Inspector
- Darrell Calhoun- Fire Marshall
- Christopher Mehaffey- Fire Chief
- Cody Parton- Assistant Fire Chief
- Claudio Fuentes- Engineer / Fire Inspector
- Ricky Bourne- Director of Public Works
- Hutch Reece- Deputy Director of Public Works (Operations)
- Laura Yonkers- Deputy Director of Public Works.

Vice Chair Travis Collins opened the public hearing at 5:49 pm.

2. Review and possible approval of a "Protected Mountain Ridge" site plan application pursuant to LDS Section 12.7, located at 335 Semeion Ridge, Waynesville, NC, 28786 (PIN 8606-31-1729).

Assistant Development Services Director Olga Grooman presented her report. The applicant, Thomas Morgan (Phoenix Real Estate, LLC), intends to construct a 4-bedroom, 6,416-square-foot residence on the property located at 335 Semeion Ridge in Waynesville, NC. The parcel is approximately 3.351 acres and is situated within the Eagles Nest Residential Low Density (EN-RL) zoning district, inside the Town of Waynesville's corporate limits. The lot sits on the edge of the Town's jurisdiction, with Haywood County properties located directly to the north.

Ms. Grooman gave the definition of the Protected Mountain Ridge from the North Carolina General Statute 113A-206.: "Protected Mountain Ridges" are all mountain ridges whose elevation is 3,000 feet and whose elevation is 500 or more feet above the elevation of an adjacent valley floor. Ridge means the elongated crest or series of crests at the apex or uppermost point of intersection between two opposite

slopes or sides of a mountain and includes all land within 100 feet below the elevation of any portion of such line or surface along the crest.” Tall buildings or structures include any building, structure or unit within a multiunit building with a vertical height of more than 40 feet measured from the top of the foundation of said building, structure or unit and the uppermost point of said building, provided, that no such building, structure, or unit shall protrude at its uppermost point above the crest of the ridge by more than 35 feet.

Ms. Grooman stated with all the documentation submitted the site plan was compliant with the NC GS Article 14- Mountain Ridge Protection, and the Town of Waynesville’s Mountain Ridge Protection regulations of the LDS.

Board member John Baus asked about the stabilization of the property. Ms. Grooman stated the lot was previously disturbed by a former owner without permits. Because the disturbed area exceeded one acre, the current owner was required to obtain an erosion and sedimentation control permit from NCDEQ. The State issued the Approval Letter and Certificate of Approval on November 19, 2025.

Applicant Thomas Morgan introduced himself to the board to answer any questions they may have. He said there was second entrance off the driveway loop that is better accessible for fire trucks, and he will work with the Fire Marshall on the issue.

Vice Chair Travis Collins closed the public hearing at 6:10 p.m.

A motion was made by board member John Baus, seconded by board member Alex McKay, to approve the application subject to the three conditions stated by staff, 1. Fire Apparatus Access to work with the Fire Marshall to modify the final switchback and satisfy all requirements from the fire department. 2. To be Compliant with all Fire and Building Codes and to obtain a building permit and pay all applicable fees. 3. To comply with all building setback requirements applicable to the district and before any changes they will resubmit a revised site plan for approval. The motion passed unanimously.

Vice Chair Travis Collins opened the public hearing at 6:12 pm.

3. Text amendment to remove the mandatory waiting period requirement for the resubmission of map and text amendments, Land Development Standards section 15.14.6.

Ms. Grooman stated our current LDS section 15.14.6 requires a 12-month waiting period for a landowner, developer, or applicant to resubmit a denied or withdrawn application for a zoning map amendment, text amendment, or development application.

Ms. Grooman said that Section 11 of NC GS House Bill 926 updated NC General Statutes 160D-601, prohibiting any ordinance from imposing a waiting period for a landowner, developer, or applicant to resubmit a denied or withdrawn applications for a zoning map amendment, text amendment, or development application.

Vice Chair Travis Collins closed the public hearing at 6:15 p.m.

A motion was made by board member Tommy Rose, seconded by board member John Baus, to find the recommended text amendment as written and is consistent with the 2035 Land Use Plan and reasonable and in the public interest. The motion passed unanimously

A motion to recommend the text amendment as attached to the Town Council was made by Board member Tommy Rose, seconded by board member John Baus. The motion passed unanimously

C. ADJOURN

Mr. Rose motioned to adjourn the meeting, seconded by Alex McKay at 6:18 p.m.

Travis Collins, Chairman

Esther Coulter, Administrative Assistant