



Steering Committee Meeting Minutes

July 25, 2018

Municipal Conference Room

Committee Members in Attendance

Lisa Brown, Brian Cagle, Mark Zaefran, Martha Bradley, Jennie Kirby, Gregory Wheeler, Lorna Sterling
Project Team: Elizabeth Teague, Will Linville, Kenny Armstrong, Anna Sexton

Opening

Elizabeth Teague, Director of Development Services, provided an overview of recent development activity within Waynesville. There is a lot of development happening in Town since the last meeting including:

- New development at Abbots Creek and Buckhannon Drive
 - Duplexes (workforce housing) are expected to be constructed
 - Some residents may resist the development of undeveloped land
- Plott Creek Road project - 200 market rate multi-family apartments
 - 43 total acres
 - Majority of parcel will be placed in a conservation easement
- Mountain Projects is planning a major subdivision on Lickstone Road
 - where individuals must invest sweat equity into their homes.
- A new hotel is planned on a parcel next to the Best Western
 - Site plan has been approved
- The Town will be updating its sewer plan in the near future
- There will be a NCDOT meeting on August 1 to discuss design issues with US Hwy 276 and its effect on the Spread Out Historic District

A Committee member asked the director about the goals and standards within the existing land use plan and ordinance and whether or not they are working well with projects like the ones she just mentioned. Ms. Teague stated that in general they are working well, especially with infrastructure and density. However, issues do arise with some standards such as roadway design, access points, and road frontage.

Presentation

Will Linville of Stewart `presented the summaries from the June 21st public workshop and the community-wide survey which was available online for more almost a month. The activity results included:

- General comments received from the public workshop
- Results from the “keep, toss, create” station
- Visual preference board results – most and least preferred type of commercial and residential development
- Goals and policies confirmation - attendees were asked to vote on the ones that were most important to them. The top 8 were recorded.



Town of Waynesville Comprehensive Land Use Plan

- Sketching station – Participants were able to sketch their development concepts for the Hazelwood, Frog Level, and Main Street Districts
- Survey Results
 - Response rates, ages of respondents, and common themes were presented
 - A more detailed review will be provided at the next Steering Committee meeting
 - Targeted outreach is being conducted in the Pigeon Community

Activity

The Committee then completed a goals exercise to rate goals and policies from the goals and policies board. They then were asked comment on how to improve or reword those goals. The project team will further massage the goals presented at the next Steering Committee meeting.

Next Steering Committee Meetings

August 22, 8:00 AM

October 3, 8:00 AM