



Steering Committee Meeting Minutes

October 3, 2018, 8:00AM

Municipal Conference Room

Committee Members in Attendance

Lisa Brown, Brian Cagle, Austin Lee, John Ammons, Martha Bradley, Gregory Wheeler, Lorna Sterling
Project Team: Elizabeth Teague, Jesse Fowler, Jackie Turner, Will Linville (phone)

COMMUNITY OVERVIEW

Elizabeth provided an overview of recent development activity in Waynesville. Projects include:

- Text amendment to allow multi-family within the Plott Creek NR District was appealed on the basis of changes to NC General statutes related to Statements of Consistency with the Land Use Plan. The Board of Aldermen will be re-hearing the amendment and all other amendments adopted since the NCGS Changes (October, 2017) in order to correct any technical or procedural issues related to how we adopt zoning map and text amendments.
- In addition to roadway improvement projects along South Main and Russ Avenue, NCDOT has developed preliminary engineering plans for a roundabout at N. Main Street and Walnut Street with sidewalks and a new entrance to Vance Street Park.
- Town Greenway feasibility study looks at trail alignment and design from Walmart to Rec Park. Town received approval for a Phase 2 to continue greenway feasibility study from Rec Park to the Junaluska trail.
- Section of greenway from Dutch Fisher Field to Hickory Hallow Apartments on Killian Street and Boyd Avenue has been completed and the Town will be doing some finishing touches to the trail and hosting a ribbon cutting soon.
- A developer interested in providing workforce housing on 7 acres at Allens Creek and Buchanan Drive had a preliminary plat approved at the Planning Board, but adjacent property owners have made a petition to appeal.
- Plans for a Hampton Inn were approved for site behind the Chevrolet dealership off of Hyatt Creek Road and Shiloh Trail.
- Other development interest in Waynesville has been shown by a variety of other franchises and national chains. Starbucks is under construction at Howell Mill and Russ Avenue and Publix supermarket off of Russ Avenue is well underway.

Lorna asked if the Historic Preservation Commission is analyzing or documenting older structures. Many are not protected, and the fear is they will disappear in 3 years. Elizabeth indicated that HPC members



were actively engaged in documenting structures that may be demolished with roadway projects or new development.

The Waynesville Chamber of Commerce and the Asheville-Buncombe County Chamber have created a partnership to help promote business sites and bring new businesses to Waynesville. Martha is on the Chamber and stated that the program is less than a year old and still in its infancy; it has not resulted in any big wins yet, but it has increased the number of inquiries.

Suggestions were made for additional committee members. Brian recommended someone from the construction community. Elizabeth asked that contact information for potential members be forwarded to her so that she can reach out to them. New Steering Committee members will have to be appointed by the Board.

PRESENTATION

Jackie presented the overarching Goal “Be true to Waynesville” and the six supporting goals. The existing policies and updated and new recommendations were part of the presentation which is available on the project website. Comments included:

- **Goal 1:** Protect Waynesville’s natural and cultural resources including:
 - Protect farmland from sprawl and direct growth inward; state that open space preservation should happen primarily outside of
 - Preserving open spaces – What is the intent? Promote infill development in order to preserve open space
 - Need to demonstrate how infill development might look different than adjacent development as most redevelopment sites are in a floodplain
- **Goal 2:** Create opportunities for a sustainable economy
 - Will provide a profile in the plan dedicated to the economic impact of greenways – local and regional impacts
 - Greenway is an opportunity to aid in the creation of a sustainable economy
 - Add alternative energy sources such as solar to subsidize traditional sources and cost
- **Goal 3:** Create an attractive, healthy community with an interconnected system of greenways, sidewalks and bike trails.
 - Realization that there are more people on bicycles as primary forms of transportation particularly from Open Door to Pathways for services. Active transportation is part of an improved quality of life and not only for recreation
 - There is an existing greenway linkage from Hazelwood park to Killian St. (used to be a default homeless campsite). As trails are used more, where do the homeless go? Need alternative housing for homeless
- **Goal 4:** Promote/Encourage Smart Growth.
 - A build-out capacity analysis and future residential density map based on slope constraints were shown



Town of Waynesville Comprehensive Land Use Plan

- Some concerns about residential buildout – often the potential buildout density was less than the density designations on the current Future Land Use Map from 2002
- The model pointed out opportunities and areas where flexible densities and alternative housing/subdivision types might be considered
- Estimated potential for over 10, 800 new dwelling units over several decades – more research will be done to clarify this number factoring in population, seasonal housing, etc.
- Need to address areas that might have significant changes from the previous Future Land Use Plan including Pigeon Street, Howell Mill Road, Sulphur Springs, and Laurel Ridge Drive - - some areas have a cultural and political history with the town and land use e.g. Swift family properties near Great Smokey Mountain Expressway
- **Goal 5:** Invest in infrastructure to meet future demand, encourage economic development, broaden career opportunities, and support entrepreneurship.
 - Add alternative energy sources such as solar to subsidize traditional sources
- **Goal 6:** Encourage a mix of housing types and lot sizes; providing suitable and affordable housing options for all life stages.
 - Enhancing land values can make affordability challenging for renters
 - Address Welch Road mobile homes – Affordable but enhance safety and appearance

Steering Committee gave feedback on goals. There was discussion of keeping the goals simple and clear or concise. Lorna suggested that goals be brought forward in a summary format that was easy to read and understand.

VISION STATEMENT

Committee members and staff contributed to revisions to the vision statement. The **new** draft statement:

Waynesville will enable the growth of a vibrant, healthy, and successful community – true to our history, small-town culture and heritage; responsive to the changing aspirations and needs of all our citizens; purposefully built on the principles of smart growth; mindful of the gift of our rivers and creeks, and the surrounding farmland and mountain vistas; and attentive to the opportunities presented in regional preservation, arts and education, economic development, and land use initiatives.

LOGO

Logos for the comprehensive plan were shown and critiqued. Staff and committee members decided to just build off of the existing town logo with the addition of the plan title underneath.

Next Steering Committee Meeting

November 15, 8:00 AM – **Note change from Wednesday to Thursday**

