



Steering Committee Meeting Summary

January 9, 2019, 8:00AM
Municipal Conference Room

Committee Members in Attendance

Lorna Sterling, Gregory Wheeler, Brian Cagle, Ginger Hain, Martha Bradley, Jennifer Kirby, John Ammons, **Michael Blackburn**
Project Team: Elizabeth Teague, Jesse Fowler, Jackie Turner, Jake Petrosky

OPENING

Elizabeth provided an overview of recent development activity and planning projects within Waynesville. Projects she noted include:

- Starbucks and Publix on Russ Avenue
 - Starbucks is behind schedule due to their process of requesting two building permits and using two different contractors and timelines, one for outside of building and one for inside
 - Russ Avenue roadway improvement project will add sidewalks in front of buildings
 - Recent projects provided a fee in lieu of constructing the sidewalks due to pending roadway project. The fee will be used by the town as a local match for the improvement project.
 - It was also noted that DOT revised the cross-section for the Russ Avenue project based on the “Spreadout” historic district at Walnut. Town will pay for undergrounding utilities.
- Town greenway planning
 - The greenway council had/had a grant for studying how to connect Waynesville and Haywood County to Buncombe County and down to Hendersonville and the Fonta Flora Trail. The plan is considering a multi-use path along 19/23 near Asheville that could connect to Canton, Clyde and Waynesville. Land Of Sky Regional Council is branding the overall regional trail network as the Hellbender Trail.

Discussion

The discussion centered on the changes to the Future Land Use Map. The Committee and staff provided guidance for changes to the draft (currently under review by staff). The following is a summary.

- Flooding along Richland Creek was discussed. Recent heavy rains indicated the floodplain maps were fairly accurate. The town recently cleared drains and it had a big impact on decreasing flooding in some areas. Drainage and stormwater infrastructure maintenance, especially along Richland Creek should be mentioned in the plan.
- There was a discussion of the Francis Cove Mixed Use Area (MXU)
 - There is some concern over encouraging conservation style design and then including a commercial / mixed use area there. For instance, a Walmart may not be appropriate.
 - Either get rid of it or clarify what is seen there



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- Scale, design and lighting in new development is important.
- Change picture on FLU Designation; not Walmart
- Understand there is need for some commercial services in rural areas; clarify land use designation that could include some small-scale rural commercial or mixed use area and mix of residential, but limited in scale.
- Discussion:
 - Opportunity to serve Bethel and Waynesville and the east side.
 - Lots of open space out there, what will it be in the future...?
 - It is a major route (Pigeon Road / US 276) into town. Could have an intersection improvement at Raccoon Rd.
 - Could see townhomes, condos or master planned community, small scale...
 - Low/high density with flexibility in housing product with open space on edges.
- Concerned with the amount of land designated Residential Conservation (RC). The plan needs to balance accommodating development and protecting rural features.
- Mention flexibility of housing product in certain areas (i.e. RC and CMU) in order to achieve open space goals
- Improving trails is important, can walk from Lake Junaluska to Industrial Park
- Discussion of Sunnyside Road area, should this be Low Density Residential?
 - Could accommodate homes here without impacting views from Ratcliff Cove Road
- Discussion about Residential Conservation area along Richland Creek / Woodland Drive
 - Need policies to clarify when/how to cluster
 - Need to mention that RC may have some areas of higher density in order to preserve sensitive features
- Can we calculate a change in total build out? This would help justify the land use plan by verifying we have enough land to accommodate housing needs.
 - Projections were for 10,000 units over 20 years. What is current deficit? Housing starts? Affordability?
- Lets not displace residential. There is a shortage of homes in Waynesville
 - Absorption rate: 4.5 months.
 - Balanced market is 6 months
 - Listing of 400 residential properties in the county
 - Typically in a balanced market, there would be 700.
- Howell Mill Road
 - Low Density now on current plan draft, should it be?
 - Need to make sure vistas are preserved. Maybe with foreground meadows visible from roads. Preserve trees, etc.



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- Would like to identify gateways and add policies that convey that even in Low-Medium Density Residential areas key rural features are preserved.
- Tensions
 - Want to force infill
 - Want to preserve open space
 - Need to preserve landowners' property rights and flexibility
- Open space will be different everywhere, need to balance open space with context.
- Rural gateways
 - Mention on page 127. Call out how to preserve unique features while accommodating development...
- Call out central business district
 - Specific design guidelines related to architectural style
 - Hazelwood is not a historic district
- Jake noted that there was a need to compare goals and policies with draft recommendations by section and reorganize a few things before the draft document was provided to the steering committee. Comments from Town staff also need to be addressed.
- Takeaways / Action Items
 - Forward Existing FLUM at same scale (11x17)
 - Mention drainage and stormwater infrastructure maintenance as a recommendation in the plan.
 - Change image for Community Mixed Use on page 101. Want to see something appropriate for Waynesville. Also want to distinguish between rural MXU (rural marketplace?) and highway commercial somehow in text. Could be a subset of MXU or RC.
 - Could add action item in plan to revise mixed use overlay to not be a strip and to coincide with smaller footprint mixed use center.
 - Need to calculate net potential for residential growth (delta or change between existing plan and proposed plan)
 - Identify key gateway corridors and mention on page 127
 - Recognizing sensitivity and balance
 - Not a one size fits all.
 - Small area, corridor planning for gateways
 - What artifacts should be preserved to capture Waynesville!
 - Proposed schedule
 - Draft plan to Steering Committee late January (after edits from meeting and from staff are incorporated)
 - All Day meeting Wednesday, February 13th....or half day with lunch, then people can stay after lunch if they want.
 - Van tour before the February 13th organized by staff



Town of Waynesville Comprehensive Land Use Plan

- Talking points needed on the plan for drive

Next Steering Committee Meeting

Potential Van Tour before the 13th.

February 13th, 9:00-2:00