



## TOWN OF WAYNESVILLE Planning Board

9 South Main Street  
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### Chairman

Patrick McDowell (Chairman)

### Planning Board Members

Danny Wingate (Vice)

Anthony Sutton

Marty Prevost

Robert Herrmann

Jason Rogers

H.P. Dykes, Jr.

Pratik Shah

Ginger Hain

### Development Services

Director

Elizabeth Teague

## MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD Special Called Meeting/Public Hearing Haywood Co Historic Courthouse – 215 N Main St., Waynesville, NC 28786 July 30, 2018

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THE WAYNESVILLE PLANNING BOARD held a special-called meeting/public hearing on July 30, 2018 at 5:30 p.m. in the Court Room of the Haywood Co Historic Courthouse, 215 North Main Street, Waynesville, NC.

### A. CALL TO ORDER

Chairman Patrick McDowell called the meeting to order at 5:30 p.m. and welcomed everyone. He recognized Danny Wingate for his service and contribution to the Planning Board, the Town, and the community for several years and announced that this was Mr. Wingate's final meeting as a Board Member.

The following members were present:

Patrick McDowell (Chairman)  
Danny Wingate (Vice Chairman)  
Robert Herrmann  
Jason Rogers  
Ginger Hain  
Pratik Shah  
Marty Prevost  
Anthony Sutton  
Bucky Dykes

There were no members absent.

The following staff members were present:

Elizabeth Teague, Development Services Director  
Byron Hickox, Land Use Administrator  
Chelle Baker, Administrative Assistant  
Attorney Ron Sneed  
Attorney Bill Cannon  
Brian Beck, Police Department

Planning Board Minutes  
July 30, 2018

The following media representatives were present:  
Becky Johnson, The Mountaineer newspaper  
Cory Vaillancourt, Smoky Mountain News

Also present:  
Laurie DeLoach, Court Reporter, DeLoach Reporting, INC

**B. BUSINESS**

1. Public Hearing on a Major Site Plan/Design Review, for a multi-family development, at Plott Creek Road, PIN 8605-42-0093. (Quasi-judicial Proceeding)

Chairman Patrick McDowell explained the protocols of a Quasi-Judicial Hearing to the Board Members and to the audience.

Verbatim recording of the testimony in these proceedings was performed by Laurie DeLoach, Court Reporter of DeLoach Reporting, INC. and are incorporated herein with attached staff corrections to these minutes of the Special Called Meeting of the Waynesville Planning Board held on July 30, 2018.

**D. ADJOURN**

*With no further business, Mr. Patrick McDowell advised there was a motion to adjourn the meeting at 11:55 p.m. The motion passed unanimously.*

  
Chelle Baker, Administrative Assistant

  
Patrick McDowell, Chairman

Planning and Zoning Board / July 30, 2018 Public Hearing

DeLoach Report

Transcription File Errors:

1. Page 1- Lines 18 and 19 Spelling of Marty Provost to Prevost and Hermann to Herrmann
2. Page 5- Line 2- Wrong date – July 31, 2018 to July 30, 2018
3. Page 5-Line 2- special hall meeting- to special “ called” meeting
4. Page 8- Line 6 and Continuing throughout Transcript entirety- Ms. Prevost Rogers to Ms. Prevost
5. Page 19- Line 12 Mr. Herrmann: Motion- “Change to Make a motion to open the public meeting” Done by Sutton – motion was made to 2<sup>nd</sup> by Mr. Herrmann and this is missing.
6. Page 21 Line 22 and 23- of adjacent properties “or other neighborhood properties” Any questions? Thank you. – In parenthesis portion not stated- statement ended at development of adjacent properties” Any questions? Thank you.
7. Page 26- Line 5- There is the data about that. - Change to “ There is the data without the map zoning”
8. Page 32 – Line 23 – at their highest points. Statements ends. --- It actually continues and says at their highest points which don’t count towards the dimensional height standards ( tape 32:14)
9. Page 33-Line 9- “residual” should be “Residential”
10. Page 35- Line 6- clubhouse has a side façade along Plott Creek Road- should state “side façade that does face Plott Creek Road” (tape 35)
11. Page 48- Line 2- 2012 100 year plain- should state “100 year Floodplain” (tape 50)
12. Page 51- Line 11- with eight or units- Should state “ eight or More units” (tape 53:55)
13. Page 93- Line 12 and 13 Reads: I appreciate the Board understanding that right now they are in a very different position..... Should state “ I appreciate the Board understanding that you’re in jury right now, in a different position.....(tape 1:43:34 )
14. Page 107- Line 17- Ratchford- “we are talking about these additional (statement ends). Should state “we are talking about these additional buffer areas” (tape 2:11:0)
15. Page 109-Line 16- states “the vantage point is a single family house is very expensive” Should state “ the vantage point is full and a single family house is very expensive” (tape 2:13:34)
16. Page 126- Line 15, Line 20 Labeled Mr. Dykes ( this is actually Jason Rogers ) (tape 2:33:19)
17. Page 127-Line 6 Labeled Mr. McDowell ( this is actually Elizabeth Teague) (tape 2:34:26)
18. Page 127- Line 12 – Rick Merrill- “and this is the fourth site I have sold this company” Should state “ this is the Fifth site I have sold this company.” (tape 2:34:48)
19. Page 131- Line 4- Mr. Wingate from here continually numerous times is actually Anthony Sutton ( Tape 2:40:08)
20. Page 132 – Line 20- “Drawings submitted on C11” Should state “drawings submitted on C101” (tape 2:42:03)
21. Page 133-Line 3- “we do have a well within the 30-foot”, Should state: “we do have a wall within the 30 foot” (tape 2:42:18)
22. Page 135-Line 19- Labeled Ms. Prevost Rogers, Actually Ms. Ginger Hain, (tape 2:45:12)
23. Page 140-Line 20- “that is a 2 growth rate” Should state: “ that is a 2 percent growth rate” ( tape 2:51:53)
24. Page 146- Line 15- “ should make things as good or bad as they are today” Should state: “ as good or Better as they are today” (tape 2:58:35)
25. Page 156- Line 1- states “ 4.4.1, there is a drawing.” Should state: , “ 4.1.1, there is a drawing” (tape 3:09:32)

26. Page 158- Line 17- " so what was---" Should state: " So we will have to agree to disagree" (tape 3:12:13)
27. Page 160- Lines 23-25- " I have seen our survey. You can look at the page for the DOT part of the right-of-way. Should state: " I have seen that our survey can also meet the page for the DOT required right-of-way." ( Tape 3:14:01)
28. Page 187- Line 2- " livestock and other architectural uses" Should state: " livestock and other agricultural uses" (tape 3:42:33)
29. Page 194- Line 17 continuing again- Labeled Mr. Wingate is actually Mr. Anthony Sutton (tape 3:50:42)
30. Page 195-Line 3- Wingate- "you lived in the Buncombe County? Mr. Palmer: I have lived in Buncombe. I have lived in Henderson County. I have lived in Jackson County. I have lived in Macon County. " Should state: from- Sutton- " you LOOKED in the Buncombe County? Mr. Palmer: I have LOOKED in Buncombe. I have LOOKED in Henderson County. I have LOOKED in Jackson County. I have LOOKED in Macon County. " (tape 3:51:11)
31. Page 197 to Page 300 discussion and continuing on throughout transcript – Mr. Wingate is labeled but it is actually A. Sutton ( tape 3:53:06)
32. Page 200- Line 116- "define a situation" Should state: " define substantial" (tape 3:56:12)
33. Page 254- Line 10- "drawing that is shown is somewhat smaller" Should state: "drawing that is shown is somewhat similar "
34. QUESTION- DID MCDOWELL Vote on any consensus VOTES – no votes showing for him on transcript- example page 273 Line 18 All those in favor that the plan is consistent with the adopted plans and policies of the Town- No vote show for or against for McDowell, also page 288 Vote on Civic Space.
35. Page 283- Line 5- Mr. Rogers- "is not to be considered for building height." Should state: "is not to be considered as an uninhabitable attic." ( tape 5:44:36)
36. Page 283 – Line 17- Mr. Rogers- " If it says 7 foot. So if it was 16 foot under that is still..." Should state: "If it says 7 foot uninhabitable. So if it was 16 foot uninhabitable under that is still...." (tape 5:44.52)
37. Page 316- Line 13– Motion to approve with stipulations that the staff review an alternative to the landscaping plan..... Page 317 Line 16 on – No McDowell Vote?