

TOWN OF WAYNESVILLE Planning Board

9 South Main Street
Waynesville, NC 28786
Phone (828) 456-8647 • Fax (828) 452-1492
www.waynesvillenc.gov

Chairman

Patrick McDowell (Chairman)

Planning Board Members

Anthony Sutton (Vice Chairman)

Marty Prevost

Robert Herrmann

Jason Rogers

H.P. Dykes, Jr.

Pratik Shah

Ginger Hain

Susan Smith

Development Services

Director

Elizabeth Teague

MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD Regular Meeting Town Hall – 9 South Main St., Waynesville, NC 28786 October 15, 2018

THE WAYNESVILLE PLANNING BOARD held its regular meeting on October 15, 2018 at 5:30 p.m. in the board room of the Town Hall, 9 South Main Street, Waynesville, NC.

A. CALL TO ORDER

1. Welcome/Calendar/Announcements

Chairman Patrick McDowell called the meeting to order at 5:30 p.m., and welcomed everyone.

Elizabeth Teague, Development Services Director, noted that the next Planning Board Meeting would be a Special Called Meeting to be held on November 5, 2018, at 5:30 pm because of the Thanksgiving Holiday.

The following members were present:

Patrick McDowell (Chairman)
Anthony Sutton (Vice Chairman)
Jason Rogers
Ginger Hain
Pratik Shah
Bucky Dykes
Robert Herrmann
Susan Smith

The following Board Member was absent:

Marty Prevost

The following staff members were present:

Elizabeth Teague, Development Services Director
Amie Owens, Assistant Town Manager
Eddie Ward, Town Clerk

Planning Board Minutes
October 15, 2018

Jesse Fowler, Planner I
Attorney Ron Sneed

The following media representatives were present:
Becky Johnson, the Mountaineer

2. Adoption of Minutes

Ms. Teague explained to the Board that in regards to the July 30, 2018 minutes, a full review of the transcribed minutes has not been completed. She stated there were issues with the minutes, stemming from the audio in the Courthouse room and with names being wrong.

A motion was made by Board Member Robert Herrmann, seconded by Board Member Bucky Dykes, to approve the minutes of the September 17th, 2018 board meeting as presented. The motion passed unanimously.

A motion was made by Board Member Anthony Sutton, seconded by Board Member Ginger Hain to table the adoption of the minutes of the July 30, 2018 until the next meeting. The motion passed unanimously.

B. BUSINESS

1. Comprehensive Plan Update - Elizabeth Teague

Ms. Teague presented a detailed update on the Comprehensive Land Use Plan. She explained to the Board what the North Carolina General Statutes Authority says about the Comprehensive Plan.

NCGS § 160A-381. Grant of power

"For the purpose of promoting health, safety, morals, or the general welfare of the community, any city may adopt zoning and development regulation ordinances. These ordinances may be adopted as part of a unified development ordinance or as a separate ordinance. A zoning ordinance may regulate and restrict the height, number of stories and size of buildings and other structures, the percentage of lots that may be occupied, the size of yards, courts and other open spaces, the density of population, the location and use of buildings, structures and land.

NCGS § 160A-383 Purposes in View (revised 2017):

"Zoning regulations shall be made in accordance with a comprehensive plan...

"Prior to adopting or rejecting any zoning amendment, the governing board shall adopt a statement approving the zoning amendment and describing it consistency with an adopted comprehensive plan and explaining why the action is reasonable and in the public interest."

Ms. Teague gave an overview of the Town's existing Comprehensive Plan which was started in 1999, and involved the Planning Board, Aldermen, Land Development Plan Steering Committee, and Benchmark Consulting. The Plan was completed in December 2001 and adopted in 2002. The plan includes a "Smart Growth" framework for guiding development. There have been multiple amendments from 2004-2010, and a comprehensive update in April 2011.

She explained the ten principles of the Smart Growth Framework. These principles were developed through Smart Growth America in partnership with the EPA and Urban Land Institute, and are as follows:

1. Mix land uses
2. Take advantage of compact design
3. Create a range of housing opportunities and choices
4. Create walkable neighborhoods
5. Foster distinctive, attractive communities with a strong sense of place
6. Preserve open space, farmland, natural beauty, and critical environmental areas
7. Direct development towards existing communities
8. Provide a variety of transportation choices
9. Make development decisions predictable, fair, and cost effective
10. Encourage community and stakeholder collaboration in development decisions

Some of the goals that were presented to the Planning Board at the start of the update:

Build from what is good and working well.

Identify current and future needs.

Ask and Answer questions: What do we want in the future? What is our Vision?

Meet social, environmental, and economic needs.

Be true to Waynesville.

Foster community.

Engage public.

Ms. Teague gave a timeline of the process of updating the Comprehensive Plan as follows and emphasized to the Board that there had been many changes since 2002, especially with the Internet and Broadband. There have been changes in population, annexations, and currently there are three major transportation projects on the horizon. (Improvements to Russ Avenue, South Main Corridor, and North Main Street realignment)

Contracted with Stewart Engineering last spring

Started process May, 2018; Keeping Smart Growth Framework

Address changing context (economy, population, technology, annexations, growth, and transportation)

Planning Horizon from 2020 to 2035

Key Themes include:

- *Greenways, Green Infrastructure*
- *Historic Preservation*
- *Multi-faceted economy (Hospitality and Tourism, Manufacturing and Industry, Small businesses, Internet/broad-band based, Education, Healthcare)*
- *Housing Variety (ages, incomes, styles)*
- *Redevelopment Opportunities, Encouraging Infill, Density*
- *Public Health (opioid epidemic, aging in place, parks and recreation)*
- *Workforce preparedness*
- *Entering phase 2 (drafting of vision, goals, plan)*

- *Comprehensive Plan website:* <http://www.waynesvillenc.gov/comprehensive-plan-update>

Ms. Teague said the existing Vision Statement for the Town of Waynesville reads as follows:

“Waynesville’s Vision is preserving its heritage and inviting the future through quality planning for living today and tomorrow.

Our mission is to preserve and promote our neighborhoods, open spaces, vistas, natural and cultural resources and historic places. We will achieve this through planning mixed-use developments, aesthetic infrastructure design for economic prosperity, healthy community and family life, education, and the arts for public enjoyment. Waynesville will be regarded as the model town for the twenty-first century.”

Proposed working draft for update (2018):

“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.”

Ms. Teague said that next in the process will be suitability mapping. This will involve decisions concerning density appropriateness, considering slopes, floodplains, proximity to commercial development, transportation, infrastructure, and schools. This process will generate draft, revised Land Use Maps and recommendations for zoning map changes or changes to districts, land and farm conservation, and parks and greenways.

Ms. Teague referred the Board to the existing Land Use Plan, Map 12, explaining the Urban Growth Boundary. She said this is where water and sewer infrastructure has been extended. She indicated where the Town Boundaries are located as well as the ETJ. In the Plott Creek area, the Town chose not to extend the ETJ. She said this is important because in 2002 the Town went through a process to establish zoning based on the Land Use Plan. Zoning is a tool that takes the Land Use Plan and assigns density and suitability to planning areas. She pointed out that in the Land Development Map density is focused inward so that areas that are identified as medium to high or mixed use medium to high are located in the center of Town. They are adjacent to or near Central Business Districts and transportation corridors.

The next Steering Committee Meeting will be held on Thursday November 15th at 8:00 and the public is invited. A second community workshop is planned for December.

2. Public Hearing and consideration of a text amendment to add multi-family to the LDS Section 2.5.3 Table of Permitted Uses within the Plott Creek Neighborhood Residential District (PC-NR). (Legislative Proceeding)

Chairman Patrick McDowell advised to the Board and audience that this meeting is a legislative procedure to consider a text amendment to the Land Development Standards only, and to make a recommendation to the Board of Aldermen for the entire zoning district. He reviewed protocols with the Board and asked that the public also follow all protocols. Chairman McDowell noted that this continued a discussion that was held on

May 21, 2018. Mr. Sneed indicated that it was a topic previously covered and that the Board could consider past comments already in the record.

A motion was made by Board Member Anthony Sutton, seconded by Board Member Susan Smith, to open the Public Hearing at 6:00 p.m. The motion passed unanimously.

Chairman McDowell asked Ms. Teague to present the staff report for the text amendment.

Ms. Teague said this was a text amendment request to the Land Development Standards (LDS) to add "Dwelling-Multi Family" as a permitted use (P) within the PC-NR District. The ordinance section for this request is Table of Permitted Uses, Section 2.5.3 of the Land Development Standards. She explained that the applicant is the Planning Department on behalf of the Board of Aldermen.

Ms. Teague explained to the Board that in April, 2018, the development firm Triangle Real Estate of Gastonia / Southwood Realty applied for a text amendment to include multi-family within the PC-NR District in order to build an apartment complex on a 41 acre tract, PIN 8605-42-0093. The Planning Board and Board of Aldermen held hearings in May of 2018, after which the Aldermen took action to amend the Land Development Standards text to include multi-family within the Plott Creek Neighborhood Residential (PC-NR) District. On July 30, 2018, the Planning Board considered the major site plan proposed, and on July 31, adjacent property owners to the tract in question filed a "Complaint for Declaratory Relief" purporting "procedural defects," that the action was "arbitrary, capricious and unreasonable," and that the action was an "illegal contract zoning."

In August of 2018, the Town Board of Aldermen determined to address the complaint with two actions:

- 1. To waive the 12 month waiting period for application for the text amendment to the Town of Waynesville Land Development Standards Sections 2.5.3 as there has been a substantial change in circumstances related to the request due to the omission of an express reference to the Board's reasons that the Board discussed in the motion to find that the amendment was consistent with the Land Use Plan. She said one of the primary bases of the complaint was that the Town did not use the proper language in the motion to adopt the consistency.*
- 2. To approve application by the Board of Aldermen and/or the Planning Department for the Town of Waynesville as the applicant for re-submission of the text amendment for Land Development Standards for Section 2.5.3 to the Planning Board.*

Ms. Teague gave other historical background, and referred the Board to the Land Use and zoning maps relevant to the proposed text amendment and to this tract of land as follows:

- In 1986, this tract was annexed into the Town as part of the George Plot Estate and was zoned R-2.
- In 1999, Hazelwood Elementary School built on another portion of the original George Plott Estate.
- In 2002, the "Waynesville our Heritage our Future 2020 Land Use Plan" ("Comprehensive Plan") was adopted. The Plott Creek area is identified as "medium to high density residential" on the Future Land Use Map adopted as part of the plan.
- In 2003, the Land Development Standards ("LDS") were adopted pursuant to the Comprehensive Plan. The "Plott Creek-Neighborhood District" (PC-NO) is established and multi-family is permitted with "Special Requirements." (Ordinance No. 13-03 to add Plott Creek Neighborhood District).

- In 2004, Waynesville completed a study and survey to extend Extra Territorial Jurisdiction (ETJ) further west a long Plott Creek in accordance with the adopted future land use map and apply a "Plott Creek Rural District" beyond Town limits. Town determines not to extend ETJ.
- In 2006, NCDOT considered a road widening project as part of NC Moving Ahead Project that was not implemented, but NCDOT did extend the school parking lot.
- In 2010, the Town adopted the Comprehensive Pedestrian Plan which identified a sidewalk between Hazelwood Elementary and downtown Hazelwood, and construction funding was allocated in 2017.
- In 2011, the LDS were revised and a "P" is not included in in Permitted Uses Table column under multi-family within PC-NR, but Townhomes are. Minutes from the 2011 LOS revision do not reflect discussion related to the removal of multi-family from the PC-NR district. Section 5.3 "Permitted Building Types and Frontages," states that Townhouse and Apartment Buildings are allowed in all of the Town's Neighborhood Residential Districts, including PC-NR, showing a conflict in the ordinance.

The purpose and intent statement of the PC-NR District also did not change between the 2003 and 2011 versions of the LDS and still reads (Section 2.3.3 (F)):

"While it is semi-rural currently, as the Plott Creek Neighborhood District (PC-NR) develops it should do so in a manner which complements its location near the Hazelwood Town Center, and the Hazelwood Elementary School which is within its boundaries. Infrastructure should be well connected and networked (including sidewalks, streets, water/sewer, etc.) and other infrastructure needs should be addressed (such as recreational opportunities) as the area develops. Special care should be taken to enhance the natural features of the area, such as the mountain slopes and the creek, so that they become an integral part of the community. Connections (roads, trails, etc.) to other districts, such as Hyatt Creek area and to the large mountain tracts at the end of Plott Creek, are also important and must be considered as the area develops."

The Land Development Standards (LDS) definitions {Section 17.1}, distinguish residential uses

Dwelling-Single Family: A free standing building designed for and/or occupied by one household. These residences may be individually owned as residences or residences owned by rental or management companies. Also includes factory-built, modular housing units that comply with NC State Building Code. (LBCS F1100 and 51100).

Dwelling-Two Family: A two-unit building that is divided horizontally or vertically, and each unit has a separate entrance from the outside or through a common vestibule. (LBCS F 1100 and S1121)

Dwelling-Townhome: Three or more attached dwelling units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one (1) or more vertical common fire-resistant fire walls, and the land underneath each unit is titled to the unit.

Dwelling-Multifamily: A building or portion thereof containing three or more dwelling units on a single lot where each unit has a separate entrance from the outside or through a common vestibule. A multifamily structure where dwelling units are available for lease or rent for less than one month shall be considered lodging.

These definitions refer to building style and how property is subdivided to accommodate dwelling units, and not by whether the unit itself is owned or leased. Therefore, someone can rent a townhome, a unit within a multi-family structure, a duplex or a single family dwelling. Condominiums can be within a townhome, multi-family or duplex style structures. The LDS does not distinguish rental property from non-rental property, nor does the Town so discriminate among its residents. Parking for multi-family is treated the same as Townhomes in LOS Chapter 9, while single family and duplex dwellings require one space per unit. Multi-family development must comply with other LDS standards for design, landscaping, driveways, lighting, signage, floodplain, storm water, and slopes just as other development.

What makes multi-family distinctive from other types of development, is that one unit can be located above another unit, sharing a footprint, and that parking areas are shared by the units. Depending on design, this can mean higher density within a smaller area. For example, in the Master Plan proposed in this case presented, the developer compressed density for the site, minimizing impact to the flood plain and preserving the natural slopes of the property. On a tract that is 40.96 acres, 200 units were proposed within an area of 20 acres, leaving half of the tract undeveloped. By contrast, a single-family subdivision meeting the PC-NR requirements would be much more spread out, using at least 32 acres (200 units with a minimum lot size of 1/6 of an acre not including roads). Each unit would also have an individual driveway and parking area within its lot. Ms. Teague pointed out to the Board how the different types of definitions can have different impacts on the land. She stated that Townhomes or Multifamily homes allow more density in a smaller space.

Ms. Teague reviewed the Consistency Statement with the Board.

In accordance with the 2017 revisions to NCGS 160A-383, staff recommends that the Planning Board could find that this text amendment is consistent with the Town of Waynesville Comprehensive Plan, Waynesville: Our Heritage, Our Future, 2020 Land Development Plan, adopted in 2002, and that this text amendment is reasonable and in the public interest because of the following:

1. Waynesville has the authority, pursuant to Part 3 of Article 19 of Chapter 160A of the North Carolina General Statutes, to adopt land development regulations, clarify such regulations, and may amend said regulations from time to time in the interest of the public health, safety and welfare. This revision would add back in to the PC-NR district multi-family housing that is allowed in the majority of other NR Districts and for which there was not a documented reason for removal.

2. This revision is consistent with the following adopted Land Use Plan goals and actions:

A. "Provide an attractive range of housing opportunities and neighborhoods for all residents of Waynesville," with actions to:

- "Work with the development community to explore ways to make affordable housing construction more attractive to developers (cost lowering mechanisms, incentives, etc.)
- Use creative zoning to allow accessory dwellings, duplexes and other affordable housing alternatives." (LDP, p.4-6)

B. "Rezone areas as indicated on the Land Use Map which allow for higher density residential development." (LDP, p.4-7)

C. "Encourage a variety of housing types for various income, age and ethnic groups throughout the planning area promoting housing alternatives in addition to the traditional single- and multi- family dwelling options." (LDP, p. 4-7)

- This revision is consistent with the Comprehensive Plan's Future Land Use Map which identified the Plott Creek NR District within the "medium to high density" area for future growth. The current LDS zoning category of Neighborhood Residential ("NR"), along with Urban Residential and Neighborhood Center Districts, represent the medium to high density areas identified in the 2002 future land use map. All NR districts, including PC-NR have the same dimensional standards (Section 2.4.1) and density of 10 units/acre, or 16 units/acre with a Special Use Permit. This text amendment does not change the density, regulations or residential focus as identified in the Land Use Plan, nor does it treat the district differently than other similarly zoned areas.

- This PC-NR district is within the urban services boundary, in keeping with the objective to "limit "urban sprawl" through the establishment of a planned growth area for the Town of Waynesville." (2020 LDP, p 4-3). The PC-NR District is also within a mile's range of the Hazelwood Central Business District and less than .5 of a mile to the 23/74 Expressway.

- Western North Carolina and the Town of Waynesville is experiencing growth that has resulted in a shortage of available rental housing. According to the 2017 Haywood County Housing Strategy, "There are few long term rentals available in the county; rental rates are typically above HUD Fair Market Rent level ... Only 7.4% of the units in the county are multi-family units." (p. 5). The Strategy explains that available land that is relatively flat and that can be served with infrastructure is rare and that rental should be considered a priority. Online searches during the week of October 1st – 5th, show limited options currently available rental housing. According to the 2017 Haywood County Housing Strategy, "There are few long term rentals available in the county; rental rates are typically above HUD Fair Market Rent level ... Only 7.4% of the units in the county are multi-family units." (p. 5). The Strategy explains that available land that is relatively flat and that can be served with infrastructure is rare and that rental should be considered a priority. Online searches during the week of October 1-5, show limited options currently available within Waynesville:

Apartments.com	1	3 bedroom house	\$950/month
Zillow.com	20	2 mobile homes	\$950/ month
		5 houses	\$925-\$1995/month
		3 apt/condos	\$470-\$1600/month

Ms. Teague added that she checks the availability of rentals because of the housing need in Waynesville and the requests she receives through her office. The only large scale apartment complex within Waynesville is Vantage Pointe on 17 Wilkinson Pass Lane, ([www.balsammountainapartments .com/](http://www.balsammountainapartments.com/)), which offers 1-3 bedrooms from \$850/month to \$1175/month and maintains a waiting list. This text amendment would expand housing opportunities that meet an identified community need on a large undeveloped tract of land that can hold a large scale project.

This text amendment would place a "P" within the Table of Permitted Uses in the PC-NR Column at the "multi-family" row, without changing any other requirements or density of the district. This would re instate multi-family within a district that is identified for growth and medium to high density development. It would allow structures that could accommodate apartments or condominiums for new rental or ownership housing, which the Town of Waynesville needs.

Ms. Teague addressed some of the specifics of the filed complaint as follows:

1. The applicant, Triangle Real Estate of Gastonia Inc. which had a contract to purchase at their time of application for the original text amendment request, is now the owner of record. Section 15.14 Map and Text Amendments states that, "the Board of Aldermen may from time to time amend any part of the text of this ordinance or amend the Land Development Map of the Town." Further, the Town or the Planning Department may be an applicant.

Ms. Teague stated she wanted to be clear that the Town is following the proper procedure and that at the time Triangle Real Estate had a contract for the original text amendment, they are now the owner of the property. She said that in this particular hearing they are not the applicant, but the Town Planning Department is at the direction of the Town Board of Aldermen.

2. Concerns regarding compliance with 160-A-383 and specific phrasing related to statements of "consistency," "reasonableness", and "in the public interest" can be addressed using the attached work sheet in order to frame your review and findings.

She noted that in the Statement of Consistency, findings for "reasonableness" and "in the public interest" was separated on the work sheet in order for the board to consider those findings in addition to "consistency" as was addressed by Chairman McDowell at the beginning of the hearing.

3. For zoning text or map amendments, the Town Planning Board and Board of Aldermen must use the Town's Comprehensive Plan as the source for "determining and guiding principles."

Ms. Teague reminded the Board that by making the Statement of Consistency as part of their decision, that these principles should be addressed.

4. Impacts of adding multi-family to the PC-NR list of permitted uses creates an opportunity for growth in an area that has available land within the Town boundary. It could also impact traffic and aesthetics of what is there now. However, traffic and aesthetic impacts would also be associated for a townhome development or major subdivision of single-family homes which could be permitted now. This text amendment does not change or minimize development requirements already in force within the District, the Town or the State. In regards to the original application and the proposed development, the Board should consider the information and materials previously presented in the May 21, 2018 meeting.

- A traffic impact analysis conducted by JM Teague Engineering for the specific project of 200 units indicates that Plott Creek Road could accept the additional projected traffic and more. Ms. Teague said in the traffic impact analysis, it is indicated that Plott Creek Road could handle more traffic. Also in that study, it is distinguished between school traffic, school peak hours, and regular use traffic.
- New multi-family development must meet the Town's design guidelines in Section 5.8 and height requirements (3 stories above of the highest adjacent grade).
- "Multi-Family Development with 8 or more units," are considered for their specific impacts subject to the requirements of "Site Plan/Design Review (Major), according to Section 15.8.2. Ms. Teague reiterated that any multi-family development that comes into the Plott Creek Neighborhood Residential District still has to meet all the other requirements of the Town, including the fact that if it is any more than eight units, it has to go through a major site plan process.

- D. The Town's Land Development Standards lay out an application and hearing process:
- **"Required Application Information:** Environmental Survey (15.4.1), Master Plan (15.4.3) and Building Elevations for Design Review (15.4.7) (may be waived by Administrator as appropriate) - Construction Documents (15.4.4) shall be submitted after Planning Board approval."
 - **Determination of Completeness:** The Administrator shall review the application to ensure that it is complete, prepare a report and recommendation on the application, and schedule the matter for a public hearing before the Planning Board. Ms. Teague pointed out that it is in the Town Ordinance that staff makes a recommendation. She said she has done that based on her interpretation of the plan and the Ordinance. She stated that she gives a recommendation because that is part of the process, not because there is any sort of collusion between staff and a developer.
 - **Public Notification:** Level, 2 and 4.
 - **Neighborhood Meeting (15.3.7):** Optional.
 - **Public Hearing:** The Planning Board shall hold a hearing on the proposal. The applicant and other property owners likely to be materially affected by the application shall be given an opportunity to be heard.
 - **Decisions/Findings of Fact:** Following the public hearing the commission may approve, deny or approve with conditions the application for a Major Site Plan. No Major Site Plan shall be granted unless it complies with the following findings of fact:
 - a. The plan is consistent with the adopted plans and policies of the Town;
 - b. The plan complies with all applicable requirements of this ordinance;
 - c. There exists adequate infrastructure (transportation and utilities) to support the plan as proposed;
 - d. The proposed plan conforms to the character of the neighborhood, considering the location, type and height of buildings or structures and the type and extent of landscaping on the site; and
 - e. The application will not substantially injure the value of adjoining or abutting property, and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.
- E. To achieve a building permit, any development has to comply with all applicable State and local standards including, land disturbance, floodplain, storm water requirements, and steep slope protections. Plott Creek is a designated Trout water of the state from its headwaters to Richland Creek requiring compliance with the Trout Stream buffer rules of the State, and a 25' buffer. Any development within the floodplain will have to comply with all State and local floodplain requirements. There is no FIRM designated floodway within the PC-NR District. Compliant development should not negatively impact the water quality of Plott Creek or interfere with adjacent property uses. In the Land Development Standards, there are protections for floodplains, slopes and stormwater issues. She emphasized that amending any text means that a certain type of use would be allowed. It would not change the allowable density to this area. Teague referred the Board to maps for the slope elevations and regulations. She said any development within the floodplain will have to

comply with State and local floodplain requirements. She explained that the Trout Stream Buffer is a 25 foot set back on either side of the stream. Compliant development should not impact the water quality of the stream or interfere with adjacent property uses because of the Town's regulations.

- F. Multi-family residential should not generate any more noise than the existing Hazelwood Elementary school, nor has multi-family development in other areas created objectionable noise or policing complaints for the Town. Another multi-family development, Vantage Pointe, has not generated significant policing incidents or increase in noise complaints from the development.

Ms. Teague gave her recommendation from staff as follows:

1. The Board should utilize the Statement of Consistency Worksheet to develop findings which demonstrate your review of, and consideration for consistency with the Land Use Plan, reasonableness, and the public good.
2. The Board should recommend, or not recommend, the text amendment for approval by the Board of Aldermen.

Chairman McDowell asked the Board if they had any questions for Ms. Teague. There was much discussion concerning the Land Development Standards and the update of 2011 when the "P" was omitted or removed from the Table of Use in the Multi-family category in the Plott Creek District. Ms. Teague said some of the benefits of allowing multi-family dwellings are shared parking and the condensing of density. The infrastructure and roadway that is required to support single-family dwellings, as opposed to a townhome or multi-family unit, is much greater.

Chairman Patrick McDowell began calling on speakers who had signed up in advance of the call to order.

**Teresa Brothers
186 Water Rock Circle
Waynesville, NC**

Ms. Brothers stated that she wanted to speak to one particular issue concerning this text amendment. During the Public Hearings of May 21, and May 22, 2018, members of the Planning Board and Board of Aldermen told the "Save Plott Creek" advocates that many of their concerns were insignificant and irrelevant based on residential addresses. She quoted the North Carolina School of Government saying that North Carolina Local Governments are supposed to be responsible to and responsive to the people, and all people are supposed to be responsible and supportive to the government. She asks the question "Who are the people that local government should serve?" She said the Town of Waynesville government should serve its residents living within its Town limits. She stated the Town also has a duty to serve other citizens as well, and must serve people who work, shop, visit or own property. She said the people who live just outside the Town's limits contribute to the Town's economy as well. Ms. Brothers told the Board that they should take into consideration the people just outside the Town limits work, attend churches and festivals and many other activities, and are part of the Waynesville community and share common bonds and concerns. She said ignoring the people who have gone on record against this text amendment is preposterous. She said the Board's responsibility lies with the residents of the Town of Waynesville and not with the developer. She asked the Board to do what is right and vote against the text amendment.

**Chuck Mason
19 West Street Apt. A**

Waynesville, NC

Mr. Mason stated that he was a new resident. He said he had a friend that lived across from the proposed development, and his heritage goes back to when the Town was formed in 1871. He asked the Board to oppose the text amendment because he feels it leads to a situation that will change the heritage of the area.

**Ken Hollifield
1228 Plott Creek Road
Waynesville, NC**

Mr. Hollifield stated that most of the people in the room were against the text amendment. He said the property was not adjacent to US-74 because there are three or four property owners between this property and the road which is Locust Drive. Locust Drive is a single lane road and cannot be widened to accommodate more traffic. He said he had spoken with NCDOT and had been told that Plott Creek or Will Hyatt Road could not handle the traffic that would come from this development. He added that the State had notified the Town that they would be put under a moratorium because of the need for an upgrade to the waste water treatment facility. He said he felt that development needed to be put on the back burner until the problem with the treatment facility is solved. He asked the Board to think about this before making a decision tonight.

**Jeff Ledford
807 Jamestown Drive
Gastonia, NC**

Mr. Ledford thanked the Board for the last meeting which was held at the courthouse. He asked the Board to read the sign behind them which reads "Progress with Vision." He asked the Board to take that vision into consideration.

**Mary Thomas
152 Sherman Way
Waynesville, NC**

Ms. Thomas told the Board that the Town took great pride in the 2020 Land Development Plan. It is based on Smart Growth principles to preserve and promote open spaces natural resources and historic places. She said the action for a text amendment to add multi-family to the table of permitted uses within the Plott Creek neighborhood ignores the community and the environment. Ms. Thomas stated she is not a Town resident, but she helped canvass the neighborhood getting signatures for petition of opposition. She presented a spreadsheet showing the signatures and neighborhood covered. She referred the Board to maps indicating the percentages of opposition to the text amendment in the sections of Plott Creek. She said a multi acre parking lot would cover the wetlands, and this would not encompass the definition of Smart Growth.

**Mark Teague
525 North Main Street
Waynesville, NC**

Mr. Teague stating housing was a big issue. He had employees that live in Asheville because housing cannot be found in Waynesville. He said that professionally he was a transportation engineer; he conducts traffic studies over a six state area. As far as the Plott Creek area, Mr. Teague said that with single family homes, about 10 trips a day, per unit, are generated. With multi-family homes, units 7 trips per day are generated. He said

there is a possibility that there would be less traffic than single family development. The traffic counter on Plott Creek between the ramp and the school has been there since around 2003. The traffic count has gone from about 2800 vehicles per day in 2003, to 2300 in 2012. Currently the count is 2500 vehicles a day. Mr. Teague said typically on a two lane road you can have a capacity of up to 8 – 10 thousand cars a day. Mr. Teague said he supported the project.

Ray Moody
1266 Plott Creek Road
Waynesville, NC

Mr. Moody stated he and his wife moved into Plott Creek in 2013. He said allowing apartments in the Plott Creek District would change the character forever. He said the Board should also consider that the "P" for multi-family dwellings was removed intentionally. He said that the Smart Growth provision in the Land Development Standards is not being followed. Mr. Moody said he understood that Waynesville and Haywood County need additional housing, but there are other areas in the county where apartments are permitted and would be better suited to meet this housing need. He added that knowing the shape that the Town of Waynesville sewer system is in currently, it would be inconceivable for the Town to approve more areas for apartments. He addressed the topographical restraints for utilities in the Plott Creek. He asked the Board to wait until the Land Development Standards update is complete before making a decision on this text amendment that will result in making drastic change to the unique area of Plott Creek. He urged the Board to consider the input and consensus of the public and vote no to the text amendment.

Bruce Ganger
2915 Plott Creek Road
Waynesville, NC

Mr. Ganger referred to the staff report stating the Town Planning Board and Board of Aldermen must use the Town's Comprehensive Plan in determining and guiding principles. Mr. Ganger stated he had gone to different areas and talked with homeowners about the proposed development, and was speaking on their behalf. He had spoken with many people who stated they lived in homes that have been in Plott Creek for many generations. Those people were against the development project because of traffic, and having the development next to the school where their grandchildren attended. He added that his single parent daughter would not be able to afford on of the apartments on a \$30,000.00 yearly income. He said this is not affordable housing.

Susan Smith
279 Village Lane
Waynesville, NC

Ms. Smith stated she had worked as a County Commissioner Aide for over 10 years in Broward County Florida. She worked closely with Land Development Planners, and she commended the Board for caring what people have to say. She said In terms of this development, Ms. Smith believes Plott Creek does not deserve a development like this. She asked how a project like this can get approved within a small town, with a two lane road, and with a school that has a tremendous amount of traffic. She said that despite the fact that is has been said that a multi-family dwelling generates 7 trips per day, versus 10 trips a day for a single-family, she doubts that fact in this rural community. This is vey frustrating for residents who live in the area. She asked the Board to pause before making a decision of this magnitude.

**Chuck Dickson
1154 Plott Creek Road
Waynesville, NC**

Mr. Dickson stated that he had been a homeowner in Plott Creek for the last 20 years. Mr. Dickson said that from 1986 until 2003, Plott Creek was zoned single-family. He said that when he first heard about the proposed development, he looked at the Table of Permitted Uses in the Land Development Standards, and discovered it is not zoned multi-family. He alluded that the process was rushed because of a mistake, and the developer would have suffered a great loss, and be a potential lawsuit against the Town. Mr. Dickson said the Board was hearing from the public and that they were all against the text amendment to allow multi-family housing in Plott Creek. He expressed concerns about a member of the Planning Board receiving incentives for a recent project. He urged the Board Member to abstain from voting. Mr. Dickson stated he was sick when he visualized a four story development in the Plott Creek area. He agreed that affordable housing was needed in this area, but this development will not be affordable. He asked the Board to let the planning process proceed and figure out where the Town needs growth.

Ms. Teague addressed the question of the floodplain maps that was adopted in 2012, and stated that Hazelwood was developed prior to the existing floodplain maps.

Ms. Teague clarified that the map referred to by Mr. Dickson on the Comprehensive Plan website was not generated by staff, but by the consultant who developed the Comprehensive Land Use Plan. She stated that there was no approval given to the developer prior to Planning Board approval.

Mr. Teague said there was a mistake made when the developers were coming in at the time of consideration of buying that property. She said there was no application at that time, and it did appear to her that Neighborhood Residential was zoned to handle the density of a multi-family district. As soon as application was made, the developer had to go back through the process of a text amendment application.

**Chelsea White
18 Hemmingway
Clyde, NC**

Ms. White stated she is a life long resident of Western North Carolina, and considers this area her home. She said that finding affordable housing has been a struggle for her. She said that the number one response when asked about affordable housing is that you can't stay here, you have to move elsewhere to afford housing. She said she commends all the folks speaking against the development, but she also commends the Planning Board for planning into the future. Affordable housing is an issue that the community must face because 45% of renters in Haywood County are rent over burdened now. With this text amendment more affordable housing can become a reality in this area, and the folks in her generation won't have to leave the area to find housing. She said it was a privilege to stand and defend the right as a homeowner to not have to look at a development complex that would give someone else the opportunity to be able to stay in their "home" area.

(Couldn't make out her name)
**84 Harris Circle
Sylva NC**

Ms. stated she has worked in Waynesville for the past 3 years with the WNC Homeless Coalition who provides direct services to those people experiencing homelessness and lack of housing services. Ms. works with 8

counties, all of whom have expressed concerns with the lack of affordable housing. She said she recognized that the price range that is being proposed for these units is out of affordability range, but she hopes that by opening up zoning, it will alleviate burdens for those who are unable to find housing. She addressed the concerns of people having a multi-family next to a school by saying that there are background checks, and the narrative that sex offenders will be living next to where children are in school is not true. She said everyone needed to think about people who live in tents and in cars, as well as homeowners.

**Vickie Gribble
Fairview Heights
Waynesville, NC**

Mr. Gribble stated she works with the homeless at Pathways, and in no way is this development affordable housing, because affordable housing should be about 30% of your income. Ms. Gribble said she had heard no evidence or reason for the Board to approve a text amendment. She asked the Board to think about how they were going to amend something, and suddenly the developer wants to develop there. She said she hoped the Board was listening to the voices of the taxpayers, and citizens of Haywood County, and not go back and amend something for the sake of having a mistake rectified.

A motion was made by Board Member Anthony Sutton, seconded by Board Member Robert Herrmann, to close the Public Hearing at 7:31 pm. The motion passed unanimously.

It was the consensus of the Board to take a break from the meeting at 7:32 pm.

The meeting was reconvened at 7:40 p.m.

Chairman Patrick McDowell asked the Board Members if they had any comments prior to taking action.

Board Member Anthony Sutton commented that the current density that is allowed for townhomes or single family residences would allow more homes in the district that would take up more space than apartments.

Chairman Patrick McDowell reminded Board Members that this is a zoning text amendment for the area, not an approval for a specific piece of property. Related to the sewer system, he noted that if someone chooses to develop in an area, the Town would determine whether the sewer system could handle such additions. The Planning Board is responsible only from a zoning standpoint; sewer system requirements and infrastructure is a concern for staff and the Board of Aldermen.

Board Member Jason Rogers noted that he felt a large development would be aesthetically unpleasant in that area, as you come up from bypass you would see only a building or buildings and not the current green valley. Also, the traffic on Plott Creek and Locust Drive would be increased dramatically.

Board Member Ginger Hain explained that what we (the Planning Board) are charged with is looking at a text amendment and determining whether the omission from the permitted uses was intentional or not. Even though that area is very close to a school and to Hazelwood, she did not consider it an area where there should be future growth. She indicated that the area there is unique. She expressed that it was conceivable that multi-family was intentionally left off there. Board Member Jason Rogers added that the Sulphur Springs Neighborhood also does not allow multi-family.

Chairman Patrick McDowell asked Planning Board Attorney Ron Sneed to explain the proper documentation process for the Board's decision. Attorney Ron Sneed noted that the legislation that was adopted includes a requirement to have specific reasons as to why or why not the Planning Board feels that the decision is either consistent or not consistent with the land use plan, and whether a decision is reasonable, or not, and in the public interest, or not. Therefore, Board Members must provide reasons as part of any motions set forth, and if the motions are approved then a third motion is required to move to the Board of Aldermen level.

Chairman Patrick McDowell inquired if all of the Board Members understood the process. All indicated that they did. Board Member Robert Herrmann requested a clarification regarding the definition of multi-family that Ms. Teague provided from page 17 of the board packet.

Chairman Patrick McDowell also asked Attorney Ron Sneed whether or not there was any reason to have Board Member Pratik Shah recuse himself from the vote based on speaker comments previously. Mr. Shah stated that if the Board feels that he should not vote on this matter, he would recuse himself. Attorney Ron Sneed asked if there was any direct financial gain from this decision and there was discussion that there was no direct financial gain to Mr. Shah. There being none, and although not required, the Board Members indicated by consensus that Board Member Pratik Shah should vote on the matter.

Attorney Ron Sneed added that at the beginning of the meeting the public hearing was referred to as a continuation. However, he clarified it was a noticed re-hearing on the issue, but that all of the information contained in the minutes from the previous hearing was still pertinent. There being no further clarification or discussion required, Chairman Patrick McDowell asked if there was a motion from the floor.

Board Member Anthony Sutton made a motion to find that the proposed text amendment was consistent with the Town's comprehensive land use plan. Chairman Patrick McDowell reiterated that there had to be reasons included as part of the motion. Board Member Anthony Sutton requested to withdraw his motion.

The withdrawal was granted.

Board Member Jason Rogers made a motion to find that the proposed text amendment was inconsistent with the Town's comprehensive land use plan and not reasonable and in the public interest because it did not protect the environment especially the ridgelines and valleys, was not included on future land use maps, and did not connect neighborhoods. Board Member Ginger Hain seconded the motion.

Chairman Patrick McDowell opened the floor for discussion. Chairman Patrick McDowell began the discussion related to maintaining certain areas. He noted that these are the most difficult choices a Planning Board faces. If you never allow development in open land, our community will die. He acknowledged that people are involved in their community, and that in his time on the board, the most consistent idea is that we need things, however, not in our neighborhood. Unfortunately the Board has to choose where to put those things and look at moving forward toward the future. Protecting ridgelines and valleys is one consideration, and he noted he thought this was a good area for development. Chairman Patrick McDowell also added that he remembered when the community was not growing and the Planning Board was charged with trying to get more development allowed. He continued saying that, unfortunately, no one builds affordable housing. Affordable housing is created by having new housing which forces pricing down; creating additional supply produces that affordable range.

Board Member Ginger Hain respectfully disagreed. In order to balance better economic development concentrating on urban centers and preventing urban sprawl, there are existing areas that could be infilled. While Board Member Ginger Hain appreciates the opposing point of view, she asked her fellow board members to dig deep and consider the pros and cons and value for the overall community. She noted that there is not much untouched land left.

Board Member Robert Herrmann expressed that he had dealt with "not in my back yard" everywhere he had lived. He disagreed with previous comments noting that this change would prevent urban sprawl. He alluded to the younger speakers who explained the difficulty that young people face when trying to decide whether to stay or leave this community. Board Member Robert Herrmann encouraged the board to look at what is going on in this community and understand that this is a problem that Waynesville is facing long term and that the zoning change needs to go through.

Board Member Anthony Sutton likened the situation to a putting the horse before the cart and vice versa. Individuals cannot get jobs without housing and cannot get housing without jobs.

Board Member Jason Rogers rebutted by expressing the need to identify and inventory the natural and historical resources. He added that one thing we do have in that area is the Plott Hound. It is a natural resource for us and for our community to be proud of. It is part of the preservation of that community in addition to the views that we see there as we go through.

Chairman Patrick McDowell thanked the Board Members for their passionate, but respectful, comments. He appreciated the diversity of the thoughts/views and the healthy debate.

Chairman Patrick McDowell noted that there was a motion and second and called for a vote. Board Member Jason Rogers and Board Member Ginger Hain voted in support of the motion; Board Members Susan Smith, Bob Herrmann, Pratik Shah, Chairman Patrick McDowell, Anthony Sutton and Bucky Dykes voted in opposition. The motion failed by a vote of 2 to 6.

Board Member Anthony Sutton made a motion to find that the zoning amendment should be approved and was consistent with the Town's comprehensive land use plan because it encourages a variety of housing types for various incomes, ages and ethnic groups as alternatives and in addition to the single dwelling options already allowed. Board Member Robert Herrmann seconded.

Chairman Patrick McDowell inquired if additional information was needed for the motion to meet the requirements of the legislation, as he was concerned if this would meet the statute requirements and agreed with the statement. Attorney Ron Sneed answered that the requirement is to find that the amendment would be consistent with the comprehensive land use plan; however, the statute does not determine how. Attorney Ron Sneed noted that the information at this level would not come under the same scrutiny as that of the Board of Aldermen.

Patrick McDowell suggested that it may be better to have a more robust motion to include multiple items such as was in a previous motion.

Board Member Robert Herrmann inquired if he could withdraw his second of the motion. Attorney Ron Sneed answered that he could not and the vote should take place.

Chairman Patrick McDowell noted that there was a motion and second and called for a vote. The motion failed by unanimous vote.

Board Member Robert Herrmann made a motion to find that the zoning amendment should be approved and was consistent with the Town's comprehensive land use plan because it:

- ***Encourages a variety of housing types for various income, age and ethnic groups throughout the planning area promoting housing alternatives in addition to the traditional single- and multi-family dwelling options; and***
- ***The Plott Creek Neighborhood Residential district is within the medium to high density area for future growth; and***
- ***The Plott Creek Neighborhood Residential district is within the urban services boundary in keeping with the objective to limit urban sprawl through the establishment of a planned growth area for the Town of Waynesville; and***
- ***The Plott Creek Neighborhood Residential district is also within a mile's range of the Hazelwood Central Business District and less than .5 of a mile to the 23/74 Expressway; and***
- ***Western North Carolina and the Town of Waynesville is experiencing growth that has resulted in a shortage of available housing. "According to the 2017 Haywood County Housing Strategy, there are few long term rentals available in the county; rental rates are typically above HUD Fair Market Rent level and only 7.4% of the units in the county are multi-family units."***

Board Member Anthony Sutton seconded the motion.

Chairman Patrick McDowell asked if there was additional discussion.

Chairman Patrick McDowell addressed urban sprawl by noting that the Board of Aldermen had indicated that not extending utility infrastructure (water/sewer/electric) will assist with controlling where future development can occur and where current services are available. In his opinion urban sprawl is not just what happens in the town, but beyond and by providing housing in the town, you are preventing this sprawl outward into the county; this is a well stated reason for this in the motion.

Board Member Jason Rogers commented related to the housing issue noting that he agreed there was a shortage of housing; however, this is something county-wide and areas in Canton, Clyde, Maggie Valley, Junaluska Sanitary District have been growing and have open lands and utilities available for development and expansion. He added that he was not willing to sacrifice a neighborhood for it.

Board Member Susan Smith expressed her respect for the opposing position but that there is an opportunity for this community at this moment; that someone is interested in this area and has a concrete project right now. It is a viable opportunity and we should not sit aside and watch, hoping that another tract of land becomes available. It is a responsibility of the town to take opportunities as they are available.

Board Member Ginger Hain commented in response to the 2020 Land Use plan that she would consider this as "spot zoning", but in no way took away from the point that Board Member Smith had made. Ms. Hain added that everyone who spoke had valid points of view and she was thankful for the process for all to be heard related to this difficult decision.

Chairman Patrick McDowell reiterated that he, too, was pleased with the active participation, respectful interaction and the conduct of the board and speakers and for the input related to this decision.

Board Member Pratik Shah commented from an employer perspective that he loses employees because there is no housing and he cannot secure new employees for the same reason. While it may be tough to give up pastures, the overall good needs to be filled to continue to have opportunity for growth.

Chairman Patrick McDowell noted that there was a motion and second as noted above and called for a vote. Board Members Susan Smith, Robert Herrmann, Pratik Shah, Chairman Patrick McDowell, Anthony Sutton and Bucky Dykes voted in favor of the motion. Board Members Jason Rogers and Ginger Hain voted against the motion. The motion carried 6 to 2.

Chairman Patrick McDowell noted that an additional motion was required related to the amendment being reasonable and in the public interest.

Board Member Bucky Dykes made a motion to approve the zoning amendment as it is reasonable and in the public interest because:

- ***the text amendment would expand housing opportunities that meet an identified community need on a large undeveloped tract of land that can hold a large scale project; and***
- ***This text amendment would place a "P" within the table of permitted uses in the PC-NR column at the "multi-family" row, without changing any other requirements or density of the district.***
- ***This would re-instate multi-family within a district that is identified for growth as medium to high density development. It would allow structures that could accommodate apartments or condominiums for new rental or ownership housing, which the Town of Waynesville needs.***

Board Member Robert Herrmann seconded the motion. Board Members Susan Smith, Robert Herrmann, Pratik Shah, Chairman Patrick McDowell, Anthony Sutton and Bucky Dykes voted in favor of the motion. Board Members Jason Rogers and Ginger Hain voted against the motion. The motion carried 6 to 2.

A final motion is required for recommendation from the Planning Board to the Board of Aldermen.

Chairman Patrick McDowell made a motion to recommend the text amendment to the Board of Aldermen. Board Member Anthony Sutton seconded the motion. Board Members Susan Smith, Robert Herrmann, Pratik Shah, Chairman Patrick McDowell, Anthony Sutton and Bucky Dykes voted in favor of the motion. Board Members Jason Rogers and Ginger Hain voted against the motion. The motion carried 6 to 2.

D. ADJOURN



To: Town of Waynesville Board of Aldermen
From: Patrick McDowell, Chair, Town of Waynesville Planning Board
Date: November 5, 2018
Subject: Report to the Aldermen and Text Amendment Statement of Consistency
Description: Action to recommend addition of "multi-family" to the PC-NR District

At their October 15, 2018 regularly scheduled meeting, the Planning Board followed a worksheet that reflects the exact wording of NCGS 160A-383, and broke up their findings into two parts made by separate motions. The Board then took a vote on their recommendation. The approved minutes of the October 15, 2018 meeting are attached for your information.

In regards to the text amendment to add multi-family into the Table of Permitted Uses in the Plott Creek Neighborhood Residential District (pursuant to the worksheet):

✓ The Planning Board hereby adopts and recommends to the Governing Board the following statement(s) :

1. The zoning amendment is **approved and is consistent with the Town's comprehensive land use plan** because:

- *Encourages a variety of housing types for various income, age and ethnic groups throughout the planning area promoting housing alternatives in addition to the traditional single- and multi-family dwelling options; and*
- *The Plott Creek Neighborhood Residential district is within the medium to high density area for future growth; and*
- *The Plott Creek Neighborhood Residential district is within the urban services boundary in keeping with the objective to limit urban sprawl through the establishment of a planned growth area for the Town of Waynesville; and*
- *The Plott Creek Neighborhood Residential district is also within a mile's range of the Hazelwood Central Business District and less than .5 of a mile to the 23/74 Expressway; and*
- *Western North Carolina and the Town of Waynesville is experiencing growth that has resulted in a shortage of available housing. "According to the 2017 Haywood County Housing Strategy, there are few long term rentals available in the county; rental rates are typically above HUD Fair Market Rent level and only 7.4% of the units in the county are multi-family units."*

This motion made by Bob Hermann and seconded by Anthony Sutton, and voted on with 6 Planning Board members voting in favor and 2 voting against.

2. The zoning amendment and is **reasonable and in the public interest** because:

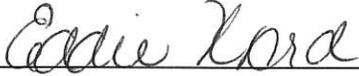
- *the text amendment would expand housing opportunities that meet an identified community need on a large undeveloped tract of land that can hold a large scale project; and*

With no further business to discuss, a motion was made by Board Member Anthony Sutton, seconded by Board Member Ginger Hain, to adjourn the meeting at 8:27 p.m. The motion carried unanimously.

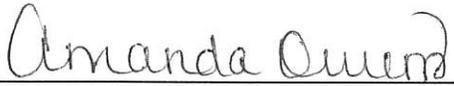
ATTEST:



Patrick McDowell, Chairman



Eddie Ward, Town Clerk



Amanda Owens, Assistant Town Manager



To: Town of Waynesville Planning Board
 From: Elizabeth Teague, Planning Director
 Date: November 5, 2018
 Subject: Text Amendment Statement of Consistency
 Description: Re-hearing of past text amendments
 Address: Town of Waynesville Planning Department ("Development Services Department")

The Planning Board hereby adopts and recommends to the Governing Board the following statement(s):

The zoning amendment **is approved and is consistent with the Town's comprehensive land use plan** because: provides an attractive range of housing opportunities & encourages the variety of housing.

The zoning amendment and **is reasonable and in the public interest** because:

The zoning amendment **is rejected because it is inconsistent with the Town's comprehensive land plan and is not reasonable and in the public interest** because _____

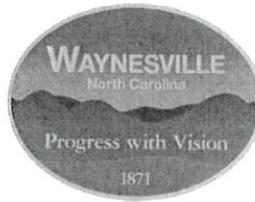
In addition to approving this zoning amendment, this approval is **also deemed an amendment to the Town's comprehensive land use plan**. The change in conditions taken into account in amending the zoning ordinance to meet the development needs of the community and why this action is reasonable and in the public interest, are as follows: _____

Planning Board Member _____, made a motion, seconded by _____

The motion passed _____. (*unanimously or vote results here*)

 Patrick McDowell, Planning Board Chair, Date

 Michelle Baker, Clerk, Date



To: Town of Waynesville Planning Board
 From: Elizabeth Teague, Planning Director
 Date: November 5, 2018
 Subject: Text Amendment Statement of Consistency
 Description: Re-hearing of past text amendments
 Address: Town of Waynesville Planning Department ("Development Services Department")

The Planning Board hereby adopts and recommends to the Governing Board the following statement(s):

The zoning amendment **is approved and is consistent with the Town's comprehensive land use plan** because:

we currently allow both manufactured homes and parks in our comprehensive land use plan. This update will improve appearance and safety of parks, increase amount of affordable housing, and allow parks to update homes to improve quality of homes.

The zoning amendment and **is reasonable and in the public interest because:**

The zoning amendment **is rejected because it is inconsistent with the Town's comprehensive land plan and is not reasonable and in the public interest** because _____

In addition to approving this zoning amendment, this approval is **also deemed an amendment to the Town's comprehensive land use plan**. The change in conditions taken into account in amending the zoning ordinance to meet the development needs of the community and why this action is reasonable and in the public interest, are as follows: _____

Planning Board Member _____, made a motion, seconded by _____

The motion passed _____. (*unanimously or vote results here*)

 Patrick McDowell, Planning Board Chair, Date

 Michelle Baker, Clerk, Date



To: Town of Waynesville Planning Board
 From: Elizabeth Teague, Planning Director
 Date: November 5, 2018
 Subject: Text Amendment Statement of Consistency
 Description: Re-hearing of past text amendments
 Address: Town of Waynesville Planning Department ("Development Services Department")

The Planning Board hereby adopts and recommends to the Governing Board the following statement(s):

The zoning amendment **is approved and is consistent with the Town's comprehensive land use plan** because: monopole towers are a necessary for growth of the community, to provide quality coverage for the community and safety, towers are now have smaller footprints and no longer need large tracts of land

The zoning amendment and **is reasonable and in the public interest** because:

The zoning amendment **is rejected because it is inconsistent with the Town's comprehensive land plan and is not reasonable and in the public interest** because _____

In addition to approving this zoning amendment, this approval is **also deemed an amendment to the Town's comprehensive land use plan**. The change in conditions taken into account in amending the zoning ordinance to meet the development needs of the community and why this action is reasonable and in the public interest, are as follows: _____

Planning Board Member _____, made a motion, seconded by _____

The motion passed _____. (unanimously or vote results here)

 Patrick McDowell, Planning Board Chair, Date

 Michelle Baker, Clerk, Date