



# TOWN OF WAYNESVILLE Planning Board

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Development Services  
Director  
Elizabeth Teague

Chairman  
Patrick McDowell (Chairman)  
Planning Board Members  
Anthony Sutton (Vice-Chairman)  
Marty Prevost  
Robert Herrmann  
Jason Rogers  
H.P. Dykes, Jr.  
Ginger Hain  
Susan Teas Smith  
Don McGowan

## MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD Special Called Meeting Town Hall – 9 S Main St., Waynesville, NC 28786 11/4/2019

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THE WAYNESVILLE PLANNING BOARD held a special called meeting on November 4<sup>th</sup>, 2019, at 5:30 p.m. in the board room of the Town Hall, 9 South Main Street, Waynesville, NC.

### A. CALL TO ORDER

Chairman Patrick McDowell called the meeting to order at 5:30 p.m.

The following members were present:

Patrick McDowell (Chairman)  
Marty Prevost  
Robert Herrmann  
Jason Rogers  
Susan Teas Smith  
H.P. Dykes, Jr.  
Don McGowan

The following members were absent:

Anthony Sutton (Vice-Chairman)  
Ginger Hain

The following staff members were present:

Elizabeth Teague, Development Services Director  
Jesse Fowler, Planner

#### 1. Welcome/Calendar/Announcements

Chairman Patrick McDowell welcomed everyone. There were no announcements or calendar changes.

**B. BUSINESS**

1. Continuation of Board Discussion on the Comprehensive Land Use Plan Update Draft, "Chapter 5: Recommendations", (starting at p. 77 of Draft and as time allows).

Ms. Elizabeth Teague, Director of Development Services began the continuation of the discussion with the Board on the review of the Comprehensive Land Use Plan Update Draft. She pointed to the "future land use map" of the current plan, the proposed "future land use map" for the draft plan under discussion and the current zoning map. She explained that the current zoning is based on the future land use map that was adopted in 2002.

She directed the Board to the draft and Chapter 5: Recommendations. Staff will make notes from the Board's comments and suggestions on flip chart pages and in a master copy to communicate revisions to consultant based on the recommendations and discussion. Once the suggestions are collected as the planning board has completed its review, a revised draft will be presented to the Planning Board for additional comments or changes. The Planning Board would then make a recommendation to the Board of Aldermen for their consideration.

Susan Teas Smith began comments on page 77, the start of Chapter 5, with notes to use more concise language. There was general discussion on paring down language so that chapters are generally shorter and easier to read.

On page 78, the Board discussed the description of the future land use map and asked to strike the first two sentences of the middle paragraph that states "The predominant land uses continue to be undeveloped land..." Discussion ensued regarding the terminology of "rural lands" as described on p. 80, with consensus reached to eliminate the one unit/5 acres parenthesis so as not to prescribe density in areas outside of town and instead keep it as a more broad description. Board also struck "mountain streams or vistas from description under "residential conservation."

On p. 81, the Board discussed using the term "central business districts," as opposed to "core mixed-use," in order to keep consistent with terms used in the current plan and to represent the three downtown business areas of Frog Level, Hazelwood and Main Street districts.

There was discussion related to the Howell Mill area as an area that has potential for new development and the need to promote density in more flat areas near transportation corridors. Patrick McDowell reminded the board about the rezoning that took place in which the area along Howell Mill Road from Russ Avenue toward the roundabout, was rezoned "urban residential," and that there was discussion at that time regarding the impact that the upgrades to Howell Mill Road could have on the adjacent land. Don McGowan commented about the need for housing. The Board discussed issues of housing availability and affordability. Patrick McDowell noted that availability impacts price points – if you limit new development and don't create density then housing becomes more scarce and more expensive.

Jason Rogers stated that the area along Raccoon Creek and the Mountain Research Station might someday be available for development. He stated that he wants as much as anyone to preserve

rural land, and this area, which is behind his house. However, he feels it would not be wise to restrict development in this area which could eventually be a nice neighborhood of potential growth.

Board discussed the area of the Waynesville Golf Course and its designation as open space. Elizabeth Teague noted that at one of the community meetings, the owner of the Golf Course asked for consideration of a mixed-use or higher density designation. Patrick McDowell noted that at some point the golf course might want to sell off some land, update its plan, or redevelop and it would make sense to encourage a density and develop that matches the surrounding zoning. Susan Teas Smith added that golf is not as popular as it once was. Board asked that instead of labeling the golf courses on the future land use map as "open space," they should just be labeled as golf courses which if redeveloped should match the surrounding neighborhood and the zoning density in which they are located.

Board determined to stop at the Recommendations section (p. 82) as it was getting late and to take up the discussion again at their November 18<sup>th</sup> meeting.

**C. PUBLIC COMMENT /CALL ON THE AUDIENCE**

No one spoke

**D. ADJOURN**

***With no further business, a motion was made by Robert Herrmann, seconded by Susan Smith to adjourn the meeting at 7:01 p.m. The motion passed unanimously (7-0).***



Elizabeth Teague, Development Services Director



Patrick McDowell, Chairman