



TOWN OF WAYNESVILLE Planning Board

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Susan Teas Smith (**Chairman**)
Ginger Hain (**Vice**)
Stuart Bass
Michael Blackburn
Gregory Wheeler
Don McGowan
Marty Prevost
Tommy Thomas
Barbara Christian Thomas

Development Services
Director
Elizabeth Teague

MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD **Special Called Meeting** **Town Hall – 9 South Main St., Waynesville, NC 28786** **October 26th, 2021**

THE WAYNESVILLE PLANNING BOARD held a continuation of their October 18th regularly scheduled meeting, on October 26th, 2021, at 4:30 p.m. in the board room of the Town Hall, 9 South Main Street, Waynesville, NC. 28786

A. CALL TO ORDER

1. Welcome/Calendar/Announcements

The following members were present:

Ginger Hain (Vice Chairman)
Gregory Wheeler
Stuart Bass
Tommy Thomas
Don McGowan
Michael Blackburn
Barbara Christian Thomas
Marty Prevost

The following Board members were absent: Susan Teas Smith (Chairman)

The following staff members were present:

Elizabeth Teague, Development Services Director
Esther Coulter, Administrative Assistant

The following applicants were present: Patrick Bradshaw, PE Civil Design Concepts

The following others were present: Ron Sneed, Town Attorney

Vice Chairman Ginger Hain said that Chairman Susan Teas Smith was absent, and Ms. Hain will be sitting in as Chairman. The meeting was called to order at 4:30 pm. Ms. Hain said this was a continuation of the Administrative Plat Review on Queen subdivision. Ms. Hain thanked the board for all their hard work and consideration

B. BUSINESS

1. Continuation of Board Discussion on application for a major subdivision on PIN: 8615-98-2217, off of Sunnyside Road, within the Town's extra-territorial jurisdiction (administrative decision).

Vice Chairman Ginger Hain Read through the section 15.9.3 of LDS No major subdivision shall be approved unless the commission finds each of the following facts to be true:

1. The plan is consistent with the adopted plans and policies of the Town;
2. The plan complies with all applicable requirements of this ordinance; and
3. The plan has infrastructure as required by the ordinance to support the plan as proposed.

Development Services Director Elizabeth Teague summarized that the application met:

1. Compliance with adopted plans and policies:
 - a. The plan is compliant with zoning for the RC-NR District in density and usage.
 - b. The plan is compliant with the 2035 Comprehensive Plan's designated Urban Services Boundary for the provision of water and sewer.
 - c. The Plan is compliant with the 2035 Comprehensive Plan's Future Land Use Map by providing single-family residential at a low-medium density, between 2-4 units/acre.
2. The plan complies with the applicable requirements of this ordinance:
 - a. Plan is compliant with RC-NR dimensional standards, and infrastructure requirements.
 - b. Revised plan converted the one residential lane to a residential street cross section at the request of the planning board.
 - c. Revised plan intersects streets so that no block is longer than 500' per the planning board.
 - d. Revised plan provides distinct areas for stormwater control measures and required civic space.
3. The plan has infrastructure as required by the ordinance:
 - a. Water and sewer are available to serve the project.
 - b. Applicant will provide a deeded secondary emergency access as evidenced by an affidavit provided by the applicant.
 - c. Applicant has an approved driveway permit from NCDOT.

Ms. Hain asked the Planning Board members to share their thoughts and asked for any questions they may have. There was discussion among board members about compliance with the ordinance and the Comprehensive Land Use Plan. Several members expressed that while the development complied with the LDS, it also seemed too dense for the area.

Vice Chairman Ginger Hain read through suggested conditions based on previous discussion:

- I. The secondary entrance be established and recorded for emergency vehicles, with the design approved by the Town's Fire Official.
- II. A compliant landscaping plan showing the proposed location of street trees, chosen from the Town's recommended list of native species. Landscaping plan should include appropriate plantings within the stream buffer area, and street trees along the road frontage of Sunnyside.
- III. A compliant stormwater plan with an operations and maintenance agreement drafted for sustainability of stormwater control measures to be recorded with the subdivision at the time of the final plat.
- IV. Water and sewer engineered plans that comply with the directives of the Fire Officials and Public Works Department.
- V. Traffic control measures be included in mid-block pedestrian crossings.

She asked if anyone had any additional comments or additions.

A motion was made by Planning Board Member Michael Blackburn that the Planning Board approve the preliminary plat as revised, submitted, and reviewed at the public hearing on October 18, 2021 with the conditions that Vice Chairman Ms. Hain read.

Planning Board Member Michael Blackburn amended his motion to add that the Planning Board find that the revised preliminary plat is compliant with Town's adopted plans and policies, meets the applicable requirements of the Land Development Standards, and has infrastructure to support the plan as proposed. Planning Board Member Tommy Thomas. The motion passed 7yes and 1 no.

A motion was made by Planning Board Member Don McGowan seconded by Planning Board Member Tommy Thomas to form a sub committee to look at Land Development Standard along with the Ordinance. The motion passed unanimously.

C. ADJOURN

With no further business A motion was made by Board Member Tommy Thomas and seconded by Michael Blackburn to adjourn the meeting at 5:06pm. The motion passed unanimously.

Ginger Hain, Vice Chairman

Esther Coulter, Administrative Assistant