



# TOWN OF WAYNESVILLE Planning Board

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

**Development Services**  
**Director**  
Elizabeth Teague

## MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD

### Regular Meeting

Town Hall – 9 South Main St., Waynesville, NC 28786

July 18, 2022

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THE WAYNESVILLE PLANNING BOARD held a Regular Meeting on July 18<sup>th</sup>, 2022, at 5:30 p.m. in the board room of the Town Hall at 9 South Main Street, Waynesville, NC. 28786.

### A. CALL TO ORDER

#### 1. Welcome/Calendar/Announcements

The following members were present:

Susan Teas Smith (Chairman)  
Ginger Hain (Vice Chairman)  
Tommy Thomas  
Don McGowan  
Michael Blackburn

The following members were Absent:

Stuart Bass  
Barbara Thomas

The following staff members were present:

Elizabeth Teague, Development Services Director  
Olga Grooman, Planner  
Esther Coulter, Administrative Assistant

Chairman Susan Teas Smith called the meeting to order at 5:28 pm and welcomed everyone. She asked Development Services Director Elizabeth Teague if there were any calendar changes. After a brief discussion, Ms. Teague stated the August meeting would be an orientation meeting, mandatory for new members and optional for regular members.

#### 2. Adoption of Minutes

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Planning Board Minutes  
July 18, 2022

Chairman Susan Teas Smith asked the Board if they had reviewed the June 20<sup>th</sup>, 2022, minutes.

***A Motion was made by Board Member Don McGowan and seconded by Board Member Tommy Thomas to approve the minutes of the June 20<sup>th</sup>, 2022, Planning Board meeting as presented (or amended). The motion carried unanimously.***

**B. BUSINESS**

1. Public Hearing on a Text Amendment to LDS Section 2.5.3, 15.9.5 and 17.3 to add a Cottage Development and Conservation Subdivision option as an alternative to traditional subdivision development.

Chairman Susan Smith asked for a motion to open the hearing.

***A Motion was made by Board Member Ginger Hain and seconded by Board Member Don McGowan to open the public hearing at 5:32 p.m. The motion carried unanimously.***

Planner Olga Grooman gave her presentation to the Board. General questions were asked and discussed. Chairman Susan Smith suggested to identify protections for the conservation areas by a land trust or H.O.A. by laws. Olga Grooman suggested the recordation of these provisions with the final plat.

Board Member Tommy Thomas said the developer could use the conservation land as a sales incentive by advertising walking trails, garden spots, or nature preserve. Mr. Thomas suggested that the Town should not be a party to the dissolution of a Homeowners Association. The board members discussed adding sections on ownership of the conservation areas and changing some wording. The board agreed to seek legal counsel. Ms. Smith stated that she would consult with counsel and conduct additional legal research to confirm the legality related to enforcement of the ordinance and ownership of the conserved land before recommending the amendment to the Board of Aldermen.

***A Motion was made by Board Member Ginger Hain and seconded by Board Member Don McGowan to Close the public hearing at 6:15 p.m. The motion carried unanimously.***

***A Motion was made by Board Member Michael Blackburn amended by Chairman Susan Smith and seconded by Board Member Ginger Hain that the proposed text amendment to the Land Development Standards and is consistent with the 2035 Comprehensive Plan and are reasonable and in the public interest because they support Goals 1,2,3,6. The motion carried unanimously.***

***A Motion was made by Chairman Susan Smith and seconded by Board Member Ginger Hain that following review and approval by legal Counsel and Chairman Susan Smith will recommend the text amendment to go to the Board of Aldermen as amended. The motion carried unanimously.***

2. Public Hearing on Text Amendments to LDS Roadway Standards and request to continue hearing to September 19, 2022.

Director Elizabeth Teague informed the Board that the consultant asked for additional time. Staff requested to continue the hearing on the LDS Roadway Standards in September.

*A Motion was made by Chairman Susan Smith and seconded by Board Member Don McGowan to continue the Public Hearing until the September 19<sup>th</sup> meeting. The motion carried unanimously.*

3. Report from Subdivision Subcommittee and conclusion of their work.

Director Elizabeth Teague thanked the Subcommittee for all their hard work, dedication, and insight through the process. Ms. Teague continued reading through the report of their accomplishments and gave an overview of what was under development. Ms. Teague stated that after speaking with the Chairman and Vice Chairman, they came up with the recommendations on what the Planning Board needs to continue working on.

### C. ADJOURN

*A Motion was made by Board Member Michael Blackburn and seconded by Board Member Tommy Thomas to Adjourn the meeting at 6:36 p.m. The motion carried unanimously.*

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Susan Tea Smith, Chairman

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Esther Coulter, Administrative Assistant