



TOWN OF WAYNESVILLE Planning Board

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Susan Teas Smith (**Chairman**)
Ginger Hain (**Vice**)
Stuart Bass
Michael Blackburn
Tommy Thomas
Barbara Christian Thomas
Peggy Hannah
Jan Grossman
John Baus

Development Services
Director
Elizabeth Teague

MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD **Regular Called Meeting** **Town Hall – 9 South Main St., Waynesville, NC 28786** **October 17, 2022**

THE WAYNESVILLE PLANNING BOARD held a Regular Called Meeting October 17, 2022, at 5:30 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:

Susan Teas Smith (Chairman)
Ginger Hain (Vice Chairman)
Barbara Christian Thomas
Jan Grossman
John Baus
Stuart Bass
Tommy Thomas
Peggy Hannah

The following Board members were absent:

Michael Blackburn

The following staff members were present:

Elizabeth Teague, Development Services Director
Olga Grooman, Planner
Byron Hickox, Land Use Administrator
Kathy Johnson, Deputy Clerk
Ron Sneed, Attorney

Chairman Susan Teas Smith called the meeting to order at 5:31p.m. and welcomed everyone and asked Development Services Director Elizabeth Teague to review the calendar of events. Ms. Teague explained

there were four public hearings on the agenda and the prioritization exercise. Ms. Teague suggested to move the prioritization to a special called meeting November 7th, 2022.

2. Adoption of September 19, 2022, minutes as presented or amended.

A motion was made by Board Member Barbara Thomas, seconded by Board Member Jan Grossman to approve the September 19, 2022, Planning Board meeting minutes as presented or amended. The motion passed unanimously.

B. BUSINESS

1. Prioritization of Planning Board work items for the coming year.

The Planning Board Members were sent an email with ten items to rank low, medium, High, to focus their efforts on the top three for the coming year. After discussion and clarification Board Member Ginger Hain will resend the email and requested the board to choose three items they want to work on next year. The board discussed and will hold a special called meeting December 7, 2022, to discuss and prioritize the items chosen.

2. Public Hearing on additional changes to text amendment to LDS Sections 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.

A motion was made by Board Member Jan Grossman, seconded by Board Member Ginger Hain to open the public hearing at 5:55 pm. The motion carried unanimously.

Olga Grooman, Planner summarized the additional changes to the text amendment on Cottages and Conservation Subdivisions. Ms. Grooman said one of the local developers gave his recommendation of the Land Development Standards to clarify several items into the recommendation prior to consideration by the Board of Alderman. These changes include applying cottage design to minor as well as major subdivisions, that the ordinance use consistent terms “buildings” and “structures,” that the word “small,” be removed from the definition since there is no proscribed size limitation, and that setbacks are to be measured at the boundaries of the parent tract, or perimeter of the property.

A motion was made by Board Member Ginger Hain, seconded by Chairman Susan Smith to close the public hearing at 6:18 p.m. The motion passed unanimously.

A motion was made by Chairman Susan Smith, seconded by Vice Chairman Ginger Hain to approve the text amendment that is consistent with goals 1,2,3,6 of the 2035 Comprehensive Plan and is reasonable and in the public interest, as it provides additional land use, provides a rational option for conservation of rural lands. The motion passed unanimously.

3. Public Hearing on text amendment to LDS Section 8.4 Landscape Buffers to require buffers for subdivisions of greater than 30 units within a single zoning district.

A motion was made by Board Member Ginger Hain, seconded by Chairman Susan Smith to open the public hearing at 6:21 p.m. The motion passed unanimously.

Development Services Director Elizabeth Teague presented the text amendments for large scale subdivisions and Special Use Permits to have required buffering. The ordinance would apply to subdivisions greater than 31 lots or for special use permit development in all residential districts or as already required in LDS 8.4.1. This would require a Type B Buffer Yard which are 10-20 feet in width and requiring of a “semi-opaque” vegetative buffer.

The Planning Board Members had a lengthy discussion on buffering with vegetation growth, height and concerns of interference with mountain views. The Planning Board decided to change wording in Section 8.2.4 for Alternative Compliance to remove the word “unusual” and to allow staff to be more precise to the individual context of the development in order to consider alternative compliance.

A motion was made by Board Member Jan Grossman, seconded by Vice Chairman Ginger Hain to close the public hearing at 6:51 p.m. The motion passed unanimously.

A motion was made by Chairman Susan Smith, seconded by Board Member Jan Grossman to approve the recommended changes that is consistent with goals 1,3 of the 2035 Comprehensive Plan and is reasonable and in the public interest. In addition, in the LDS Section 8.2.4 Alterative Compliance to remove the word unusual. The motion passed unanimously.

A motion was made by Vice Chairman Ginger Hain, seconded by Board Member Barbara Thomas to recommend the Planning Board initiated text amendment as attached or as amended to the Board of Alderman.

4. Public Hearing on text amendments related to 160D additions and clarifications.

A motion was made by Vice Chairman Ginger Hain, seconded by Chairman Susan Smith to open the public hearing at 6:57 p.m. The motion passed unanimously.

Town Planner, Olga Grooman stated when the Town began implementing the revisions to Driveway Access Land Development Standards Section 9.8 and Stormwater Ordinance Section 12.5 regulations in coordination with the Town’s Public Services and Building Inspections Departments. Several issues arose in implementing the new Town policies which these changes address. First, private streets within the town are included in driveway permits, but Town staff has flexibility as to the requirements that may apply. At the recommendation of the Town’s Stormwater engineering consultants, inclusion of inlet capacity and spread calculation requirements and requirements that all storm drains be perpendicular to the travel way are included. Finally, a minor 160D correction is included to clarify that substantial changes to master plans or plats should follow the original process of required Planning Board and Board of Aldermen board review.

A motion was made by Chairman Susan Smith, seconded by Board Member Jan Grossman to close the public hearing at 7:07 p.m. The motion passed unanimously.

A motion was made by Chairman Susan Smith, seconded by Board Member Stuart Bass to approve the recommended changes that is consistent with goals 1,3,6 of the 2035 Comprehensive Plan and is reasonable and in the public interest. The motion passed unanimously.

A motion was made by Vice Chairman Ginger Hain, seconded by Board Member Barbara Thomas to recommend the Planning Board initiated text amendment as attached or as amended to the Board of Alderman.

5. Public Hearing on text amendments to LDS Section 12.3 the Flood Damage Prevention Ordinance, in response to State Floodplain Mapping Program and 160D.

A motion was made by Chairman, Susan Smith, seconded by Vice Chairman Ginger Hain to open the public hearing at 7:10 p.m. The motion passed unanimously.

A motion was made by Chairman, Susan Smith, seconded by Vice Chairman Ginger Hain to Continue this meeting until November 7th, 2022. The motion passed 8-1.

C. PUBLIC COMMENT/CALL ON THE AUDIENCE

There was no public comment.

D. ADJOURN

A motion was made by Board Member Barbara Thomas, seconded by Vice Chairman Ginger Hain to adjourn the meeting at 7:17 p.m. The motion passed unanimously.

Susan Teas Smith, Chairman

Esther Coulter, Administrative Assistant