



TOWN OF WAYNESVILLE Planning Board

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Susan Teas Smith (**Chairman**)
Ginger Hain (**Vice**)
Stuart Bass
John Baus
Michael Blackburn
Jan Grossman
Peggy Hannah
Tommy Thomas
Barbara 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
Monday November 7th, 2022**

THE WAYNESVILLE PLANNING BOARD held a Special Called Meeting November 7th, 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:

Ginger Hain (Vice Chairman)
John Baus
Stuart Bass
Michael Blackburn
Peggy Hannah
Jan Grossman
Tommy Thomas

The following members were absent:

Susan Teas Smith (Chairman)
Barbara Thomas

The following staff members were present:

Elizabeth Teague, Development Services Director
Byron Hickox, Land Use Administrator
Olga Grooman, Planner
Esther Coulter, Administrative Assistant

Vice Chairman Ginger Hain called the meeting to order at 5:30pm and welcomed everyone and asked Development Services Director Elizabeth Teague if there were any announcements. Ms. Teague stated there were not any announcements.

B. BUSINESS

1. Continuation of a Public Hearing on Text Amendments to LDS Section 12.3, The Flood Damage Prevention Ordinance, in response to State Floodplain Mapping Program and 160D updates.

Vice Chairman Ginger Hain stated the Planning Board will be making their recommendation to the Board of Alderman and the Board of Alderman will hold additional hearings and make their final decision on Section 12.3 Ordinance. Ms. Hain stated there were no members of the public present.

Vice Chairman Ginger Hain open the public hearing at 5:32pm.

Land Use Administrator, Byron Hickox stated the updated version of the NC State Model Flood Hazard Prevention was provided by the North Carolina State Floodplain Mapping Program this will replace the existing Land Development Standards section 12.3. Mr. Hickox stated the adoption of this new version is a requirement for communities to maintain their eligibility for participation in the Nation Flood Insurance Program. Mr. Hickox supplied the board with a copy and read through all the changes in red.

Vice Chairman Ginger Hain asked for motion to close the public hearing at 5:39pm.

A motion was made by Board Member Jan Grossman, seconded by Board Member Stuart Bass to close the public hearing. The motion passes unanimously.

A motion was made by Board Member Jan Grossman, seconded by Board Member Stuart Bass to find that the proposed Ordinance is Consistent with the 2035 Comprehensive Plan following Goal 3. The motion passes unanimously.

A motion was made by Board Member Jan Grossman, seconded by Board Member Tommy Thomas to recommend adoption of the amended Flood Damage Prevention Ordinance Section 12.3 to the Board of Alderman. The motion passes unanimously.

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

Elizabeth Teague referred the Board to the memo in their agenda packet and from the previous meeting, and asked the Board to consider work areas that have been identified in the 2035 Comprehensive Plan and in Board discussion. She provided background information with suggested approaches on the following identified items:

1. *Density allowance in Residential Districts and Gateway Areas.*
2. *Architectural Guidelines Chapter 5 and Building Height Chapter 4.*
3. *Railroad Corridor Overlay Study*
4. *Short Term Rental Ordinance*

She asked if there were other areas of interest that Planning Board members wanted to place on their agenda for the coming year. Tommy Thompson asked if there could be more information on the legal challenges related to the changes in procedures that were implemented as part of 160D. He also stated that it would be helpful if there could be a tutorial on “takings law,” and what the liability was for the Town and Planning Board in how applications are managed.

John Baus stated that he would like to have more discussion on quasi-judicial and zoning map amendment procedures and the Board’s options for looking at particular circumstances. He stated that the board should be able to look at adequate infrastructure in making their decisions.

Jan Grossman stated that he was interested in the Town’s electrical infrastructure.

Ron Sneed commented that the courts have changed the playing field related to Short Term Rentals because of a case in Wilmington and that he could do research to verify what municipalities can do under the decision that was rendered over the summer.

There was general discussion about the Planning Board’s previous request to meet with the Board of Alderman to discuss issues of density, development procedure, and any possibility of changing the zoning designation for certain areas. Ginger Hain stated that the Planning Board really needs direction from the Town’s elected officials as to how to proceed. Elizabeth stated that she would communicate that request on to the Town Manager and see if there could be a workshop scheduled for the Planning Board and Aldermen to work through these issues together.

C. PUBLIC COMMENT/CALL ON THE AUDIENCE

None.

D. ADJOURN

A motion was made by Board Member Jan Grossman, seconded by Board Member Stuart Bass to adjourn the meeting at 6:53pm. The motion carried unanimously.

Ginger Hain, Vice Chairman

Esther Coulter, Administrative Assistant