



# 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** **Regular Scheduled Meeting** **Town Hall – 9 South Main St., Waynesville, NC 28786** **Monday May 15<sup>th</sup>, 2023, 5:30pm**

THE WAYNESVILLE PLANNING BOARD held a Regular Scheduled Meeting on May 15<sup>th</sup>, 2023, at 5:30 PM in the Town Hall Board Room, 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)  
John Baus  
Stuart Bass  
Michael Blackburn  
Jan Grossman  
Tommy Thomas  
Peggy Hannah

The following board member was absent:

Barbara Thomas

The following staff members were present:

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

The Planning Board Attorney, Ron Sneed, was present.

The following applicant representative was present:

Architect, Steve Coffey

Chairman Susan Teas Smith called the meeting to order at 5:33 PM. Mrs. Smith welcomed everyone and asked if there were any announcements. Hearing no announcements, she asked for a motion to adopt the April 26, 2023 minutes.

*A motion was made by Board Member Jan Grossman, seconded by Board Member Michael Blackburn, to approve the minutes for the April 26, 2023, meeting as presented. The motion passed unanimously.*

Chairman Susan Smith read through the procedures for the Public Hearing. Mrs. Smith asked Land Use Administrator Byron Hickox to present the proposed text amendment staff report.

Chairman Susan Smith opened the Public Hearing at 5:40 PM.

## **B. BUSINESS**

1. Public Hearing for an application for a Text Amendment to the Land Development Standards, Section 5.10.2, Façade Materials for Mixed-Use and Commercial Buildings.

Land Use Administrator Byron Hickox stated the applicant purchased the property at 494 Pigeon Street and is renovating and planning an addition to the former gas station. The applicant's architect Steve Coffey has designed a structure that incorporates a significant amount of metal siding on the facades of the building. Land Development Standards Section 5.10.2, which lists permitted materials for the facades of mixed-use and commercial buildings, does not include metal as a siding material. The applicant has proposed an amendment to this section to add the phrase "metal panels and siding" to the list of permitted materials. The applicant asserts that the quality and appearance of metal siding has significantly improved and is now widely used in high quality applications and settings.

Architect Steve Coffey showed the board a slide presentation of the proposed building design with all the specifications and percentages of the metal building materials being used. Mr. Coffey also had photos of other structures that have used different styles and color schemes with metal siding. Mr. Coffey answered questions from Planning Board members. He noted that metal siding has been used in many settings and can be attractive. He stated that metal siding is different from a metal building or warehouse. He would understand if the Board thought that it should be limited or treated differently in historic districts such as along Main Street. However, metal siding has been used in many types of buildings and can enhance the architectural options for development and redevelopment.

No member of the public was present for comment.

Chairman Susan Smith closed the Public Hearing at 6:44p.m. The Board deliberated before voting, discussing other building design standards that would apply regardless of materials as well as the role that staff plays in determining compliance with the building design standards.

*A motion was made by Chairman Susan Smith, seconded by Board Member Michael Blackburn, to approve the proposed text amendment, and find that it is consistent with the 2035 Comprehensive Plan, meeting Goal 1 and Goal 5. The motion passed unanimously.*

*A motion was made by Vice Chairman Ginger Hain, seconded by Board Member Stuart Bass, to recommend to The Town Council the approval of the proposed test amendment as presented. The motion passed unanimously.*

2. Updates and Discussion on Planning Board work items.

- a. Elizabeth reported that the Planning Board and Town Council had held their joint meeting and thanks those that participated. She stated that Jake Petrosky of Stewart Engineering, would be working on a summary document with recommendations. Once the Town received that, staff will follow up with a committee of John Feichter, Anthony Sutton, Susan Smith and Ginger Hain to determine next steps.
- b. Land Use Administrator, Olga Grooman, reported the railroad subcommittee will soon introduce its work to both, Planning Board, and the Town Council. Railroad corridors provide great development and redevelopment opportunities and economic revitalization of underutilized properties. The subcommittee created 2 proposed Railroad Districts- Frog Level Railroad Overlay (approximately 68 properties) and Hazelwood Railroad Overlay (about 30 properties). The goal is to provide these areas with zoning flexibility and achieve the goals of the 2035 Comp Plan to “Study/implement a railroad overlay district to encourage redevelopment along the railroad corridor, especially in areas with access to existing/future greenway” (p. 67).

In addition, the subcommittee established the uses that would be allowed along the corridor.

The staff will present the work of the subcommittee to the Panning Board next month for feedback and further guidance.

- c. Elizabeth reminded the Board that a draft STR ordinance had been provided for discussion at the March meeting which did not have a quorum. However, the State Legislature has also re-visited its deliberation on STR rules and may eliminate local government’s ability to regulate STRs anyway. The STR discussion could be taken up again at a later date when and if the state legislature takes any action.
- d. Elizabeth asked the Board if they wanted to take up a discussion on the definitions of government services and correctional facility. Jan Grossman noted that the current definitions seemed to cause confusion. Other Board discussion determined to hold off on further discussion of these definitions.

**C. ADJOURN**

*A motion was made by Vice Chairman Ginger Hain, seconded by Board Member Michael Blackburn to adjourn the meeting at 7:22 PM. The motion carried unanimously.*

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Ginger Hain, Vice Chairman

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Esther Coulter Administrative Assistant