



TOWN OF WAYNESVILLE Planning Board

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Susan Teas Smith (Chairman)
Ginger Hain (Vice)
Stuart Bass
John Baus
Michael Blackburn
Travis Collins
Jan Grossman
Peggy Hannah
Tommy 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 February 26, 2024, 5:30pm

THE WAYNESVILLE PLANNING BOARD held a Special-Called Meeting on Monday, February 26th, 2024, 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)
Stuart Bass
John Baus
Micheal Blackburn
Travis Collins
Jan Grossman
Tommy Thomas

The following board member were absent:

Susan Teas Smith (Chairman)
Peggy Hannah

The following staff members were present:

Elizabeth Teague, Development Service Director
Olga Grooman, Land Use Administrator
Esther Coulter, Administrative Assistant

The following Attorney was present:

Ron Sneed, Town Attorney
Clint Cogburn, Attorney

Planning Board Minutes
February 26th, 2024

Vice Chairman Ginger Hain called the meeting to order at 5:32pm. Mrs. Hain welcomed everyone and asked Development Service Director Elizabeth Teague to give the announcements. Ms. Teague stated the Town will hold a public workshop on the Railroad Corridor Overlay District February 29th, 2024, at 5:00pm at the Recreation Center. The Planning Board will hold a Special Called Meeting on March 4th, 2024, and a regular meeting on March 18th, 2024.

Ms. Teague stated that the Town had been asked by an attorney to continue the hearing that was scheduled for today on the Longview Conditional District request. Attorney Clint Cogburn, with Ward and Smith P.A. Asheville, NC asked to address the Board and stated that he represents property owners who are near the Longview subdivision. He asked for the Board to consider granting a continuance until March 18th, so that he and his clients could meet and so that he could gather further information from the applicant.

Board member Michael Blackburn asked Ms. Teague to give the procedure of an application. She stated that the standard application process requires a Technical Review Committee, the town gives feedback prior to the formal application, then the town requires a neighborhood meeting. Hearings are scheduled based on meeting notification requirements in the Ordinance which requires 2 weeks of advertising.

Ms. Teague added that since this application is a conditional district request, there will be another public hearing with the Town Council. Attorney Ron Sneed added that the decision to respond to this request is at the Board's discretion. Mr. Patrick Bradshaw, representative for the applicant, asked to speak requesting that the Board not delay the hearing. He stated that his clients had acted in good faith to make an application and to meet the Town's requirements for this meeting.

After discussion among board members, Ms. Hain asked everyone to return to the agenda in order for the applicant and the public present to be heard.

2. Approval of Minutes as presented or amended.

A motion was made by Board member John Baus seconded by Board member Jan Grossman to approve the minutes for December 18th, 2023, Planning Board meeting. The motion passed unanimously.

A motion was made by Board member Jan Grossman seconded by Board member John Baus to approve the minutes for January 22nd, 2024, Planning Board meeting. The motion passed unanimously.

B. BUSINESS

Vice Chairman Ginger Hain read through the procedures of the Conditional District Zoning Amendment hearings and noted that if there was anyone that wanted to speak to fill out the comment card and give it to the clerk.

1. Conditional district zoning amendment for a 7.9-acre unaddressed parcel between Asheville Road and Ratcliff Cove Road (PIN 8626-00-1383). The proposal is a site plan for Biltmore Baptist Church.

Vice Chairman Ginger Hain opened the public hearing at 5:53p.m.

Land Use Administrator Olga Grooman presented her staff report. The applicant is requesting a Conditional District Rezoning in order to develop the property for Biltmore Baptist Church Campus it's 7.9-acre parcel with a 25,000-sf building that will consist of a lobby, 416-seat worship center, stage, grade school worship room, pre-school worship room, multiple classrooms, student areas, storage rooms, nursing mothers' room, restrooms, lockers, offices, coffee, and flex rooms. Outdoor amenities include a tot play area on the north side and pergola on the south side.

Ms. Grooman read from the staff report explaining the purpose of Conditional Districts, the definition of a religious institution, and the purpose and intent statement for the Raccoon Creek Neighborhood Center District.

Ms. Grooman went through the Land Development Standards to review how the site plan was consistent or lacking in the Town requirements. She referred to the staff report to explain that her comments are in red.

She suggested that the request is consistent with the 2035 Plan's goal: 1 Continue to promote smart growth principles in land use planning and zoning.

- Encourage in-fill, mixed use, and context-sensitive development.
- Reinforce the unique character of Waynesville

Also that the property is designated as mixed-use / community on the Future Land Use Map within 2035 Comp Plan. She felt that the project is reasonable and in the public interest as it creates a diverse mix of community facilities along Asheville Road. The proposed church integrates both long-term zoning vision for the area and community benefits for the residents. It also increases the stream buffer along Raccoon Creek and stays outside of the floodway area.

Ms. Grooman answered questions from board members.

Board member Tommy Thomas asked if the Fire Marshall had any comments or concerns about the 249 parking spaces and the possibility of them leaving or entering at one time. Ms. Grooman stated the Fire Marshall had reviewed the plans, and they did not express any concerns or comments they comply with all the requirements as presented.

Board member Jan Grossman asked about parking in the front (zone 1) of the building and asked about the exit out onto Asheville Rd if it was right turn only and Ms. Grooman confirmed that it would be right turn only.

Applicant Neil White Administrative Pastor of Biltmore Baptist Church stated that Biltmore has seven campuses in Western North Carolina. Research conducted during and after Covid found that

people in Waynesville were watching services remotely. The church determined that Waynesville support a church campus and that there was enough interest to look for an additional church site. Mr. White stated that the facility will offer a First Responders room, that emergency services personnel could access and find water and coffee. He hopes the facility will be a resource for volunteer teams or those doing mission work. Mr. White told the board that the church contracts with police officers to assist with directing traffic during the services and the church will not have a full kitchen so they will cater local businesses for events. He also indicated that they foresee only having regular services on Sundays and that they had been successful with traffic management on their other campuses. The church provided a traffic impact analysis.

Vice Chairman Ginger Hain asked if there were any other questions or comments, and closed the public hearing at 6:31p.m.

The Board deliberated. Ms. Hain stated that this property is a major gateway into town, and it will define the town for generations to come. Ms. Hain summarized Board discussion on conditions already mentioned:

1. Transportation Impact Analysis complete.
2. Buffer and preservation of the trees along Asheville Hwy and/or work with staff if removal needed (town planted 25 yrs ago).
3. Sidewalks along Asheville Hwy could be reduced to 5ft. in order to preserve existing plantings and this will match the sidewalk on the other side of Asheville Highway. But the applicant should build the sidewalk and not be allowed to pay a fee in lieu of construction.
4. Parking would be allowed in the front.

Board member Jan Grossman stated his concerns regarding the façade. He stated that he would not want that kind of building as the entrance into Waynesville and stated it looked like storage building or place in a mall. Parking in front makes it look even more like a mall. There was discussion about the façade and if the church could add some elements to the architecture to avoid the look of the metal building.

A motion was made by Board member John Baus seconded by Board member Michael Blackburn to recommend approval of the Conditional Zoning District on the following conditions, Façade Articulation on both the sides of the building, parking in zone one, in the front of the building be allowed, the reduction on the sidewalks along Asheville hwy be allowed with the protection of the adjacent legacy trees, sidewalk required on the Ratcliff Cove side that ties into the existing sidewalk at the round-about, and that the Traffic Impact Analysis be completed.. The motion passed 5 for and 1 opposed.

A motion to recommend to the Town Council by Board member Tommy Thomas. Seconded by Board member Stuart Bass, that approval of the zoning amendment is consistent with the Town's Comprehensive Land Use Plan with Goal 1 to promote smart growth principles in land use planning and zoning conditions encourage in-fill, mixed use, and context-sensitive development to reinforce the unique character of Waynesville.

2. Conditional district zoning amendment for a 3.49-acre portion of the parcel (PIN 8604-99-9023) off Longview Drive within Waynesville Inn and Golf Club property. The proposal is to create a subdivision of 12 residential units.

Patrick Bradshaw asked to address the Board on the request for the continuance which was placed on the table by the attorney. He stated that he is an engineer with Civil Design Concepts and speaks for his clients of the Waynesville Golf Club. He said that he understands the request, but that public notice was given by 2 newspaper notices on the 7th and 14th of February. The property was also posted on the 2nd of February. His concern is that people had to travel distances to attend the hearing and that it does not seem fair to have it continued for 30 more days. A neighborhood meeting invited 120 individual property owners to join and share their concerns with only 25 attending. Now there's an attorney at the hearing representing 10 people, but only 2 are present to speak. Mr. Bradshaw said he is prepared to speak on issues tonight and to try and address the neighbors' concerns.

Ms. Hain asked Attorney Ron Sneeds for clarification, and he stated that it is up to the Board. If they would like to hear the presentation and public comment. The Board can always decide to continue the hearing at any time. Chair Hain asked the Board members who expressed their opinions to proceed.

A motion made by Board member Tommy Thomas, seconded by Board member Michael Blackburn to continue with the agenda and not grant the continuance at this time.

Vice Chairman Ginger Hain opened the public hearing at 6:58p.m.

Land Use Administrator Olga Grooman gave her presentation: The applicant is requesting a Conditional District Rezoning for 3.49-acre portion of the 102-acre property at 176 Country Club Drive is proposed as a subdivision of 12 individual lots of varying sizes for single-family homes. Single-family dwellings are permitted outright in CC-RL (LDS 2.5.3). Chapter 17.3 of the LDS. The area is within Waynesville Inn and Golf Country Club's property and within the corporate limits of the town. The project is seeking flexibility in lot size, lot width, pedestrian facilities, civic space, alternative landscape plan, and driveway.

Ms. Grooman said the project was reviewed by the Technical Review Committee in November of 2022, and an application for the Conditional District was filed in January, 2024. Staff provided notices of this public hearing in the Mountaineer newspaper (2/7/24 and 2/14/24), by posting the property (2/2/24), and via first-class mail to adjacent property owners within 500 ft (2/2/24).

Ms. Grooman said per LDS section 15.3.7, the project team held the neighborhood meeting at Waynesville Inn and Golf Club on February 19, 2024, between 3-5 pm. Staff members (Olga Grooman) attended the meeting. She stated that the attendance and notes from the meeting were handed out.

Ms. Grooman thoroughly went through the Zoning Compliance sections of the Land Development Standard. The site plan shows lots that are smaller than the minimum lot size. She also noted that the applicant is counting the golf course as their civic space. The proposed internal roadway and sidewalks are compliant.

Patrick Bradshaw, Civil Design Concepts, representing the applicant Waynesville Golf Course, started by saying that the developer is certainly willing, open, and able to meet with anyone between now and the next meeting to talk about concerns, ideas and whatever else. Mr. Bradshaw stated that these lots will be sold and developed by individual homeowners with restricted codes of what they can and can't do, including architectural design. Mr. Bradshaw shared that the Country Club has invested in work and renovations to the Club and the Course, and that the new cottages being constructed near the golf course are indicators of the investment and quality of design.

Mr. Bradshaw continued by saying that the Land Development Standards within the district allow density of 6 units per acre by right. He explained Townhomes are three or more units connected so, 6 town homes could be built per acre up to 12 units per acre with special use permit. The Country Club is proposing small single family homes instead of a town home complex in order to be more in step with the neighborhood. He noted that, the project sight slopes away from Longview Drive and that the proposed lots and street would be below Longview Drive. Drainage will be directed to an existing pond on the golf course for storm water runoff.

Emily Clark, Clark Lanning Architects presented pictures of the architectural guidelines that are being written. She stated that it is the Country Club's intention to have the property owners build to the design standards and respect the surrounding neighborhood. She also noted that the guidelines accommodate different styles, that a buyer could choose from and so there is not one prototype. She stated that the guidelines are similar in character to the Cottage Development also being built. She state that the maximum height of the homes would be 1.5 stories.

Chair Hain asked if there were any questions from the Board and then asked for public comment.

Public Comment

Carol Feichter has concerns that the lots are too small, and they are not compatible with the neighborhood she stated if the lots were bigger there wouldn't be a problem.

Steve Crider said that he was not a part of the 10 people who hired the attorney. His concern is who was going to enforce the architectural guidelines due to another house that was built in the area that lacked guideline enforcement.

Bo Prevost, asked for some zoning clarification on the lot size for these two projects, if this is approved does that allow anyone to build on that small of a lot or do they need to come before board. Does the board actually go visit sites. Ms. Hain answered that individual board members go to visit sites on their own, and that the conditional district application only applies to the property in the application.

Annette Brun likes the look of the new golf course. She moved here 18 months ago and would like to see bigger lot size. She referred to the site plan and stated that lots are shown that are .14, .17, .16, up to .2ish in size. These are well below the minimum lot size for the district. Also, she wondered if old Pine Trees were being replaced and if there would be an HOA over this subdivision.

Clint Cogburn, Attorney, stated that the applicant is asking for leniency on lot size, width, design standards, civic space, landscaping, and asking neighborhood to trust them. He stated that the applicant should give more clarity to the plan. He said that this is too many requests for a conditional district.

Harry McCracken, stated that he lives at the lowest point in the neighborhood, and anything built will obstruct our view. He is concerned about added traffic, and asked if a traffic study was done. There are a lot of blind curves on Longview and it is already a dangerous road. If stated that if these are short term rentals then you will have 4 guys golfing so there would be 4 cars in each unit. He is also concerned of negative impact on property value.

Gerry Gilbert said that no one has mention a soil study. The golf course uses fertilizers and this has been the case over a hundred years. He feels that the soil could be contaminated and asked the board to have it tested.

Robert Earnest stated there are three issues with Longview Drive down to the Country Club. People speed down the road at 50-60mph. Perhaps they should look at speed humps. Also sewer in that area was put in long time ago and his sewer had broken terracotta pipelines. He stated that sidewalks are needed to the end of the street.

Linnea Mcaden stated that her concerns were that there was little signage and no stop signs. People travel at top speeds. She said that the area desperately needs sidewalks to connect because of pedestrians walking with kids, dogs, and families. She feels neighborhood safety is the number one issue.

Dennis Sullivan stated that there is a need to have some control over the individual lots more than just the applicants assurances - like how tall will a home actually be when the home sits on the lot. He suggested that there should be drafted HOA documents that are approved. Just being shown drawings doesn't assure that the homes would be built to any standard.

Gretchen Clasby stated that there are 11 blind curves from Country Club to Brunswick Dr. There is a lot of extra traffic that comes from S. Main and uses Longview drive as a cut-through. She said that we need people to slow down and we need sidewalks.

Vice Chairman Ginger Hain asked if anyone else wanted to speak and closed the public hearing at 8:07p.m.

A motion was made by Board member Jan Grossman, seconded by Board Member John Baus

to recommend to deny the request for Conditional District Zoning Amendment.

The Board discussed the motion. John Baus suggested that the applicant should go back to the drawing board. Ms. Stuart Bass clarified that the Board was not approving the Conditional District but only making recommendation. He stated that he thought the Board should continue the hearing to give the neighbors and the applicant more time to meet. Chair Hain stated that there was a motion and a second on the table and asked if it should be amended. After further discussion, she but called for a vote. The Vote was 2-7, to deny the application.

A motion was made by Board member Stuart Bass, seconded by Vice Chairman Ginger Hain to continue the hearing until March 18th, 2024, meeting. The motion passes unanimously. Vice Chairman

Vice Chairman Ginger Hain to recess for 5 minutes.

Vice Chairman Ginger Hain called meeting back to order at 8:21p.m.

3. Conditional district zoning amendment for 10.99-acre portion of the parcels (PIN 8614-27-1901 and PIN 8614-27-7912) off Greenview Drive within Waynesville Inn and Golf Club property. The proposal is to create a subdivision of 13 residential units.

A motion was made by Vice Chairman Ginger Hain to continue this public hearing until March 18th, 2024. Board member Travis Collins seconded the motion. The motion passed unanimously.

C. ADJOURN

A motion was made by Board member Jan Grossman, seconded by Board member John Baus to adjourn the meeting. The motion passed unanimously. Meeting adjourns at 8:23pm.

Susan Teas Smith, Chairman

Esther Coulter, Administrative Assistant