



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 March 4th, 2024, 5:30pm

THE WAYNESVILLE PLANNING BOARD held a Special-Called Meeting on Monday, March 4th, 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:

Susan Teas Smith (Chairman)
Ginger Hain (Vice Chairman)
Stuart Bass
John Baus
Travis Collins
Jan Grossman
Tommy Thomas

The following board member were absent:

Michael Blackburn
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

Chairman Susan Teas Smith called the meeting to order at 5:28pm. Mrs. Smith welcomed everyone and asked Development Service Director Elizabeth Teague to give any announcements. Ms. Teague stated the Town will hold a public hearing on the March 18th regularly scheduled meeting.

Ms. Smith read through the public hearing procedures and opened the hearing at 5:36pm.

Land Use Administrator Olga Grooman gave her presentation. The major site plan proposed for PIN 8615-33-9978, would create 4 individual lots out of the existing 1.1-acre parcel and place a duplex on each lot with shared driveway access. Each duplex will be a (2) two-story, 975- sf, 2-bedroom, 2.5 bath units with separate entrances from the street. The property is located between Oakdale Road and Grayden Street and is in Pigeon Street Neighborhood Residential (PS-NR) zoning district. All units will face Oakdale Rd.

Ms. Grooman stated this procedure is an administrative decision in which the planning board is the Administrator providing review in accordance with LDS Section 15.8.2 Site Plan/Design Review (Major). The Planning Board must find the following facts to be true to approve the major site plan:

1. The plan is consistent with the adopted plans and policies of the Town.
2. The plan complies with all applicable requirements of this ordinance; and
3. The plan has infrastructure as required by the ordinance to support the plan as proposed

Ms. Grooman stated in the 2035 Comprehensive Land Use Plan (p. 26), this property is designated as Residential- Medium to High Density on the Future Land Use Map. Which reads:

Located on lands suitable for higher density residential development that are readily accessible and where utilities are available. Uses are the same as those in the low/medium category above but with increased densities generally five to ten units per acre (5-10 units /acre) with some higher density in the Urban Residential zoning district and/or with Special Use Permits. Development should provide sidewalks or multi-use paths and connect to parks, schools, and commercial areas. Types of development include: Patio homes, Townhomes, Bungalow courts, and Multifamily.

Ms. Grooman suggested that the proposed project is also consistent with the 2035 Comprehensive Plan's goals to:

Goal 1: Continue to promote smart grown principles in land use planning and zoning.

- Encourage infill, mixed-use and context-sensitive development.

Goal 2: Create a range of housing opportunities and choices.

- Encourage new housing inside city limits and extraterritorial jurisdiction (ETJ).
- Promote a diverse housing stock including market rate, workforce housing and affordable options that appeal to a variety of households.

Ms. Grooman went through the staff report reviewing the Land Development Standards that applied to the project and identifying how the site plan complied.

Board member John Baus asked about sewer taps and extension for each unit. Ms. Teague explained that the Town is under an order of consent with the State of North Carolina while the town repairs the sewage plant. The Town is not allowed to add new sewer lines that extend the sewer system, but the Town can add taps to existing sewer lines. This project will run individual taps for each unit onto the existing sewer line.

Mr. Baus asked for the record to show that the lots across the street are larger in size. He expressed concern about the density and the lot size being proposed and how different it is from the surrounding properties. Mr. Baus also asked about the sidewalks and the Public Works request to maintain the edge of the roadway for stormwater and drainage. The Board and staff discussed options for alternative sidewalk locations. Mr. Baus felt that there is not enough information for the Board to decide.

Chair Smith asked to hear from the applicant.

Applicant Jeff Powell explained to the board that when he purchased the property from the Town, his plan was to split the land into 2 parcels for 2 single family homes. On the original deed the water line was shown in the wrong location. He expressed that it is not financially feasible for the town to move the water line. The best investment plan for him was to separate the lots and stagger the buildings around the water lines. He would like to create units that could be sold to families.

Ms. Teague clarified that once the actual location of the lines was found, that the Town did offer to buy the land back from Mr. Powell.

Public Comment:

Chris Amsler who lives off of Oakdale said he apologizes to his neighbors. He stated he was the one who tried to buy the property which triggered a bidding process, and he got out bid. He wanted to preserve some green space in the neighborhood. His concerns are that when torrential rain happens that area gets a lot of water. This project will create more stormwater. Mr. Amsler said that after they do or don't do the required sidewalk the Town will come across the road and want to put sidewalks in their yards.

Ralph Michael said he and his children talked about the project and came up with 4 items:

1. Compatibility- The surrounding area is all single-family homes, and this project will not be compatible with the density of the neighborhood.
2. Safety – The project will add cars to the area on an already dangerous road.
3. Pedestrians are repeatedly mentioned in the 2035 Comprehensive Plan, but you can't walk or ride your bikes along Oakdale because cars go way too fast. There is a need for sidewalks but the development is asking for a fee in lieu of building them.

4. Drainage- when it rains the culvert on the property fills to the top and stormwater runs into the road. Another culvert that needs fixing is nearby on Broad Street. This development is going in where there is already a stormwater problem.

Kristy Michael-stated that when Mr. Powell purchased the property, he was going to make it 2 single family homes. The 2035 Comprehensive plan has consideration of putting multi-family units in larger family home areas. She stated that after seeing that the property went up for sale in January, 2023 she looked up one of the Town Council meetings minutes and that it states that Development Services said that 4 homes could be placed on the property. She also said that one of the Town Council members said to sell the land, because it doesn't support housing due to it being so narrow. Ms. Michael stated that the drainage is awful, and their basement floods, and the neighbor has cement bags lining his garage to keep water out. She asked the board to reconsider that 8 units will add 16 cars and 32 people from Pigeon St. to Broad St.

Bill McCracken-stated that with the drainage issues, cars backing out into Oakdale Street, and other issues mentioned, he wants to stress his disapproval of this project.

Kim Walzer-said she believes the water line was placed there due to the lot being small, narrow, and unbuildable. Ms. Walzer agrees that Waynesville needs housing but not on this lot.

Whalen Dillon-says that he has a 5-year-old that runs around and plays on that lot. He stated that there is a drainage problem in that area. He said they would like to have pedestrian access, but also a safer road. Mr. Dillon said 16 more cars coming up and down the road is not safer. His son said he doesn't want his field to go away. He stated he echoes all of the other comments.

There was Board discussion regarding drainage. Ms. Grooman clarified that 88% of the property was to stay impervious. She stated that there is a drainage plan in place for the development and that the developer had indicated that he would build the sidewalks or pay a fee in lieu whichever the Board decided. Mr. Powell is ok with either option and will have to address the drainage in either case.

Mr. Baus asked about the town owning the property and where the water line is located. Mr. Powell came back to the podium to explain that the town has GIS mapping that shows all utilities, and the waterline is shown close to the swale on his property. Mr. Powell had his own search of the water lines done, and found that there is a 35-foot difference from what was shown on the mapping. Instead, the waterline runs through the lot toward the center of it.

Ms. Smith asked Ms. Grooman to clarify the density allowed. Ms. Grooman said that the base density allowed for the district is 10 units per acre and 16 units per acre with a special use permit. The applicant is staying within the base density in proposing 8 units on a lot that is just over an acre.

Ms. Smith asked if there were any other questions or comments and closed the public hearing at 6:28pm.

The board deliberated. There was continued discussion regarding the concerns for runoff and drainage. Ms. Grooman stated they are working closely with Public Service Director Jeff Stines. He has been out to the site several times and sent his report. The board asked for guidance from Attorney Ron Sneed. The board deliberated the Public works request to keep the area along the edge of Oakdale available for roadway run-off and as an existing swale for stormwater. There was also discussion that sidewalks were important and that the Board did not think that a fee-in-lieu was appropriate in this case. There was discussion on other locations where a sidewalk could be placed. Mr. Powell indicated that he would work with Town staff and public works to construct sidewalks however directed.

A motion was made by Board member Jan Grossman, seconded by Board member Tommy Thamas to accept the proposal for the major site plan as proposed, because it is consistent with 2035 Comprehensive Land Use Plan, Goals 1 and 2, and contingent upon the developer providing a sidewalk plan to be approved by staff. The motion passed unanimously.

C. ADJOURN

A motion was made by Vice Chairman Ginger Hain, seconded by Chairman Susan Teas Smith, to adjourn the meeting. The motion passed unanimously. Meeting adjourns at 6:49pm.

Susan Teas Smith, Chairman

Esther Coulter, Administrative Assistant