



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 Regular Meeting

Town Hall – 9 South Main St., Waynesville, NC 28786
Monday March 18th, 2024, 5:30 p.m.

THE WAYNESVILLE PLANNING BOARD held a Regular Meeting on Monday, March 18th, 2024, at 5:30 p.m. in the boardroom of the Town Hall, 9 South Main Street, Waynesville, NC 28786.

A. CALL TO ORDER

1. Welcome/Calendar/Announcements

The following board members were present:

- Ginger Hain (Vice Chair)
- Stuart Bass
- John Baus
- Michael Blackburn
- Travis Collins
- Jan Grossman
- Tommy Thomas

The following board members were absent:

- Susan Teas Smith (Chair)
- Peggy Hannah

The following staff members were present:

- Elizabeth Teague, Development Service Director
- Olga Grooman, Land Use Administrator
- Esther Coulter, Administrative Assistant
- Jeff Stines, Public Service Director
- James Carroll, Intern

The following attorneys were present:

Ron Sneed, Town Attorney
Clint Cogburn, Attorney with Ward & Smith

Vice Chair Ginger Hain called the meeting to order at 5:29 p.m. Ms. Hain welcomed everyone and asked Development Service Director Elizabeth Teague for announcements. Ms. Teague gave the summary of the Council actions on recent Planning Board recommendations. Ms. Teague announced that a Special Called Planning Board meeting was scheduled for April 1st, 2024 for a Major Site Plan Amendment for Haywood Christian Academy to allow the addition of two classroom buildings.

Vice Chair Ginger Hain read through the procedures of the public hearing.

Attorney Clint Cogburn came to the podium and said he represented about 12 property owners adjacent to Longview Drive. Mr. Cogburn asked the board for a 10-minute time limit to speak for his clients.

B. BUSINESS

1. Continuation of the public hearing for a 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 was to create a subdivision of 12 residential units.

Vice Chairman Ginger Hain opened the public hearing at 5:38 p.m.

Land Use Administrator Olga Grooman stated that this was a continuation of the public hearing for the 3.49-acre portion of the 102-acre property at 176 Country Club Drive. The applicant requested a Conditional District rezoning to develop the property on 12 individual lots of varying sizes and, as the application stated, “with the balance of the development areas to remain in a private common area.” The requests were for flexibility in lot size, lot width, pedestrian facilities, civic space, alternative landscape plan, and driveway.

Patrick Bradshaw from Civil Design Concepts (CDC) represented Waynesville Golf Course Hospitality LLC (WGC). He reiterated that the proposed property was for 12 individual lots of various sizes. Mr. Bradshaw showed an exhibit of the proposed new road within the project, parallel to Longview Drive. Mr. Bradshaw stated that Longview Drive was not suitable for individual driveway connections. The developers identified the 2 best locations to connect the internal road within the development to Longview Drive.

Mr. Bradshaw said they were trying to make the land compatible with the surrounding area. Mr. Bradshaw showed an exhibit of several cross-sections that were indicative of the proposed lots 6 and 9. Mr. Bradshaw invited the board to walk around the site to be able to draw some perspective and understand what was being talked about.

Mr. Bradshaw showed a visual example of what the density allowance for this same property could allow, such as townhouses, that would total 30 units on this site. Mr. Bradshaw added that they had a second neighborhood meeting, and they tried to answer all the questions, and, from a developer's perspective, he hoped everyone heard the maximum height would not exceed 35 feet.

Board member Jan Grossman asked Mr. Bradshaw if he classified the space around the houses as civic space. Mr. Bradshaw said no.

Board member John Baus asked Mr. Bradshaw how the land between the roads was going to be titled, and Mr. Bradshaw stated that it would be to the HOA of the subdivision.

Public Comment:

Clint Cogburn, attorney with Ward and Smith P.A. said he was representing a group of property owners that lived adjacent to the proposed site. Mr. Cogburn stated that the request from the applicant remained unchanged, despite having additional time to address all the comments from the February meeting. Mr. Cogburn said that the applicant proposed a 35-ft. height limitation and asked the applicant if they could confirm that. Mr. Cogburn also requested clarification about whether there were any changes to the building material. Mr. Cogburn stated that he had not received any of the visuals from tonight's meeting and would like the opportunity to review them. Mr. Cogburn stated that the applicant was asking for a number of waivers from the Land Development Standards, and this was an extraordinary request, given the number of waivers. Mr. Cogburn said that when someone asked for so many waivers, they should provide additional certainty as to what was going to be built, placing additional restrictions upon themselves. Yet, the applicant had not done it. Mr. Cogburn requested the denial of the proposal. Mr. Cogburn said the point he wanted to address was the dramatic decrease in lot sizes. He stated that the minimum lot size per low-density zoning district was 0.5 acre, and the developer asked for 0.13- 0.27-acre lots. He stated that it was inconsistent with the 2035 Comprehensive Plan's goals 1 and 2. Mr. Cogburn recalled what possible changes to the plan were mentioned at the prior hearing and stated that none of them were offered by the developer.

Harry Mc Cracken. Waynesville

Harry Mc Cracken expressed the following concerns:

1. This development would block the view completely.
2. Traffic safety, road overload, people speeding, no design for big trucks.
3. Cul-de-sac as an alternative road within the subdivision.
4. Drainage around lot 9 was a concern because it was the lowest part of the property

Chris Owen- Waynesville

Mr. Owen said he recognized and appreciated the owners for keeping the land as a golf course and not turning it into a very large development of homes. Mr. Owen was in favor of this positive use. He acknowledged the neighbors' concerns but was not interested in preventing the project.

Victoria Whalen-Waynesville

Ms. Whalen expressed concern that a golf course was using chemicals and pesticides, and she did not know any results of the environmental testing.

Gary Gilbert- Waynesville

Mr. Gilbert stated that at the neighborhood meeting, a question was asked about the HOA, and the developer said that they did not have one. Mr. Gilbert said another question was to show the building material and share the information with the neighbors. He felt they were asking to simply trust them. He asked the board to deny the proposal.

Laura and Jay Hamre

Laura and Jay wanted to thank the board for being there and taking their time to listen to them. Ms. Hamre said she wanted to thank two Planning Board members specifically, John Baus and Stuart Bass, because they really listened to them and put themselves in their shoes. Ms. Hamre said they moved here over a year ago after searching for a home for four years. She stated that they moved here for the view of the mountains. Ms. Hamre said their house was 93 years old. She said the thing that was missing was the perspective of the homeowners and their concerns to consider the height of the proposed homes.

Jay Hamre

Mr. Hamre's concern was also the height of the homes. If a house was built at lot 12, it would be 50 ft away from their house, and they would only see 25 ft out. The Hamre provided the board with an exhibit.

Annett Brun-Waynesville

Ms. Brun said her biggest concerns were lot sizes and landscaping. She said the continuance was very beneficial to better understand the staff report and to also have that 2nd neighborhood meeting that answered a lot of questions. Ms. Brun stated that she and other homeowners had safety concerns with the very tall old pine trees, the height of the canopy trees, and lighting concerns. She stated they did get answers from the developer. Ms. Brun asked if they could request the following conditions to be added to the town's recommendations: the developer should work with the adjacent homeowners to develop an appropriate landscape plan, remove existing tall pines, and ensure the safety and value of the surrounding properties during construction.

Linnea McAden-Waynesville

Ms. McAden said her concern was lot sizes. She said all the houses on Longview Drive that faced the proposed development were larger than .30 acre. From reading the staff report and the Land Development Standards, she understood that the Planning Board would review the application and give recommendation to the compatibility of the neighborhood. Her recommendation was to increase not only the lot size but increase the lot width to 75 feet if not more.

Ann Walsh-Waynesville

Ms. Walsh said her biggest concern was safety. Ms. Walsh said she drove on Longview every day and many times she almost hit someone, especially people out walking. Ms. Walsh was concerned

about the big trucks on this road and people's safety. She also inquired where school buses were going to drop off the kids on the narrow road.

John Cox-Waynesville

Mr. Cox said he agreed with the safety concerns of that road and the need for additional speed signs. Mr. Cox said he welcomed the new neighbors. Mr. Cox thanked the golf course owners for their commitment to the Town of Waynesville and for purchasing the failing county club, preventing hundreds of homes from being built there. Mr. Cox said all the homes in the neighborhood have escalated in value. Mr. Cox said he appreciated that no condos or monster houses were proposed and emphasized the reasonableness of this concept. He welcomed and thanked the development.

Catherine Topel-Waynesville

Ms. Topel stated her family had owned a home on Longview for over a hundred years. She represented her parents who resided in the home off Longview Drive. Their biggest concern was lot sizes, including the width of the properties. Ms. Topel stated she was able to attend both neighborhood meetings. The setbacks between each home would be about 20 feet, and that was about 7 steps and not compatible with the neighborhood. Ms. Topel said she was for the development and wanted homes there. She stated that she was just asking for some thoughtful consideration and stricter adherence to the ordinance, and that there was only one opportunity to build a city.

Matt Johnson-Waynesville

Mr. Johnson said that the golf course owner supported the community to such a high level that there were amazing changes to these properties and the views. Mr. Johnson said the growth that they were promoting to the area to build the community was a good change. He supported it as a resident of Waynesville for 11 years. Mr. Johnson said we had an opportunity for growth, but safety needed to be in consideration.

Development Services Director Elizabeth Teague clarified to the board the subdivision plan on page 21 of the agenda packet. She reiterated that the Planning Board would be making a recommendation to the Town Council.

Vice Chair Ginger Hain Closed the public hearing at 6:32 p.m.

The Planning Board deliberated:

- Vice Chair Ginger Hain recommended denial to the Town Council.
- Board member Tommy Thomas said his recommendation was denial to the Town Council.
- Board member Jan Grossman said if they wanted to build a regular development, they should follow the regular rules. If they wanted to build a cottage development, they should follow cottage rules. He recommended denial to the Town Council.

- Board member John Baus did not disagree with a development at this location, but this project was not in reasonable compliance with the standards. The number of waivers was high: lot size, lot width, setbacks, design guidelines, sidewalks, civic space, landscaping, and driveway spacing. He recommended denial to the Town Council.
- Board member Stuart Bass appreciated the comments on the road issue, but the Planning Board couldn't fix the roads. With limitations on height to 35 ft, he recommended the project to the Town Council.
- Board member Michael Blackburn said he was looking at it as a whole and he understood smaller lot sizes. He recommended it to the Town Council.
- Travis Collins recommended the project to the Town Council.

A motion was made by Tommy Thomas, seconded by John Baus, to recommend the denial of this project to the Town Council. The motion passed with 4 board members voting in favor of denial and 3 against.

2. Continuation of a public hearing for a Conditional District zoning amendment for a 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 was to create a subdivision of 13 residential units.

Vice Chairman Ginger Hain open the public hearing at 6:14 p.m.

Land Use Administrator Olga Grooman read through her staff report and the request from the applicant. Ms. Grooman said the 10.99-acre portion of Waynesville Inn and Golf Club off Greenview Drive was within Waynesville ETJ. The development was a proposed subdivision of 13 single-family homes. The applicant requested a Conditional District rezoning to develop the property on 13 individual lots. The project sought flexibility in lot width, pedestrian facilities, civic space, alternative landscape plan, and driveways. She read LDS section 2.7 that Conditional Districts were districts with conditions voluntarily added by the applicant and approved in a legislative procedure by the Town Council in accordance with G.S. 160D. Conditional Districts provided for orderly and flexible development under the general policies of the ordinances without the constraints of some of the prescribed standards guiding by-right development.

Board members asked for clarification from staff on the requests for civic space and sidewalks within the development and around the golf course.

Patrick Bradshaw, Emily Clark, and Dave Braun represented the project and appeared before the board on behalf of the owners, WGC Hospitality, LLC.

Applicant

Patrick Bradshaw with Civil Design Concepts said the Greenview project had similarities to the Longview project. Mr. Bradshaw said the proposed subdivision would only need street trees per ordinances. The developer would like some flexibility in landscaping due to hearing from some neighbors that they didn't want tall trees that were going to interfere with the views.

Mr. Bradshaw stated the town did not regulate architectural standards for houses on lots 50 ft or greater in width.

Attorney Ron Sneed interrupted Mr. Bradshaw and said that per his conversation with the School of Government, housing esthetics and quality of the housing could be considered in Conditional District rezoning, according to Adam Lovelady at the School of Government.

Mr. Bradshaw said if one was building a by-right subdivision, there was no guidance to the design of individual homes. He reminded that they talked about the architectural designs and materials during the last meeting.

Mr. Bradshaw asked the board to turn to civic space Chapter 7.2 *Community Area* that was designated as indoor or outdoor facilities to support social and recreational activities of the residents. Examples included a pavilion, fire pit, picnic area, grill area, gym, pool, community building, club house, basketball court, tennis court, golf course, or similar amenities determined to be appropriate by an Administrator.

Mr. Bradshaw said they sent out 120 invitations to the neighborhood meeting on February 19th, at the Waynesville Golf Club, and 26 area neighbors attended. The attendance sheet and comments were in the agenda packet.

PUBLIC COMMENT

Cami Bredeson- Waynesville

Ms. Bredeson said her concerns were the sidewalks along Greenview and Longview. She said it was not safe to walk or ride a bike on these roads. Ms. Bredeson said that if we couldn't regulate building materials, we could take the wording and add it to the deeds.

Bess Crider- Waynesville

Ms. Crider asked the Board to advise the town to look at the car traffic, speed, and pedestrian safety along Greenview and Longview to see if they could make improvements. The neighborhood development was started in 1920, but it could have been as early as 1909, and the roads were much narrower back then. The money received for sidewalks needed to stay inside the neighborhood developments.

Emily Clark- Clarks Lanning Architects

Ms. Clark stated that they had a draft copy of the architectural guidelines that were reviewed by their internal council. Ms. Clark said these would be deed-restricted architectural guidelines. Every project, whether new or future, any addition, any alteration would require a review and approval by the architectural review committee. The committee was comprised of 5-member design professionals and a member of the club management team. The review was a 4-part process with a schematic design and site visit with new homeowners. The review would include preliminary drawings, construction drawings, and landscaping design for each lot. The cottages would be rental properties. The Greenview project had a 35-ft height limitation. The lots were larger, and the homes would be larger with a min. 2,500 sf and a max size of 4,500 sf.

Board member Mr. Thomas asked who would be the governing body 10 years down the road would be, the Golf Course or Homeowner Association.

Ms. Clark said HOA.

David Tate said there was a lot of thoughtfulness in ownership of the Golf Course and Country Club. Mr. Tate said they invested \$30 million in it and were not going to sell the lots and let people build wherever.

Vice Chair Ginger Hain Closed the public hearing at 7:35 p.m.

The Board deliberated.

The board talked about sidewalks and pedestrian safety, easements for sidewalk, landscape and giving leniency on trees, civic space within the development, and lot width change.

A motion was made by Board member Michael Blackburn, seconded by board member Tommy Thomas, to recommend the proposed Conditional Zoning District with the following conditions:

- 1. Lot width standards for CC-RL shall not apply.***
- 2. LDS standards for the proposed "Lane" within the subdivision shall not apply (LDS 6.6.2. E).***
- 3. At both hydrant locations, the proposed "Lane" needs to be at least 26 ft wide. The plan needs to be adjusted prior to issuance of the building permit to comply with Fire and Building Codes.***
- 4. The developer will pay payment-in-lieu for sidewalk construction.***
- 5. Civic space requirements of the LDS Chapter 7 shall not apply as the project claims credit for the existing amenities.***
- 6. Landscape requirements of the LDS Chapter 8 shall not apply as the project will propose custom landscaping plan.***
- 7. Minimum spacing requirements between the driveways in CC-RL of the LDS Chapter 9 shall not apply.***

The motion passed 6-1.

A motion was made by board member Stuart Bass and seconded by board member Jan Grossman that the proposed zoning amendment for this Conditional District was consistent with the Town's Comprehensive Land Use Plan and is reasonable and in the public interest because it is consistent with:

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*

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

- *Encourage new housing inside Waynesville's 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.*

The motion carried unanimously.

Vice Chair Ginger Hain asked for a 5-minute recess.

3. Public Hearing for a major site plan for an 8-unit townhome development at 1471 Sulphur Springs Road (PIN 8605-74-1259).

Vice Chairman Ginger Hain open the public at 7:57 p.m.

Land Use Administrator Olga Grooman said the property was 1.12 acres and zoned as Hazelwood Business District (H-BD). The property was located at the intersection of Sulphur Springs Road and Elysina Avenue. The lot was currently vacant. The two houses that existed there were in a dilapidated state and were demolished in October 2023.

Ms. Grooman said the proposed development for the 8-unit townhome development was a major site plan review. The project would create 2 buildings. Each building would have 4 attached townhomes with separate entrances from the street. The larger building would be approximately 1540 sq ft, with 3 BR and 2.5 BA units. The smaller building was approximately 1200 sq ft, with 2 BR 2 BA units. The units would front Sulphur Springs Road. The 20-ft wide driveway would connect to Sulphur Springs Road and create 15 shared parking spaces for the residents.

The applicant, Kalon Stiggins stated that he and his wife owned Root and Branch Property LLC. They had been investing in real estate for about 10 years in Haywood County. The goal of this project was to provide the opportunity for first-time home buyers. The target price point for 2 BR 2 BA units was in the \$300,000 range, and 3 BR 2.5 BA units would be about \$340,000.

There was no public present for the comment.

Vice Chair Ginger Hain closed the public at 8:20 p.m.

A motion was made by board member Jan Grossman, seconded by board member Stuart Bass, to approve the Major Site plan as it was consistent with 2035 Comprehensive Land Use Plan's Goals 1 and Goals 2 as proposed. The site approval would be contingent on two variances granted by the Zoning Board of Adjustment: to allow parking at the principal front and front/street-side setbacks. The motion passed unanimously.

C. ADJOURN

A motion was made by Board Member Michael Blackburn, seconded by Vice Chair Ginger Hain, to adjourn the meeting. The motion passed unanimously. Meeting adjourned at 8:23 p.m.

Ginger Hain, Vice Chair

Esther Coulter, Administrative Assistant