



TOWN OF WAYNESVILLE

Planning Board

9 South Main Street
Waynesville, NC 28786
Phone (828) 456-8647 • Fax (828) 452-1492
www.waynesvillenc.gov

Development Services
Director
Elizabeth Teague

Chairman

Patrick McDowell

Planning Board Members

Marty Prevost

Robert Herrmann

H.P. Dykes, Jr.

Don McGowan

Ginger Hain

Jason Rogers

Susan Teas Smith

Special Called Meeting

Town Hall, 9 South Main Street, Waynesville, NC 28786
Monday, December 16, 2019, 4:00 PM

A. CALL TO ORDER

1. Welcome/Calendar/Announcements
2. Adoption of Minutes
 - *Motion:* To approve minutes of November 4, 2019 as presented (or as corrected)
 - *Motion:* To approve minutes of November 18, 2019 as presented (or as corrected)

B. BUSINESS

1. Continuation of Board Discussion on the Comprehensive Land Use Plan Update Draft, "Chapter 5: Recommendations" and "Chapter 6: Action Plan" as time allows.

C. PUBLIC COMMENT/CALL ON THE AUDIENCE

D. ADJOURN



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MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD Special Called Meeting Town Hall – 9 S Main St., Waynesville, NC 28786 11/4/2019

THE WAYNESVILLE PLANNING BOARD held a special called meeting on November 4th, 2019, at 5:30 p.m. in the board room of the Town Hall, 9 South Main Street, Waynesville, NC.

A. CALL TO ORDER

Chairman Patrick McDowell called the meeting to order at 5:30 p.m.

The following members were present:

Patrick McDowell (Chairman)

Marty Prevost

Robert Herrmann

Jason Rogers

Susan Teas Smith

H.P. Dykes, Jr.

Don McGowan

The following members were absent:

Anthony Sutton (Vice-Chairman)

Ginger Hain

The following staff members were present:

Elizabeth Teague, Development Services Director

Jesse Fowler, Planner

1. Welcome/Calendar/Announcements

Chairman Patrick McDowell welcomed everyone. There were no announcements or calendar changes.

B. BUSINESS

1. Continuation of Board Discussion on the Comprehensive Land Use Plan Update Draft, "Chapter 5: Recommendations", (starting at p. 77 of Draft and as time allows).

Ms. Elizabeth Teague, Director of Development Services began the continuation of the discussion with the Board on the review of the Comprehensive Land Use Plan Update Draft. She pointed to the "future land use map" of the current plan, the proposed "future land use map" for the draft plan under discussion and the current zoning map. She explained that the current zoning is based on the future land use map that was adopted in 2002.

She directed the Board to the draft and Chapter 5: Recommendations. Staff will make notes from the Board's comments and suggestions on flip chart pages and in a master copy to communicate revisions to consultant based on the recommendations and discussion. Once the suggestions are collected as the planning board has completed its review, a revised draft will be presented to the Planning Board for additional comments or changes. The Planning Board would then make a recommendation to the Board of Aldermen for their consideration.

Susan Teas Smith began comments on page 77, the start of Chapter 5, with notes to use more concise language. There was general discussion on paring down language so that chapters are generally shorter and easier to read.

On page 78, the Board discussed the description of the future land use map and asked to strike the first two sentences of the middle paragraph that states "The predominant land uses continue to be undeveloped land..." Discussion ensued regarding the terminology of "rural lands" as described on p. 80, with consensus reached to eliminate the one unit/5 acres parenthesis so as not to prescribe density in areas outside of town and instead keep it as a more broad description. Board also struck "mountain streams or vistas from description under "residential conservation."

On p. 81, the Board discussed using the term "central business districts," as opposed to "core mixed-use," in order to keep consistent with terms used in the current plan and to represent the three downtown business areas of Frog Level, Hazelwood and Main Street districts.

There was discussion related to the Howell Mill area as an area that has potential for new development and the need to promote density in more flat areas near transportation corridors. Patrick McDowell reminded the board about the rezoning that took place in which the area along Howell Mill Road from Russ Avenue toward the roundabout, was rezoned "urban residential," and that there was discussion at that time regarding the impact that the upgrades to Howell Mill Road could have on the adjacent land. Don McGowan commented about the need for housing. The Board discussed issues of housing availability and affordability. Patrick McDowell noted that availability impacts price points – if you limit new development and don't create density then housing becomes more scarce and more expensive.

Jason Rogers stated that the area along Raccoon Creek and the Mountain Research Station might someday be available for development. He stated that he wants as much as anyone to preserve

rural land, and this area, which is behind his house. However, he feels it would not be wise to restrict development in this area which could eventually be a nice neighborhood of potential growth.

Board discussed the area of the Waynesville Golf Course and its designation as open space. Elizabeth Teague noted that at one of the community meetings, the owner of the Golf Course asked for consideration of a mixed-use or higher density designation. Patrick McDowell noted that at some point the golf course might want to sell off some land, update its plan, or redevelop and it would make sense to encourage a density and develop that matches the surrounding zoning. Susan Teas Smith added that golf is not as popular as it once was. Board asked that instead of labeling the golf courses on the future land use map as "open space," they should just be labeled as golf courses which if redeveloped should match the surrounding neighborhood and the zoning density in which they are located.

Board determined to stop at the Recommendations section (p. 82) as it was getting late and to take up the discussion again at their November 18th meeting.

C. PUBLIC COMMENT /CALL ON THE AUDIENCE

No one spoke

D. ADJOURN

With no further business, a motion was made by Robert Herrmann, seconded by Susan Smith to adjourn the meeting at 7:01 p.m. The motion passed unanimously (7-0).

Elizabeth Teague, Development Services Director

Patrick McDowell, Chairman



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Susan Teas Smith

Don McGowan

Development Services

Director

Elizabeth Teague

MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD

Regular Meeting

Town Hall – 9 S Main St., Waynesville, NC 28786

11/18/2019

THE WAYNESVILLE PLANNING BOARD held a regular meeting on November 18, 2019, at 5:30 p.m. in the board room of the Town Hall, 9 South Main Street, Waynesville, NC.

A. CALL TO ORDER

Chairman Patrick McDowell called the meeting to order at 5:30 p.m.

The following members were present:

Patrick McDowell (Chairman)

Anthony Sutton (Vice-Chair)

Marty Prevost

Robert Herrmann

Susan Teas Smith

H.P. Dykes, Jr.

Don McGowan

The following members were absent:

Jason Rogers

Ginger Hain

The following staff members were present:

Elizabeth Teague, Development Services Director

Jesse Fowler, Planner

Chelle Baker, Administrative Assistant



1. Welcome/Calendar/Announcements

Chairman Patrick McDowell welcomed everyone and asked if there were any adjustments or announcements. Ms. Elizabeth Teague, Director of Development Services, congratulated Board Member Anthony Sutton on his election for a seat on the Board of Aldermen beginning next month. She announced a vacancy to the Planning Board and would also need to appoint a new chair and vice-chair.

The Board agreed on the upcoming Planning Board meeting schedule:

- December 16th- Regular meeting
- January 13th- Special Called meeting
- January 20th- Cancel regular meeting

Vice-Chair Anthony Sutton made the following calendar announcements:

- November 19th from 5-7 p.m. – a special reception for Mayor Brown and Dr. Leroy Roberson.
- December 10th at HCC - a retirement celebration for Dr. Parker.

2. Adoption of Minutes

A motion was made by Board Member Anthony Sutton, seconded by Board Member Susan Smith, to approve the minutes of the October 21, 2019 board meeting as presented. The motion passed unanimously (7-0).

B. BUSINESS

1. Continuation of Board Discussion on the Comprehensive Land Use Plan Update Draft, "Chapter 5: Recommendations".

Mr. Jesse Fowler, Planner, gave a small summary of comments and updates up to Chapter 5 accomplished so far along with a slideshow presentation:

- Chapter 3 – addition of hemp crops in specialty crops
- Shortening the Transportation Section
- Labeling change of the Chapters
- Better clarification in Land Use designation and Zoning Districts
- Distinguishing between 2 types of open spaces- specifically farm land /Golf Courses and parks & recreation and underutilized.
- Rural designations inside the town and inside the ETJ and the Urban Service Boundary.
- Review and discussion of districts and height/stories

Mr. Fowler also began the continuation of the discussion with the Board on the review of the Comprehensive Land Use Plan Update Draft beginning with pg. 82, Chapter 5: Recommendations:

Staff made notes from the Boards comments and suggestions on flip chart pages so that the staff could make revisions based on the recommendations and discussion. Once the suggestions are reviewed, a revised draft will be presented to the Planning Board for additional comments or changes. Board spent time looking at the proposed future land use map and identifying key changes. Jesse Fowler and Elizabeth Teague made notations on the draft map and will bring changes back to Board.

- Felt that the term “rural lands” is problematic.
- Look at area behind K-mart and area in and around test farm and Howell Mill Road as potential development area. Also along Allen’s Creek Road.
- Land Use and Development/ Infill – Chairman McDowell suggested that the Hazelwood area is good a candidate for the mixed-use list on Pg. 82.
- Promote redevelopment along the railroad- 150 ft off the RR right of way.
- Maintain the “Downtown Character”- including updating the historic guidelines
- Pg. 84 Connectivity discussion
- Pg. 85 Support development of mixed uses – including rooftop usage
- Discussion of encouraging redevelopment
- Create redevelopment incentive areas and adding to the action plan
- Pg. 86 map review and re-label to redevelopment opportunities
- Remove multitude of pictures from pages 89-93

C. PUBLIC COMMENT /CALL ON THE AUDIENCE

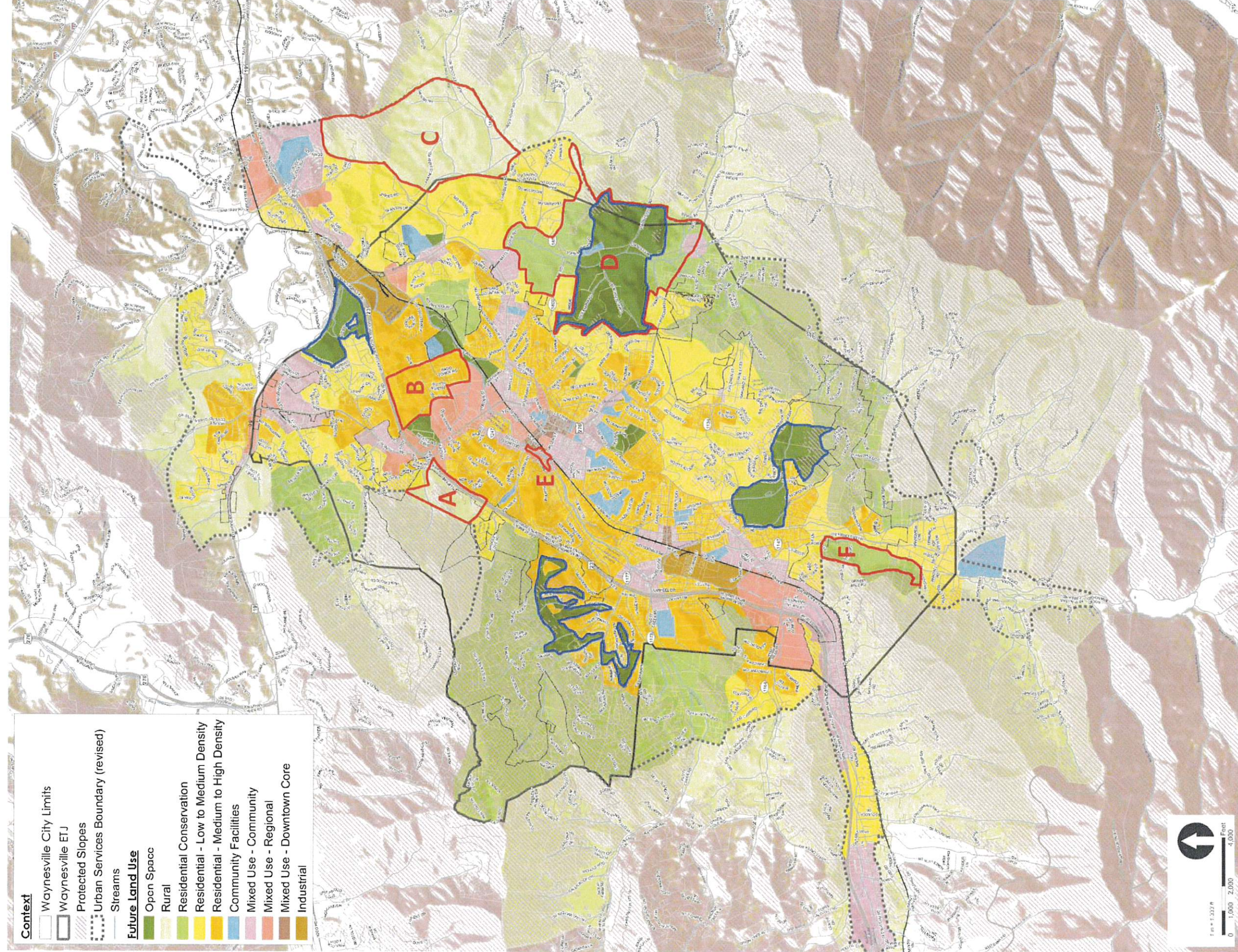
No one spoke

D. ADJOURN

With no further business, a motion was made by Marty Prevost, seconded by Robert Herrmann to adjourn the meeting at 7:01 p.m. The motion passed unanimously (7-0).

Chelle Baker, Administrative Assistant

Patrick McDowell, Chairman



WAYNESVILLE COMPREHENSIVE LAND USE PLAN
- Draft Future Land Use -

- **A:** Change land use designation to “medium to high”.
- **B:** Change land use designation to “community mixed use”.
- **C:** Change land use designation to “low to medium”.
- **D:** Change land use designation to “low to medium”.
- **E:** Change land use designation to “industrial” at the following parcels:
 - 8615-18-9472
 - 8615-18-7178
 - 8615-18-7079
 - 8615-18-6077
 - 8615-18-4072
 - 8615-17-6818
 - 8615-17-8929
 - 8615-17-7729
- **F:** Change land use designation to “low to medium”
- Change all “rural” land designations to “residential conservation”.
- **BLUE:** Designate the golf courses and test farm differently from other “open spaces”, label them as “golf courses and state test farm”, and note the zoning should match adjacent zoning if redeveloped.