

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

Planning Board Members

Susan Teas Smith (Chairman)
Ginger Hain (Vice Chair)
Stuart Bass
R. Michael Blackburn
Tommy Thomas
Barbara Thomas
Peggy Hannah
Jan Grossman
John Baus

Regular Meeting of the Planning Board

Town Hall, 9 South Main Street, Waynesville, NC 28786
Monday, August 15, 2022, 5:30 PM

A. CALL TO ORDER

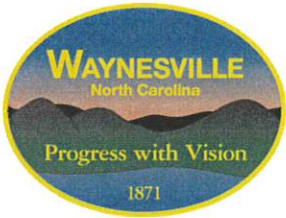
1. Welcome/Calendar/Announcements:
 - Introduction of Board Members for FY 22-23
2. Adoption of Minutes
 - July 18, 2022, Regular Meeting Minutes as presented (or as amended)

B. BUSINESS

1. Election of Chair and Vice-Chair
2. Board Training and Orientation
 - Role and Function of the Planning Board (ET)
 - Development Context and Planning Board Activity (ET)
 - Key Documents and Resources (ET and Olga)
 - General Statutes and 160D
 - 2035 Comprehensive Plan
 - Town Ordinances and the Land Development Standards
 - Where to find things on the Town Website
 - Types of decision-making processes: (Ron)
 - legislative, administrative, quasi-judicial
 - Conflict of Interest (Ron)
 - Expectations of Board Members (Susan)
 - General Questions (All)

C. PUBLIC COMMENT/CALL ON THE AUDIENCE

D. ADJOURN



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Susan Teas Smith (Chairman)
Ginger Hain (Vice)
Stuart Bass
Michael Blackburn
Don McGowan
Tommy Thomas
Barbara Christian 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
July 18, 2022

THE WAYNESVILLE PLANNING BOARD held a Regular Meeting on July 18th, 2022, at 5:30 p.m. in the board room of the Town Hall at 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)
- Tommy Thomas
- Stuart Bass
- Don McGowan
- Michael Blackburn
- Barbara Thomas

The following members were Absent:

- Stuart Bass
- Barbara Thomas

The following staff members were present:

- Elizabeth Teague, Development Services Director
- Olga Grooman, Planner
- Esther Coulter, Administrative Assistant

Chairman Susan Teas Smith called the meeting to order at 5:28 pm and welcomed everyone. She asked Development Services Director Elizabeth Teague if there were any calendar changes. After a brief discussion, Ms. Teague stated the August meeting would be an orientation meeting, mandatory for new members and optional for regular members.

2. Adoption of Minutes

Chairman Susan Teas Smith asked the Board if they had reviewed the June 20th, 2022, minutes.

A Motion was made by Board Member Don McGowan and seconded by Board Member Tommy Thomas to approve the minutes of the June 20th, 2022, Planning Board meeting as presented (or amended). The motion carried unanimously.

B. BUSINESS

1. Public Hearing on a Text Amendment to LDS Section 2.5.3, 15.9.5 and 17.3 to add a Cottage Development and Conservation Subdivision option as an alternative to traditional subdivision development.

Chairman Susan Smith asked for a motion to open the hearing.

A Motion was made by Board Member Ginger Hain and seconded by Board Member Don McGowan to open the public hearing at 5:32 p.m. The motion carried unanimously.

Planner Olga Grooman gave her presentation to the Board. General questions were asked and discussed. Chairman Susan Smith suggested to identify protections for the conservation areas by a land trust or H.O.A. by laws. Olga Grooman suggested the recordation of these provisions with the final plat.

Board Member Tommy Thomas said the developer could use the conservation land as a sales incentive by advertising walking trails, garden spots, or nature preserve. Mr. Thomas suggested that the Town should not be a party to the dissolution of a Homeowners Association. The board members discussed adding sections on ownership of the conservation areas and changing some wording. The board agreed to seek legal counsel. Ms. Smith stated that she would consult with counsel to confirm the legality related to enforcement of the ordinance and ownership of the conserved land before recommending the amendment to the Board of Aldermen.

A Motion was made by Board Member Ginger Hain and seconded by Board Member Don McGowan to Close the public hearing at 6:15 p.m. The motion carried unanimously.

A Motion was made by Board Member Michael Blackburn amended by Chairman Susan Smith and seconded by Board Member Ginger Hain that the proposed text amendment to the Land Development Standards and is consistent with the 2035 Comprehensive Plan and are reasonable and in the public interest because they support Goals 1,2,3,6. The motion carried unanimously.

A Motion was made by Chairman Susan Smith and seconded by Board Member Ginger Hain that following review and approval by legal Counsel and Chairman Susan Smith will recommend the text amendment to go to the Board of Aldermen as amended. The motion carried unanimously.

2. Public Hearing on Text Amendments to LDS Roadway Standards and request to continue hearing to September 19, 2022.

Director Elizabeth Teague informed the Board that the consultant asked for additional time. Staff requested to continue the hearing on the LDS Roadway Standards in September.

A Motion was made by Chairman Susan Smith and seconded by Board Member Don McGowan to continue the Public Hearing until the September 19th meeting. The motion carried unanimously.

3. Report from Subdivision Subcommittee and conclusion of their work.

Director Elizabeth Teague thanked the Subcommittee for all their hard work, dedication, and insight through the process. Ms. Teague continued reading through the report of their accomplishments and gave an overview of what was under development. Ms. Teague stated that after speaking with the Chairman and Vice Chairman, they came up with the recommendations on what the Planning Board needs to continue working on.

C. ADJOURN

A Motion was made by Board Member Michael Blackburn and seconded by Board Member Tommy Thomas to Adjourn the meeting at 6:36 p.m. The motion carried unanimously.

Susan Tea Smith, Chairman

Esther Coulter, Administrative Assistant