



# TOWN OF WAYNESVILLE

## Planning Board

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

Development Services  
Director  
Elizabeth Teague

### Chairman

Patrick McDowell

### Planning Board Members

Anthony Sutton (Vice Chair)

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, February 10, 2020, 5:30 PM

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### A. CALL TO ORDER

1. Welcome/Calendar/Announcements
  - Introduction of new member Michael Blackburn
2. Election of Vice Chair
3. Adoption of Minutes
  - *Motion:* To approve minutes of December 16, 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.”
2. Discussion on process and timing of Comprehensive Plan draft recommendation.

### C. PUBLIC COMMENT/CALL ON THE AUDIENCE

### D. ADJOURN



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**Chairman**  
Patrick McDowell (Chairman)  
**Planning Board Members**  
Marty Prevost  
Robert Herrmann  
Jason Rogers  
H.P. Dykes, Jr.  
Pratik Shah  
Ginger Hain  
Susan Teas Smith

## MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD Special-Called Meeting Town Hall – 9 S Main St., Waynesville, NC 28786 12/16/2019

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THE WAYNESVILLE PLANNING BOARD held a special-called meeting on December 16, 2019, at 4:00 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 4:00 p.m.

The following members were present:

Patrick McDowell (Chairman)  
Marty Prevost- arrive 4:12 p.m.  
Robert Herrmann  
Ginger Hain  
Susan Teas Smith  
H.P. Dykes, Jr.- arrive 4:21 p.m.  
Pratik Shah

The following members were absent:

Jason Rogers

The following staff members were present:

Elizabeth Teague, Development Services Director  
Jesse Fowler, Planner  
Chelle Baker, Administrative Assistant

1. Adoption of Minutes

*A motion was made by Board Member Robert Herrmann, seconded by Board Member Susan Smith, to approve the minutes of the November 4, 2019 board meeting as presented and the November 18, 2019 board meeting as presented. The motion passed unanimously (5-0).*

2. Welcome/Calendar/Announcements

Chairman Patrick McDowell welcomed everyone and asked Ms. Elizabeth Teague, Director of Development Services, if there were any agenda changes and there were none.

**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.

Ms. Elizabeth Teague began the continuation of the board discussion on the Comprehensive Land Use Plan update draft by reviewing the map on page eight of the agenda packet asking the board if the changes adequately reflected the last discussion. There was much discussion between Board members regarding "B", the area along Howell Mill Road extending up the round-a-bout, and the Future Land Use designations made. Chairman Patrick McDowell noted that his recommendation was only for the right side of the road. Ms. Teague stated they did include it all. Ms. Ginger Hain questioned why only this small piece was carved out instead of opening it all up along the corridor.

**Board Member Marty Prevost arrived at 4:12 p.m.**

There was much discussion also about the designation on the left side of the road and Planning Board Member Ginger Hain stated that there was a meeting with Howell Mill Road years ago and the consensus then was not to change it. Planning Board Member Susan Smith said that since then there has been an addition of a three-lane highway and a round-a-bout and Chairman McDowell added that he personally knew landowners that were currently interested in changing it. Planning Board Member Ginger Hain was wanting to direct away from the established neighborhoods and direct up the corridor instead. Planning Board Susan Smith brought up a few examples of businesses in established neighborhoods allowed such as Broadview, Los Amigos and the salon. Ms. Hain stated how this plan would guide them for the next twenty years and the value of getting it right.

**Board Member Bucky Dykes arrived at 4:21 p.m.**

Board Member Susan Smith suggested tabling the designation of Howell Mill Road so that she could drive there and asked the Planning Staff for a more detailed map of the neighborhood including Calhoun Road, Radio Tower Road and Black Gump Road.

Ms. Teague advised the Board that if it was to be tabled then all the Board Members could ride out there and decide if the designation line should stop at the Round-a-bout or continue to front lots, or corridor all the way out.

Planning Board Member Bob Herrmann stated he would like to make a motion because he was in favor of leaving along Howell Mill Road a through corridor and that he didn't want to table. Chairman McDowell stated he was good with this. Board Member Don McGowan advised he was

good as well. Board Member Smith stated she was good with this but would still like a detailed map of the area to be more familiar with it. The rest of the Board was good with this as well.

Ms. Teague moved on to explaining “D” on the agenda packet map, page 8, the labeling of the golf course and test farm on the map and changing the designation from open space to exactly what the properties are. She stated the reasoning for this would be to not lock the property in as “open space” and how someone could develop it.

The board agreed to change “E” to Industrial for the property along Richland.

The board had discussion regarding “F” on the Allens Creek Rd area up towards the water shed currently zoned Residential Conservation and changing the area around it to match the same designation.

The Board also gave discussion that centered around Rural Lands and changing all the “rural land” designations versus how rural lands is talked about and applied in the draft plan in six major areas including the Goals. Chairman McDowell stated that he felt there was a separation in the two with the lower-case rural lands in the plan versus the designation “Rural” meaning. Planner Jesse Fowler suggested that taking rural off the map might implement some confusion in what we are trying to protect and would that present difficulty in writing a consistency statement. Board Member Susan Smith advised picking a different word from the Thesaurus. Board Member Don McGowan suggested leaving it as it is and asked why change it. Chairman McDowell advised the change was due to the 1 house/5-acre rule that came with the zoning on it that they didn’t care for. Mr. Fowler stated he was worried about losing the study area and it was nice to have a plan outside your own area. Although Chairman McDowell agreed he stated that his concern was that by keeping it labeled Rural, it was actually doing more of a harm to the property owners and our own Town. The discussion continued and it was agreed to label all within the Urban Services Boundary the designation of Residential Conservation. Board Member Ginger Hain suggested to run infrastructure out towards Sylva as Commercial Mixed Use.

Members of the public in attendance introduced themselves:

Ron Reid  
Haywood County Planning Board

James Clayton  
Property Owner

Larry Schatz  
Tessier Associates, Asheville

The board suggested on Page 94 of the draft to shorten paragraphs and make more concise statements. They continued to make edit changes on following pages.

**Planning Board Member Susan Smith left at 5:16 p.m.**

On Page 102, Transportation and Connectivity, TC-2-B Lanes and alleys, Ms. Elizabeth Teague advised the board that the current plan had a lot that seemed to be generated from flat land thinking but did not work in the mountains or town streets and she would like to review this section. She also stated that sidewalks were addressed in this section and she would like to see some flexibility. She spoke to the board about C. Smart Roads and D. Stormwater Management. Planner Jesse Fowler talked with the board about the parking garage and a way-finding project for it. He addressed the parking issue in combination with how empty the parking garage is. Board Member Herrmann stated it is a great parking garage, but it is the walk of 3-4 blocks that not many people want to make. A small discussion took place.

Ms. Teague and the board talked about the next Planning Board Meeting date, since the regular meeting was to fall on Martin Luther King, Jr Day and it was agreed that there would be a special-called on Monday, January 13, 2020 instead.

**Planning Board Member Don McGowan left at 6:15 p.m.**

**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 6:16 p.m. The motion passed unanimously (7-0).***

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Chelle Baker, Administrative Assistant

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Patrick McDowell, Chairman