

MINUTES OF THE TOWN OF WAYNESVILLE TOWN COUNCIL
Regular Meeting
February 11, 2025

THE WAYNESVILLE TOWN COUNCIL held a regular meeting on Tuesday, February 11, 2025, at 6:00pm in the Town Hall Board Room located at 9 South Main Street Waynesville, NC.

A. CALL TO ORDER

Mayor Gary Caldwell called the meeting to order at 6:02 pm with the following members present:

Mayor Gary Caldwell
Mayor Pro Tem Chuck Dickson
Councilmember Jon Feichter
Councilmember Julia Freeman

The following members were absent:

Councilmember Anthony Sutton

The following staff members were present:

Rob Hites, Town Manager
Jesse Fowler, Assistant Town Manager
Candace Poolton, Town Clerk
Fire Chief Joey Webb
Assistant Fire Chief Chris Mehaffey
Elizabeth Teague, Director of Development Services
Olga Grooman, Assistant Director of Development Services
Alex Mumby, Land Use Administrator
Tyler Anderson, Stormwater Management Coordinator

Members of the Media:

Paul Nielson, The Mountaineer

1. Welcome/Calendar/Announcements

Mayor Gary Caldwell welcomed everyone and reminded everyone that the next Council meeting is February 25th.

B. PUBLIC COMMENT

Charlie Trump- Mr. Trump stated he was the owner of Ole Brick House, a shop on Main Street. Mr. Trump said during the recent Ice Fest event, the street was closed at 2pm. He said that was too early and it affected his business. He proposed to close the street all day so customers don't have to leave the shops to move their vehicles.

Becky Trump- Mrs. Trump stated that shoppers were nervous all day about having their vehicles towed. She said when Civilian Police entered their store to tell people to move their vehicles, shoppers set down their items to leave and move their vehicles, and did not return to the shop. She would like to see shop owners and Council work together to come up with a solution to early street closures.

Jerry Jackson- Mr. Jackson stated he is the owner of Gallery 164. He said that it's important that people understand what festivals and events bring to downtown. He said that merchants that are frustrated about the lack of communication from Council. Mr. Jackson suggested that Council hosts a community listening session to discuss downtown events and parking on Main Street.

Ann Walsh- Ms. Walsh said she is the owner of Ava and Arden on Main Street. She said that closing Main Street for events kills business which means less tax revenue. She said that Main Street merchants would like to have more input on events.

C. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

A motion was made by Councilmember Freeman, seconded by Councilmember Feichter, to approve the agenda as presented. The motion passed unanimously.

D. CONSENT AGENDA

All items below are routine by the Town Council and will be enacted by one motion. There will be no separate discussion on these items unless a Councilmember so requests. In which event, the item will be removed from the Consent Agenda and considered with other items listed in the Regular Agenda.

2.
 - a. Motion to approve the January 28, 2025 Regular Scheduled Meeting Minutes
 - b. Motion to approve the Christmas Parade Special Event Permit
 - c. Motion to approve the Church Street Arts and Crafts Festival Special Event Permit
 - d. Motion to approve the Meet Me at the Arch Special Event Permit
 - e. Motion to approve the Mountain Street Dances Special Event Permit
 - f. Motion to approve the Smoky Mountain Christmas Special Event Permit
 - g. Motion to approve the Stars and Stripes parade Special Event Permit
 - h. Motion to approve the Treats on the Street Halloween Special Event Permit
 - i. Motion to approve the Tree Lighting Special Event Permit
 - j. Motion to approve the Stepping into Spring Special Event Permit
 - k. Motion to renew the Watami Parking Lot Lease for another five years
 - l. Motion to approve the budget amendment to move \$5000.00 from our NC Unauthorized Substance Tax Account to our Travel & Training line item 10-4310-00-533180.
 - m. Motion to approve the Contract Amendment 2 for SDR Debris Removal.

A motion was made by Councilmember Dickson, seconded by Councilmember Feichter, to amend item k. "Watami Parking Lot Lease" to reflect \$500 for the monthly lease of the parking lot. The motion passed unanimously.

A motion was made by Councilmember Dickson, seconded by Councilmember Freeman, to approve the consent agenda as amended. The motion passed unanimously.

E. PROCLAMATION

3. Rotary Club of Waynesville Week
 - Mayor Gary Caldwell

Mayor Caldwell read the proclamation and proclaimed the week of February 21st "Rotary Club of Waynesville Week".

F. PRESENTATIONS

4. Fire Department 2024 Annual Report
 - Assistant Fire Chief Chris Mehaffey

Assistant Fire Chief Chris Mehaffey presented the 2024 Annual Report for the Waynesville Fire Department. Some of the highlights included:

- 3,349 total incidents (down by 2.2% from 2023). 40% of those calls were fire/service calls, and the rest were medical calls.
- Placed a new tanker in service
- Placed new Zodiac boat and NRS raft into service
- Response to Hurricane Helene and subsequent flooding
- Added the first two of the four new firefighter positions
- Educated 2,488 children and 2,328 adults
- The call overlap was at 32% (down by 5% from 2023). Assistant Fire Chief Mehaffey said the National Standards suggest adding a station for every 10% overlap.
- Chief Webb was appointed as the president of the NC Chief's Association Board

Fire Chief Joey Webb thanked Council for 16 and a half years of their support. He said they have a great department, keep investing in the staff. Chief Webb expressed concern about replacing their 31-year-old ladder truck. He said replacement takes three years and not having the new truck could affect insurance rates.

5. Presentation by WithersRavenel engineers on the update to the Stormwater Master Plan.
 - WithersRavenel staff

Assistant Development Services Director Olga Grooman reported that on March 23, 2023, the Town of Waynesville was awarded a \$400,000 Stormwater Planning Grant, funded by the American Rescue Plan Act's

(ARPA) and administered by the NC Department of Environmental Quality (NC DEQ). She said the Planning Grant will update the existing 2008 Stormwater Master Plan and create a new Comprehensive Stormwater Master Plan. She said the updated plan will include an asset inventory and assessment, a broad study to identify stormwater improvements on Town's properties, an evaluation of areas where the sewer system is infiltrating the stormwater system, and other long-term planning initiatives, as well as identify potential capital improvement projects. Ms. Grooman said the project is reimbursement based and no matching funds from the Town are required. Ms. Grooman said the grant is scheduled to close out by the end of 2026, and both a draft and a final version of the Stormwater Master Plan will be presented to the Town Council at that time. She introduced the engineering company working on the project, WithersRavenel.

Dori Sabeh, Practice Area Lead, reported that they are collecting data on the Town's existing stormwater system and are modeling the drainage system, assessing flooding risks and hazards, and identifying and prioritizing projects. He said they are focusing on resiliency for the projects. Mr. Sabeh reviewed what WithersRavenel has already completed including a public input session and stormwater inventory in the Frog Level, Hazelwood, and Shelton Branch areas.

Haley Valdez, Professional Engineer, reported that everything they inventoried was assigned attributes, including the system's structural condition, pipe size, material, and photos of the structures. Ms. Valdez said they used the information from the inventory and built a model that showed the stormwater capacity based on storm events, and then used a color-coded map to show the location of capacity issues and potential areas of concern.

Ms. Valdez said the Public Works building, the crossing along Broad Street, the intersection of Shelton and Buxton, Frog Level, Hazelwood and Kentucky Avenue, and Brown and Georgia Avenue near the Finance Department are all areas of focus.

G. PUBLIC HEARINGS

6. Public Hearing to consider a request for annexation for three (3) contiguous parcels:
 1. Unaddressed 2.77-ac parcel off East Street, PIN 8615-88-4442, zoned as Raccoon Creek Neighborhood Residential Conditional District (RC-NR-CD)
 2. 0.45-ac parcel, at 97 Allison Acres Drive, PIN 8615-88-3857, zoned as East Waynesville Urban Residential Conditional District (EW-UR-CD)
 3. Eastern portion of a 3.37-ac parcel at 18 Allison Acres Drive, PIN 8615-88-1632, zoned as East Waynesville Urban Residential Conditional District (EW-UR-CD)
- Assistant Director of Development Services, Olga Grooman

A motion was made by Councilmember Dickson, seconded by Councilmember Freeman, to open the public hearing at 6:50pm. The motion passed unanimously.

Assistant Director of Development Services Olga Grooman reported that the Town received a "Petition for Annexation" for a contiguous area from David Roover, Manager of QP Allison, LLC. Ms. Grooman said the petition is for three parcels off East Street, as specified above and the properties are part of the future site of the 60-unit Allison Acres townhome development. Ms. Grooman stated that two parcels (PINs 8615-88-4442

and 8615-88-3857) are fully within the Town's extra-territorial jurisdiction, while one property (PIN 8615-88-1632) is partially within the Town's extra territorial jurisdiction and partially within the municipal boundaries of Waynesville. Ms. Grooman said the project will connect to the municipal sewer on the western side off East Street and to the Valleywood Farms subdivision on the east.

There was no public comment.

A motion was made by Councilmember Freeman, seconded by Councilmember Dickson, to close the public hearing at 6:54pm. The motion passed unanimously.

A motion was made by Councilmember Dickson, seconded by Councilmember Freeman, to adopt the attached Ordinance to approve the annexation of the three described properties. The motion passed unanimously.

7. A Public Hearing to consider a request for a Land Development Standards Map amendment to rezone 4 Elysinia Ave (PIN 8605-73-8236) from Hazelwood Urban Residential to Hazelwood Business District.

- Land Use Administrator, Alex Mumby

Land Use Administrator Alex Mumby reported that on January 13th, 2025, the Planning Board held a public hearing to consider the proposed rezoning. He said the subject property is located at 4 Elysinia Avenue in Waynesville, NC and is approximately .68 acres. Mr. Mumby said there is currently a single-family home and an accessory structure on the property and it is surrounded on three sides by the Hazelwood Business District. He said the Hazelwood Business Park is located to the east and Giles Chemicals is located to the south. Mr. Mumby stated the applicant is seeking to rezone the property from Hazelwood Urban Residential to Hazelwood Business District. In the short term the applicant wishes to relocate a food truck to the property which is only allowed in the Regional Center, Commercial Industrial, and Business Districts. He said the rezoning would also connect the two parts of the Hazelwood Business District. Staff reported that allowance for commercial uses on the lot would be consistent with the character of the area along Hazelwood Avenue and create new opportunities for commercial and/or residential redevelopment in downtown Hazelwood. Mr. Mumby said the proposed change in zoning would allow Banks, Credit Unions, Financial Services, Dry Cleaning and Laundry Services, Hotel/Motel (more than 30 rooms), Alcoholic Beverage Sales Stores, Pawnshops. Vehicle Services, Theaters Outdoor, Manufacturing. Mr. Mumby added that the change in zoning would remove the base density from the subject property from 16 units/acre to no maximum base.

Mr. Mumby reported that the Planning Board expressed concern that the proposed rezoning is a permanent solution to a temporary problem, in reference to the food truck. He added that increase in density has been a continued issue for the Planning Board. Mr. Mumby said that the Planning Board voted to recommend denial of the proposed rezoning in a vote of 3 to 2. He said that staff recommend the rezoning because it meets Goals 1 and 5 of the Comprehensive Plan.

Councilmember Feichter asked if Mr. Mumby could explain the ramifications of removing density restrictions on that property. Mr. Mumby said that right now, up to 16 units allowed per acre of property. With the rezoning, there would be no cap on the number of units on that property, but the applicant has no plans for building residences. He added that there are no density limits on surrounding properties.

A motion was made by Councilmember Freeman, seconded by Councilmember Dickson, to open the public hearing at 7:06pm. The motion passed unanimously.

A motion was made by Councilmember Dickson, seconded by Councilmember Feichter, to adopt the statements and testimony of Alex Mumby to be a part of the record for the public hearing. The motion passed unanimously.

John Burgin (applicant)- Mr. Burgin said the rezoning is logical for downtown Hazelwood. Mr. Burgin said he plans to improve the appearance of the property.

Councilmember Feichter asked if Mr. Mumby has received any calls from the neighbors of that property regarding the rezoning. Mr. Mumby said he received one phone call from the property owner to the west and he had no issues with the rezoning.

A motion was made by Councilmember Dickson, seconded by Councilmember Freeman, to close the public hearing at 7:09. The motion passed unanimously.

A motion was made by Councilmember Dickson, seconded by Councilmember Freeman, to find the rezoning request as being consistent with the 2035 Land Use Plan and reasonable and in the public interest because it meets the following goals: Goal 1: It continues to promote smart growth principles in land use planning and zoning and creates walkable and attractive neighborhoods and commercial center and encourages infill, mixed-use and context sensitive development and Goal 5: It creates opportunities for a sustainable economy and promotes Waynesville's downtown districts, inns, restaurants, and reputation as the "Gateway to the Smokies." The motion passed unanimously.

A motion was made by Councilmember Dickson, seconded by Councilmember Freeman, to adopt the ordinance as presented. The motion passed unanimously.

H. NEW BUSINESS

8. Recommendation of design firms for FEMA recovery in Parks

- Rob Hites, Town Manager

Town Manager Rob Hites reported that staff issued Requests for Qualifications (RFQ) for design, bidding and construction administration for storm damage repairs to the Town's ball fields, greenways and dog park. Mr. Hites said the Town received three bids for design of the ball fields, and two bids for design of the greenway and dog park. After a committee of department heads reviewed the proposals, Mr. Hites said they chose the firm of McAdams Company to carry out design and other services for the ball fields and Civil Design Concepts (CDC) to carry out design of the dog park and greenways. He said the McAdams's proposal includes the services of an Asheville architect with experience in ballfield facility design. He added that CDC has experience repairing recreation facilities damaged in flood events and have designed dog parks as well. He said the firms all have applicable experience and are local, which means they can inspect the projects during construction. Mr. Hites said he will return at next meeting with a recommended contract.

A motion was made by Councilmember Dickson, seconded by Councilmember Feichter, to approve the proposal of McAdams Company for design/bidding and construction administration of the Town's ball fields and approve the proposals of Civil Design Concepts (CDC) for design/bidding and construction administration of the greenways and dog park, and instruct town staff to negotiate contracts. The motion passed unanimously.

I. COMMUNICATION FROM STAFF

9. Manager's Report

- Town Manager, Rob Hites

Town Manager Rob Hites reported that he and the Mayor attended the second of two meetings sponsored by NCLM to discuss the ongoing disaster recovery in WNC. He said the State discussed a loan program that cities and counties could use to restore some funds lent out to pay contractors so fund balances aren't drained. Mr. Hites said they shared that improvement projects, including flood prevention measures, will come out of pocket, but a consultant he met with said the town should get information from FEMA beforehand. Mr. Hites said they had many meetings with FEMA representatives before, and they led staff to believe that they could flood proof projects and it would be reimbursed.

10. Town attorney

- Martha Bradley, Town Attorney

Nothing to report.

J. COMMUNICATIONS FROM THE MAYOR AND COUNCIL

Councilmember Freeman reminded everyone about the chili cook off this weekend.

Councilmember Dickson asked about scheduling the Council retreat. Mr. Hites suggested March 28th.

K. ADJOURN

A motion was made by Councilmember Freeman, seconded by Councilmember Dickson, to adjourn at 7:33pm. The motion passed unanimously.

ATTEST:

Gary Caldwell, Mayor

Robert W. Hites, Jr. Town Manager

Candace Poolton, Town Clerk