MINUTES OF THE TOWN OF WAYNESVILLE TOWN COUNCIL
Regular Meeting
August 25, 2026

THE WAYNESVILLE TOWN COUNCIL held a regular meeting on Tuesday, August 25, 2026, 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 6:04 pm with the following members present:
Mayor Gary Caldwell
Mayor Pro Tempore Chuck Dickson
Councilmember Jon Feichter
Councilmember Anthony Sutton
Councilmember Julia Boyd

The following staff members were present:
Rick Howell, Interim Town Manager
Page McCurry, Assistant Town Manager & HR Director
Jesse Fowler, Deputy Town Manager
Martha Bradley, Town Attorney
Candace Poolton, Town Clerk/Assistant to the Manager
Chris Mehaffey, Fire Chief
Cody Parton, Assistant Fire Chief
David Adams, Police Chief
Olga Grooman, Interim Development Services Director
Alex Mumby, Land Use Administrator
Luke Kinsland, Recreation Director

The following members of the media were present:
Paul Nielsen, The Mountaineer

1. <u>Welcome/Calendar/Announcements</u>

Mayor Gary Caldwell welcomed everyone and announced that the next First Friday will be September 4th, the next Council meeting will be September 8th, and Town offices will be closed the 7th. Mayor Caldwell spoke some kind words about the late Dolly Parton and invited Councilmember Sutton to read a proclamation.

Councilmember Sutton read the proclamation honoring Dolly Parton who died today. He expressed the community's gratitude towards Dolly Parton and extended condolences to her family.

B. PUBLIC COMMENT

Eva Hansen- Ms. Hansen spoke about the Recreation Department's annual fundraiser, Rec Jam.

C. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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 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 August 11th, 2026 Regular Meeting Minutes
   b. Motion to appoint Alex Mumby as the Town of Waynesville representative to the TCC of the French Broad River MPO.
   c. Motion to approve the proposed revisions to sections 10-117 and 10-122 of the Town of Waynesville Code of Ordinances and final adoption pursuant to G.S. § 160A-175(b)
   d. Motion to call for a public hearing to consider a text amendment to amend the definition and allowance of Billiard Halls on September 8th, 2026.
   e. Motion to call for a Public Hearing for a text amendment to revise to the Table of Uses, LDS Section 2.5.3, for September 8th, 2026
   f. Motion to approve the 21st Annual Sarge's Downtown Dogwalk Special Event Permit.
   g. Motion to approve the Extension of the permanent Social District boundary
   h. Motion to approve the regular meeting schedule change of the Waynesville Public Art Commission's regular meeting schedule to the first Tuesday of every month at 4pm.

A motion was made by Councilmember Sutton, seconded by Councilmember Boyd, to add "WPAC Regular Meeting Schedule Change" to the consent agenda. The motion passed unanimously.

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

E. PRESENTATION

3. <u>Presentation and Consideration of Adoption of the Waynesville Parks & Recreation Comprehensive System Plan</u>
   - Emily Buehrer-Douglas, Withers-Ravenel PLA

Recreation Director Luke Kinsland thanked everyone involved with helping get together this project, including the Recreation staff, the advisory commission, and WithersRavenal.

Ms. Bauehrer-Douglas presented the Comprehensive System Plan that establishes a 10-year vision and strategic framework for the future of Waynesville's parks, recreation facilities, programs, greenways, and open spaces. She explained that the purpose of the plan is to update the previous 10-year plan and build upon the Town's previous investments and planning efforts while establishing priorities that emphasize resiliency, sustainability, tourism, inclusivity, community health, and maintaining a high level of service. She described the process as including facility assessments, demographic and level-of-service analysis, review of previous plans, community engagement, public meetings, Town Council work sessions, and an online community survey. She presented the Implementation Matrix containing goals, objectives, action items, anticipated effort, time frames, and responsible departments. Ms. Bauehrer-Douglas added that having an updated Comprehensive Plan opens more grant opportunities for the Town.
Following multiple community engagement sessions, Ms. Bauehrer-Douglas said the community identified a strong desire to first maintain and improve existing facilities, followed by expanding recreation opportunities, programming, trails, greenway connections, supportive amenities, and Recreation Center services.
Ms. Bauehrer-Douglas suggested that following the adoption of the Comprehensive System Plan, the Parks & Recreation Department intends to advance a more detailed, site-specific planning process for Recreation Park, which will further evaluate the layout, circulation, parking, accessibility, recreation amenities, and other site-specific opportunities and constraints identified during the comprehensive planning process. Staff said they anticipate bringing the resulting Recreation Park site-specific plan forward for consideration and, if appropriate, incorporating it into the Comprehensive Plan within the next several months.

Councilmember Feichter noted that the Comprehensive Plan does not obligate the Town to any expenditure or project, but is used as a tool to guide decision making. He asked what top three most important things the Town's highest priority should realistically be. Mr. Kinsland said, based on public input, the most realistic and important projects would be skate park renovations, tennis courts being rebuilt, and trail accessibility. Councilmember Feichter agreed that the skatepark should be a priority. Mr. Kinsland added that expanding the weight room would also be preferable. Councilmember Boyd asked about the outdoor pool that Council approved on the Comp Plan from 20 years ago. Mr. Kinsland said he's not aware of that, and although he has heard a lot on social media, he received no comment about it during the public input sessions. Councilmember Feichter said he'd like to make the area around the skate park safer for pedestrians and participants.

A motion was made by Councilmember Boyd, seconded by Councilmember Dickson, to adopt the Waynesville Parks & Recreation Comprehensive System Plan as the Town's 10-year strategic planning document and guiding framework for the future development, maintenance, programming, and investment of the Town's Parks and Recreation system, and to direct Parks & Recreation staff to utilize the plan's Implementation Playbook in developing future departmental priorities, capital improvement requests, grant applications, partnerships, and budget recommendations, subject to future Town Council approval and available funding. The motion passed unanimously.

F. PUBLIC HEARINGS

4. <u>Public Hearing to consider a request for annexation for the 0.59-ac property at 1221 Dellwood Road, Waynesville, NC 28786 (PIN 8616-49-2973).</u>
   - Alex Mumby, Land Use Administrator

A motion was made by Councilmember Feichter, seconded by Councilmember Dickson, open the public hearing at 6:43pm. The motion passed unanimously.

Land Use Administrator Alex Mumby reported that the proposed annexation is for the 0.59-ac property at 1221 Dellwood Road, Waynesville, NC 28786 (PIN 8616-49-2973), and that this is the site of the proposed Trinity Custom Homes sales office. He said they requested annexation to connect to municipal services, including sewer service.

There was no public comment.

Mr. Mumby clarified that the state-set limit of the sewer plant has not yet been met, and once the renovations are made, the capacity will be increased significantly. Ms. Grooman further clarified that limits only apply to sewer line extensions, and this is applicant is requesting a sewer tap, so it does not count towards the limit. Mr. Howell said the plant receives 1.5 million gallons daily, and it currently has a 6-million-gallon capacity.

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

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

5. <u>Public Hearing on mandated amendments to the Town's Flood Damage Prevention Ordinance, Land Development Standards Sections 12:3, and 17.5.</u>
   - Olga Grooman, Interim Development Services Director and Certified Floodplain Manager (CFM)

A motion was made by Councilmember Sutton, seconded by Councilmember Dickson, to open the public hearing at 6:52pm. The motion passed unanimously.

Interim Development Services Director Olga Grooman stated that as required for Waynesville's participation in the National Flood Insurance Program (NFIP), the Town must update our local "Flood Damage Prevention Ordinance" in order to maintain its legal authority and remain in good standing with the NFIP. She explained that the required amendments to the ordinance were provided by the NC Department of Public Safety-Emergency Management- in the 2026 NC Model Flood Damage Prevention Ordinance which was released in April. She added that the ordinance amendments were reviewed by the Planning Board and recommended to Council at their June 15, 2026 regular meeting. Ms. Grooman reviewed the proposed changes to the ordinance.

There was no public comment.

A motion was made by Councilmember Dickson, seconded by Councilmember Boyd, to close the public hearing at 7:02pm. The motion passed unanimously.

A motion was made by Councilmember Sutton, seconded by Councilmember Boyd, to find the text amendments to the Land Development Standards as consistent with the 2035 Comprehensive Plan and reasonable and in public interest in that it continues to promote smart growth principles in land use planning and zoning, encourages infill, mixed-use and context-sensitive development. The motion passed unanimously.

A motion was made by Councilmember Sutton, seconded by Councilmember Dickson, to adopt the ordinance as written and that it protects and enhances Waynesville's natural resources by protecting and enhancing water quality and forests, protecting rural lands, iconic views, and mountain vistas. The motion passed unanimously.

G. NEW BUSINESS

6. Approval of CLG Grant Contract with Rowhouse Architects
   - Alex Mumby, Land Use Administrator

Land Use Administrator Alex Mumby reported that the Town of Waynesville was awarded a CLG grant to perform a building conditions assessment of the Municipal Building. He reminded Council that they approved the contract with the State Historic Preservation Office (SHPO), and requested that staff initiate an RFQ. He said the architects they chose-Rowhouse Architects-were selected as the contractors for the project, and have been approved by SHPO. Mr. Mumby said the total budget will be $10,000 with 40 percent of that being local match, and the Town will pay $10,000 and be reimbursed $6,000. Mr. Mumby said after the evaluation, they will provide a list of any issues that the over 100 year old building may have, along with cost estimates. He said the next steps would be for staff to pursue grants to pay for the repairs to the Municipal Building.

A motion was made by Councilmember Sutton, seconded by Councilmember Dickson, to approve the professional contract with Rowhouse Architects. The motion passed unanimously.

H. COMMUNICATION FROM STAFF

7. Manager's Report
   - Interim Town Manager, Rick Howell

Interim Town Manager Rick Howell reported that staff is working on an agreement for lead service line replacement. He explained that the Lead and Copper Rule is federal regulation that requires a line replacement program that they don't fund. He said staff will bring $1 million loan opportunity at the next Council meeting with 0% interest to help fund the identification of lead service lines in town.
Mr. Howell said staff are investigating a solar array's impact on the electric fund.
Mr. Howell suggested that staff think about creating Comprehensive Plans for each department to eventually combine into a Strategic Plan for Town. He explained that this would give staff guidance.
Mr. Howell said he and Ms. McCurry are working on a Conditional Rehiring Policy.
He reminded Council that they authorized Luis Davis to negotiate a wholesale power agreement, and it should be ready by the end of the month.

8. <u>Town Attorney's Report</u>

- Town Attorney, Martha Bradley

Councilmember Feichter requested that that Ms. Bradley present to Council a narrow opinion on what authority the Town has to regulate where larger residential developments can go, their size, density, building height, and potential for massing. Council requested it in the form of a memo and a brief presentation, ideally by the next meeting.

Chief Adams reported a warrant was recently served at a drug house on Boyd Avenue.

I. COMMUNICATIONS FROM THE MAYOR AND COUNCIL

Nothing to report.

J. ADJOURN

A motion was made by Councilmember Sutton, seconded by Councilmember Feichter, to adjourn at 7:19pm. The motion passed unanimously.

ATTEST:

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Gary Caldwell, Mayor	Rick Howell, Interim Town Manager

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Candace Poolton, Town Clerk