

**MINUTES OF THE TOWN OF WAYNESVILLE TOWN COUNCIL**  
**Regular Meeting**  
**September 8, 2026**

**THE WAYNESVILLE TOWN COUNCIL** held a regular meeting on Tuesday, September 8, 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 6:00 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  
Olga Grooman, Interim Development Services Director  
Alex Mumby, Land Use Administrator  
Laura Yonkers, Deputy Director of Public Works-Sustainability

The following members of the media were present:

Paul Nielsen, The Mountaineer

1. Welcome/Calendar/Announcements

Mayor Gary Caldwell welcomed everyone and announced that the next Council meeting will be September 22<sup>nd</sup>.

**B. PUBLIC COMMENT**

There was no public comment.

**C. ADDITIONS OR DELETIONS TO THE AGENDA**

***A motion was made by Councilmember Boyd, seconded by Councilmember Feichter, to adopt 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 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 25<sup>th</sup>, 2026 Regular Meeting Minutes
  - b. Motion to approve the budget amendment.
  - c. Motion to approve the budget amendment and adopt Resolutions R-20-26, R-21-26, R-22-26.
  - d. Motion to call for a public hearing for September 22, 2026, to consider text amendments related to periodic fire inspection standards and requirements for the installation of key boxes.

***A motion was made by Councilmember Sutton, seconded by Councilmember Dickson, to adopt the consent agenda as amended (items 2.b. and 2.c. were updated-documents in agenda packet). The motion passed unanimously.***

#### **E. PROCLAMATION**

3. Constitution Week
  - Mayor Gary Caldwell

Mayor Caldwell proclaimed September 17<sup>th</sup>-23<sup>rd</sup> as Constitution Week, with September 17<sup>th</sup> marking the two hundred thirty-ninth anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention.

#### **F. PUBLIC HEARINGS**

4. A public hearing to consider a text amendment to amend the definition and allowance of Billiard Halls.
  - Alex Mumby, Land Use Administrator

***A motion was made by Councilmember Boyd, seconded by Councilmember Dickson, open the public hearing at 6:05pm. The motion passed unanimously.***

Land Use Administrator Alex Mumby reported that staff received an application for a new billiard hall in Walnut Street Plaza. Staff realized that under the current definition, a Billiard/Pool Hall includes all public businesses which contain at least one pool table, restricting them to only Regional Center zoning districts. Staff considered this definition to be overly restrictive and reflected outdated perceptions of pool halls. He said that the nature of the pool halls has evolved, and they serve as community gathering places that provide entertainment, host leagues, and accommodate regional and national tournaments.

He reported that at their last meeting, the Planning Board recommended removing Billiard/Pool Halls as a separate use from both the Table of Permitted Uses and from Definitions, and instead, pool halls will be classified under the existing category of Recreation Facilities, Indoor and be allowed in all zoning districts.

Councilmember Sutton, asked if we were to strike the definition of “pool hall” and include it under “recreation”, would that eliminate the term “pool hall” from the table. Mr. Mumby said that is correct, but it would be included in the definition of Recreation Facilities. Councilmember Boyd emphasized that “bars” are a separate definition from “pool halls”.

The applicants, Bucky Fish and Chuck Stevenson said that indoor activities are limited in WNC, and Waynesville Pool Hall would provide a needed service.

Several individuals spoke in support of the text amendment: Neal Cosmo, Gene Slay, Ariel Freeman, Lea Davis, Dalton Carter, Phyllis Austin, Kim Kenum, and Tyler Junesbar.

***A motion was made by Councilmember Sutton, seconded by Councilmember Dickson, to close the public hearing at 6:37pm. The motion passed unanimously.***

Mayor Caldwell reflected on his time running Smoky Mountain Shootout and said that the pool playing community are the nicest people.

Councilmember Dickson said he is in favor of pool halls but expressed concern that if they expand the allowance of pool halls to all districts, that means that businesses could be located in neighborhoods. Mr. Mumby said that they would still need a Special Use Permit if the pool hall wanted to serve food or alcohol. Councilmember Sutton said he is in favor of a pool hall being available in any zoning district because it would allow residents to walk to the business. Mr. Mumby clarified that both text amendment proposals would allow Waynesville Billiards to open. Councilmember Feichter echoed Councilmember Sutton’s comments. Councilmember Dickson reminded Council that parking requirements can no longer be required by municipalities, which means parking could become an issue in neighborhoods that have a pool hall. Councilmember Boyd said if it becomes a problem, Council will address it.

***A motion was made by Councilmember Sutton, seconded by Councilmember Feichter, to adopt the proposed ordinance (reclassify “billiard halls” as “recreation” and remove “billiard halls” from the table of permitted uses) and find it consistent with the 2035 in that it continues to promote smart growth principles in land use planning and zoning, creates walkable and attractive neighborhoods and commercial centers, and encourages infill, mixed-use, and context sensitive development. The motion passed unanimously.***

***A motion was made by Councilmember Sutton, seconded by Councilmember Boyd, to find the ordinance consistent with the 2035 Comprehensive Plan in that it creates opportunities for a sustainable economy, promotes the growth of existing local businesses and Waynesville’s “maker economy”, promotes Waynesville’s downtown districts, inns, restaurants, and reputation as the “Gateway to the Smokies”, and encourages creatively designed, mixed-use, walkable centers and commercial districts that appeal to residents and visitors. The motion passed unanimously.***

5. A Public Hearing for a text amendment to revise the Table of Permitted Uses, LDS 2.5.3.
  - Alex Mumby, Land Use Administrator

***A motion was made by Councilmember Dickson, seconded by Councilmember Boyd, to open the public hearing at 6:48pm. The motion passed unanimously.***

Land Use Administrator Alex Mumby reported that while working on the adoption of the Rural Conservation District, staff noted some changes which would make the Table of Permitted Uses more user-friendly, particularly for those who are not familiar with using it. He said this update was one of three updates which were included with the Rural Conservation District that Council asked to be separated out and sent back to the Planning Board. He said this update was passed unanimously by the Planning Board, while the other two were tabled.

Mr. Mumby outlined the following updates to the table that will make the table easier to read and interpret:

- Changing PL for Permitted in Designated Locations to MU for Permitted in Mixed Use Overlays.
- PC and CL were both used for Permitted on Corner Lots, and we have simplified it to only use CL.
- Adding RR to designate uses which are allowed in Railroad Overlay Districts.
- Using “&” and “Or” to clarify where uses are allowed.

Mr. Mumby clarified that this update would not change the “use” of anything.

Councilmember Sutton pointed out several changes that need to be made to the ordinance-

- The “Racetrack” cell in “RCON” appears blank: it needs a dash.
- “Produce stand” show an “N-” in the “LLMR” column, where the other cells use a hyphen.
- The “Wireless Communications Facilities” meaning shows a dash under “RCNC”, change it to match the rest of the row.

There was no public comment.

***A motion was made by Councilmember Dickson, seconded by Councilmember Boyd, to close the public hearing at 6:55pm. The motion passed unanimously.***

***A motion was made by Councilmember Sutton, seconded by Councilmember Feichter, to find the ordinance consistent with the 2035 Comprehensive Plan in that it improves the symbology used in the Land Development Standards Table of Permitted Uses (2.5.3), making it easier to understand and apply. The motion passed unanimously.***

***A motion was made by Councilmember Sutton, seconded by Councilmember Feichter, to adopt the proposed ordinance as amended (see requested changes above). The motion passed unanimously.***

## **G. NEW BUSINESS**

6. Budget Amendment for the Public Works Department
  - Laura Yonkers, Deputy Director of Public Works-Sustainability

Deputy Director Laura Yonkers reported that the Town, in collaboration with the Environmental Sustainability Board (ESB), submitted a grant application through the North Carolina Urban Forest Council to obtain consulting services related to the development of a comprehensive tree inventory. She reminded Council that a tree inventory is required for Waynesville to be a Tree City USA . Ms. Yonkers said the total amount of the proposed budget amendment is \$28,250, with the North Carolina Forest Service (NCFS) providing funding for 75% of the total project cost, or \$21,187.50, and with the Town providing a local match of \$7,062.50.

Councilmember Feichter asked when the grant period is over, who will maintain the tree inventory and is there an ongoing software expense. Ms. Yonkers said they will be adding a layer to the GIS database that they already have access to, and staff in conjunction with the Tree Board will be maintaining and updating the database.

***A motion was made by Councilmember Dickson, seconded by Councilmember Boyd, to approve the budget amendment. The motion passed unanimously.***

7. Request for Council approval to proceed with a Municipal Agreement between the Town of Waynesville and the North Carolina Department of Transportation (NCDOT) for development of the Comprehensive Pedestrian Plan.
  - Olga Grooman, Interim Development Services Director

Interim Development Services Director Olga Grooman reported that the Town has an active Pedestrian Plan, and they have applied for the NCDOT grant to update it. She explained to Council that the total estimated cost of the project is \$85,000, with NCDOT providing a maximum of \$72,000, and the Town providing \$13,000 in local matching funds, as well as any costs that exceed the estimated project cost of \$85,000. Ms. Grooman said NCDOT will reimburse the Town if there's anything left, and if the Town exceeds the budget, the Town would pay the difference. Ms. Grooman said a subcommittee will be formed to update the Pedestrian Plan.

Councilmember Feichter expressed concern that the Town would be on the hook for any additional costs incurred. Mr. Mumby said staff had a call with NCDOT and they were informed of the budget before they execute the plan. Ms. Grooman added that staff would be notified of any additional cost beforehand and periodic reporting requirements will help keep expenditures on track.

***A motion was made by Councilmember Sutton, seconded by Councilmember Dickson, to approve the Municipal Agreement between the Town of Waynesville and the North Carolina Department of Transportation (NCDOT) for development of the Comprehensive Pedestrian Plan and to authorize the Interim Town Manager and Finance Director to execute the agreement upon completion of the pre-audit certification required by the "Local Government Budget and Fiscal Control Act" with the understanding that staff will return to Council before obligating Town funds beyond the \$13,000 local match. The motion passed unanimously.***

8. Salamander Scavenger Hunt Artist Approval
  - George Kenney, WPAC Chair, and Candace Poolton, Town Clerk and WPAC staff liaison

Town Clerk Candace Poolton reported that the Waynesville Public Art Commission (WPAC) received seven responses during their informal Request for Proposals (RFP) period for an artist to design, fabricate, and install

seven salamanders on and around Main Street for the public art project-“Salamander Scavenger Hunt”. Ms. Poolton presented a mockup that the recommended artist, Derek Rhodarmer, a Waynesville local, created for Council.

***A motion was made by Councilmember Dickson, seconded by Councilmember Boyd, to commission Derek Rhodarmer for the fabrication and installation of a the “Salamander Scavenger Hunt” public art installation on and around Main Street. The motion passed unanimously.***

9. Salamander Sponsorship Request

- George Kenney, WPAC Chair, and Candace Poolton, Town Clerk and WPAC staff liaison

Chairman George Kenney reported that the WPAC is offering sponsorship opportunities to local businesses to name one of the seven salamanders that will be a part of the Salamander Scavenger Hunt. He explained that the WPAC would like to give the Town Council the first opportunity to sponsor and name one of the salamanders. Ms. Poolton said WPAC suggested the name “Dolly” for Council’s salamander. Councilmembers Feichter, Sutton, and Boyd expressed interest in personally sponsoring a salamander as well.

***A motion was made by Councilmember Sutton, seconded by Councilmember Feichter, for Council to sponsor a salamander for the Salamander Scavenger Hunt public art project in the amount of \$1,000. The motion passed unanimously.***

## H. COMMUNICATION FROM STAFF

10. Manager’s Report

- Interim Town Manager, Rick Howell

Interim Town Manager Rick Howell reported that the Lead Service Line Inventory Agreement will be presented at the next meeting, and in October Personnel Policy Updates will be presented. He said that the fire station project is still underway, but there may be a refined cost estimate which will not be as favorable as they once thought. Mr. Howell reported that the Wastewater Treatment Plant improvements are still underway. He said the RFQ for engineering services for the water interconnect project has been publicized. He added that Haywood County is considering using \$2 million of their DPS Resiliency grant money towards that project.

11. Town Attorney’s Report

- Town Attorney, Martha Bradley

Ms. Bradley will present on statutory restrictions on zoning September 22<sup>nd</sup> meeting.

## I. COMMUNICATIONS FROM THE MAYOR AND COUNCIL

Councilmember Sutton said he will not be at the next meeting.

Councilmember Dickson asked if staff finalized the contract with Rhino Renewables. Mr. Howell said staff were going to separate the design piece from the construction piece of the agreement so they could get a maximum guaranteed price.

Councilmember Boyd reminded everyone of the Sarge's Annual Dog Walk on September 26<sup>th</sup> on Main Street.

Mark and Nancy Carden expressed deep appreciation for Council, staff, and the Cemetery Committee for their assistance with acquiring a family cemetery plot.

Councilmember Feichter reminded Council to buy their tickets for the Friends of the DWC fundraiser/soiree. He requested that staff put together a sponsorship of a table for eight at the event, by the Town, to be placed on the next agenda. He said he would like Town staff to have those seats, and Councilmember Boyd agreed to purchase more tickets within reason, if more than eight staff would like to attend.

Councilmembers Feichter and Boyd agreed to interview the Waynesville Housing Authority Applicant next week.

Interim Town Manager Rick Howell reminded Council that it will be Public Power Week October 4<sup>th</sup>-10<sup>th</sup>.

Councilmember Dickson reminded everyone that on November 7<sup>th</sup> there will be an Energy Fair put on by the Environmental Sustainability Board and Environmental Action Committee at the Rec Park.

## **J. ADJOURN**

***A motion was made by Councilmember Dickson, seconded by Councilmember Feichter, to adjourn at 7:35pm. The motion passed unanimously.***

ATTEST:

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Gary Caldwell, Mayor

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Rick Howell, Interim Town Manager

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Candace Poolton, Town Clerk