

Town of Waynesville Planning Board

2023 Railroad Corridor Study Subcommittee

Municipal Building Conference Room, 16 S. Main St. Waynesville, NC 28786

April 13, 2023, 10:00 am- 11:15 am

MEETING NOTES

Members

Present: Susan Teas Smith, Stuart Bass, Danny Wingate, Elizabeth Teague, Olga Grooman

Absent: Michael Blackburn, Don McGowan, Travis Crisp,

Notes

- The members met to establish the Railroad Overlay District boundaries. The overall consensus was to focus on two (2) smaller areas: Frog Level and Hazelwood.
 1. Frog Level: the railroad overlay district will start at Buffalo Lane and go all the way down to the intersection of Commerce and Smathers Streets. Richland Creek will serve as a northern boundary for the district. Most of the southern boundary will consist of the properties off Boundary Street. The subcommittee discussed whether to include the Haywood Square Plaza (137 Depot Street) into the railroad overlay, but the members decided against it since the shopping center is already well established and is further than 400 feet from the railroad.
 2. Hazelwood: the railroad overlay district will start right below the Town's Finance office (280 Georgia Avenue) and will go down to the HVO property (172 Riverbend St). It will also include the Hazelwood "downtown" area with the Beach Mountain Diner, Hazelwood Soap Company, and other stores. The width of the district will be about one block east and west with some modifications. This overlay will be larger than the one proposed at the Frog Level, but it is less dense and has fewer properties total.
- The members discussed the additional uses that they would like to see along the corridor. They include, but are not limited to: all types of housing (including manufactured homes), warehouse storage, outdoor amusement, freight hauling, truck terminal, event/conference spaces, heavy vehicle equipment sales, etc. The members decided not to include video/gaming parlors in the overlay.
- The members agreed to have the next meeting on Friday, April 28th at 10 am. It will be the last meeting where the members will introduce some final additions/revisions to the district boundaries and allowed uses. The staff will bring the proposed district maps and text amendment of the uses to be included in the Land Development Standards for the railroad overlay.

Adjourn