

Town of Waynesville Planning Board

2023 Railroad Corridor Study Subcommittee

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

May 19, 2023, 13:00 am- 12 pm

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 went through the Table of Permitted Uses (LDS 2.5.3) and established additional uses that would be allowed in the Railroad Overlay District (RR-O).
- The goal of the RR-O district is to create zoning flexibility and re-vitalize the underutilized areas along the railway tracks. That is why the uses already allowed in the underlying districts will remain (Central Business District, Hazelwood Business District, and Commercial Industrial). Additional uses included in the Railroad Overlay will be: event space, neighborhood commercial, neighborhood restaurant, vehicle and heavy equipment sales, major vehicle repair, outdoor amusements, billiard, freight hauling/truck rental, mini-warehouses, indoor warehouse storage, produce stands in conjunction with crop production, mini and macro wireless communication facilities, and monopole wireless communications tower.
- The group also discussed the research on the “event space” definitions and related regulations in other municipal ordinances and decided that it would be useful to add it to the LDS.
- The work of the subcommittee that started in January 2023 is officially done. Next, the staff will present to the Planning Board and the Town Council the proposed RR-O districts, allowed uses, and add a definition/standards for “event spaces” in the LDS.

Adjourn