

Town of Waynesville Planning Board
2022 Subdivision Ordinance Subcommittee
Municipal Building (Old Town Hall) Meeting Room, 16 S. Main St. Waynesville, NC 28786
Dec 7, 2021, 10 – 11:30 am

Members

PB Subcommittee: Susan Teas, Ginger Hain, Don McGowen, Michael Blackburn
Staff: Elizabeth Teague and Olga Grooman

Agenda

1. Approve Goals/Purpose of Committee:
 - a. *“Update ordinances relevant to sub-divisions to align with the 2035 LDS Goals.”*
 - b. *Address procedures and definitions for clarity in relationship to 160D changes*
 - c. *Identify other LDS concerns and/or expectations of outcomes (for example and so far)*
 - i. *Flexibility in building and development design standards to allow for Conservation Subdivisions, clustering, and cottage/tiny home development*
 - ii. *Low Impact Design (LID), Hillside Protection, Floodplain Protection*
 - iii. *Roadway, pedestrian, and TIA standards (engagement of JMTeague Engineering)*
 - iv. *Increase Civic space requirements/distinguish from required buffers and wetlands*
 - v. *Develop buffer requirements for large scale developments*
 - vi. *Inclusionary Zoning / Density Bonus for Affordable Housing*
 - vii. *Others?*
2. Committee Archives and Resources:
 - a. Online collaborative tools for agendas, notes, research documents, schedule meetings, etc.
3. Identify high level tasks and schedule:
 - a. Put committee meeting dates on calendar and assign benchmarks/due dates for committee

Task	Description	Due Date
1	Draft draft ordinance(s)	
2	Update Board of Alderman	
3	Public Workshop – Recommendations/Suggestions	
4	Finalize ordinance(s)	
5	Public Hearing	
6	Adopt ordinance(s)	

4. Ordinance Review
 - a. Review and Prioritize Topics to update
 - i. Ex. prioritize which to work on first?
 - ii. Assignments due for next meeting
5. Adjourn

RESOURCES AND REFERENCES:

Links for research regarding Conservation Subdivisions:

- “Twice Green” - You Tube (Anderson SC) : <https://www.youtube.com/watch?v=7e5gG-h9i1g>.
(There are several ads that you can skip after 5 seconds)
- NC State publication: https://www.ncufc.org/uploads/Conservation_subdivision.pdf

Southwestern Commission’s “Region A Tool Box: Mountain Landscapes Initiative”
(note this takes some time to load)

- <https://regiona.org/wp-content/uploads/ToolBox-New.pdf>

Sample Subdivision Regulations of Buncombe County:

- <https://www.buncombecounty.org/common/planning/ordinance-subdivision.pdf>

Sample Subdivision Regulations from the Town of Black Mountain LDS:

- General
https://library.municode.com/nc/black_mountain/codes/code_of_ordinances?nodeId=COOR_APXALAUSCO_CH3SU_S3.3SUTYREPR
- Conservation Subdivisions
https://library.municode.com/nc/black_mountain/codes/code_of_ordinances?nodeId=COOR_APXALAUSCO_CH7SPUSPE_S7.5SPUSCOSU
- Cottage Subdivisions
https://library.municode.com/nc/black_mountain/codes/code_of_ordinances?nodeId=COOR_APXALAUSCO_CH7SPUSPE_S7.6SPUSCOHODECH

Low Impact Design (LID)

- <https://www.epa.gov/nps/urban-runoff-low-impact-development>