Town of Waynesville Planning Board
2022 Subdivision Ordinance Subcommittee
Municipal Building (Old Town Hall) Meeting Room, 16 S. Main St. Waynesville, NC 28786
Dec 20, 2021, 10 – 11:30 am

Members

PB Subcommittee: Susan Smith, Ginger Hain, Don McGowen, Michael Blackburn

Staff: Elizabeth Teague and Olga Grooman

Meeting Notes

1. Comments Re: Resources and References
    a. Websites, assigned as "homework" (see Resources and References below)
    b. Present information on civic space, roads, landscape and tiered subdivisions – Elizabeth
        i. Tiered Subdivisions for "major subdivisions" – agreed to described tiers including the conservation subdivisions, roadway, etc. Staff will begin to add more detail to tiered tables
            1. Use of greenbelts – Fletcher, NC
                a. Create a green connection
            2. Environmental Inventories (delineated wetlands, view sheds,
            3. Agreed to buffers on tiers 3 & 4
            4. Staff will come with draft ordinance with tiered concepts
            5. Inclusionary Zoning – best for rentals. Elizabeth will come back with more information.
    c. Present research on civic space – Olga
        i. Presented 3 options – Tiering will include civic space requi. Olga will come will draft for next meeting.
            1. "Open Space" – City of Asheville. Includes "Maintenance"
            2. Per Bedroom – Brevard, NC
            3. Tiered – Alpharetta, GA & Fayetteville, NC – Consider adding conservation features (Fayetteville)
            4. Add requirement to address civic space when HMO goes defunct. Susan will do research.

2. Ordinance Review - tabled
    a. Prioritize Topics to update
        i. Don – add Tiered Subdivision to rankings

3. Identify high level tasks and schedule - tabled
    a. Define benchmarks/due dates

TASK	DESCRIPTION	DUE DATE
	Draft ordinances(s)	
	Update Board of Alderman	
	Public workshop – Recommendations/Suggestions	

	Finalize ordinance(s)	
	Public hearing	
	Adopt ordinance(s)	

4. Next Steps
    a. Next Meeting – Jan 12, 2022 10 am
    b. List Tasks due by next meeting

5. Adjourn