

Town of Waynesville Planning Board

2022 Subdivision Ordinance Subcommittee

Municipal Building (Old Town Hall) Meeting Room, 16 S. Main St. Waynesville, NC 28786

Jan 12,2022 10am – 11:30 am

MEETING NOTES

Members

Present: Susan Smith, Ginger Hain, Don McGowen, Elizabeth Teague and Olga Grooman

Absent: Michael Blackburn

Notes

1. High level tasks and schedule.
 - a. Present to Planning Board on 1/24/2022
 - i. Traffic Impact Analysis threshold study
 - ii. Storm Water updates
 - iii. Edits for spelling, etc.
 - iv. Preliminary Plat – add definition
 - v. Table 15.3.7 – 30+ Units will include “neighborhood meetings”
 - b. Dates to be scheduled for presentation to Planning Board
 - i. Landscape and buffer requirements
 - ii. Inclusionary zoning
 - iii. Roadway standards
 - iv. Civic space
 - v. Planned Unit Developments/Tiny Houses/Cottage Developments

2. Tiered Subdivisions

a. Discussion points

- i. Tiered table of Subdivisions based on number of unit/lots
- ii. Master Plan Reviews - include environmental surveys/inventory (for larger subdivisions)
- iii. Add civic space requirements
- iv. Add perimeter buffer requirements for larger subdivisions
 1. When abutting a park or conservation, consider:
 - a. "Administrative compliance" for Buffer Type "B"
 - b. Planning Board discretion for larger subdivisions, and tie to the newly required environmental survey
- v. Preliminary plats – require landscape plans

b. Follow up -Elizabeth will revise 4-tiered subdivision table for next meeting

3. Inclusionary Zoning

a. Discussion points

- i. Will impact rentals, not SF subdivisions
- ii. Most include sunset of 5-10 years
- iii. Could be by Special Use Permit (ex. 10% dedicated units for affordable housing tied to current HUD definition)
- iv. Special Use could include density bonus for inclusionary unit(s)
- v. Some use in-lie fees to a housing trust fund, side walk fund, park fund

b. Follow up – Elizabeth will send City of Asheville's Inclusionary Zoning to committee. We will review at next meeting.

4. Civic Space

- a. Olga handed out draft Text Amendment.
- b. Follow Up – Committee will review draft and review at next meeting.

5. Next Steps

- a. Next Meeting Date – Regular Planning Board Meeting 1/24/2022
 - i. Ginger will present Committee report to Planning Board
- b. List Tasks due by next meeting
 - i. Elizabeth will revise 4-tiered subdivision table
 - ii. Elizabeth will send City of Asheville’s Inclusionary Zoning to committee. Committee will review at next meeting.
 - iii. Committee will review draft Civic Space Text Amendment

6. Adjourn