

**Town of Waynesville Planning Board**

**2022 Subdivision Ordinance Subcommittee**

**Town Hall Board Room at 9 South Main Street, Waynesville, NC 28786**

**April 25, 2022 10am – 11:30 am**

**MEETING NOTES**

**Members**

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

**Absent:** None

**Notes**

1. Subdivision tiers and buffers:
  - a) Discussion of possible quasi-judicial process (Special Use Permit) for subdivisions of 31+ units.
  - b) Clarification of substantial changes to master plan or plat processes.
2. Inclusionary Zoning
  - a) Remove inclusionary zoning from the proposed ordinance because procedural issues and enforcement need to be clarified.
3. Cottages
  - a) The subcommittee suggested to remove “tiny homes” from the cottage definition to avoid ambiguity.
4. Citizen- Initiated Amendments
  - a) The subcommittee reviewed the packet of citizen-initiated text amendments.
5. Next Meeting
  - a) The subcommittee agreed to meet on Thursday, April 28 at 10 am in the Municipal Building (Old Town Hall) room to discuss cottages, conservation, and density.
6. Adjourn