

Town of Waynesville Planning Board

2022 Subdivision Ordinance Subcommittee

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

April 28, 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. Cottages and Conservation Subdivision
 - a) Changes made to several section of the proposed ordinance
 - b) Several text corrections and simplification of language introduced
2. Citizen-Initiated Text Amendments
 - a) Subcommittee continued the review of the submitted comments.
3. Progress Sheet

Reviewed the progress and goals of the subcommittee:

The Board of Aldermen has adopted the following ordinances:

1. *Mandatory Natural Resources Inventory in addition to Environmental Survey for all major site plans and major subdivisions.*
2. *Neighborhood meeting is now mandatory for projects of 8 or more lots/units.*
3. *Minor Administrative Modifications and Substantial Changes: definitions, process, reviewing Boards.*
4. *Definitions and requirements for Preliminary Plat, Final Plat, Master Plan, and Construction Documents.*

In the Process:

1. *Civic Space Text Amendment is going to the Board of Aldermen on May 10, 2022.*
2. *TIA Standards- Board of Aldermen will continue hearing on May 10, 2022.*

- 3. Major subdivision tiers, buffers, possible quasi-judicial process for higher tiers- Planning Board will continue hearing on May 16, 2022.*
- 4. Cottage and Conservation subdivisions- Planning Board Hearing on _____, 2022.*
- 5. Roadway standards and street classifications, revisions to LDS Chapter 6- under subcommittee review.*
- 6. Density revisions in Raccoon Creek Neighborhood Residential (RC-NR) and Allens Creek Neighborhood Residential (AC-NR) districts- under subcommittee review.*

4. Next Meeting

- a) The subcommittee agreed to meet on Thursday, May 5, 2022 at 10 am in the Municipal Building (Old Town Hall) room to further discuss cottages, conservation, and density.

5. Adjourn