

Town of Waynesville Planning Board

2022 Subdivision Ordinance Subcommittee

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

May 25, 2022 3:30 PM- 5:15 PM

MEETING NOTES

Members

Present: Ginger Hain, Don McGowen, Elizabeth Teague, Byron Hickox, and Olga Grooman

Absent: Susan Smith, Michael Blackburn

Notes

1. Discussion of Block Length
 - a) Don proposed to reduce the block lengths based on the size of the subdivision. In major subdivisions, the blocks would be shorter.
 - b) Byron brought up a point that the mountain terrain, such as curves and hills, often dictate the block length.
 - c) Ginger mentioned that some developers flatten the land and create longer blocks.
 - d) Don will email his drafted proposal to Elizabeth and Olga to be included in the ordinance, possibly Chapter 6 of the Land Development Standards.
 - e) Staff will research block length ordinances from other mountainous communities and present at next subcommittee meeting.
2. Review the Current Progress Sheet
 - a) The subcommittee reviewed the progress sheet of what the group has achieved and what is left to do.
 - b) The plan is to have a public hearing on the text amendment related to subdivision tiers, buffers, and quasi-judicial process for larger projects on June 28, 2022, at the regularly scheduled Board of Aldermen meeting.
 - c) Cottages/conservation subdivisions text amendment will be introduced to the Planning Board for feedback on June 20, 2022, at the regularly scheduled meeting.
3. Density in Raccoon Creek Neighborhood Residential
 - a) The subcommittee reviewed the zoning and land use maps to determine appropriate density in Raccoon Creek (NR) district. Downzoning was discussed.
 - b) An idea of a corridor along the Asheville Road to introduce more commercial uses.
4. Next Meeting: TBD

5. Adjourn