

Town of Waynesville Planning Board

2022 Subdivision Ordinance Subcommittee

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

June 15, 2022 11 am- 1 PM

MEETING NOTES

Members

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

Absent: Michael Blackburn

Notes

1. Discussion of the NC Senate Bill 170
 - a) The importance of ETJ for zoning protections. ETJ serves as a buffer for regulating land uses.
 - b) The role of the NC League of Municipalities in tracking the bills.
2. Review the Current Progress Sheet
 - a) The subcommittee reviewed the progress sheet and concluded that the work of the subcommittee is almost done.
 - b) The plan is to finish the remaining items and draft recommendations for the Board of Aldermen by the end of summer.
3. Driveway Standards- Public Hearing on June 20, 2022.
 - a) The Development Services updated the Driveway Permit form and cooperated with the Public Services to establish the inspection procedure for all new/modified driveways within the Town. As a result, there are a few suggested changes to the driveway standards related to driveway spacing, radius, stem length, and approved apron materials. The staff also included the J&M Teague engineers' recommendations in these revisions.
4. Discussion of the block lengths in other jurisdictions.
 - a) Many surrounding municipalities focus on the maximum block length, rather than a range.
 - b) The examples from Boone, Asheville, Hendersonville, Chapel Hill, Franklin, and Brevard were provided.
 - c) The staff will draft the text amendment defining the block and addressing the maximum block length.

5. Road standards- J&M Teague engineers' recommendations.
 - a) The subcommittee members will review the text amendment on their own time.
6. Next Steps: Railroad Committee, amending architectural design standards, and addressing short-term rentals.
 - a) The above-mentioned steps will be beyond the scope of this subcommittee, and the new ad-hoc committees will have to be called in.
7. Adjourn