



TOWN OF WAYNESVILLE

Planning Board

9 South Main Street
Waynesville, NC 28786
Phone (828) 456-8647 • Fax (828) 452-1492
www.waynesvillenc.gov

Development Services
Director
Elizabeth Teague

Planning Board Members

Susan Teas Smith (Chairman)
Ginger Hain (Vice Chair)
Stuart Bass
R. Michael Blackburn
Tommy Thomas
Peggy Hannah
Jan Grossman
John Baus

Regular Meeting of the Planning Board Town Hall, 9 South Main Street, Waynesville, NC 28786 Monday, November 20, 2023, 5:30 PM

A. CALL TO ORDER

1. Welcome/Calendar/Announcements
 - Summary of Town Council Actions on Planning Board recommendations
2. Approval of Minutes as presented (or amended):
 - September 18, 2023 Regular Meeting

B. BUSINESS

1. Public Hearing on to consider a major site plan application for the construction of 10 townhomes on the 1.56 acre unaddressed parcel off Dellwood City Road in Waynesville, PIN 8615-29-7544 (LDS 15.8.2).
2. Public hearing on an application for a Map Amendment (Rezoning) for the property at 1460 Russ Avenue (PIN 8616-24-8812) from the Dellwood Residential Medium Density District Mixed-Use Overlay (D-RM MXO) to the Russ Avenue Regional Center District (RA-RC) (LDS Section 15.14).
3. Discussion on Density and the Adhoc Committee from the Joint Meeting of the Planning Board and Town Council from April 28, 2023.
4. Discussion on Building Height (LDS Section 4.4)

C. PUBLIC COMMENT/CALL ON THE AUDIENCE

D. ADJOURN

Waynesville Town Council Votes on the Planning Board Items 2022-2023

March 22, 2022

- Stormwater Ordinance text amendment, Section 12.5 of the LDS to align the Town's local ordinance with the Phase II NCDEQ Stormwater Model Ordinance for North Carolina.
- LDS text amendments regarding 160D clarifications and definitions, and other minor amendments. Ordinance cleanup.

The text amendments passed unanimously.

May 10, 2022

- Public Hearing to consider text amendments on revisions to LDS Section 6.10: Transportation Impact Analysis (TIA): lower the TIA threshold to 500 trips per day to require a study. This would generally apply to any new residential development as follows:
 - 50 single-family homes
 - 70 apartments / townhomes
 - 100 room hotels
 - 30,000 square foot office building
 - 20,000 square foot shopping center
- Text amendment to Chapter 7 of the LDS, Civic Space: increase the % required based on the size of the project, provide additional options, such as preserve, dog park, and indoor community facility.

The text amendments passed unanimously.

June 28, 2022

- Text amendment request initiated by the Planning Board to implement buffer requirements and quasi-judicial review procedures on major subdivisions which create 31 or more lots.

The Council tabled the text amendment and did not express interest in going back to quasi-judicial procedures which can be legally controversial.

July 26, 2022

- Zoning map amendment request to change zoning of 134 Belle Meade Drive, PIN 8605-81-6159, from Hazelwood Urban Residential (H-UR) to Hazelwood Business District (H-BD).

The text amendments passed unanimously.

August 9, 2022

- Text amendment to Section 9.8 of the LDS, Driveway Standards: width and length requirements based on the number of units, fire access safety, definition of joint and shared driveways, apron specs, materials.

The text amendments passed unanimously.

November 8, 2022

- Text amendment on cottages and conservation subdivision designs Sections 2.5.3, 15.9, 17.3-4 of the LDS.
- Text amendments to LDS Chapter 6 pertaining to Roadway Infrastructure: road classifications, design, pedestrian facilities, sidewalks, parking spaces on the streets, etc.

The text amendments passed unanimously.

December 13, 2022

- Text amendment related to Section 8.4 Buffer Yards of the LDS to require a Type B Buffer for large developments >30 units.
- Map Amendment (Rezoning) Request from Hazelwood Urban Residential (H-UR) to Hazelwood Urban Residential Mixed-Use Overlay-2 (H-UR-MX-O-2) District for Five (5) Properties off South Main Street:
 - 1) 38-acre property at 1434 S. Main St. (PIN 8605-91-5018),
 - 2) 28-acre property at 1458 S. Main St. (PIN 8605-90-3984),
 - 3) 23-acre property at 1484 S. Main St. (PIN 8605-90-3920),
 - 4) 14-acre unaddressed property off S. Main St. (PIN 8605-90-2966),
 - 5) 24-acre property at 24 Belle Meade Dr. (PIN 8605-90-2836).
- Text amendment to LDS Section 12.3, the Flood Damage Prevention Ordinance, to align the LDS with the State model ordinance.
- Text amendments related to Chapter 160D general additions and revisions to multiple sections of the LDS: substantial modifications of site plans, exemptions to driveway standards when connecting to private roads, hydroplaning protections in the stormwater ordinance.

The text amendments passed unanimously.

February 14, 2023

- Map Amendment for the property located at 465 Boyd Avenue (PIN 8605-96-8882) to create a Hazelwood Urban Residential MXO-3 District.
- Text Amendment to the LDS Section 17.3, Use Type Definitions, Personal Services to include tattoo parlors.

The text amendments passed unanimously.

May 23, 2023

- Stormwater Ordinance text amendment, Section 12.5 of the LDS: design standards and safety measures for stormwater control measures with steep slopes and tall banks (such as ponds).

Motion of Consistency with the 2035 Plan and Motion to adopt the text amendment passed unanimously.

- Map Amendment for the property located at 237 Ratcliff Cove Road (PIN 8626-00-9246).

The Council voted to rezone the property described as 237 Ratcliff Cove Road (PIN 8626-00-9246) from the Raccoon Creek Neighborhood Residential District to the Raccoon Creek Neighborhood Residential District Mixed-Use Overlay-2, to be enacted 10 days after the Haywood County School Board achieves ownership of the property, and to limit the additional uses extended by the overlay to Government Services, and in so doing amending the Comprehensive Plan, Future Land Use Map to re-designate this property as "Community Facilities" in its land use typology.

June 27, 2023

- Text amendment to the LDS Section 5.10.2, Mixed-Use/Commercial Building Design Guidelines, Façade Materials.

The original text amendment was simply to add "metal panels and siding" to the list of permitted materials. The Town Council modified it by adding the following provisions:

Metal panels and siding may be used as a facade material on commercial buildings with the following restrictions:

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- Text amendments to LDS Chapter 6 pertaining to Roadway Infrastructure: road classifications, design, pedestrian facilities, sidewalks, parking spaces on the streets, etc.

The text amendments passed unanimously.

1. *Metal panels and siding may be used as a facade material only on commercial buildings located within Neighborhood Center, Business, and Regional Center Districts.*
2. *Such metal panels and siding must consist of architectural-grade metal without a high-gloss finish. Standing seam metal panels may not be used as a façade material.*
3. *The use of metal panels and siding as a façade material within a National Register Historic District or Local Historic District must be approved by the Historic Preservation Commission with the issuance of a Certificate of Appropriateness.*

The text amendments passed unanimously.

September 12, 2023

- Addition of an “Event Space” as a stand-alone use to the Land Development Standards (LDS): definition and supplemental standards.
- Creation of a Railroad Overlay District: purpose, standards, uses.
- Definition of “Freight Hauling/Truck Terminals.”

The text amendments passed unanimously.

October 10, 2023

- Text amendment to clarify the Zoning Board of Adjustment and quasi-judicial procedures in the LDS *passed unanimously.*
- Text amendment to define and prohibit cryptocurrency mining / data centers as a land use across all districts. *The Council decided to send the amendment back to staff to separate the definition of data centers from crypto mining facilities. The revised text amendment will be presented at the next regularly scheduled Council meeting on November 14, 2023.*

November 14, 2023

- Updated text amendment to define and regulate cryptocurrency mining facilities and data centers. Crypto-mining is defined and prohibited across all zoning districts. Data centers are defined and allowed only in the Commercial Industrial (CI) district. *The text amendment passed unanimously.*

You can access previous minutes and agendas by visiting the following site: <http://www.egovlink.com/waynesville/>.



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MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD

Regular Scheduled Meeting

Town Hall – 9 South Main St., Waynesville, NC 28786

Monday September 18th, 2023, 5:30pm

THE WAYNESVILLE PLANNING BOARD held a Regular Scheduled Meeting September 18th, 2023, at 5:30 p.m. in the board room of the Town Hall, 9 South Main Street, Waynesville, NC. 28786.

A. CALL TO ORDER

1. Welcome/Calendar/Announcements

The following members were present.

Susan Teas Smith (Chairman)
Ginger Hain (Vice Chairman)
Stuart Bass
John Baus
Jan Grossman
Barbara Thomas
Peggy Hannah

The following board member were absent:

Michael Blackburn
Peggy Hannah
Tommy Thomas

The following staff members were present:

Elizabeth Teague, Development Services Director
Olga Grooman, Land Use Administrator
Esther Coulter, Administrative Assistant

The following Attorney was present:

Ron Sneed, Town Attorney

Chairman Susan Teas Smith called the meeting to order at 5:33pm. Mrs. Smith welcomed everyone and asked Development Service Director Elizabeth Teague to read Town Council summery action report, Development Services Director Elizabeth Teague asked the board if they could slim down the report to 6 months. Board Member Jan Grossman suggested reporting June to June for when new members start. Ms. Smith suggested everything that remains open to leave in the report and everything that has passed can be a one-line header.

Chairman Smith asked the Board to consider the minutes form the last meeting.

A motion was made by Board Member Barbara Thomas, seconded by Vice Chairman Ginger Hain, to approve the minutes for the July 17th, 2023, meeting as presented or amended. The motion passed Unanimously.

B. BUSINESS

Chairman Susan Teas Smith read through the procedures for the public hearing.

Chairman Susan Teas Smith opened the public hearing at 5:39pm.

1. Public Hearing on Subdivision Entrance Sign design for Valleywood Farms Subdivision, at Queen Subdivision, Sunnyside (LDS Section 11.7.1).

Land Use Administrator Byron Hickox said the property is located within the Raccoon Creek Neighborhood Residential District, and the proposed sign and accompanying structure is considerably larger than the maximum size for a sign within this district is 16 square feet and 4 feet tall. The proposed sign is 18 square feet and 5 feet tall but would be mounted on a sizable stone and metal structure that is proposed to be 24 feet long and 8 feet tall. The Land Development Standards Section 11.6.2 specifically states that Neighborhood Entrance Signs are "subject to Planning Board design approval."

Staff recommends that the Planning Board consider the character of the neighborhood as well as the scale of the sign structure in relation to the surrounding area.

Board Member Jan Grossman wanted to confirm the square footage and compare it to LDS Section 11.3.2. Ms. Teague read Section 11.3.2, which states that the height of a sign shall be measured from the highest point of a sign face to the highest adjacent grade at the base of the sign, provided that height of the sign structure shall not exceed the height of the sign face by greater than twenty percent (20%). Ms. Teague stated that 11.3.2 is used for commercial signage. Board Member John Baus asked about other LDS guidance. Ms. Teague read 11.7.1.D Residential Neighborhood and Business District Entrance Signs which states that signs shall be professionally designed and produced using high-quality materials and shall be appropriate in size, number and location for the neighborhood or district being identified as approved by the Planning Board following a public hearing.

The Board asked Mr. Hickox questions and he referred them to the applicant Paul Adams from Carolina Pools. Mr. Adams stated that cities and counties have these ordinances set up more for commercial properties such as restaurants or industrial streets. The ordinance does not state any specific guidelines. Mr. Adams explained that the proposed location area is larger than the average neighborhood entrance. He also explained that the customer is hoping to create a monument to be in proportion to the space.

Board members asked detailed questions pertaining to the sign. There was discussion regarding the safety and maintenance of a water feature. Board members raised concerns about winter weather and the probability that the water feature would freeze, and that once the developer is gone, the neighbors would be responsible for fixing it. There was consensus that the water feature could convert to a flower bed if needed.

Chairman Susan Teas Smith asked the public for any comment or concerns.

Karen Kreitzburg
Waynesville

Ms. Kreitzburg stated that if she lived in the house behind the sign she would be concerned about the size of the sign. Ms. Kreitzburg expressed concerns that unsupervised kids will be in the water base pool of the sign since it is so large.

Chairman Susan Teas Smith closed the public hearing at 6:14 PM.

The Board discussed their concerns with the character of the neighborhood and the size of the sign.

Board Member John Baus asked to reopen hearing to ask questions.

Chairman Susan Teas Smith opened the public hearing at 6:18pm

Mr. Baus asked Mr. Adams if there was any way to have the owners narrow the pool area down.

Mr. Adams said he and the owners have discussed the size and they feel with the retention pond and this command space the scale would be appropriate. Mr. Adams is willing to work with the owners to redesign or adjust the design.

The board discussed the criteria for the design so that the administration can approve the redesign without returning to the board.

Chairman Susan Teas Smith closed the public hearing at 6:34PM.

Board Member Jan Grossman proposed a scaled down version of the sign to 18'W x 18'L x 6'H, and a reduction of the water feature pool, keeping consistent with height maximum of a neighborhood commercial sign.

A motion was made by Chairman Susan Teas Smith, seconded by Stuart Bass to accept the reduced scale measurements as proposed and to allow the Administration to approve the redesign if it meets scale. The motion passed unanimously.

2. Public hearing on staff-initiated text amendment to add “crypto currency mining / data center” as a definition to the Land Development Standards definitions (LDS Section 17.3)

Chairman Susan Teas Smith opened the public hearing at 6:38PM.

Land Use Administrator Olga Grooman stated Waynesville did not have any inquiries as of today, the Development Services staff recommend action to define the use and prohibit it proactively. Commercial crypto mining consumes a lot of energy (electricity, water) and produces constant noise. The article “Zoning for Data Centers and Crypto Currency Mining” by the Zoning Practice Journal explains that “air conditioner compressors mounted on the roof or on ground near these facilities can generate noise that carries across property lines.”

Ms. Grooman continued that research shows that these facilities require a great deal of continuous power which can also impact local utilities. This use generates very few jobs or local commerce and would have minimal economic development value beyond the initial land sale or construction. The purpose of this amendment is to mitigate the negative effects of crypto currency mining operations by defining and prohibiting this use in all districts. The board members asked questions and made changes to the definition.

Chairman Susan Teas Smith closed the public hearing at 6:44PM.

Chairman Susan Teas Smith asked if any of the public wished to speak.

Karen Kreitzburg
Waynesville

Ms. Kreitzburg stated she just wanted to learn more about Crypto Mining. Ms. Kreitzburg thanked Ms. Grooman for all her research and staff wanting to protect The Town of Waynesville.

A motion was made by Board Member Jan Grossman, seconded by Chairman Susan Teas Smith with meeting Goal 1, Goal 2, Goal 5, to add Crypto Currency, Data Mining, Data Centers definition to the LDS section 17.3. Also add to the Table of permit uses to prohibit them in any districts as presented and amended. The motion passed unanimously.

3. Public hearing on a staff-initiated text amendment to correct items in Zoning Board of Adjustment administration under 160D (LDS Section 14.4).

Chairman Susan Teas Smith opened the public hearing at 6:51PM.

Land Use Administrator Olga Grooman stated in 2021, the Town completed substantial updates to the Land Development Standards to comply with changes in the NC General Statutes guiding local land use regulations. Staff identified outdated information in the Zoning Board of Adjustment section 14.4.2 and Variances section 15.13 of the LDS. Staff wishes to clarify the quorum and voting requirements for different types of quasi-judicial procedures as specified in the Chapter 160D-406(i)- Quasi-Judicial Procedure and variance criteria per 160D-705(d) Quasi-Judicial Zoning Decisions.

Chairman Susan Teas Smith closed the public hearing at 6:56PM

A motion was made by Chairman Susan Teas Smith, seconded by Vice Chairman Ginger Hain to approve the text amendment that is consistent with meeting Goal 1 and is consistent with North Carolina general Statue 160D-705 and to approve it as an amendment in 2035 Comprehensive Land Use Plan as presented or amended. The motion passed unanimously.

A motion was made by Board Member Jan Grossman, seconded by Barbara Thomas to recommend the text amendment to Town Council. The motion passed unanimously.

4. Workshop on proposed map amendment boundary of a Railroad Overlay District (LDS Sections 2.6 and 15.14).

Development Service Director Elizabeth Teague suggested to do the workshop after the November Election, other board members agreed.

5. Election of Chair and Vice-Chair.

Board Member John Baus asked the Chairman Susan Teas Smith and Vice Chairman Ginger Hain if they wanted to continue their position on the Planning Board both stated Yes.

A motion was made by John Baus, seconded by Jan Grossman to re-elect by acclimation Chairman Susan Teas Smith and Vice Chairman Ginger Hain. The motion passed unanimously.

C. ADJOURN

Meeting adjourns at 7:08pm.

Susan Teas Smith, Chairman

Esther Coulter, Administrative Assistant

**TOWN OF WAYNESVILLE PLANNING BOARD
REQUEST FOR BOARD ACTION
Meeting Date: November 20, 2023**

Subject: Public hearing for a major site plan review
Project: 10-unit Townhome Development on 1.56 acres
Location: Unaddressed parcel off Dellwood City Road, PIN 8615-29-7544
Zoning District: Love Lane Neighborhood Residential Mixed-Use Overlay (LL-NR-MXO) and Love Lane Neighborhood Residential (LL-NR)
Applicant: Gene Sandlin and Dennis Downey on behalf of L & N Builders
Presenter: Olga Grooman, Land Use Administrator, Development Services

Brief Summary:

Development Services received application for a proposed 10-unit townhome development off Dellwood City Road on November 6, 2023. The developer asked to present to the Planning Board on November 20, 2023, as part of a due diligence sales agreement, and staff advertised the hearing in the Mountaineer, via 1st class mailings to the property owners within 100 feet, and by posting the property (*see attachments*).

The project team met with the Town's Technical Review Committee consisting of zoning, public services, building inspections, and fire staff on November 13, 2023. Based on TRC feedback, the developer needs to incorporate additional details into the site plan to show compliance with zoning ordinances, building and fire codes, and the developer decided to redesign some aspects of their plan.

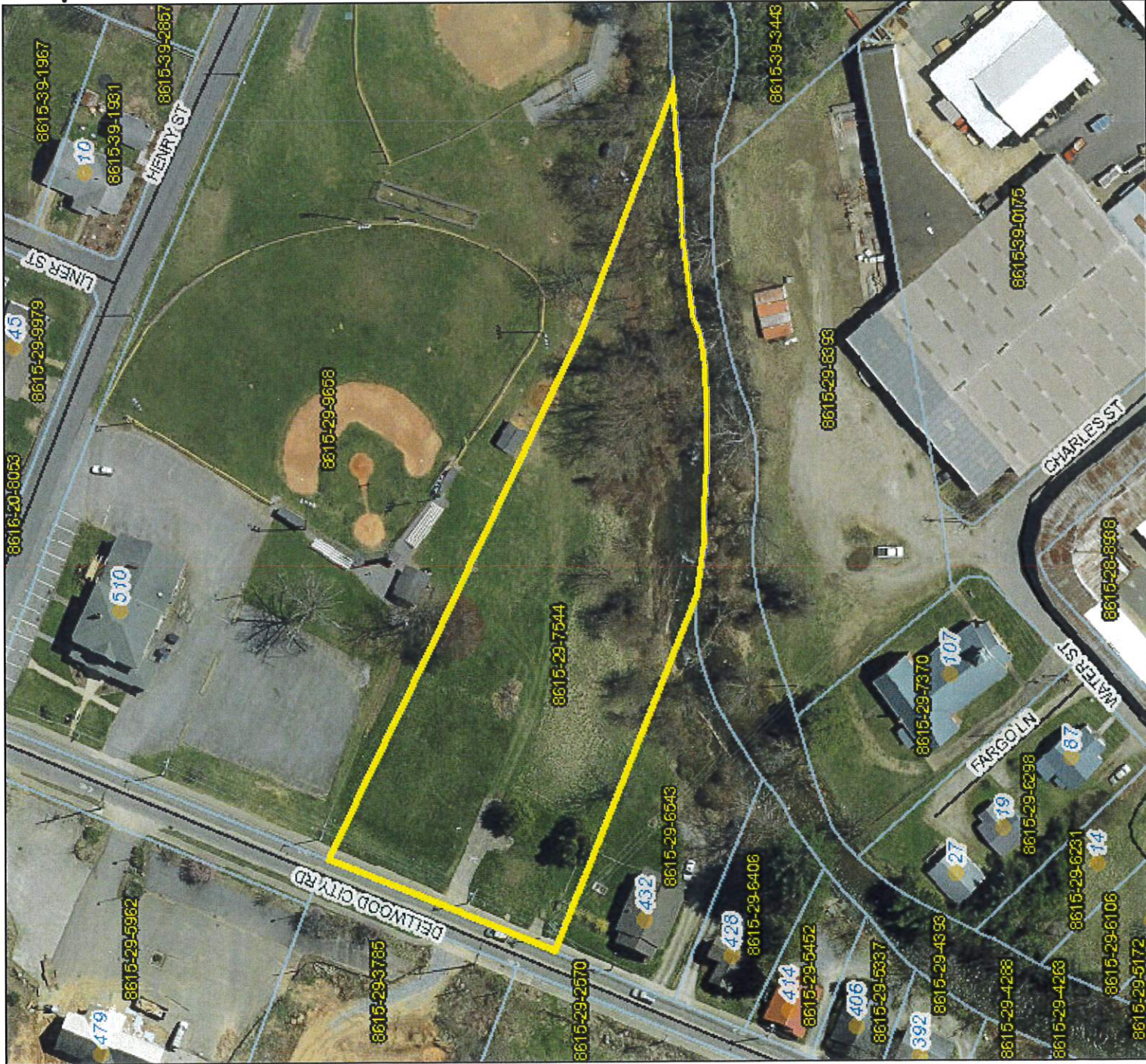
Staff asks the Planning Board to continue the public hearing so that the applicant has more time to respond to the comments of the TRC and refine their plan and application. We recommend that the hearing be continued to the next regularly scheduled meeting on December 18th, 2023.

Motions for Consideration:

1. Schedule a date to continue a Public Hearing for a Major Site Plan review of a townhome development.

Attachments:

1. Application with payment
2. Public Notices
3. Authorization letter
4. Property card



Report For

L & N BUILDERS
14811 KNEISEL RD
VERMILION, OH 44089-9204

Account Information

PIN: 8615-29-7544

Legal Ref: 734/2059

Add Ref: PB0A/11

Site Information

DELLWOOD CITY RD

Heated Area:

Year Built:

Total Acreage: 1.56

Township: Town of Waynesville

Site Value Information

Land Value: \$181,700

Building Value: \$0

Market Value: \$181,700

Deferred Value: \$0

Assessed Value: \$181,700

Sale Price: \$0

Sale Date: 4/29/2008



1 inch = 100 feet

November 3, 2023

Disclaimer: The maps on this site are not surveys. They are prepared from the inventory of real property found within this jurisdiction and are compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public primary information sources should be consulted for verification of any information contained on these maps. Haywood county and the website provider assume no legal responsibility for the information contained on these maps.



dotloop signature verification: 11/06/23 10:47 AM EST JN14-DFR2-JQU-UJK0



TOWN OF WAYNESVILLE Development Services Department

9 South Main Street, Suite 110
Waynesville, NC 28786
Phone (828) 456-8647 • Fax (828) 452-1492
www.waynesvillenc.gov

COPY

APPLICATION FOR MAJOR SUBDIVISION OR SITE PLAN

DESCRIPTION OF PROPERTY

PROPERTY OWNER(S) OF RECORD: L & N Builders

PARENT PARCEL IDENTIFICATION NUMBER(S): 8615-29-7544

PROPERTY LOCATION: 450 Dellwood City Rd Waynesville NC 28786

ZONING: Love Lane Neighborhood Res Mixed-Use

LAND USE AT TIME OF APPLICATION: Vacant Lot

APPLICANT (IF DIFFERENT FROM OWNER): Cowan Properties LLC

Note: Authorization to apply form must be submitted with the application if applicant is different from owner.

MAILING ADDRESS: PO Box 1140 Waynesville NC 28786

PHONE NUMBER: 828-450-8797 / 828-734-8349

RELATIONSHIP TO PROPERTY OWNER: Purchaser (currently under contract)

DESCRIPTION OF PROJECT

NUMBER OF ORIGINAL LOTS: 1 NUMBER OF PROPOSED LOTS: N/A Major Subdivision

NUMBER OF UNITS/DENSITY: 10

REGISTERED LAND SURVEYOR/DRAWING NUMBER: TBD

APPLICATION COMPLETENESS (See LDS Section 15.9):

☒ ENVIRONMENTAL SURVEY

☒ MASTER PLAN OR PRELIMINARY PLAT

☒ OTHER INFORMATION / PROJECT DESCRIPTION (attach sheets as necessary):

SIGNATURE OF APPLICANT:

[Signature] dotloop verified 11/06/23 10:47 AM EST JN14-DFR2-JQU-UJK0

DATE: 11/6/2023

This institution is an equal opportunity provider

Dennis Downey dotloop verified 11/06/23 10:47 AM EST IENW-SFGM-6X2R-MCYE

PAYMENT SUMMARY RECEIPT

TOWN OF WAYNESVILLE
16 S MAIN ST

DATE: 11/06/23 CUSTOMER#:
TIME: 11:52:48
CLERK: 2044ecou

| | | | |
|---------|----------|-----------|--------|
| RECPT#: | 2974784 | PREV BAL: | 140.00 |
| TP/YR: | P/2024 | AMT PAID: | 140.00 |
| BILL: | 2974784 | ADJSTMNT: | .00 |
| EFF DT: | 11/06/23 | BAL DUE: | .00 |

Misc Cash Receipts

-----TOTALS-----

| | |
|-----------------|--------|
| PRINCIPAL PAID: | 140.00 |
| INTEREST PAID: | .00 |
| ADJUSTMENTS: | .00 |
| DISC TAKEN: | .00 |

| | |
|---------------|--------|
| AMT TENDERED: | 140.00 |
| AMT APPLIED: | 140.00 |
| CHANGE: | .00 |

PAID BY: Plato's Vision Majo
PAYMENT METH: CHECK
PAYMENT REF: 1194

| | |
|-------------------|--------|
| TOT PREV BAL DUE: | 140.00 |
| TOT BAL DUE NOW : | .00 |

**AUTHORIZATION FOR AGENT TO
APPEAR BEFORE WAYNESVILLE PLANNING BOARD,
ZONING BOARD OF ADJUSTMENT, OR TOWN COUNCIL**

The undersigned Owner or Party with a contract or option to purchase that real property located at 450 Dellwood City Rd, Waynesville NC 28786 in Waynesville or the ETJ area of Waynesville, North Carolina, has submitted an application which is to be heard in a proceeding by Board(s) of the Town of Waynesville, North Carolina. I hereby authorize the following named individual to present my application and case, as my agent at such hearings.

Name of Authorized Agent: Cowan Properties LLC (Gene Sandlin and Dennis Downey, members)

Title and Company: Cowan Properties LLC

Address: 121 Barnard Ave Asheville NC 28804

Phone and email: 828-450-8797 / gene.sandlin@allentate.com

This authorization shall be good through the completion of the project for which the zoning text or map amendment, special use permit, subdivision, variance or appeal, or other Town approval is requested, or until revoked in writing. The Town of Waynesville may rely on this authorization until it is given notice of the revocation of this authorization or of a change of property ownership takes place.

This the 11/06/2023.

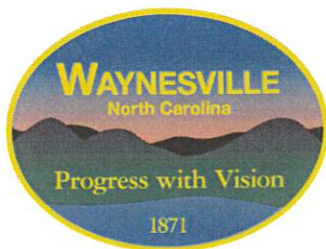
Owner or Party with ~~Contractual~~ Interest in Property:

L & N Builders by Neil Akers, President
D4D5E3221017405

Address and phone number:

14811 Kneisel Road Vermilion, OH 44089

440-653-1256



TOWN OF WAYNESVILLE

Development Services Department

PO Box 100

9 South Main Street

Waynesville, NC 28786

Phone (828) 456-8647 • Fax (828) 452-1492

www.waynesvillenc.gov

FOR PUBLICATION IN THE MOUNTAINEER: November 8th and 15th Wednesday Editions

Date: November 6, 2023

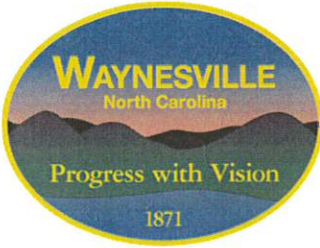
Contact: Olga Grooman (828) 356-1172

Notice of Public Hearing

Town of Waynesville Planning Board

The Town of Waynesville Planning Board will hold a **public hearing on November 20, 2023 at 5:30 pm**, in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider a major site plan application for the construction of 10 townhomes on the 1.56 acre unaddressed parcel off Dellwood City Road in Waynesville (PIN 8615-29-7544).

For more information contact the Development Services Department at: (828) 356-1172, email: ogrooman@waynesvillenc.gov, mail: 9 South Main Street, Suite 110, Waynesville, NC 28786.



TOWN OF WAYNESVILLE

Development Services Department

PO Box 100

9 South Main Street

Waynesville, NC 28786

Phone (828) 456-8647 • Fax (828) 452-1492

www.waynesvillenc.gov

Date: November 6, 2023

Notice of Public Hearing

Town of Waynesville Planning Board

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**Planning Board Staff Report
Map Amendment Application
November 20, 2023**

Agenda Item: Map Amendment (Rezoning) Application
Location: 1460 Russ Avenue
PIN: 8616-24-8812
Area: 6.03 Acres Total – 1.943 Acres to be Amended
Owner: Kyle Edwards

Background

The property in question is a 6.03-acre parcel that is currently located in two zoning districts. The western third of the property (approximately 2 acres) is located within the Russ Avenue Regional Center District (RA-RC), while the eastern two-thirds (approximately 4 acres) is located in the Dellwood Residential Medium Density District Mixed-Use Overlay (D-RM MXO). The property has 336 feet of frontage along Russ Avenue. While the lowest portion along Russ Avenue is flat, the rear of the property rises from an elevation of 2,675 feet to 2,830 feet at the southwest corner. The property is currently accessed by a driveway connection to Russ Avenue and is occupied by a single-family dwelling.

The purpose of the Dellwood Residential Medium Density District as specified in the Land Development Standards Section 2.3.2B states:

The Dellwood Residential - Medium Density District (D-RM) shall develop predominately as a low to medium density residential district separating the Russ Avenue and Dellwood/Junaluska Town Centers. Promoting a mixture of residential densities, this district shall be developed with such enhancements to residential living as pedestrian access and the provision of open space. Higher density development and limited business and professional services shall be promoted along Russ Avenue with larger lots and cluster development promoted throughout the district. Nonresidential uses typically found in residential areas are permitted, however, development in this district shall be designed to clearly define the residential appearance and scale of the area and to define the differences between this area and the Russ Avenue Town Center and Dellwood/Junaluska Area Center.

The request to be considered is for a map amendment to rezone 1.943 acres of the property (the flat frontage of the property along Russ Avenue) from Dellwood Residential Medium Density District Mixed-Use Overlay to the Russ Avenue Regional Center District, the purpose of which is stated in the Land Development Standards Section 2.3.7C:

The Russ Avenue Regional Center District (RA-RC) is a gateway for the community and often defines the first image a visitor has of the town. This district shall be a setting for high intensity land uses addressing the needs of the Waynesville community and surrounding areas. The Russ Avenue Town Center is envisioned as supporting dense development options due to the ample infrastructure in place and the proximity to downtown and the other municipalities in the county. The past emphasis in the Russ Avenue area on automobile traffic only shall be reduced by changing the nature of the district to make the area comfortable for other modes of transit including pedestrian, bicycle, and mass transportation options. Central to this transformation is the redesign of Russ Avenue - turning the existing middle lane into a tree-lined landscaped median. The standards for future development along this corridor will also be important to this transformation, incorporating principles designed to manage access along

Russ Avenue. The development of an accessway connecting the rear portions of lots fronting on Russ Avenue will further reduce traffic congestion along the Russ Avenue corridor. Building development in the area is designed to create a comfortable streetscape and public realm by bringing buildings closer to the street, providing sidewalks and street trees, and providing access between development and public areas. The mixture of residential and commercial uses is encouraged. Development sensitive to the appearance of the corridor is essential within this district. The highway bridge forms a gateway into the area (and the town) and any future designs should be sensitive to this fact.

Notification of this hearing was mailed to adjacent property owners on November 2nd, 2023, posted with a sign on the property on November 2nd, 2023, and published in The Mountaineer on November 5th & 12th, 2023.

Surrounding Land Use and Zoning Pattern

The subject property is surrounded by the following land use types: (1) To the north by a church, (2) to the south by a single-family dwelling and vacant, wooded land, (3) to the east by a medical office and vacant, wooded land, and (4) to the west by vacant, wooded land. The properties to the north and east are located within the Dellwood Residential Medium Density District Mixed-Use Overlay, the properties to the south are located within the Dellwood Residential Medium Density District, and the properties to the west are located within both the Dellwood Residential Medium Density District Mixed-Use Overlay and the Russ Avenue Regional Center District.

Consistency with the 2035 Comprehensive Plan

Found in the introduction to Waynesville 2035: Planning With Purpose, the Town of Waynesville's Comprehensive Plan, the stated purpose of the document is to:

“serve as a guideline for community decision making into the future. It is intended to be used by the town staff, the Board of Aldermen, and other Town Boards and Commissions as they make decisions about resources and land use”.

Chapter 2 of the Comprehensive Plan lays out several goals and objectives to provide guidance for implementing the overall plan. The following goals and objectives apply to this application:

Goal 1: Continue to promote smart growth principles in land use planning and zoning.

- Encourage infill, mixed-use, and context-sensitive development.

Goal 5: Create opportunities for a sustainable economy.

- Encourage creatively designed, mixed-use, walkable centers and commercial districts that appeal to residents and visitors.

Found in the Appendix to the Comprehensive Plan (page 174), the Future Land Use Map indicates that the property being considered for map amendment should be a part of the Mixed Use – Community areas for the purposes of future land use planning. Mixed Use – Community is defined in the Comprehensive Plan as follows:

This designation is intended for nodes of activity areas on major streets and thoroughfares incorporating commercial retail and office, light industrial, employment centers and institutional uses to serve the community. Residential single and multifamily development of medium densities may be vertically or horizontally integrated with the commercial. These areas will likely have access to municipal utilities and development should be connected to transit and pedestrian ways. Scale of these areas should vary based on context.

Staff Comments

The property in question is contiguous to the Russ Avenue Regional Center District and is located within an area designated as Mixed Use – Community in the Comprehensive Plan. Additionally, the property has significant frontage on Russ Avenue and is located approximately 1,800 feet from U.S. Highway 23/74, a major commercial thoroughfare. Consideration should be given to the likely pattern of development along Russ Avenue between U.S. Highway 23/74 and Dellwood/Junaluska Regional Center District to the north, as well as this property's proximity to the 23/74 interchange.

The Regional Center District is the most flexible commercial district and allows uses such as drive-thrus and hotels, while the Mixed Use Overlay of the Dellwood Residential Medium Density District is a transitional commercial zone allowing less impactful uses such as professional and personal services, banks, and government services.

On the Future Land Use Map of the Comprehensive Plan, this area is designated as Mixed Use - Community, as opposed to Mixed Use - Regional. Therefore, this rezoning would not be consistent with the future land use map of the Comprehensive Plan. This means that rezoning this property would be a change to both the regulatory land use map and the Comp plan land use map along Russ Avenue for the frontage of the property.

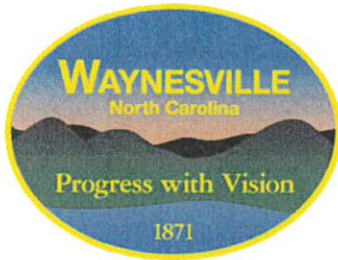
Considering its location, the Planning Board might feel that this is appropriate and in the public interest to expand the regional center district along this corridor and amend the Comprehensive Plan. On the rezoning worksheet therefore, the Board should consider the 3rd option on the zoning map amendment worksheet:

“In addition to approving this zoning amendment, this approval is **also deemed an amendment to the Town's comprehensive land use plan.** The change in conditions taken into account in amending the zoning ordinance to meet the development needs of the community and why this action is reasonable and in the public interest, are as follows:”

Staff would suggest that findings could include its proximity to the Great Smoky Mountains Expressway; the redevelopment of the Old K-Mart Plaza and the addition of Harbor Freight, and the need for additional commercial space along Russ Avenue to allow for economic development.

Requested Actions

1. Motion to find or not find the request consistent with the 2035 Comprehensive Land Use Plan.
2. Motion to recommend to the Town Council approval or denial of the requested map amendment for 1.943 acres of the property described as 1460 Russ Avenue (PIN 8616-24-8812) from Dellwood Residential Medium Density District Mixed-Use Overlay to the Russ Avenue Regional Center District.



23

TOWN OF WAYNESVILLE
Development Services Department
9 South Main Street Suite 110
Waynesville, NC 28786
Phone (828) 456-8647 • Fax (828) 452-1492
www.waynesvillenc.gov

Application for Land Development Standards Map Amendment

Application is hereby made on _____, 20____ to the Town of Waynesville for the following map amendment to establish or amend a Conditional District:

Property owner of record: Kyle Edwards
Address/location of property: 1460 Russ Ave, Waynesville, NC
Parcel identification number(s): 8616 - 24 - 8812
Deed/Plat Book/Page, (attach legal description): RB 1015 Page 2415-2417
The property contains 6.03 acres; Asking to rezone ± 2 acres
Current district: Dellwood Residential Medium Density MXD
Requested district: Russ Ave. Regional Center Commercial

The property is best suited for the requested change for the following reason(s), (attach additional sheets if necessary):

Spread out commercial uses along Russ Ave.

Applicant Contact Information

Applicant Name (Printed): Kyle Edwards
Mailing Address: 20 Kyles Way Maggie Valley N.C. 28751
Phone(s): 828 926 1288 Cell 828 421 3039
Email: _____

Signature of Property Owner(s) of Record Authorizing Application:

Kyle Edwards

Note: Map Amendment Request fee is \$500 for one acre or less and \$50 for each additional acre. The request will be scheduled for a hearing before the Waynesville Planning Board before being forwarded to the Board of Aldermen, in accordance with Land Development Standards Section 15.14. Please submit application to: Town of Waynesville Development Services Department, 9 South Main Street Suite 110, Waynesville, NC 28786.

This institution is an equal opportunity provider

**AUTHORIZATION FOR AGENT TO
APPEAR BEFORE WAYNESVILLE PLANNING BOARD,
ZONING BOARD OF ADJUSTMENT, OR BOARD OF ALDERMEN**

The undersigned Owner or Party with a contract or option to purchase that real property located at 1460 Russ Avenue in Waynesville or the ETJ area of Waynesville, North Carolina, has submitted an application which is to be heard in a proceeding by Board(s) of the Town of Waynesville, North Carolina. I hereby authorize the following named individual to present my application and case, as my agent at such hearings.

Name of Authorized Agent: Brian Noland

Title and Company: Allen Tate / Beverly Henks

Address: 74 N. Main Street, Waynesville NC 28786

Phone and email: (828) 734-5201 brian.noland@allentate.com

This authorization shall be good through the completion of the project for which the zoning text or map amendment, special use permit, subdivision, variance or appeal, or other Town approval is requested, or until revoked in writing. The Town of Waynesville may rely on this authorization until it is given notice of the revocation of this authorization or of a change of property ownership takes place.

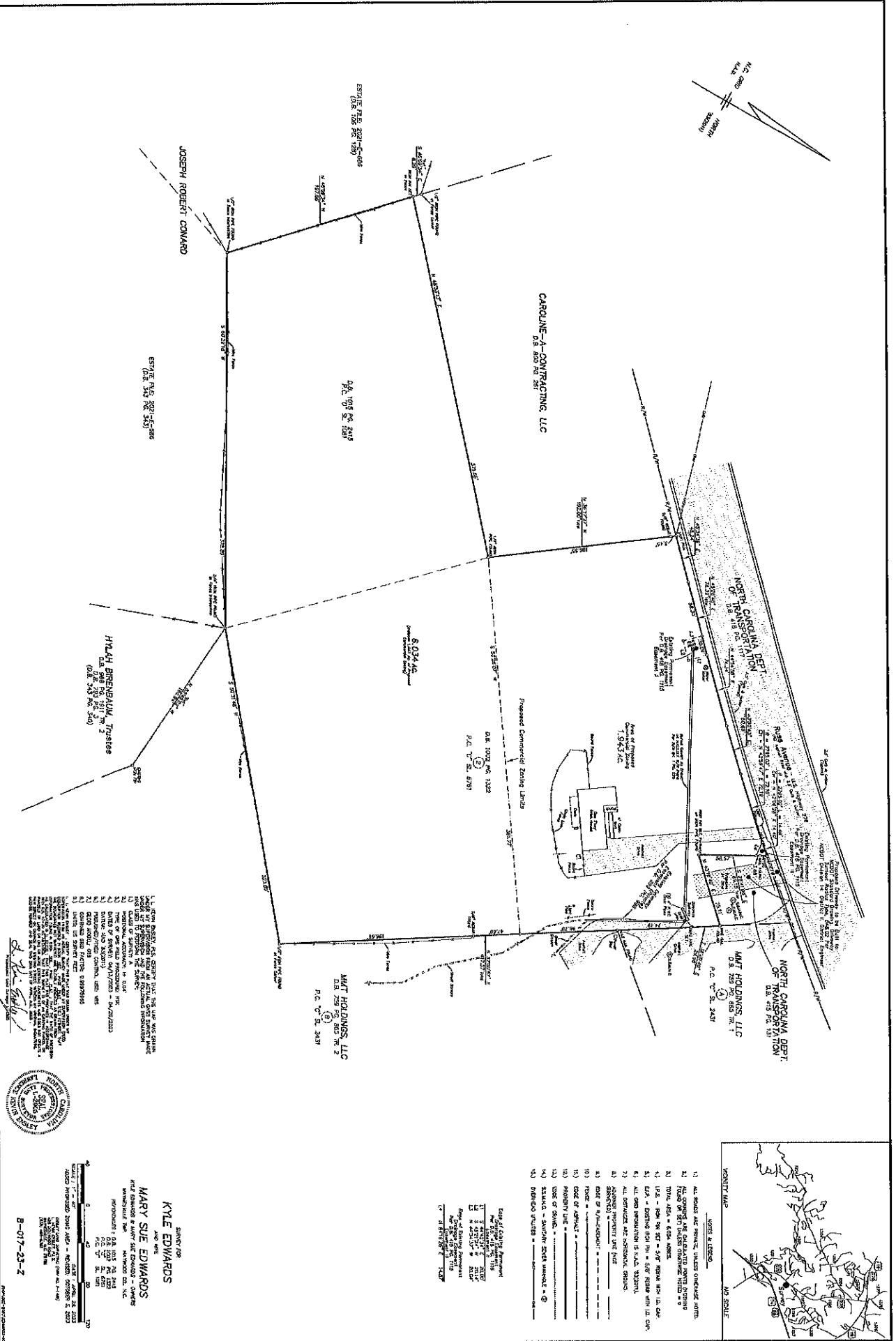
This the 2nd day of October, 2023.

Owner or Party with Contractual Interest in Property:

Kyle Edwards

Address and phone number:

20 Kyle's way Maggie Valley N.C
28751



1. THESE RECORDS ARE HEREBY FILED FOR THE PURPOSE OF RECORDING THE SURVEY AND THE BOUNDARIES OF THE LANDS SHOWN THEREON. THE SURVEY WAS MADE BY THE SURVEYOR AND THE BOUNDARIES WERE DETERMINED BY THE SURVEYOR. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER OF THE LANDS SHOWN THEREON. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER OF THE LANDS SHOWN THEREON.



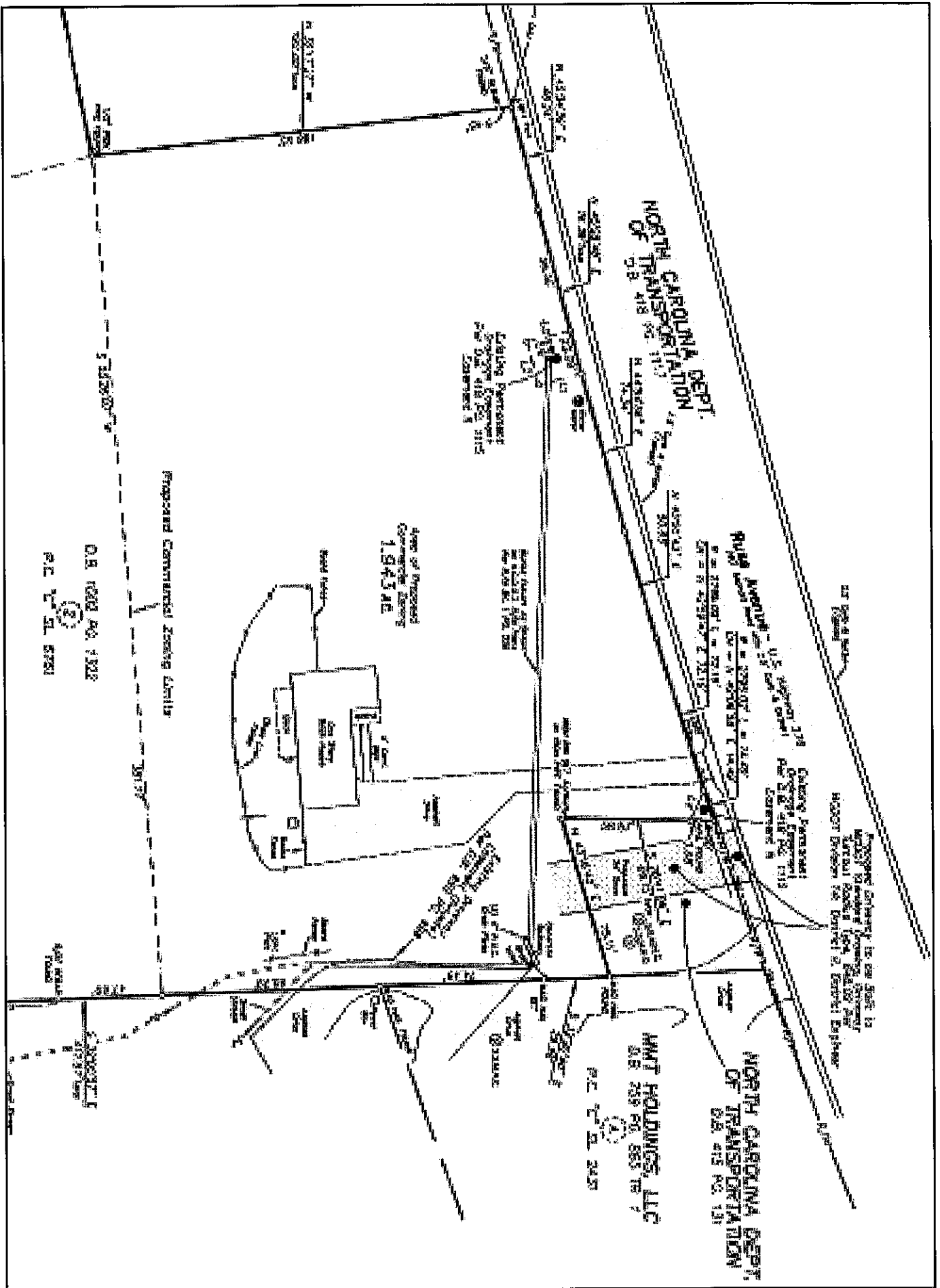
KYLE EDWARDS
 SURVEYOR
 MARY SUE EDWARDS
 PROFESSIONAL
 2017-23-2

LEGEND
 1. ALL RECORDS ARE REQUIRED, UNLESS OTHERWISE NOTED.
 2. THE SURVEY WAS MADE BY THE SURVEYOR AND THE BOUNDARIES WERE DETERMINED BY THE SURVEYOR.
 3. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER OF THE LANDS SHOWN THEREON.
 4. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER OF THE LANDS SHOWN THEREON.

PROPERTY MAP
 NO SCALE

NOTES & LEGEND
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Report For

EDWARDS, KYLE
EDWARDS, MARY SUE
20 KYLES WAY
MAGGIE VALLEY, NC 28751-7634

Account Information

PN: 8616-24-8812
Legal Ref: 1015/2415
1002/1322
Add Ref: CABD/1081
899/998

Site Information

DWELLING

1460 RUSS AVE
Heated Area: 1386
Year Built: 1964
Total Acreage: 6.03
Township: Town of Waynesville

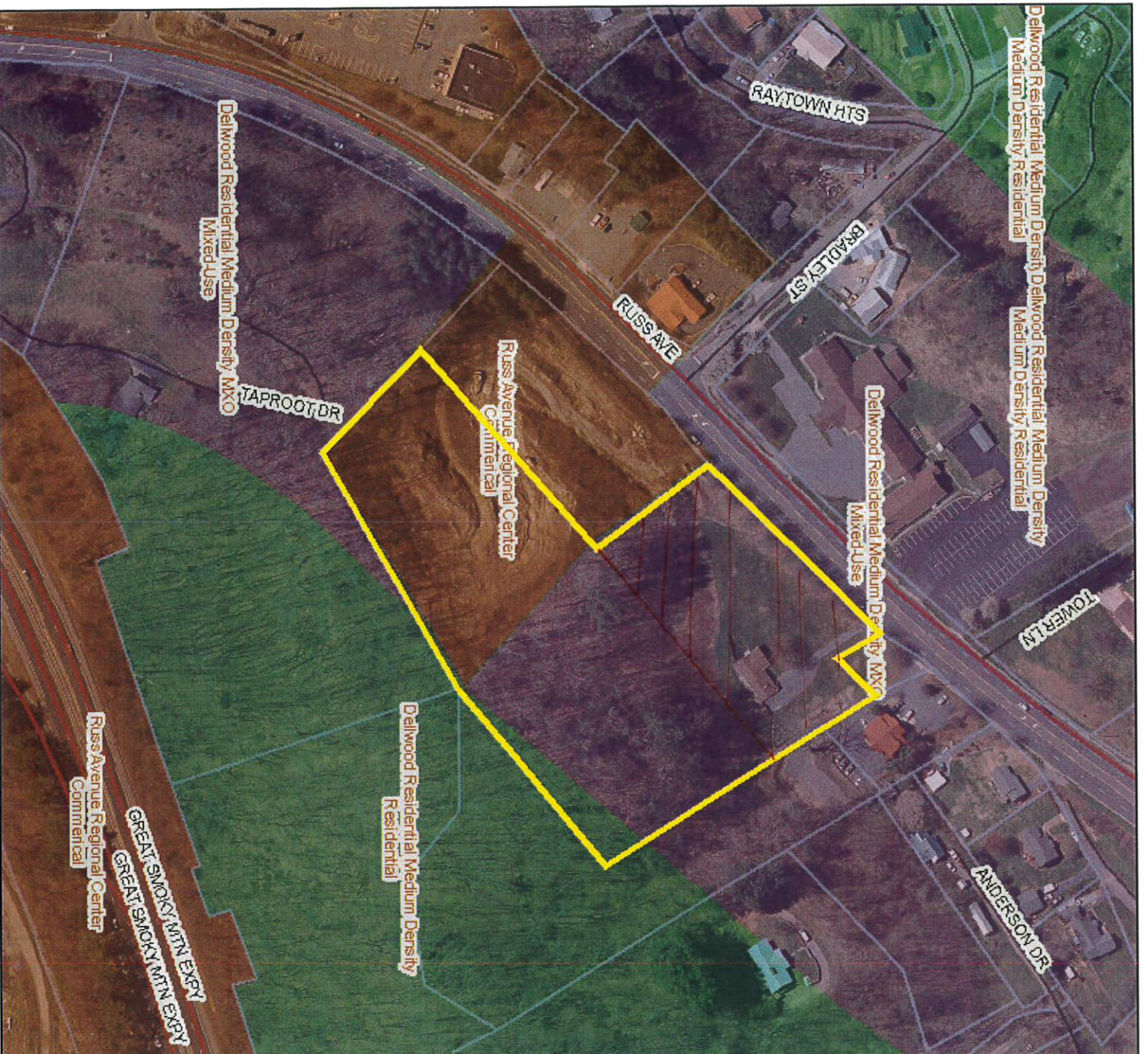
Site Value Information

Land Value:
Building Value:
Market Value:
Deferred Value:
Assessed Value:
Sale Price:
Sale Date: 12/10/2020



1 inch = 200 feet
October 2, 2023

Disclaimer: The maps on this site are not surveys. They are prepared from the inventory of real property found within this jurisdiction and are compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public primary information sources should be consulted for verification of any information contained on these maps. Haywood county and the website provider assume no legal responsibility for the information contained on these maps.





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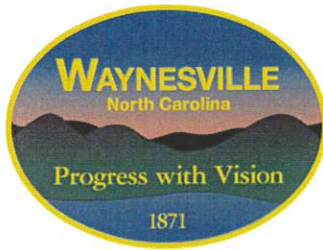
Site Value Information

Land Value: \$409,900
Building Value: \$142,700
Market Value: \$552,600
Deferred Value: \$0
Assessed Value: \$552,600
Sale Price: \$400,000
Sale Date: 12/10/2020



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October 2, 2023

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FOR PUBLICATION IN THE MOUNTAINEER: November 5 and 12, 2023 Editions

Date: October 31, 2023

Contact: Byron Hickox – 452-0401

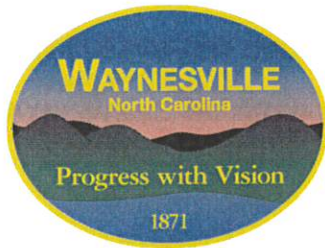
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An application for a Map Amendment (Rezoning) for the property at 1460 Russ Avenue (PIN 8616-24-8812) from the Dellwood Residential Medium Density District Mixed-Use Overlay (D-RM MXO) to the Russ Avenue Regional Center District (RA-RC).

For more information contact the Development Services Department at: (828) 456-8647, email: bhickox@waynesvillenc.gov, mail: 9 South Main Street, Suite 110, Waynesville, NC 28786.



TOWN OF WAYNESVILLE

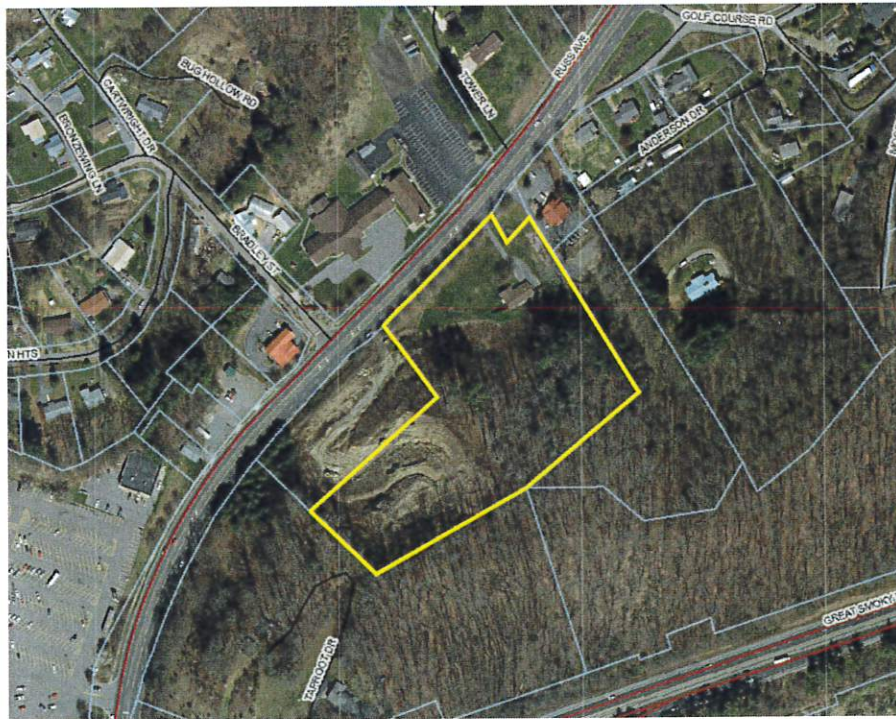
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November 2, 2023

Notice of Public Hearing Town of Waynesville Planning Board

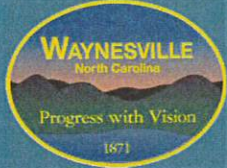
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For more information contact the Development Services Department at: (828) 452-0401, email: bhickox@waynesvillenc.gov, mail: 9 South Main Street, Suite 110, Waynesville, NC 28786.

Posted 11/2/23 32
Byron D. Hickey





Worksession
4/28/23

Town of Waynesville Comprehensive Plan Implementation Worksession

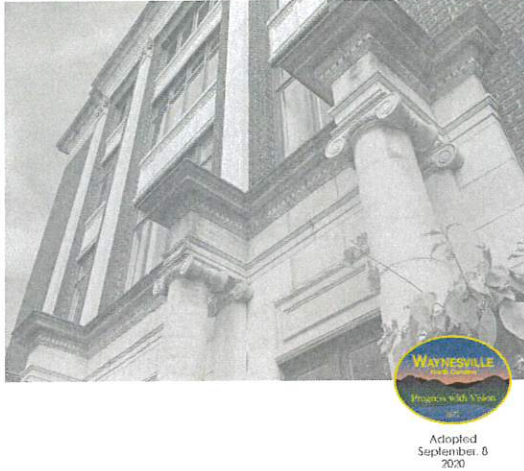


Agenda

- **Welcome & Introductions (5 min)**
- **Presentation (35 min)**
 - Comp Plan Overview
 - Trends / Recent Developments
 - Zoning Framework and Recent UDO Changes
 - Future Land Use Recommendations
 - Future Land Use / Zoning Comparison
 - Density and Standards Options
- **Discussion (50 min)**
- **Public Comments (3 min per speaker)**
- **Next Steps (5 min)**

WAYNESVILLE 2035

PLANNING WITH PURPOSE



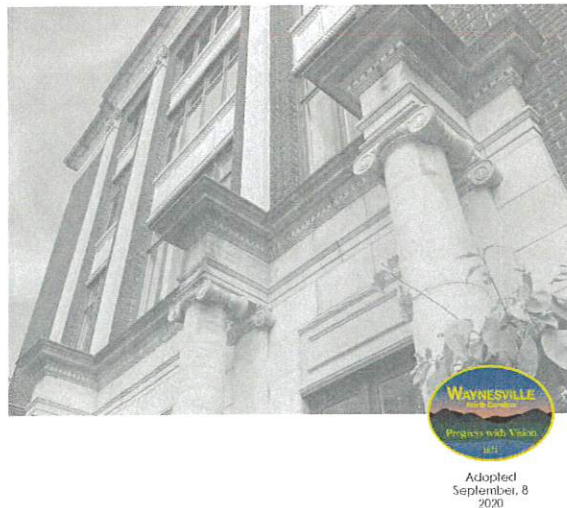
COMPREHENSIVE LAND USE PLAN

- Two year process, 2018-2020
- Built on the previous 2020 Comprehensive Plan
- Involved
 - Board appointed Steering Committee
 - Public Involvement (survey, workshops, focus groups, public hearings)
 - Mapping of current conditions and desired future land use
 - Stewart Consulting
 - Planning Board
 - Board of Aldermen

Waynesville 2035 Comprehensive Plan
Implementation Worksession

WAYNESVILLE 2035

PLANNING WITH PURPOSE



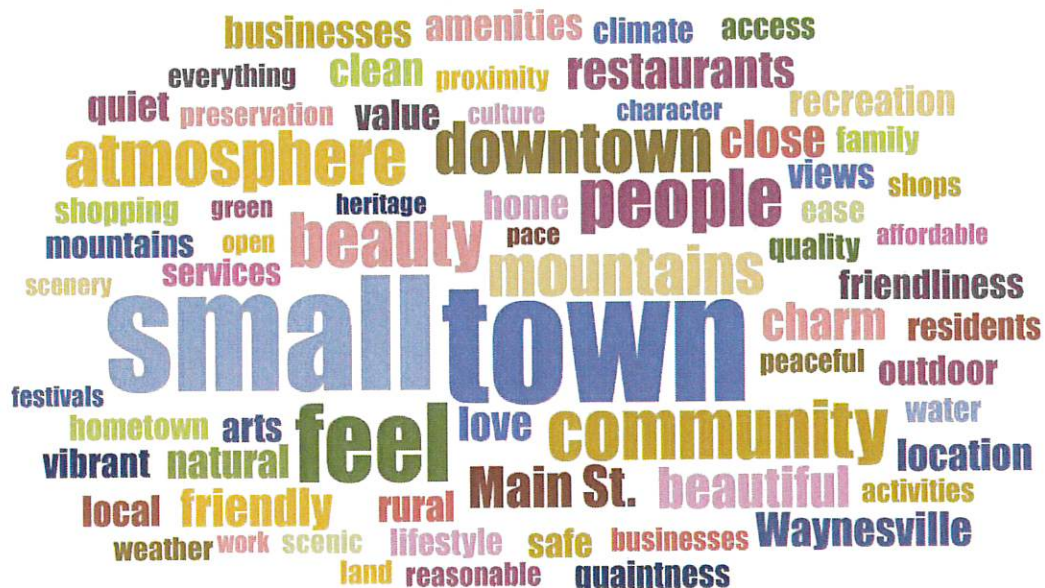
COMPREHENSIVE LAND USE PLAN

Major Discussion Topics

- Jobs/Economic development
- Housing need and affordability
- Growth management and environmental protection
- Infill and redevelopment
- Town character

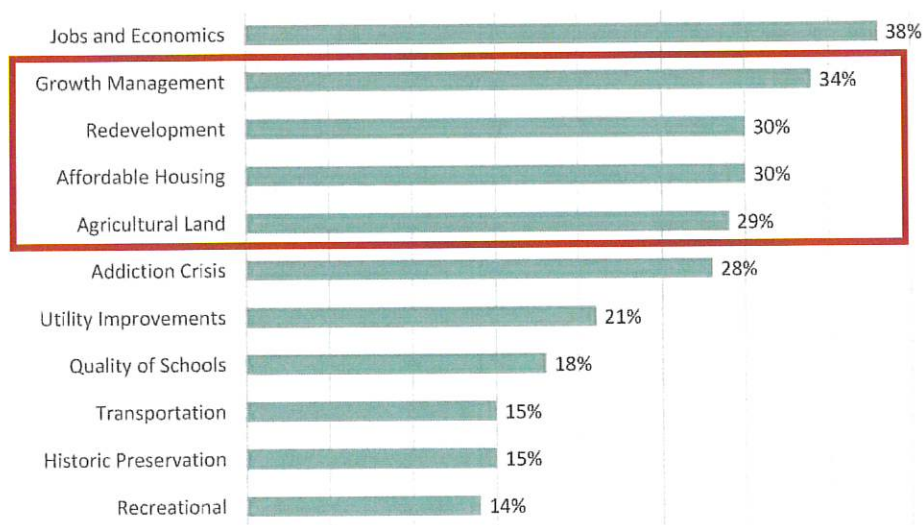
Waynesville 2035 Comprehensive Plan
Implementation Worksession

What do you value most about Waynesville?

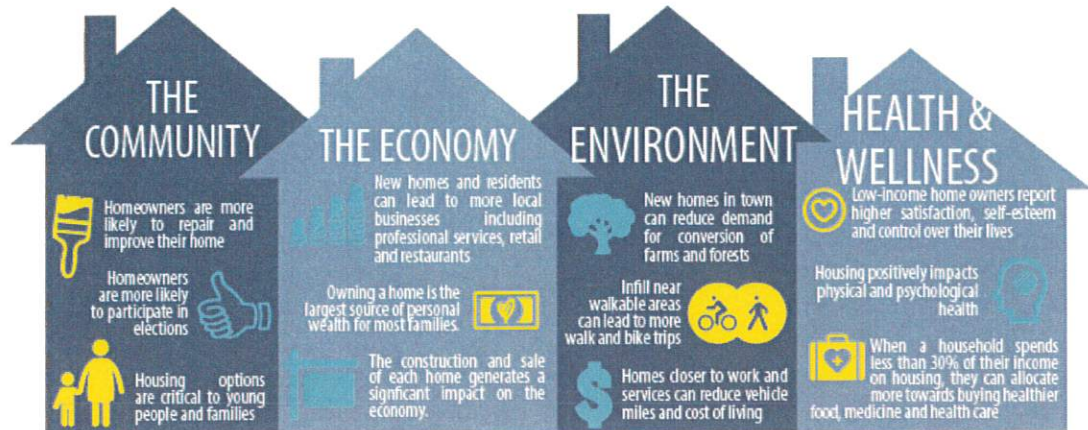


implementation worksession

The Most Pressing Issues Facing Waynesville Are...



Housing is Key



The graphic above illustrates the importance of housing to the success of the Town of Waynesville and the myriad impacts that housing options and home ownership can have on the community, the economy, the environment and health.

Smart Growth Principles carried over from 2020 Plan

Smart growth is an approach to development that encourages a ***mix of building types and uses in walkable centers*** and ***prioritizes infill over urban sprawl to avoid negative impacts on natural systems.***



Waynesville Decennial Census:

- 2020: 10,140 residents 2010: 9,869 residents = 2.7% Increase
 (not including seasonal or part time residents)
 -National average: 7.4% for the last decade
 -North Carolina +9.5% for the last decade
 -Median Household Income in 2020 was \$40,911

Housing in Haywood County (MLS):

| Year | Average Home Sales Price* |
|------|---------------------------|
| 2020 | \$301,606 |
| 2021 | \$357,768 |
| 2022 | \$379,990 |

“Haywood County home sales in February 2023 declined 27.3 percent to 56 homes sold, compared to 77 in February 2022. However, buyer demand is up 15.2 percent year-over-year. . . .New listings indicated seller confidence was down, as sellers listed 66 homes for sale compared to 77 homes in February 2022. . . . Both the median sales price (\$356,900) and the average sales price (\$438,521) increased 8.5 percent and 23.8 percent year-over-year respectively, while the average list price increased 12.7 percent to \$424,162.” (Canopy MLS Report for February, 2023)

Waynesville 2035 Comprehensive Plan
Implementation Worksession

Major Projects Approved by Planning Board since Comp Plan Adoption in 2020

2021:

1. 84- unit multi-family development site plan off Howell Mill Rd. (RC-NR)
2. Corporate manufacturing expansion, conditional district amendment at 75 Giles Place (CI)
3. 60-unit multi-family development conditional district at 104 Locust Drive (PC-NR)
4. 8-unit cottage development conditional district/ demo of hotel at Waynesville Country Club (CC-RL)
5. 115 single family homes major subdivision off Sunnyside Road-at Queen's Farm (RC-NR)
6. 14-unit townhome development at Richland and Church Street (MS-NR)
7. 150- unit multi-family development SUP at 1426 Howell Mill Road (HM-UR)

2022:

1. 60-unit multi-family development off Preservation Way (WS-NR)
2. 59-unit townhome units at Allison Acres (EW-UR)
3. Shining Rock Classical Academy 3-story building expansion and 2 additional parking lots D-RM

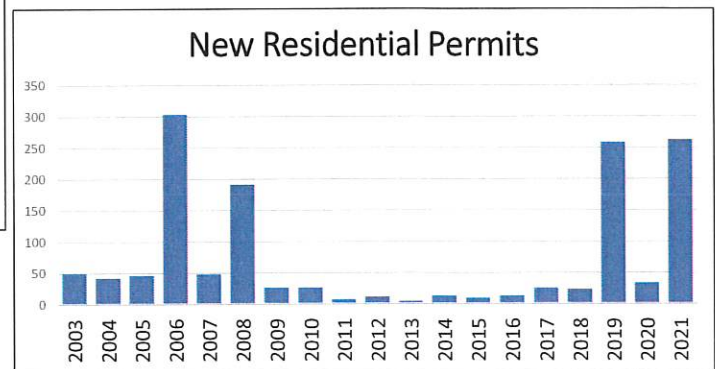
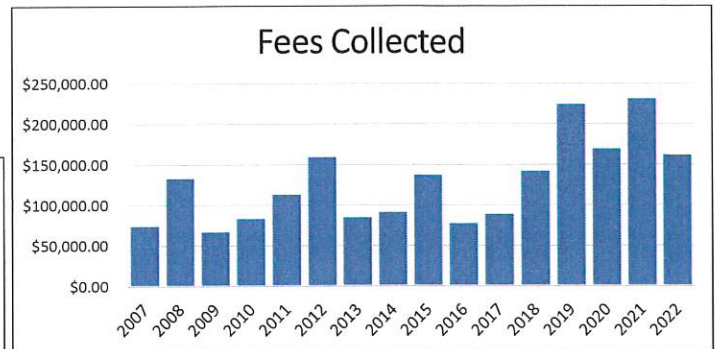
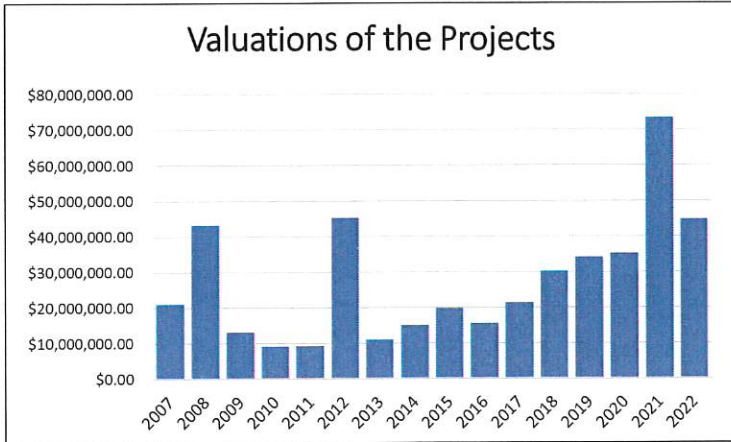
2023 (as of 4/2023):

1. Renovation of Haywood County Detention Facility and parking lots (RC-CD)

Notes: *This totals 1,235 new units which are not yet built.
 *In 2019, Town approved 210 unit Mountain Creek Apartments

Waynesville 2035 Comprehensive Plan
Implementation Worksession

Yearly Valuation, Permit, and Fee Summary 2007-2022 Calendar Years



Plan Goals for Area of Discussion

- Goal 1: Continue to **promote smart growth** principles in land use planning and zoning.
- Goal 2: **Create a range of housing opportunities** and choices.
- Goal 3: **Protect and enhance** Waynesville's **natural resources**.

Implementation Analysis:

- **Protect steep slopes, mountains, and floodplain;**
- **Limit extent of water and sewer service;**
- **Designate growth areas near existing infrastructure (railroad corridor, major roadways, redevelopment of existing sites, residential infill);**
- **Update and clarify Land Development Standards;**
- **Housing development within allowable zoning**

Regulatory Changes Since Comp Plan Adoption

- Land Development Standards updated for 160D compliance
- Lowered TIA requirement
- Buffer requirements for major subdivisions
- Updated roadway and driveway standards
- Updated stormwater requirements (more coming soon)
- Cottage and Conservation options introduced
- Civic space requirements increased
- Required neighborhood meetings

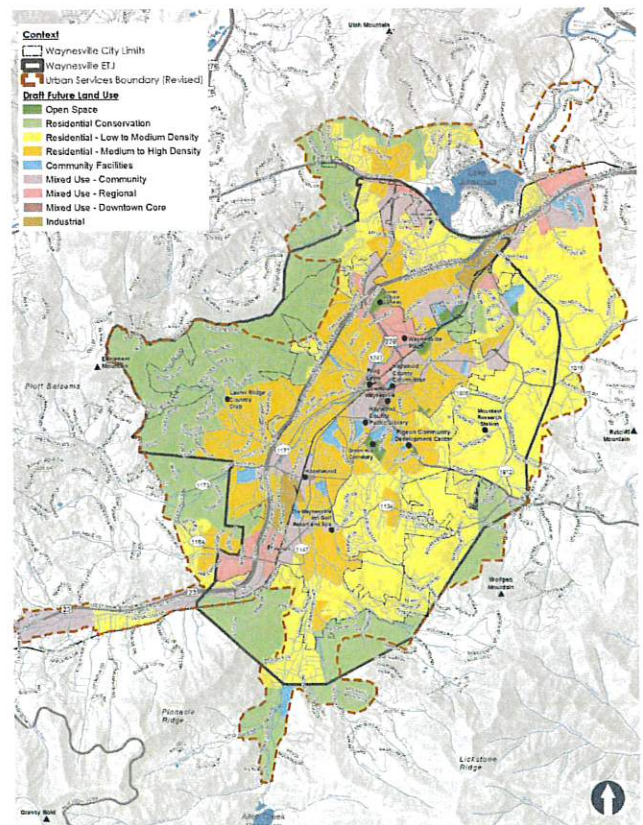
Current and Future Study:

- Railroad Corridor Overlay or Zoning District
- Short Term Rentals – impact and potential regulation
- Future Land Use Map and Current Zoning discrepancies

Waynesville 2035 Comprehensive Plan
Implementation Worksession

Future Land Use Map

- **Accommodate existing development and/or zoning (i.e. Walmart / Best Buy)**
- **Encourage infill and redevelopment**
 - Downtown Core: Downtown, Frog Level and Hazelwood
 - Railroad corridor to US 74 / 23
 - Great Smoky Mountains Expressway / Old Balsam Road (MXU areas)
 - Med/High Density areas
- **Residential Conservation Area**



Future Land Use Map More Intense Areas

Mixed Use - Downtown Core

The Downtown Core mixed use designation encompasses the central business districts and is characterized by pedestrian-oriented commercial uses that may be mixed vertically or horizontally with office and residential and is surrounded by traditional residential pattern neighborhoods of single-family and small multifamily structures. These areas are connected to municipal utilities, typically on grid street network with access to transit, parks, and civic uses. Site redevelopment and infill is encouraged on underutilized parcels.

Mixed Use - Community

This designation is intended for nodes of activity areas on major streets and thoroughfares incorporating commercial retail and office, light industrial, employment centers and institutional uses to serve the community. Residential single and multifamily development of medium densities may be vertically or horizontally integrated with the commercial. These areas will likely have access to municipal utilities and development should be connected to transit and pedestrian ways. Scale of these areas should vary based on context.

Mixed Use - Regional

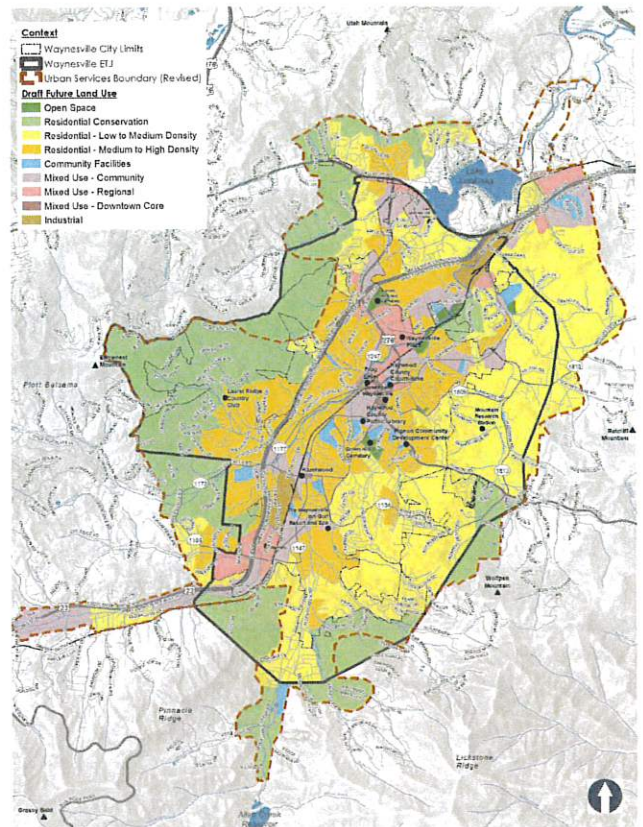
Major nodes of activity located on major thoroughfares or adjacent to highways include commercial, lodging, entertainment, manufacturing, warehousing, tech-flex, research and development, health care facilities and light industrial uses. Uses draw visitors from the town and adjacent communities. They typically require high visibility, high traffic counts, connectivity to the region, and are sited on larger parcels. Being visible, new development should consider architectural style, building materials, and screen landscaping. Medium to high density multifamily residential may be appropriate. Connection to utilities and access management is a priority.



Residential - Medium to High Density

Located on lands suitable for higher density residential development that are readily accessible and where utilities are available. Uses are the same as those in the low/medium category above but with increased densities generally five to ten units per acre (5-10 units /acre) with some higher density in the Urban Residential zoning district and/or with Special Use Permits. Development should provide sidewalks or multi-use paths and connect to parks, schools, and commercial areas. Types of development include:

- Patio homes
- Bungalow courts
- Townhomes
- Multifamily



Future Land Use Map Less Intense Areas



Open Space

This designation is best suited for environmentally sensitive (floodplain, steep slopes) or preserved lands or passive recreational uses. In most instances, such land is to be preserved in its natural state or minimally developed for an intended recreational use. These areas should be well-connected to schools and neighborhoods. Passive use neighborhood and community parks, greenways, trails, community centers and cemeteries are found here.



Residential Conservation

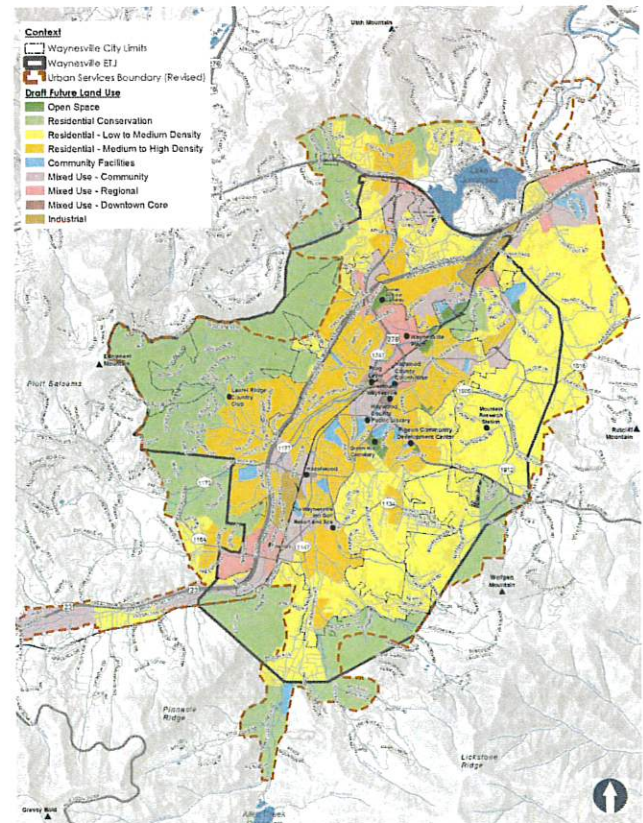
Best suited for low density residential development that is clustered or of a conservation design. Generally these areas contain steep slopes and / or working agricultural lands. These areas may have narrow streets and may or may not be connected to water and sewer utilities. Low Impact Development (LID) techniques should be encouraged to reduce stormwater runoff and development should be clustered away from resources.



Residential - Low to Medium Density

This designation should be located within the urban service boundary. The roadway network is not likely to accommodate higher density development. Types of development include:

- Single family uses at average densities of 3-4 units/acre, occasional small-scale attached housing types
- Compatible development such as educational, civic, and faith-based uses, as well as parks, etc.

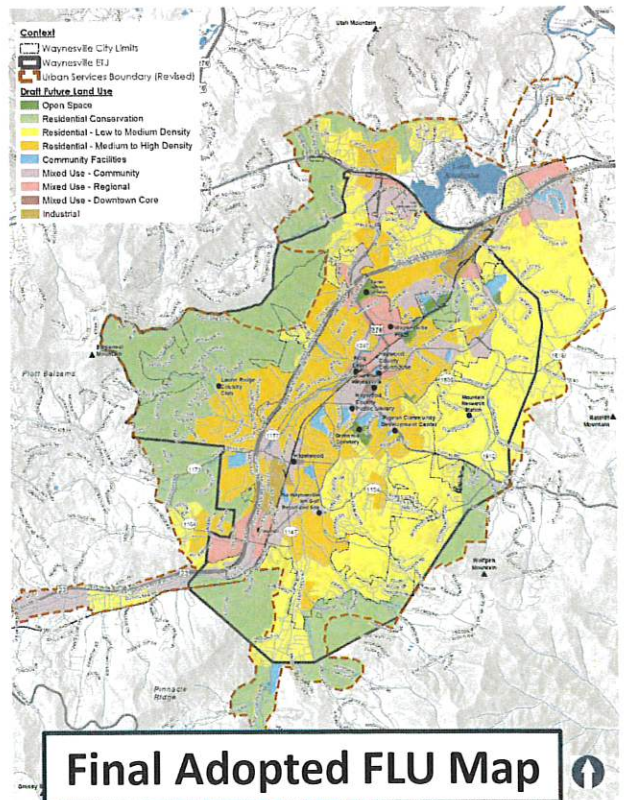
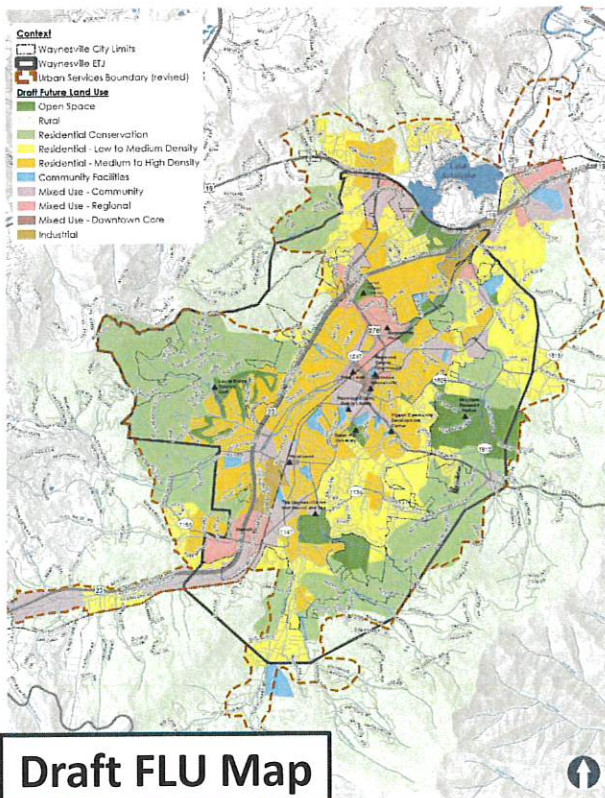


Future Land Use Map Density Recommendations

| Character Area | Description / Unit Type | Dwelling Units Per Acre (DUA)* |
|---|---|--|
| Residential Conservation | Low density residential development that is clustered or of a conservation design. | No density specified in adopted plan – originally recommendations was > 2 units/acre |
| Residential – Low to Medium Density | Single family uses at average densities of 3-4 units/acre, occasionally small-scale attached housing. | 3-4 units/acre |
| Residential – Medium to High Density | Located on lands suitable for higher density residential development that are readily accessible and where utilities are available. | 5-10 units/acre |







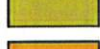

**Gross Density*

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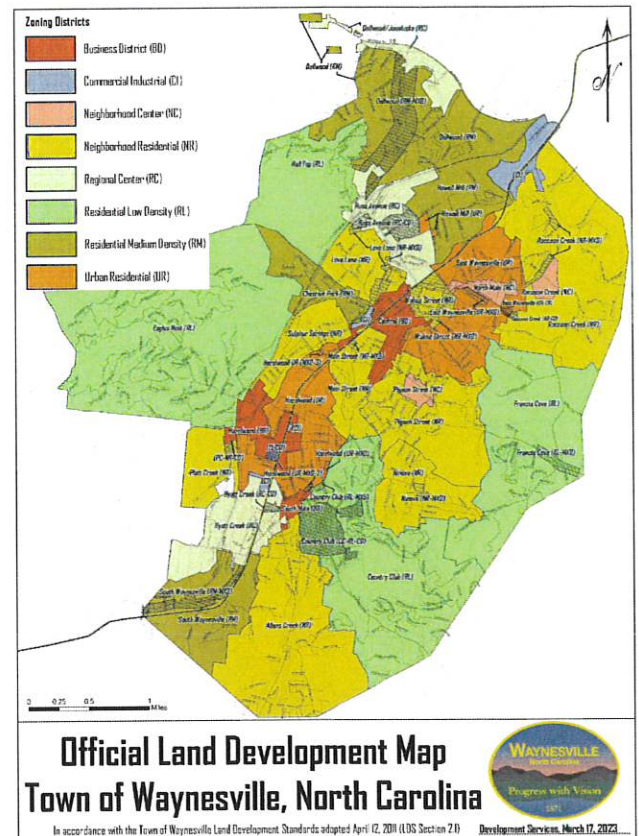


Zoning Framework

Zoning Districts

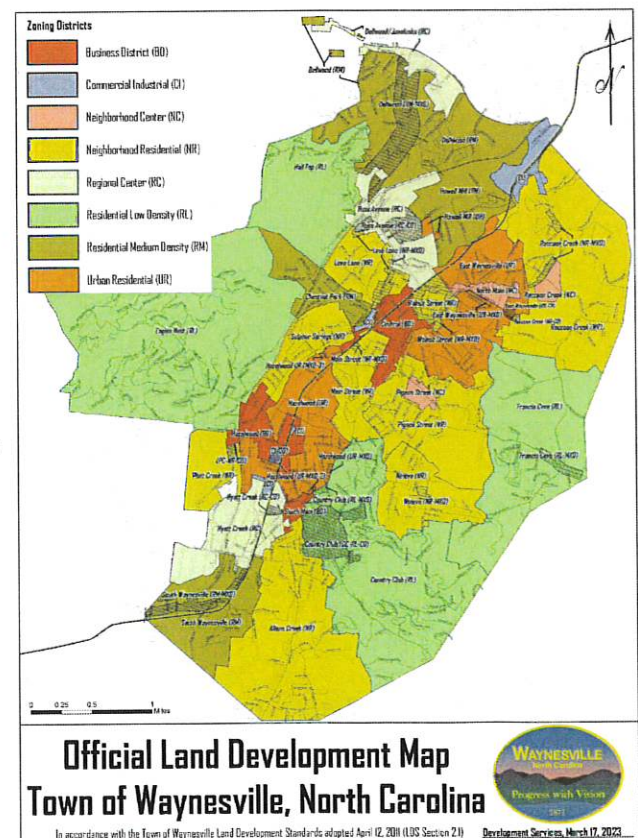
-  Business District (BD)
-  Commercial Industrial (CI)
-  Neighborhood Center (NC)
-  Neighborhood Residential (NR)
-  Regional Center (RC)
-  Residential Low Density (RL)
-  Residential Medium Density (RM)
-  Urban Residential (UR)

Cross-hatched areas are mixed-use overlays



Zoning Framework

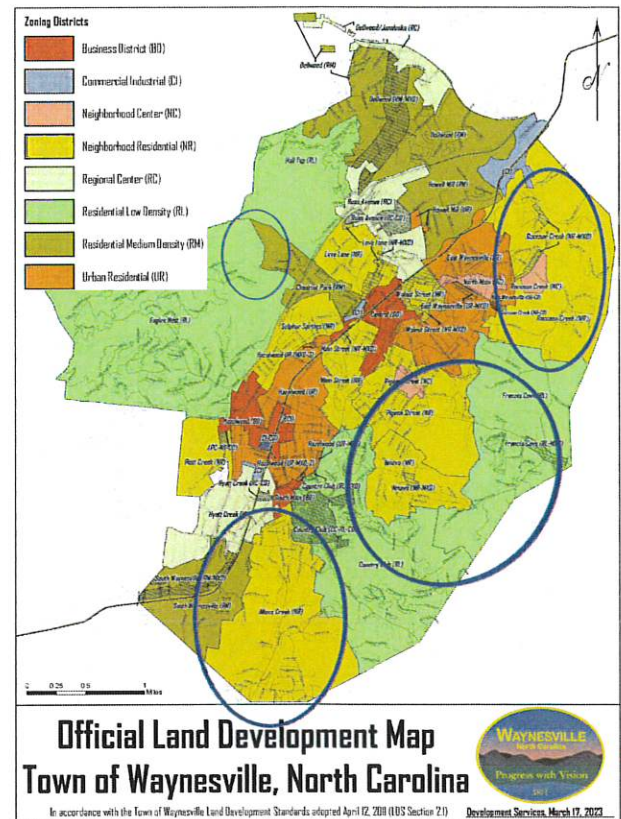
- **8 Base Districts**
- **Density**
 - RL 6 units/acre (12 w/SUP); min .5 acre
 - RM 8 units/acre (12 w/SUP); min .25 acre
 - NR 10 units/acre (16 w/SUP); min .16 acre
 - UR 16 units/acre (24 w/SUP); min .16 acre
 - No density maximums or min acreage in Com. or Ind.
- **Multi-family allowed, except for RL (only townhomes allowed), HM-RM, SS-NR,**
- **Civic / Recreation Space**
- **Cluster / Conservation Option**
- **LDS Approval process and regulations**



Future Land Use / Zoning Comparison

Differences between allowable density in existing zoning, and Comp Plan recommendations in parts of Raccoon Creek, Allen's Creek and Chestnut Park.

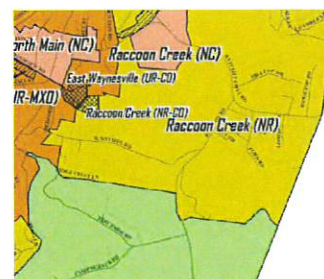
- NR Zoning allows 10-16 units/acre
- RL Zoning allows 6 units/acre
- Comp Plan FLU Map recommends residential conservation or low to medium (3-4 units/acre)
- Chestnut Park (RM) extends past Urban Services Boundary



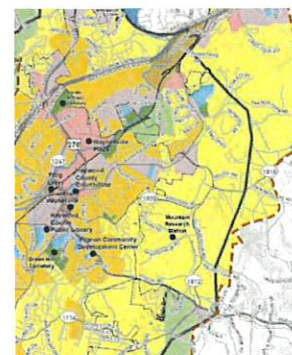
Future Land Use / Zoning Comparison

Example #1:

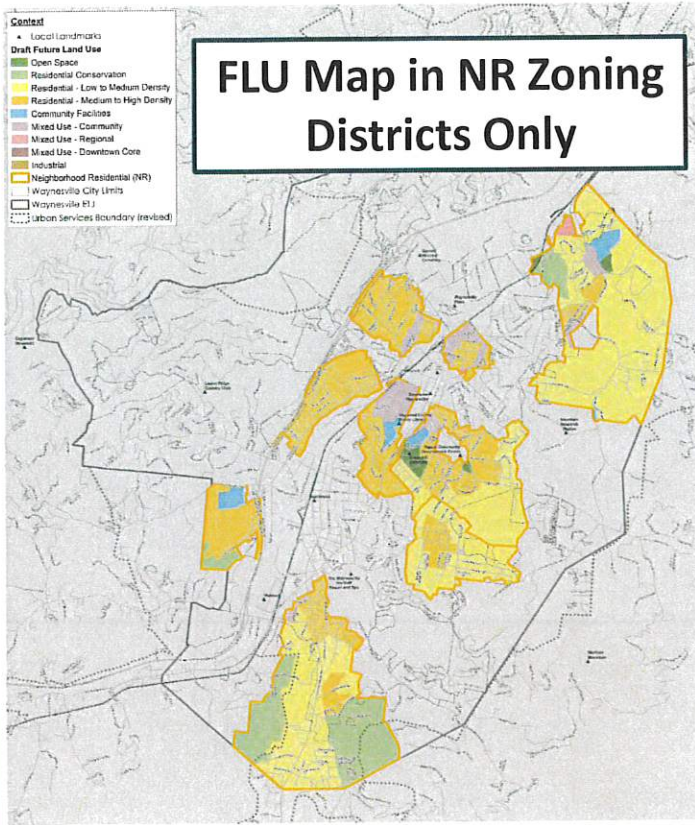
- **Neighborhood Residential (NR)**
 - 10 du max / 16 du w/SUP
 - 1/6 acre min lot size
 - Allows multi-family
 - Open Space of 15% > 61 lots
- **FLU Map – Residential Low to Medium Density**
 - 3-4 units/acre (gross density)
- **Parts of Raccoon Creek and Allen's Creek Districts**



Zoning Map



FLU Map



Takeaways

- UR and NR Zoning appropriate for urbanized areas of Med-High Density.
- Allowance for 10 dua, including multi-family may not be in-line with Low to Medium Res Comp Plan / FLU Map
- Guidance needed to determine vision for these areas, and if zoning or FLU map changes should occur.

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Example Development

Hazelwood

- 0.18 Acre lot
- ~5 DUA
- Zoning: UR
- FLU: Med-High Res



Report For

MOODY, CHARLES
MOODY, KIMBERLY
PO BOX 1113
LK JUNALUSKA, NC 28745-1113

Account Information
PIN: 8605-91-0924
Legal Ref: 1071/1917

Add Ref: A/90

Site Information
BROOKWOOD
DWELLING

550 CAMELOT DR
Heated Area: 1006
Year Built: 1945
Total Acreage: 0.18
Township: Town of Waynesville

Site Value Information
Land Value: \$15,100
Building Value: \$105,000
Market Value: \$120,100
Deferred Value: \$0
Assessed Value: \$120,100
Sale Price: \$60,000
Sale Date: 9/14/2022

1 inch = 200 feet
April 4, 2023

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Example Development

Short Street

- 0.18 Acre lot
- ~5 DUA
- Zoning: NR
- FLU: Med-High Res



Report For

COFFEY, ELEANOR
COFFEY, KRISTIN
165 VALLEY VIEW TER
WAYNESVILLE, NC 28786

Account Information

PIN: 8615-36-8260
Legal Ref: 481/2117
Add Ref: 481/768

Site Information

DWELLING

88 SHORT ST

Heated Area: 1540
Year Built: 1923
Total Acreage: 0.18
Township: Town of Waynesville

Site Value Information

Land Value: \$24,300
Building Value: \$163,200
Market Value: \$187,500
Deferred Value: \$0
Assessed Value: \$187,500
Sale Price: \$0
Sale Date: 9/14/2000

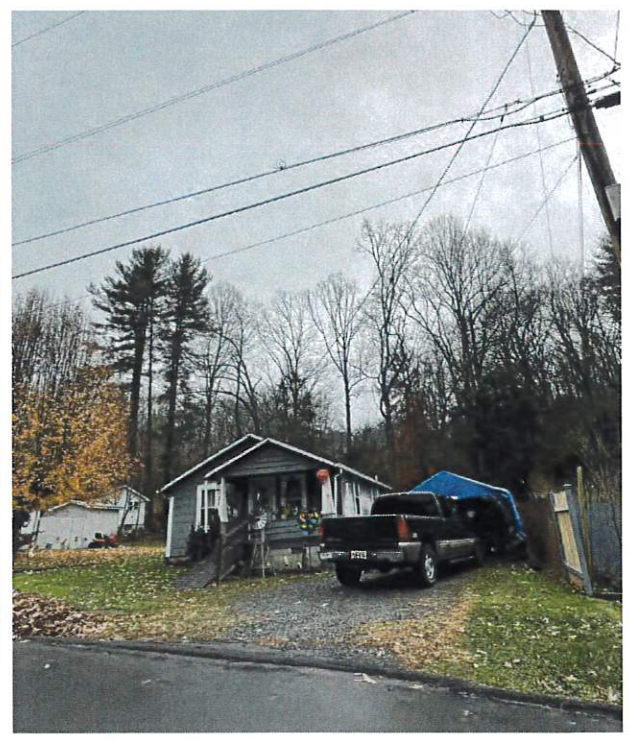
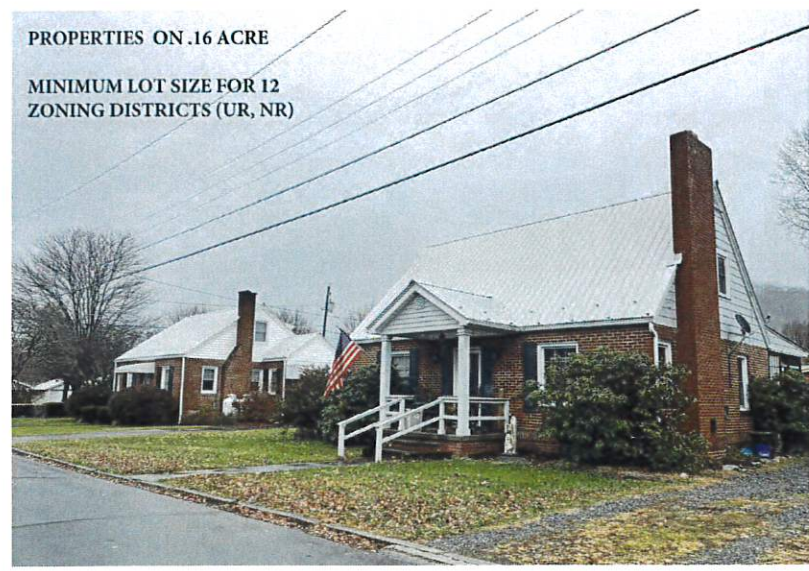


1 inch = 100 feet
April 4, 2023

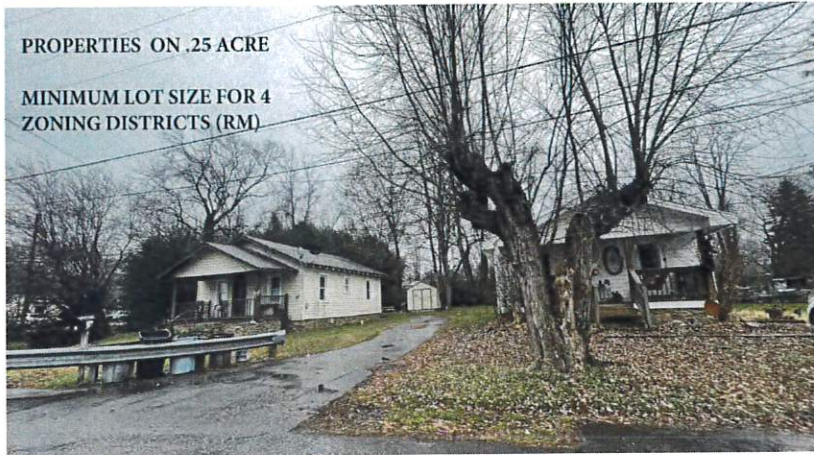
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Density Examples in Waynesville Neighborhoods

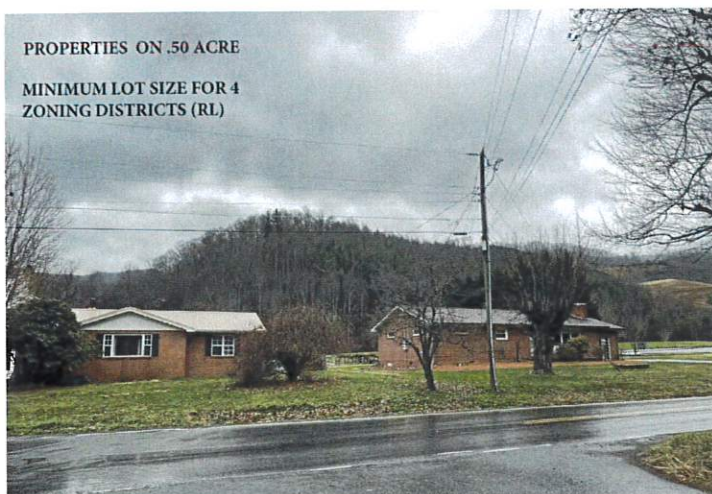
PROPERTIES ON .16 ACRE
MINIMUM LOT SIZE FOR 12
ZONING DISTRICTS (UR, NR)



Density Examples in Waynesville Neighborhoods



Density Examples in Waynesville Neighborhoods



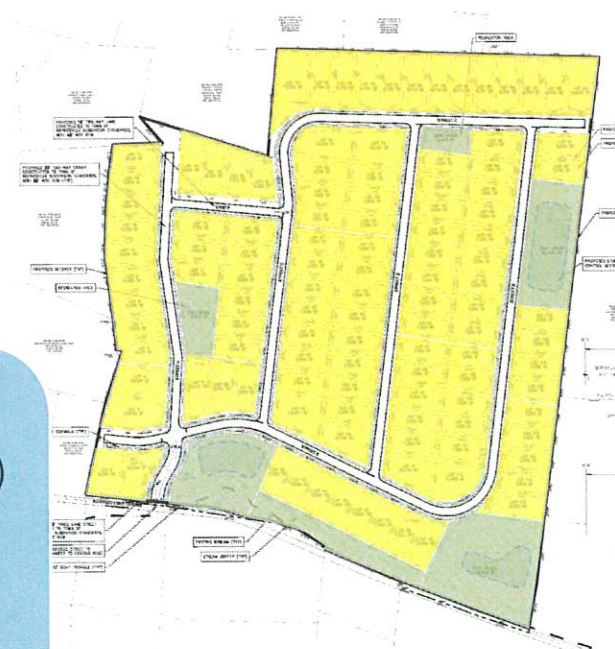


Recent Developments / Trends / Issues

- **Queen Farm**
 - Concern over density/design of new residential
 - Approval processes

Development Statistics

- 32 Acres, 115 Lots (3.59 DUA)
- Lots 7,500-12,000 sqft (.17-.27 acres)
- Civic Space
 - Required: 5% (1.63 ac)
 - Provided: 14% (4.55 ac)
- Recreation Space
 - Required: 25% of 5% (0.41 ac)
 - Provided: 0.52 ac



Residential Conservation Area

○ Residential Conservation Area

- Encouraged conservation design in areas with steep slopes, high quality wildlife habitat, views and vistas (i.e. upper parts of Eagles Nest, Allens Creek Area (west of Allens Creek))
- More accurately reflects development constraints (i.e. steep slopes) and areas where clustering new development could help preserve natural assets.
- Many areas classified as Low to Medium or Medium to High Density in zoning, but actual density should be lower.



Conventional Development



Conservation Design

Conservation Design (p. 30)

LU-3 Promote conservation design in new residential developments

A. Allow conservation or cluster development design as an alternative to large lot subdivisions or other development in areas designated Residential Conservation.

- Conservation design should reduce cut and fill slopes, follow the natural contours of the land, apply low-impact stormwater design, and preserve open space or sensitive habitats (e.g., water features, woodland stands, meadows).
- Update the LDS to provide flexibility in density, setbacks and unit types to preserve views and agricultural lands on the edges of town. This approach should allow new development to meet current low density designations while creating open space by clustering of structures.

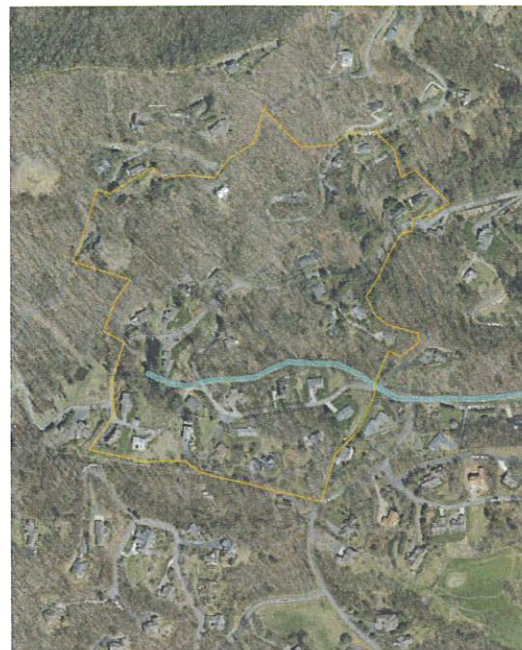
Visualizing Density / Precedent

For RL District

- **Eagles Nest**

Development Statistics

- 43 Acres, 51 Properties
- 1.186 units/acre (gross density at build out)



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Visualizing Density / Precedent

For RL District

- Sweetgrass in Blowing Rock, NC



Development Statistics

- 278 Acres, 180 Residences, Including attached product
- 0.64 units/acre

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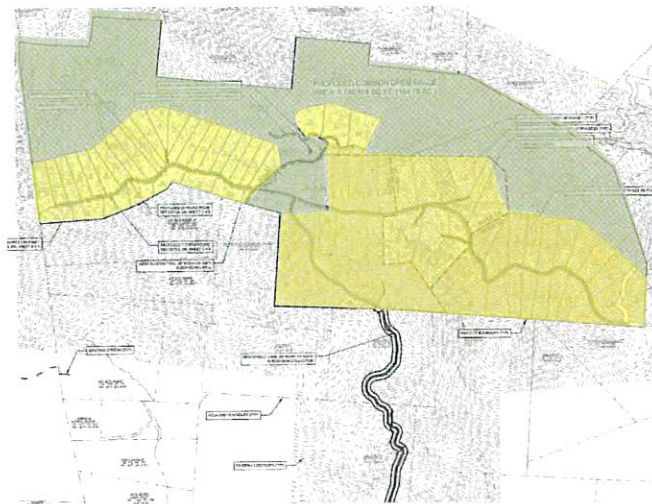
Visualizing Density / Precedent

For RL District

- Sprout Mountain in Henderson County, NC

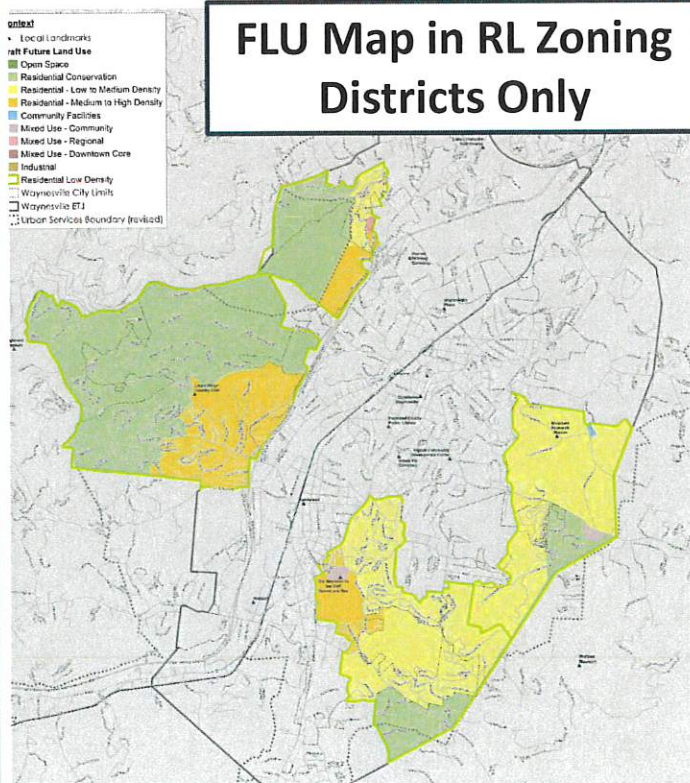
Development Statistics

- 377 Acres, 83 Residences,
- 41% Open Space
- 0.22 units/acre



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FLU Map in RL Zoning Districts Only



Takeaways

- RL Zoning appropriate for some areas (Low-Med Density, Med-High Density)
- **Allowance for 6 du**, including townhomes may not be in-line with Residential Conservation on FLU Map
- **But clustering of 6 units within 1 acre may be appropriate if part of conservation or cottage design with land preservation.**

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Options: Density, Building Type, Cluster Standards

A. Do Nothing Option

B. Density changes

- Lower allowable density to existing districts (NR and/or RL)
- Downzoning precedent (Huntersville) / Potential issues

C. New District

- Create and apply to Low-Med Density areas on FLU map, max density of 2-4 DUA, could incorporate site design standards or incentives

D. Multi-family Allowances

- Could allow only with conservation design in NR/RL Districts

E. Civic / Open space requirements

- Increase open space requirements in NR and RL
- Adjust balance between passive open space and active recreation space, less active space could be required in more undeveloped areas
- DUA < 2 exempt from civic space reqs...

F. Cluster standards

- Adjust existing structure
- Require in certain areas or increase incentives (i.e. MF)

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Discussion

- What is vision for development in Low-Medium Residential and/or Residential Conservation areas on FLU Plan?
- NR Zoning District
 - *Good things*
 - *Potential changes*
- RL Zoning District
 - *Good things*
 - *Potential changes*
- Other topics / parking lot

Public Comment

Ground-rules

- Up to 3 minute per person
- State your name and where you live
- Be respectful and constructive
- Remember this is a discussion, not a debate

