

Acknowledgements

Waynesville: Our Heritage, Our Future 2020 Land Development Plan

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Chapter 1: INTRODUCTION, PLANNING PROCESS, SMART GROWTH, PURPOSE AND SCOPE

Introduction

Land is our most basic resource. Of all the factors that make up our economic and social fabric, and of all the factors that determine the quality of our physical environment, the most fundamental is the use we make of our land. It is incumbent, therefore, for communities to look at the use of land in controlling their destiny and in helping to define the quality and characteristics of life in their area. The 2020 Land Development Plan for the Town of Waynesville is just such an effort on the part of the leadership and citizenry of Waynesville, to look at the future in terms of this most valuable resource. This plan is an official public planning document aimed at examining trends in land development in the Waynesville planning area and recommending strategies to guide Waynesville in its future growth and development in a manner the community has chosen to follow over the next two decades. In developing and adopting this plan, the 2020 Land Development Plan for the Town of Waynesville, the Board of Aldermen is committing to a policy program designed to take the community in a defined direction. More specifically, the town is committing to:

- ❑ Planned “Smart Growth”.
- ❑ Redefinition/reexamination of transportation planning as it has been handled in the past.
- ❑ Controlled infrastructure expansion.
- ❑ Encouragement of the mixing of uses where appropriate.
- ❑ Protection of the community's valuable natural resources.

Planning Process

In 1999, the Board of Aldermen of the Town of Waynesville acknowledged that growth, demographic shifts and development patterns were beginning to place into jeopardy the characteristics of the town that many in the community valued. Such things as small town atmosphere, open space, abundant natural resources, and easy and safe transportation access that make Waynesville such a special community were being challenged. In recognition of these pressures on the community and the fact that it had been many years since the land use plans and regulations for the town had been comprehensively evaluated, the Board embarked upon a process to develop a land development plan for the community.

"Waynesville: Our Heritage, Our Future" was established as a multi-step process guided by a large steering committee comprised of representatives of various community interests, neighborhoods and professions. This steering committee initiated the process by examining issues in the community and developing a vision for the future of the town, broadly enunciating the values, aspirations and shared purposes of the community. The adopted vision for the Town of Waynesville is set forth as follows:

Waynesville's vision is preserving its heritage and inviting the future through quality planning for living today and tomorrow.

Our mission is to preserve and promote our neighborhoods, open spaces, vistas, natural and cultural resources and historic places. We will achieve this through planning mixed-use developments, aesthetic infrastructure design for economic prosperity, healthy community and family life, education, and the arts for public enjoyment. Waynesville will be regarded as the model town for the twenty-first century.

The public was involved in the process at many stages. Early interviews with various boards and community leaders helped provide an assessment of the perceived conditions, trends and issues in the town. The entire community was invited to participate in planning for the future of their town at a more detailed level in a series of charettes (public planning sessions) focused on the different quadrants of Waynesville. These charettes, which offered interested participants an opportunity to specifically address their vision for the various parts of town, were preceded by a public education session aimed at informing the citizenry of the process and beginning to involve the community in thinking about their future. The comments generated by the community at these charettes were utilized by staff and the steering committee in developing a draft plan. The public was asked to formally comment again, on the draft plan, at public hearings before the Planning Board and the Board of Aldermen leading to adoption of the plan.

Smart Growth

In the introduction it is stated that the town is committing to “Smart Growth”. This term is one of much debate throughout the country as people try to define what smart growth is. Within the Waynesville Steering Committee and from the general public, definitions of smart growth were as diverse as the groups and individuals offering them. While individual opinions of smart growth may have differed, it was apparent that certain overall concepts of smart growth were consistent. Therefore, rather than trying to define “Smart Growth” in a single sentence or two, the Waynesville Steering Committee decided to have an explanation of the principals and benefits of Smart Growth serve as its definition.

What is Smart Growth?¹

Smart growth is development that serves the economy, the community, and the environment. It changes the terms of the development debate away from the traditional growth/no growth question to "how and where should new development be accommodated."

¹ As adapted from the United States Environmental Protection Agency's publication About Smart Growth. For a complete copy of the document please see www.EPA.gov/smartgrowth/about

Smart Growth answers these questions by simultaneously achieving:

- Healthy communities -- that provide families with a clean environment. Smart growth balances development and environmental protection -- accommodating growth while preserving open space and critical habitat, reusing land, and protecting water supplies and air quality.
- Economic development and jobs -- that create more business opportunities, local tax base improvements, provide neighborhood services and amenities, and create economically competitive communities.
- Strong neighborhoods -- which provide a range of housing options giving people the opportunity to choose housing that best suits them. Smart growth provides the choice to walk, ride a bike, take transit, or drive. It maintains and enhances the value of existing neighborhoods and creates a sense of community.

Smart growth recognizes the many benefits of growth. It invests time, attention, and resources in restoring community and vitality to center cities and older suburbs. Smart growth in new developments is more town centered, is transit and pedestrian oriented, and has a greater mix of housing, commercial and retail uses. It also preserves open space and other environmental amenities. Smart growth recognizes connections between development and quality of life.

Smart Growth Principles

1. Mix Land Uses
2. Take Advantage of Compact Building Design
3. Create a Range of Housing Opportunities and Choices
4. Create Walkable Neighborhoods
5. Foster Distinctive, Attractive Communities with a Strong Sense of Place
6. Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas
7. Strengthen and Direct Development Towards Existing Communities
8. Provide a Variety of Transportation Choices
9. Make Development Decisions Predictable, Fair, and Cost Effective
10. Encourage Community and Stakeholder Collaboration in Development Decisions

Environmental Benefits Of Smart Growth

Analysis shows that a more balanced pattern of growth may be a tremendous benefit to the environment. Smart growth developments can reduce air and water pollution, facilitate brownfields cleanup and reuse, and preserve open space.

Air Quality -- Smart growth improves air quality by reducing automobile emissions. According to an evaluation of the environmental benefits of infill versus greenfield development, siting a new development in an existing neighborhood instead of on open space at the suburban fringe, can lower vehicle miles traveled by as much as 60%. Smart growth's emphasis on developing walkable communities and providing transportation choices - like transit, walking, and biking - can also reduce air pollution by reducing auto mileage and smog-forming emissions.

Water Quality -- Smart growth, with its emphasis on compact development and open space preservation, can protect water quality by creating fewer paved surfaces; a one-acre parking lot generates 16 times more polluted stormwater runoff than a one-acre meadow. This runoff, which often contains toxic chemicals, phosphorus and nitrogen, is the second most common source of water pollution for lakes and estuaries nationwide and the third most common source for rivers.

Brownfields Redevelopment -- Brownfields are abandoned, idled, or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination. Brownfields redevelopment is an integral component to smart growth. By redeveloping a brownfield in an older city or suburban neighborhood, a community can remove blight and environmental contamination, create a catalyst for neighborhood revitalization, lessen development pressure at the urban edge, and use existing infrastructure.

Open Space Preservation -- Smart Growth helps to protect farmland and open space by preserving these lands and redirecting growth to existing communities. Open space provides habitat and wildlife protection, outdoor recreation, and natural water filtration to ensure clean drinking water. Open space also provides buffers along streambeds to protect water quality for many plants and animals. In addition, smart growth protects prime farm and ranchlands to ensure a healthy food supply and a high quality life for these rural settings.

Purpose

Change cannot be prevented, but it can be directed in a manner that will assure that the future interests of the people are protected. This plan will be the basic element in establishing a comprehensive land use management system for the Town of Waynesville and its surrounding area. The land development plan will provide a conceptual framework which, when connected with other plans and policies, will direct the future development of homes, businesses and industries. By providing direction to private decisions and coordination for public policies, a land development pattern that is more efficient, attractive

and productive can result. Also, detrimental effects such as public service costs and environmental destruction can be minimized. Therefore, the purpose of this plan will be to serve as a foundation for policy development related to land development and in general to:

- ❑ Provide a process for determining public policy.
- ❑ Serve as a means for establishing a logical, political and legal rationale for development policy and its implementation.
- ❑ Serve to communicate community policy and rationale to decision makers in both the public and private sector.
- ❑ Provide a reference resource to public officials as they implement public policy.

Scope

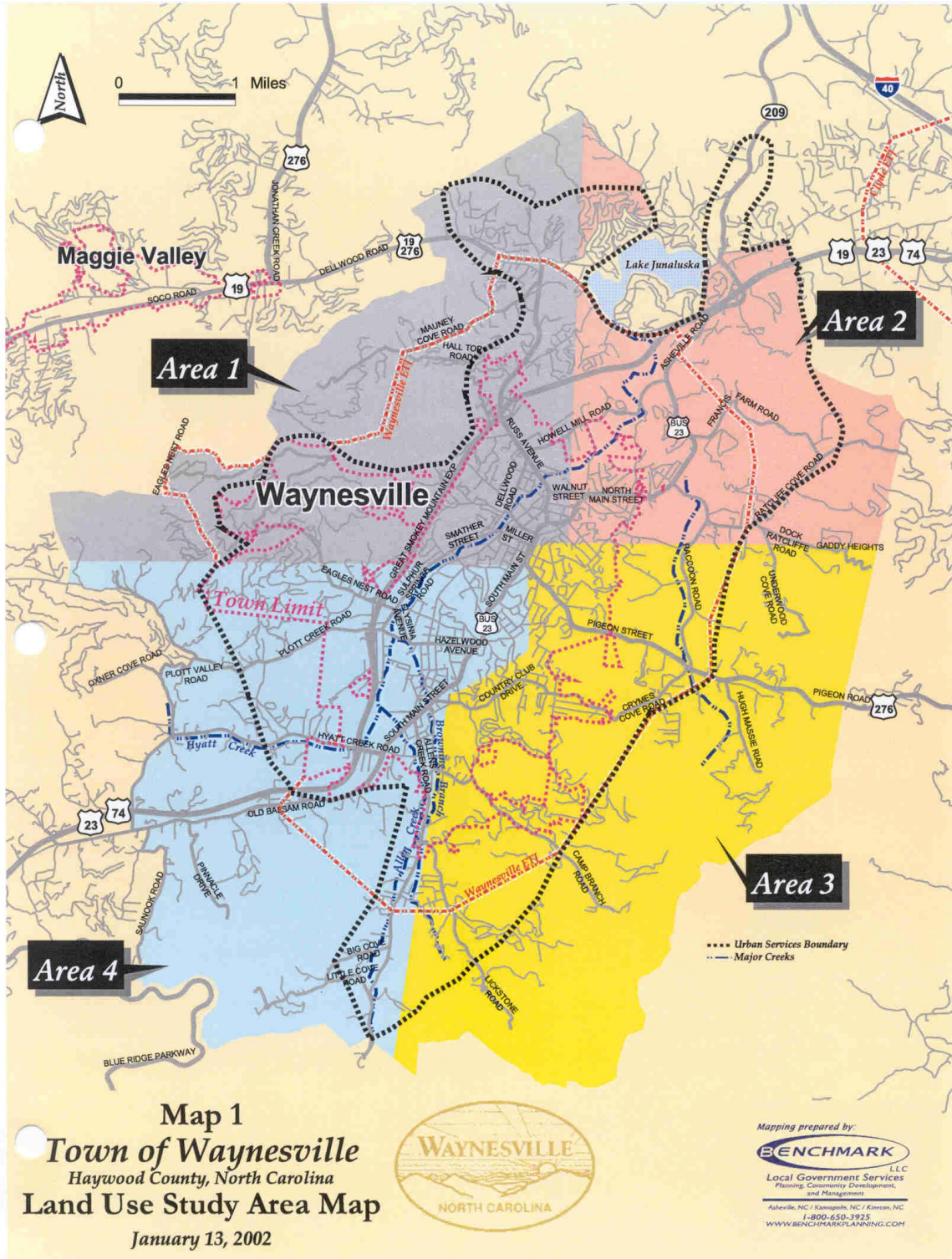
Proper land planning should not be limited to political jurisdiction lines, and for this reason the Town of Waynesville has adopted an approximate thirty-eight (38) square mile study area to serve as the planning area for the town's land development plan. The defined area will include the town limits, the existing extra-territorial planning jurisdiction (ETJ) and additional lands lying beyond either boundary line that are of importance to, or have a potential affect on, the future development of the town (*see Map 1, Land Use Study Area*). In regards to the socioeconomic aspects of the plan, this study will include information on the Town of Waynesville as an individual unit of local government and as part of a countywide system. Whenever possible, township data will be utilized so as to reflect the image of the planning area as a whole rather than utilizing overly broad county or too specific municipal figures.

In simple terms, the focus of this plan will be on the questions: "How have we grown?"; "What are the long term effects?"; and "How shall we grow in the future?" It will then be necessary to analyze existing development patterns with regard to function and to the capabilities and limitations of the land base, and to provide for a land use decision making system that will foster planning into the future. To accomplish these tasks and to complete this report, guidelines as proposed in *Land Development Plan Guidelines for North Carolina Local Governments* will be utilized. The plan will incorporate a twenty-year time horizon and will comprehensively focus on issues as they relate to land use, environmental protection and infrastructure planning.

The Town of Waynesville Land Development Plan contains five (5) major components:

1. An introduction and overview to the plan, contained in this chapter.
2. Broad analysis of issues facing the community and a vision of what the community desires for its future.
3. Sections presenting the technical information base for the plan with information pertaining to:
 - a. The population and economy.

- b. Land use and the land development system.
 - c. Public infrastructure of facilities that serve the community's population, economy and land development industry.
 - d. The natural environment that represents the community's valuable and possibly vulnerable resources as well as physical constraints to land use and land development.
 - e. Existing local, state and federal policies and development management programs.
- 4. The goals, objectives and action agenda for the future land development of Waynesville.
 - 5. The intended course of policy actions consisting of: recommended future land development patterns, transportation recommendations, plan implementation elements and a monitoring and plan adjustment program.



Chapter 2: ISSUES AND VISION STATEMENT

Introduction

Before a community can establish a future path of development, it must evaluate its current profile and development position and revisit its population, economic and development history. A basic step in evaluating the background of any community is to take stock of the current issues and trends faced by that community and to assess its strengths and weaknesses in terms of future development. Chapters 2 and 3 of this plan set forth just such an assessment. Chapter 3 contains a general information base summarizing various aspects of the Waynesville community relevant to evaluating future plans. Included in this information base is data on such subjects as population, the economy and land use. Chapter 2 contains a much broader assessment of existing and emerging conditions. This assessment was arrived at largely through community participation. The first part of Chapter 2 contains a listing of the most important trends and forces affecting Waynesville as it looks to the future. Following this general assessment is a summary of the major advantages/opportunities for desirable development in the Waynesville planning area as well as an analysis of the critical disadvantages/challenges to desirable development. These summaries were largely generated through interviews with various community groups and conversations with individuals active in the Waynesville community. Lastly, this chapter contains a listing of the essential values widely held as important to the citizens of Waynesville and a vision statement created by the Waynesville Land Development Plan Steering Committee and adopted by the Board of Aldermen.

Major Trends and Forces Affecting the Community

Examination of the existing trends and forces affecting Waynesville suggest that the town is facing many of the same issues that impact most of Western North Carolina. These forces include the following:

- ❑ Much of the growth in the community is occurring on the urban fringe. This has resulted in the evolution of a rural environment into sprawling neighborhoods and commercial developments along the major roadways in the planning area.
- ❑ The economic sectors of the planning area that are experiencing the greatest growth are construction, service, retail, health care and professional services.
- ❑ Tourism is an increasingly important economic force in Waynesville.
- ❑ The population continues to age at a markedly high rate due to the aging of the general population coupled with the increasing popularity of the area as a retirement community. Adding to the impact of this trend is the decline in the younger population.

- ❑ Land costs and construction costs continue to escalate as a result of the declining stock of available and easily developed land and the continued popularity of the area as a retirement community (which limits the opportunities for the development of other types of housing).
- ❑ Waynesville continues to be a major service hub and retail center for Western North Carolina -- particularly Haywood County.

Advantages/Opportunities for Development

The following issues are identified as the critical advantages and opportunities that will affect Waynesville's future growth and development:

- ❑ The beauty of the area, the climate and the natural resources found in and around Waynesville are attractive to business, tourists and new residents.
- ❑ Environmental constraints (steep slopes, flood plains, etc.) inhibit rapid development.
- ❑ The town has adopted formal policies with respect to water and sewer service extension allowing for limited control of density of development.
- ❑ Waynesville serves as the county seat and the hub for service, governmental and retail activity in Haywood County and the surrounding area.
- ❑ Waynesville has an abundance of cultural and natural amenities (arts, restaurants, national parks, waterways, educational resources, etc.) for a community of its size.
- ❑ The highway and road system surrounding and leading into Waynesville is generally very good.
- ❑ Transportation and other planning efforts (i.e. greenway planning) in recent years have moved to incorporate amenities for alternative modes of transportation (bicycles, pedestrians, etc.).
- ❑ The attractiveness of the community as a retirement area and the aging of the population in Waynesville create opportunities for growth in health care and other industries focusing on services for the elderly.
- ❑ The size and scale of the community create a wonderful sense of place ("small town feeling").
- ❑ Waynesville contains many strong, intact neighborhoods.

Disadvantages/Challenges for Development

The following issues are identified as the disadvantages and challenges likely to have the biggest impact on future development in Waynesville:

- ❑ The lack of available flat land limits many types of development (i.e. larger industrial sites).
- ❑ Farmland and other scenic open spaces in the planning area will remain under increasing pressure for development.
- ❑ There exist limited means of access from various parts of the community to other sections placing increased traffic burdens on the major arteries in and around Waynesville.
- ❑ Attracting large industry is made difficult by the fact that Waynesville is located five miles off of the nearest interstate highway and does not have a large population.
- ❑ While significant improvements have been made to the recreational amenities in the town in recent years (Waynesville Recreation Center, initiation of greenway system, etc.) there is a need for additional and more accessible neighborhood parks.
- ❑ There is no zoning outside the incorporated area and Waynesville's extraterritorial jurisdiction.
- ❑ Manufactured housing is increasingly seen as the most affordable housing alternative for residents of Waynesville.

Community Values

The Waynesville Land Development Plan, like any plan for a community, is founded upon basic values and core principles deemed significant in that community. The following were cited by the citizens of Waynesville as important values recognized as vital in Waynesville's past and considered critical to shaping the town's future.

- ❑ The community history and historic preservation.
- ❑ A small town atmosphere.
- ❑ The health of the citizenry -- involving the provisions of quality health care and recreational opportunities.
- ❑ A strong education system.
- ❑ The arts.

- ❑ Vital neighborhoods containing single-family and /or multi-family homes.
- ❑ Community safety.
- ❑ A pedestrian-friendly community.
- ❑ The cultural mix of the citizenry.
- ❑ The natural beauty of Waynesville's setting.
- ❑ A feeling of "community."
- ❑ "Smart Growth" Connecting development and quality of life.

Community Vision

As discussed in Chapter 1 of this document, one of the first steps in the process of developing this plan was to formulate a vision for Waynesville, broadly enunciating the values, aspirations and shared purposes of the community. The vision for Waynesville was developed at several meetings of the steering committee. This vision has been adopted to serve as the cornerstone of this plan and the foundation of future policy efforts carried out by town leaders in furtherance of the goals and objectives set forth in this plan. It embodies the elements of community articulated as valued by the citizenry.

Waynesville: Our Heritage, Our Future

The Vision

Waynesville's vision is preserving its heritage and inviting the future through quality planning for living today and tomorrow.

Our mission is to preserve and promote our neighborhoods, open spaces, vistas, natural and cultural resources and historic places. We will achieve this through planning mixed-use developments, aesthetic infrastructure design for economic prosperity, healthy community and family life, education, and the arts for public enjoyment. Waynesville will be regarded as the model town for the twenty-first century.

Chapter 3: The Information Base

Introduction

In 1999 the Center for Urban and Regional Studies at the University of North Carolina, Chapel Hill, and the North Carolina Department of Commerce, Division of Community Assistance released *Land Development Plan Guidelines for North Carolina Local Governments*. The purpose of these guidelines is to help North Carolina counties and municipalities improve their development plans by describing the components, characteristics, and features that should comprise a local government land development plan. A critical component, according to the state guidelines, in any well-developed community plan, is the section that provides the information base on which the plan is founded.

Lewis Mumford, noted urban planner once stated,

“Good planning does not begin with an abstract or arbitrary scheme that it seeks to impose on the community. It begins with a knowledge of existing conditions and opportunities.”

According to the state guidelines, the information base component of a land use plan should generally describe and analyze the following aspects of the local planning jurisdiction:

1. The present and projected future population and economy, which determines the community’s size, socio-economic structure and rate of change.
2. The land use and land development system by which the community physically changes and grows, and by which it improves or declines.
3. The public infrastructure of facilities that serve the community’s population, economy, and land development industry. These facilities also influence the real estate markets and development decisions in the market.
4. The natural environment, which represents the community’s valuable and possibly vulnerable resources, as well as physical constraints to land use and land development.
5. The de-facto development management system of local, state, and federal policies, ordinances, investments, and incentives that affect all of the above aspects of the community.

Collectively, the five sub-elements of Population and Economy, Land Use and Development, Community Facilities and Infrastructure, Environmental Resources, and Existing Local, State, and Federal Policies and Development Management Capability comprise the Information Base or Chapter 3 of the Town of Waynesville Land Development Plan, and will be utilized as the foundation for many of the policy recommendations proposed in this plan.

Population and Economy

Introduction

In the planning process the clients and beneficiaries are the people of the area being studied. In order to formulate sensible plans for a community's convenience, welfare, health, safety, and cultural needs, it is necessary to have a solid understanding of the people that make up that community. The population and economic base study is therefore one of the most important studies in the development of a land use plan. The number of people in an area provides insight into the dynamics of that community when population change is viewed over time. Information on the way a population increases or decreases provides a strong basis for understanding what has happened in the past and what may happen in the future.

An even stronger understanding of population dynamics can be gained by a study of factors related to movement of people over time. A basic factor of this is economic opportunity. Simply put, a person is more likely to stay in an area where they can find gainful employment, and conversely, more likely to move to another area if employment prospects are limited. Trends in employment, or the number of people employed are therefore important in understanding the migration of persons to and from an area. Employment also provides much of the livelihood for individuals and for households. Thus, income is a characteristic of the population, directly related to the economy, which can be used to determine the general welfare of a community.

Factors necessary for understanding a population are not necessarily limited to, but would most likely include their numbers, age and sex distribution, spatial distribution, as well as their working, living, and recreational habits and desires. By interrelating these sundry courses of information a picture of what the population past, present, and future is likely to be can be discerned. Since trends in population and employment are so closely related it becomes important to view them in a similar context. It will, therefore, be the purpose of this chapter to establish an overview of Haywood County's and the Town of Waynesville's population and economy. For clarity and understanding, this sub-element will be further divided into separate sections of Population and Economy. Its purpose will be to provide somewhat individual studies of each sector while still furnishing an overall combined basic understanding of these factors as they relate to the past, present, and possible future growth of the town.

POPULATION

Population Overview

It is meaningful to relate population trends to not just the area being studied, but also to the region in which the area is located. *Tables 1, 2 and 3* provide a regional to local view of the Waynesville area population by comparing its relationship to state, regional, county, township, and other municipal trends.

Table 1 shows the relationship of Haywood County in a regional perspective as compared to the State of North Carolina and the surrounding counties of Buncombe, Henderson, Jackson, Swain, and Transylvania. Between the years of 1980 and 1990 the State witnessed a population growth of approximately 12.7 % while the population growth of Haywood County equaled less than 1 percent of its 1980 total. With the exception of Henderson County, which saw a large growth rate of 18.2 %, the other surrounding counties saw only marginal growth rates ranging from 3.9% (Jackson County) to 9.5% (Swain County).

Table 1
REGIONAL POPULATION COMPARISONS: 1980 - 2000
NORTH CAROLINA, HAYWOOD COUNTY, SURROUNDING COUNTIES

PLACE	1980	1990	2000	1980-1990 GROWTH RATE	1990-2000 GROWTH RATE
North Carolina	5,881,766	6,628,637	8,049,313	12.7%	21.4%
Haywood County	46,496	46,942	54,033	.9%	15.1%
Buncombe	160,934	174,821	206,330	8.5%	18%
Henderson	58,580	69,285	89,173	18.2%	28.7%
Jackson	25,811	26,835	33,121	3.9%	23.4%
Swain	10,283	11,268	12,968	9.5%	15%
Transylvania	23,417	25,520	29,334	8.9%	14.9%

Source: U.S. Department of Commerce, Bureau of the Census, 1980, 1990, 2000

In contrast, all of the six counties and the state witnessed large percentage increases in population between the years 1990 and 2000. Henderson County again saw the largest increase at 28.7% or 19,888 persons from its 1990 total. Haywood County population did increase by 15.1% or 7,091 persons from its 1990 total. While this increase is considerably greater than that recognized between 1980 and 1990 it is comparable to the area and only Transylvania County witnessed a smaller percentage increase (14.9%) in population between the same years. When viewed over a twenty-year period, Haywood County with its 16.2% total growth has increased at a rate far less than the state (36.8%) and less than any of the other five surrounding counties.

Tables 2 and 3 view population changes of the county as they relate to the various political boundaries inside the county borders. By reviewing the population in terms of townships we are able to determine which areas of the county witnessed the most significant changes over time. Reviewing municipal populations provides the ability to ascertain whether the population changes occurred within the cities and towns or in the unincorporated areas of the county surrounding these towns.

The Waynesville Township has historically been the population center for Haywood County, and although the area witnessed a population decrease between the years 1980 and 1990, this remains so today. Between the census years 1990 and 2000 the Waynesville Township increased in population by 5%. While in terms of percentages this growth may seem smaller than some witnessed by other townships in the county, in

terms of real numbers the Waynesville Township saw an increase of 874 persons making it the fifth largest increase of the thirteen townships within Haywood County. This increase in population helps to offset the decrease of 600 persons from the previous census period leading to a net increase of 274 persons for the period of 1980 to 2000. The total number of 18,353 residents residing within the Waynesville Township accounts for 34% of the entire county population.

Table 2
POPULATION COMPARISONS:1980 - 2000
HAYWOOD COUNTY, TOWNSHIPS

PLACE	1980	1990	2000	1980 - 1990 GROWTH RATE	1990 - 2000 GROWTH RATE
Haywood County	46,496	46,942	54,033	.9%	15.1%
Waynesville Township	18,084	17,484	18,353	-3.4%	5.0%
Beaverdam	11,997	10,396	11,274	5.0%	8.4%
Cataloochee	56	41	34	-36.6%	-20.5%
Cecil	355	400	442	12.7%	10.5%
Clyde	4,448	5,218	6,075	17.3%	16.4%
Crabtree	882	1,088	1,393	23.3%	28.0%
East Fork	1,551	1,411	1,646	-9.9%	16.7%
Fines Creek	764	839	1,005	9.8%	19.8%
Iron Duff	668	825	974	23.5%	18.1%
Ivy Hill	2,356	3,137	4,722	33.1%	50.5%
Johnathan Creek	1,189	1,537	2,514	29.3%	63.6%
Pigeon	3,996	4,260	5,288	6.6%	24.1%
White Oak	149	305	313	104.7%	2.6%

Source: U.S. Department of Commerce, Bureau of the Census, 1980, 1990, 2000

The population figures for the Town of Waynesville itself are, as somewhat expected, comparative to those of the County and the Township when reviewed over the same time periods. As *Table 3* indicates, between the census years 1980 and 1990, all of the municipalities within Haywood County witnessed either stagnant growth or a decrease in population. In contrast, between the census years 1990 to 2000 all of the municipalities saw an increase in the number of residents. For the Town of Waynesville itself, *Table 3* reflects a growth rate of 36.6% between 1990 and 2000. This correlates into an increase of 2,474 residents but is due largely to some rather rare circumstances. In 1995 the Town of Hazelwood abandoned its municipal charter and then merged with the Town of Waynesville. The addition of the approximately 1,700 Hazelwood residents to the population of the Town of Waynesville in 1995 contributed significantly to the recorded growth in the town during the 1990's.

Table 3
POPULATION COMPARISONS: 1980 - 2000
HAYWOOD COUNTY, MUNICIPALITIES

PLACE	1980	1990	2000	1980 - 1990 GROWTH RATE	1990 - 2000 GROWTH RATE
Haywood County	46,496	46,942	54,033	.9%	15.1%
Waynesville	6,765	6,758	9,232	-0.1%	36.6%
Canton	4,631	3,747	4,029	-23.6%	7.5%
Clyde	1,008	1,041	1,324	3.3%	27.2%
Hazelwood	1,811	1,678	***	-7.9%	***
Maggie Valley	202	207	607	2.5%	193.2%
Outside All Corporate Limits	32,349	33,450	38,841	3.4%	16.1%

*** Hazelwood was incorporated into the Town of Waynesville in 1995

Source: U.S. Department of Commerce, Bureau of the Census, 1980, 1990, 2000

According to the 2000 Census of Population and Housing, approximately 71.8% or 38,841 persons of the 54,033 people recorded residing within Haywood County lived in the unincorporated areas of the county, whereas, only 15,192 people or 28.1% of the population lived within one of the four incorporated towns. As *Table 4* indicates, within the Waynesville Township the numbers between incorporated population versus persons living outside town limits are more evenly distributed than the entire county. When viewed over the last three recording periods it can be seen that the number of people living within a municipality in the Waynesville Township has gradually increased to the point where more people are living inside incorporated areas.

Table 4
POPULATION COMPARISONS: 1980 - 2000
INCORPORATED /UNINCORPORATED POPULATION
WAYNESVILLE TOWNSHIP

YEAR	TOTAL POPULATION	INCORPORATED POPULATION	PERCENT OF POPULATION	UNINCORPORATED POPULATION	PERCENT OF POPULATION
1980	18,084	8,576	47.5%	9,508	52.5%
1990	17,484	8,436	48.2%	9,048	51.8%
2000	18,353	9,232	50.3%	9,121	49.7%

Source: U.S. Department of Commerce, Bureau of the Census, 1980, 1990, 2000

Population Density

Population density is determined by dividing the population of an area by the total acreage of that area. Utilizing the information found in *Tables 1 thru 4* it can be determined that Haywood County has an average population density of 97.6 persons per square mile as compared to 1,318.8 for the Town of Waynesville. It can be estimated that the Waynesville Study Area has an average density of 509.8 persons per square mile.

Population by Race

Tables 5a and 5b show the racial composition of the Town of Waynesville both in terms of percent of the population and percent growth for the respective racial group. Without question the prevalent racial group within the town is the white population. The white population comprised of 94% of Waynesville's 1980 population while other racial groups combined only equaled 6%. The black population was the most predominant race of the remaining 6% comprising of nearly all the minority population at 5.3%. By 1990 the white majority population increased further to 94.4% percent of the population but the black population decreased to only 4.2% of the population. Hispanic and other minorities each saw significant percentage changes (230.8% and 62.9% respectfully) even though the real numbers were still quite low (43 and 57).

Table 5
RACIAL COMPOSITION: 1980 - 2000
TOWN OF WAYNESVILLE

Table 5a **Percent of the Population**

RACE	1980	PERCENT OF POPULATION	1990	PERCENT OF POPULATION	2000	PERCENT OF POPULATION
Total						
Population	6,765	100.0%	6,758	100.0%	9,232	100.0%
White	6,359	94.0%	6,380	94.4%	8,611	93.3%
Black	358	5.3%	278	4.2%	306	3.3%
Hispanic	13	.2%	43	0.6%	186	2.0%
Other	35	.5%	57	0.8%	129	1.4%

Table 5b **Percent Change**

PERSONS	1980	PERCENT CHANGE	1990	PERCENT CHANGE	2000	PERCENT CHANGE
Total	6,765	----	6,758	-0.1%	9,232	36.6%
Population						
White	6,359	----	6,380	0.3%	8,611	34.9%
Black	358	----	278	-28.7%	306	10.1%
Hispanic	13	----	43	230.8%	186	332.5%
Other	35	----	57	62.9%	129	126.3%

Source: U.S. Department of Commerce, Bureau of the Census, 1980, 1990, 2000

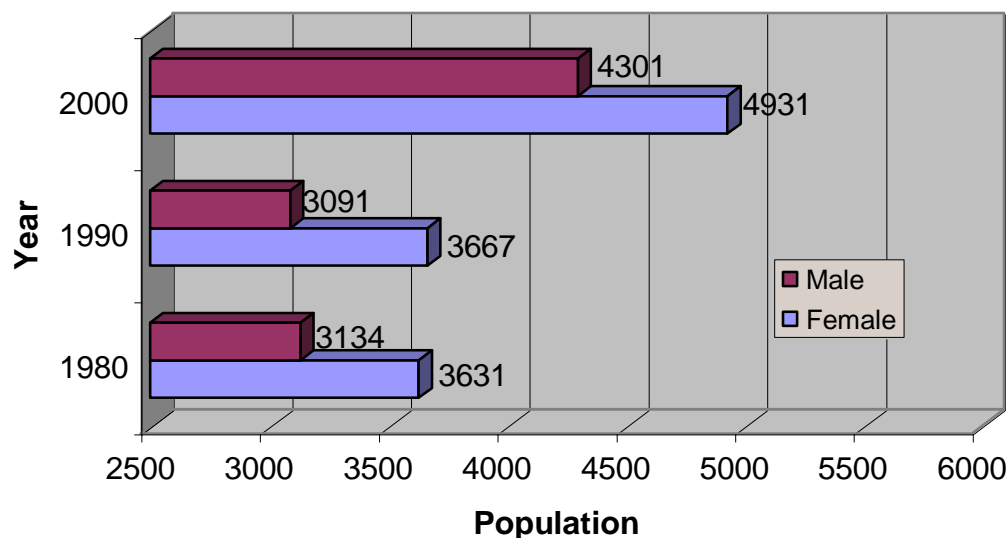
The 2000 Census of Population reveals that both the white and the black races dropped a full percentage point in terms of percent of population even though the real numbers increased over the 1990 counts. The Hispanic population and the other remaining races each had significant increases proportionately to their racial groups. The Hispanic population grew by over 332% percent to a total of 186 persons, while the combined other races grew by 126.3% to 129 persons. Since this significant growth rate in the Hispanic population is common to the state and the southern region, it should be assumed that it will most likely continue. If so, it is highly likely that the Hispanic population will

be the second most predominate racial group in the town by the 2010 Census. The rapid increase in a population of a different culture could create the demand for goods and services that in the past have not been typical for the Town of Waynesville.

Population by Gender

Due in part to greater life expectancy, females make up a greater number of the total population within the state, the county and the town. In 1980 females represented 53.7% of the town's population. By 1990 that number had increased to 54.3%, however in 2000 that number had again fallen to 53.4 %. These statistics are represented in *figure 1*.

Figure 1
POPULATION BY GENDER: 1980 - 2000
TOWN OF WAYNESVILLE

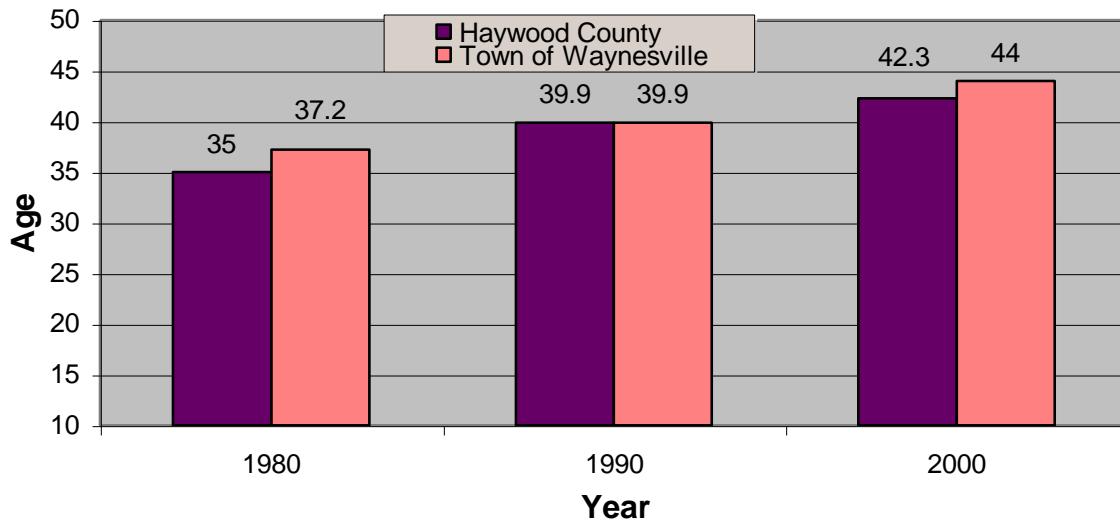


Source: U.S. Department of Commerce, Bureau of the Census, 1980, 1990, 2000

Population by Age

The age of the population has a significant impact upon the social, economic, and political needs of a community. The total population of the United States, North Carolina and Haywood County continues to age as persons in the "Baby Boomer" generation (persons born between 1945 and 1965) grows older. There is a direct relationship between the increase in the number of persons older than 60 years of age and the rise in the median age for a population. In 1980, the median age in Haywood County was 35.0 while in the Town of Waynesville that figure was 37.2. By 1990 these figures had increased to 39.9 years of age for each area and by 2000 the median age had further increased to 42.3 county and 44 town (*see figure 2*).

Figure 2
MEDIAN AGE: 1980 - 2000
HAYWOOD COUNTY, TOWN OF WAYNESVILLE



Source: U.S. Department of Commerce, Bureau of the Census, 1980, 1990, 2000

Table 6 shows the number of persons in a particular age group and the percent change of that age group over time. As can be seen the elderly population of 65 and over shows the greatest increase among all categories with a growth rate of 35.4% between 1980 and 1990 and 44.9% between 1990 and 2000. Conversely, the age group 5-19, your typical school age children, shows the largest decline falling 38.8% between 1980-90. Between 1990 and 2000 this age group did see a 37.8% increase, but still less than its prior decade deficit. Sandwiched between these two age brackets are the age groups generally considered to be the work force for an area, the age groups of 20 to 64. This age group also appears to be declining which places the town in somewhat of a dilemma.

Table 6
POPULATION BY AGE: 1980 - 2000
TOWN OF WAYNESVILLE

PERSONS	1980	PERCENT CHANGE	1990	PERCENT CHANGE	2000	PERCENT CHANGE
Total Population	6,765	----	6,758	-0.1%	9,232	36.6%
Less than 5	330	----	409	23.9%	449	9.8%
5 - 19	1,541	----	1,110	-38.8%	1,530	37.8%
20 to 34	1,331	----	1,292	-3.0%	1,537	19.0%
35 to 64	2,491	----	2,495	.1%	3,617	44.9%
65 - Older	1,072	----	1,452	35.4%	2,099	44.6%

Source: U.S. Department of Commerce, Bureau of the Census, 1980, 1990, 2000

It can be assumed that with the “Baby Boomer” generation coming of age, the age of the population will continue to get older, however that increase is occurring at a faster rate in

the Town of Waynesville since the persons of prime child bearing age are actually leaving the area. Services of the town will need to be adjusted to meet the needs of an aging population but will also need to be developed as an enticement to attract and retain the younger population.

Household Characteristics

As a result of the aging population and families having less children than in past decades, the average household size has decreased while the number of households has increased. *Table 7* shows that household data for the Town of Waynesville has followed national, state, and county patterns. Since 1980 the average household size has decreased while the total number of households has increased.

Table 7
HOUSEHOLD DATA: 1980 – 2000
NATIONAL, STATE, COUNTY, TOWN OF WAYNESVILLE

Average Size of Household

LOCATION	1980	1990	2000
United States	2.81	2.60	2.59
North Carolina	2.78	2.54	2.49
Haywood County	2.70	2.40	2.30
Waynesville Town	2.54	2.27	2.16

Number of Households

LOCATION	1980	1990	2000
United States	80,467,427	91,947,410	105,480,101
North Carolina	2,043,219	2,517,089	3,132,013
Haywood County	16,997	19,162	23,100
Waynesville Town	2,592	2,949	4,106

Source: U.S. Department of Commerce, Bureau of the Census, 1980, 1990, 2000

During the twenty-year period between 1980 and 2000, single-headed households grew in number by 61% in the county and by 180% in the Town of Waynesville. In contrast, married couple households only saw comparatively mere increases of 11.2% county and a 21% town. Married couple households still continue to outnumber the total number of other types of households. In the county their total rank has increased from 44.4% in 1980 to 66.1% in 2000. In contrast, the Town of Waynesville has seen married couple household percentages decrease from 69.2% to 40.3% over the same time period. Female headed households report a 50.3% increase in the county and an 80.3% in the town during this twenty-year period. Household composition for these periods can be seen in *Table 8*.

Table 8
HOUSEHOLD COMPOSITION: 1980 – 2000
HAYWOOD COUNTY, TOWN OF WAYNESVILLE

YEAR	MARRIED COUPLE	SINGLE MALE	SINGLE FEMALE	NON-FAMILY
Haywood County				
1980	11,774	372	1,464	3,387
1990	11,831	515	1,774	5,091
2000	13,093	750	2,200	7,057
Town of Waynesville				
1980	1,532	50	299	711
1990	1,473	75	386	964
2000	1,847	158	539	1,562

Source: U.S. Department of Commerce, Bureau of the Census 1980, 1990, 2000

Population Projections

In order to plan for the development of any locality, it is necessary to know approximately how many people will be living in the area for a given period of time in the future. Making projections on population can be both difficult and uncertain. Most of the problems associated population projections lie in identifying the variables affecting the growth in the area. For example, migration patterns which are one of the most important components of population change can only be measured for past years requiring individuals to make assumptions as to how those patterns will carry out into the future. Also, as the geographical region gets smaller, the process of projection becomes increasingly more difficult and the margin of error greater. Nevertheless, as long as these variables are taken into consideration, projections can serve as a valuable tool for planning purposes.

Table 9 provides the estimated future growth projections for Haywood County, the Waynesville Township and for the Town of Waynesville until the year 2020.

Table 9
POPULATION PROJECTIONS: 2000 – 2020
HAYWOOD COUNTY, WAYNESVILLE TOWNSHIP, WAYNESVILLE TOWN

LOCATION	2000	PERCENT CHANGE	2010	PERCENT CHANGE	2020	PERCENT CHANGE
Haywood County	54,033	15.1%	57,869	7.1%	62,325	7.7%
Waynesville Township	18,353	5.0%	18,646	1.6%	19,263	3.3%
Waynesville Town	9,232	36.6%	9,776	5.9%	10,333	5.7%

Source: U.S. Department of Commerce, Bureau of the Census, Benchmark Incorporated and the North Carolina Office of State Planning, State Data Center.

Population Summary

The above projections consider the past trends, age of the population, average household size, available land for residential development, as well as a number of other factors. Taking into account the information from the 2000 Census of the Population, and excluding any unforeseen future conditions, the following summary of the population has been made.

1. Based upon past trends, the future projections for Haywood County, the Waynesville Township and the Town of Waynesville show all are expected to increase over the next twenty years. It is projected that the County population will be approximately 8,292 persons or 15.3% greater in the year 2020 than current figures of 54,033. Township figures will increase by 910 persons or 4.9% and the Town itself should increase by 1,101 people or 11.9%.
2. Based on population trends from the past three Census counts, it is believed that the white population will still be the predominant race in the community even though their numbers will remain almost constant. The Hispanic population will continue to rise at large rates and should make up most of the population increases over the coming years to become the second most populous race within the town.
3. Since females typically live, on average, seven years longer than males, it is expected that the female population will continue to grow at a faster rate than that of the male population. The male population of the town is expected to increase, just at a smaller rate than the female population.
4. As the “Baby Boomer” age bracket reaches retirement age by the year 2010, the number of workforce age persons will continue to dramatically decrease. The median age of the town will continue to increase thus increasing the number of households in the town.
5. Although the number of households may continue to rise, the average size of households will decrease in size due to the older population living in the quarters.

ECONOMY

Economic Overview

The purpose of the economic element of the Waynesville Land Development Plan is to analyze the Town of Waynesville economy so that decisions can be made in the future to provide a high quality of life for town residents. In 1962, Charles Tiebout wrote the following statement in The Community Economic Base Study:

“The economic base of a community consists of those activities which provide the basic employment and income on which the rest of the local economy depends. An economic base study identifies the basic sources of employment and income and provides an understanding of the source and level of all employment and income in a community. The primary objective of an economic base study is to develop information which will help a community solve local problems, make better decisions about matters that will enlarge opportunities for its citizens, improve their welfare, and make it possible for them to increase their contributions to national growth.”

The State of North Carolina, for economic development incentive purposes, ranks counties into Tiers of 1 thru 5 based on employment and wages earned within the county. Tier 1 counties rank the lowest in terms of average wages as based upon the state average while Tier 5 counties are the highest. Haywood County is currently ranked as a Tier 3 and has been for the last several years. The economy of Waynesville and Haywood County has traditionally been supported by manufacturing and tourism, with the Town of Waynesville serving as the hub for retail and governmental services. A current inventory of Haywood County’s economic base shows a decrease in the number of manufacturing establishments and employees. This sector decrease is projected to be offset by an increase in construction, medical, service and retail jobs. However, many of these jobs are low-wage paying and/or part-time. This section will examine components of the Town of Waynesville and Haywood County’s economic base, such as income structure, employment status, earnings, and employment by sector. Because economic data is usually compiled by county, town information is used when available and county data is utilized when local data is unavailable or dated.

Income Structure

Measuring and comparing various income levels helps to determine the economic viability of a community. Per capita income is defined as the mean income computed for every individual man, woman and child. When analyzed with household income and median family income, the efficiency of the economy and support the economy provides for the population can be determined. *Table 10* shows the per capita income, median household income and median family income of Waynesville residents in 1990 (2000 Census data was not available at the time of this report).

Table 10
INCOME CHARACTERISTICS: 1990
TOWN OF WAYNESVILLE

Type of Income	North Carolina	Haywood County	Waynesville Township	Waynesville Town
Per Capita	\$12,885	\$11,731	\$12,115	\$12,502
White	\$14,450	\$11,783	\$12,248	\$12,676
Black	\$7,926	\$9,053	\$7,031	\$7,779
Other Minorities	\$7,974	\$4,459	\$6,804	\$8,000
Median Household Income	\$26,647	\$22,462	\$21,956	\$18,866
Median Family Income	\$31,548	\$26,820	\$26,305	\$24,957

Source: U.S. Department of Commerce, Bureau of the Census, 1990

In 1990, the per capita income in the Town of Waynesville was close to the state average. However, the median household and family incomes were both significantly less than the state average, 29.2% and 20.9%, respectively. The per capita income number is skewed for Waynesville due to the significant percent of town residents that earned over \$100,000 in a year. The U.S. Census Bureau estimated that the median household income for Haywood County increased by 38%, or \$8,551 between 1989 and 1997. While, the state median household income increased by 33% or 8,673, for the same time period. In 1989, the majority of households (60.8%) in Waynesville made under \$25,000.

Table 11
INCOME BY HOUSEHOLD: 1990
TOWN OF WAYNESVILLE

Income	Haywood County		Waynesville Township		Waynesville Town	
	Number of Households	Percent of Households	Number of Households	Percent of Households	Number of Households	Percent of Households
Less than \$5,000	1,403	7.3%	613	8.5%	342	11.9%
\$5,000 to \$24,999	9,005	47.1%	3,436	47.3%	1,443	48.9%
\$25,000 to \$49,999	6,215	32.4%	2,191	30.2%	762	25.8%
\$50,000 to \$74,999	1,812	9.5%	701	9.7%	245	8.4%
\$75,000 to \$99,999	431	2.2%	149	2.0%	54	1.8%
\$100,000 or Greater	296	1.5%	164	2.3%	93	3.2%

Source: U.S. Department of Commerce, Bureau of the Census, 1990

Employment Status

The U.S. Bureau of the Census defines the labor force to include all persons able to work, who are sixteen years of age or older. This includes all persons both employed and unemployed. In February 2001 the Labor Force in Haywood County was estimated at 22,880 persons, of which 21,270 were employed and 1,610 were unemployed, for an unemployment rate of 7.0%.

Table 12
ANNUAL AVERAGE UNEMPLOYMENT RATES: 1992 - 2000
NORTH CAROLINA and HAYWOOD COUNTY

Year	North Carolina	Haywood County
2000	3.6%	4.0%
1999	3.2%	4.0%
1998	3.5%	6.1%
1997	3.6%	4.3%
1996	4.3%	5.0%
1995	4.3%	5.6%
1994	4.4%	6.4%
1993	4.9%	6.1%
1992	6.0%	6.5%

Source: The Employment Security Commission of North Carolina

Historically, the Haywood County unemployment rate has been above the state average. From 1992 to January 2001, the Haywood County labor force has decreased by 990 workers, from 23,910 to 22,920. The U.S. Census Bureau estimated that in 1992 there were 1,012 woman-owned firms in the county. The North Carolina Department of Commerce notes that Haywood County has one of the highest rates of new business start-ups (12.6% in 1999) and ranked in the top ten percent of the 100 North Carolina counties. In the same year, the business failure rate for the County was 6.7% (36th out of 100 counties).

Employment by Industry

The occupation of employed workers explains what people sixteen years of age and older do while they perform their jobs. Overall job growth in Haywood County has been positive. Like the rest of the nation and especially in the southeast, the number of manufacturing jobs has decreased significantly (32.7%). From July 1997 to December 2000, Haywood County lost 410 jobs in the rubber and plastic products industry, 300 jobs in engineering & management services, and another 80 in leather and leather products. This job loss has been made-up by the strong increase in construction and tourism sectors. The North Carolina Department of Commerce states that “in 1999, Haywood County ranked 24th in travel impact among North Carolina’s 100 counties and that more than 1,510 jobs in Haywood County were directly attributable to travel and tourism.” The strength of the tourism sector has supplied needed jobs in the area but the wages from

these jobs have been low. The Department of Commerce noted that from 1998-99 real wage change in the County was -1.1%, 7th lowest in the state.

Table 13
TOTAL EMPLOYMENT BY INDUSTRY: 1993 & 2000
HAYWOOD COUNTY

Industry	1993	2000	Percent Change
Agriculture, etc.	98	110	12.20%
Construction	637	1,151	80.70%
Manufacturing	3,988	2,682	-32.70%
Transportation	205	251	22.40%
Wholesale	245	351	43.30%
Retail	3,647	4,309	18.20%
FIRE*	377	443	17.50%
Services	2,886	3,290	14.00%
Government	3,091	3,555	15.00%
Avg. Employees	15,188	16,175	6.50%

Source: The Employment Security Commission of North Carolina

* Finance, insurance and real estate

Haywood County ranked 82nd in travel spending and travel employment, and 81st in travel wages and seasonal dwelling units, in 1999. The NC Department of Commerce also notes that over 21 million people traveled the Blue Ridge Parkway in 1999. Other major attractions in the area include; The Great Smoky Mountains National Park, Pisgah National Forest, Ghost Town in the Sky, Maggie Valley and the Museum of North Carolina Handicrafts. In July, Waynesville is home to one of the largest tourism events in the Southeast – Folkmoot.

Table14
COUNTY TOURISM DOLLARS
HAYWOOD COUNTY
(\$ Millions)

1995	1996	1997	1998	1999
\$74.51	\$80.19	\$83.04	\$90.07	\$95.01

Source: The North Carolina Department of Commerce

The retail sector is the largest in the County (26.6%), followed by Government (22.0%), Services (20.3%), Manufacturing (16.7%) and Construction (7.1%). The area of greatest notable growth is the construction trade sector with an 80% increase in employees from 1993 to 2000, while all other sectors of the workforce increased steadily.

The major non-manufacturing employers are the Haywood County Medical Center, Haywood County School Systems and Haywood County.

The largest manufacturing employers in Waynesville are Lea Industries (400), Blue Ridge Paper Products (250), Wellco Enterprises (153), Associated Packaging Enterprises (130), Deka Medical (60), Enterprise Mountaineer (60), and Ro-Search (42). The State of North Carolina notes that between 1985 and 1993 industrial development and jobs have remained flat. As expected, expanding industry has created greater investment and jobs in Haywood County. However within the last three years Haywood County and the Town of Waynesville has lost several of its major industrial employers such as Dayco, Paxar and Commercial Vehicle Systems (CVS) and a downsizing has occurred at the Wellco facility. Most recently Lea Industries announced that its Waynesville plant will be closing in December 2001.

Table 15
1997 INDUSTRY SUMMARY STATISTICS
HAYWOOD COUNTY

Sector	Establishments	Sales, Etc. (\$1,000)	Annual Payroll (\$1,000)	Paid Employees
Manufacturing	49	726,272	130,249	3,321
Wholesale Trade	49	127,294	9,356	349
Durable Goods	25	43,831	4,111	158
Nondurable	24	83,463	5,245	191
Retail Trade	266	569,825	46,525	2,847
Motor Vehicle	32	207,037	15,295	465
Building Mater.	21	58,714	5,083	318
Food & Beverage	23	82,410	6,750	568
General Merch.	14	62,980	5,615	537
Real Estate	48	11,308	1,781	119
Professional	58	14,092	6,486	250
Administrative	37	22,258	8,872	310
Educational Serv.	5	312	96	10
Health Care	97	55,138	24,303	1,131
Ambulatory	66	36,425	15,857	454
Offices of Phys.	29	22,296	10,549	272
Offices of Dent.	17	7,481	2,462	97
Resid. Care	21	17,778	7,968	641
Arts, Entertainment	13	8,467	3,008	358
Accom & Food	151	65,903	17,458	2,038
Other Services	85	16,808	5,437	391

Source: U.S. Department of Commerce, Bureau of the Census, 1997

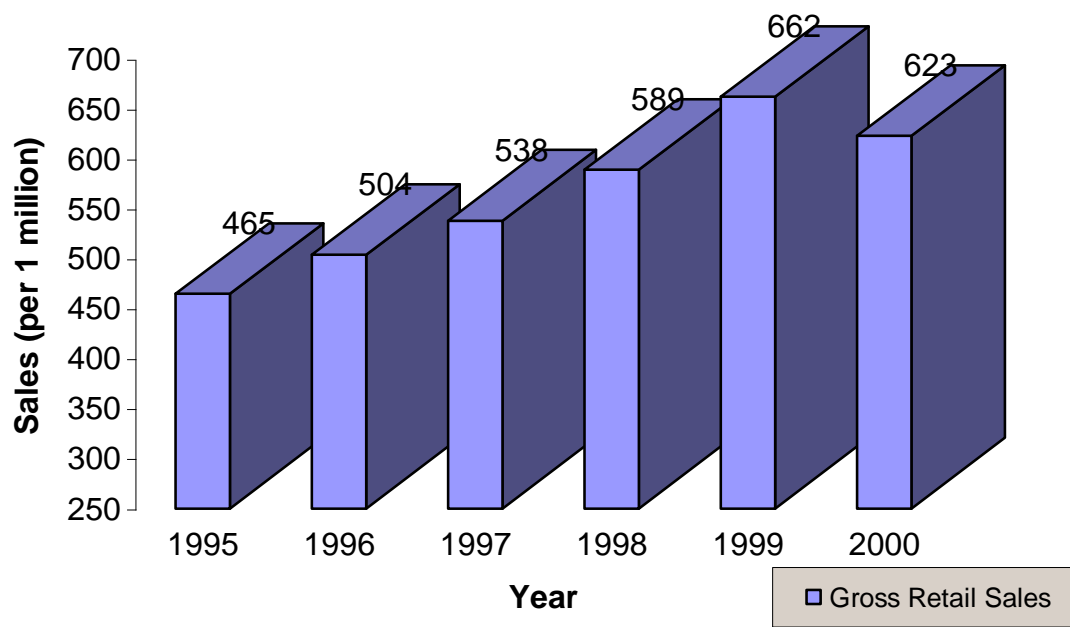
1997 Haywood County Economic Census Review

The U.S. Census Bureau's 1997 Economic Census notes that manufacturing was the largest employer and had the largest sales, receipts or shipments of any sector. Eleven

other sectors were considered large enough to track, including Arts, Entertainment & Recreation. These are reflected in *Table 15*.

In addition, the state of North Carolina notes that between 1995 and 1999, Haywood County gross retail sales were steadily increasing and then dropped slightly in 2000. These numbers are reflected in *figure 3*.

Figure 3
GROSS RETAIL SALES
HAYWOOD COUNTY
(Per \$1,000,000)



Source: North Carolina Retail Merchants Association

Commuting Patterns

The State of North Carolina, in 1990, reported that 15,323 of Haywood County's 20,124 workers lived in Haywood County (76.1%). The largest number of county residents who commute outside the county worked in Buncombe County (17.3%). The highest number of out of county workers came also from Buncombe County (4.4%), followed by Jackson County (3.2%). Haywood County experienced an employee-job mismatch with 16,795 jobs for 20,124 workers. This means that 3,329 more county residents work outside Haywood than inside the county. Haywood County has jobs for approximately 4 of every 5 workers.

Poverty Status

The U.S. Census Bureau estimated that in 1997, 13.7% of Haywood County residents lived below the poverty level. They also estimated that 22.3% of county children lived

below the poverty level. These numbers increased from the 1990 Census information when 12.5% of Haywood County residents were below the poverty level and 18.9% of the children lived in poverty. For the Town of Waynesville, in 1990, the U.S. Census Bureau reported that 18.8% of the residents lived in poverty and 31.2% of the children under 17 lived in poverty. 2000 Census poverty numbers were not available at the time of this report.

Adult Literacy

The National Institute for Adult Literacy categorizes literacy with 5 levels, the lowest being 1 and the highest 5. Nationally, 21-23% of the population is at Level I and 25-28% are at Level II. In North Carolina, 25% of the population is estimated to be at Level I and 31% at level II. The Institute estimates that in Haywood County, 18% of adults are at Level I and 32% are at Level II. "Literacy experts believe that adults with skills at Level I and II lack a sufficient foundation of base skills to function successfully in our society." The literacy levels in Haywood County are significantly better than those of the entire state.

Housing

Housing is not only necessary for living, but an examination of existing housing characteristics and conditions in a specific area can also lead to a more thorough understanding of the area's economy. New construction and well-maintained units and neighborhoods generally indicate a thriving economy with competitive interest rates. An area with little or no new construction and poor existing conditions can indicate a struggling economy. The 2000 U.S. Census shows that the total number of housing units available in both Haywood County and the Town of Waynesville increased over the 1990 figures. As *Table 16* shows, the county witnessed a growth in total housing units from 23,975 to 28,640 units while the town saw an increase from 3,387 total units to 4,761. Although the town saw a net increase of 1,374 in total housing units, it should again be noted that approximately 786 of these units came as the direct result of the Hazelwood merger. Therefore new construction constituted only about 588 of the total number of units within the town.

Table 16
NUMBER OF HOUSING UNITS: 1990 – 2000
HAYWOOD COUNTY, TOWN OF WAYNESVILLE

HOUSING UNITS	HAYWOOD COUNTY		TOWN OF WAYNESVILLE	
	1990	2000	1990	2000
Total Housing Units	23,975	28,640	3,387	4,761
Occupied Housing Units	19,211	23,100	2,930	4,106
Vacant Housing Units	4,764	5,540	457	655

Source: U.S. Department of Commerce, Bureau of the Census, 1990, 2000

Over the past decade new residential construction in Haywood County has steadily increased every year until year 2000. The vast majority of residential development in the county has come in the form of single- family detached units. Multi-family units make up only a small portion of the new residential unit development. In fact in four of the last ten years no multi family units were permitted while the highest number permitted was only 22 in 1999 (*see Table 17*). Within the Town of Waynesville, this trend has also held true with residential construction steadily increasing every year over the past decade. As is also consistent with county figures, the town sees the vast majority of this new residential construction coming as single-family units rather than multi-family units.

When reviewing total housing units for the area it should also be understood that Haywood County is an area with a rather large population of seasonal residents. While this is not quite as common in the Town of Waynesville itself, the total number of housing units can be somewhat skewed when compared to total population since dwelling units are counted on a one to one basis, while persons residing in the area only part time may not be counted as population of the area. If at all possible when issuing permits for new residential construction, it would be beneficial for both the town and the county to try and establish some sort of distinction between structures built for full time residency versus structures built for part-time occupancy.

Table 17
ANNUAL HOUSING CONSTRUCTION: 1990 - 2000
HAYWOOD COUNTY, TOWN OF WAYNESVILLE

PLACE	UNITS	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Haywood County	Total Units	227	256	271	271	264	313	305	331	365	398	267
	SF Units	225	256	267	264	264	305	305	331	357	376	260
	MF Units	2	0	4	7	0	8	0	0	8	22	7
Town of Waynesville	Total Units	29	37	35	33	26	24	47	42	60	45	53
	SF Units	29	35	35	27	24	24	34	34	60	41	49
	MF Units	0	2	0	6	2	0	13	8	0	4	4

Source: North Carolina Department of Labor, Residential Construction, Town of Waynesville

The number of owner occupied units in the Town of Waynesville increased from 1,813 in 1990 to 2,684 in 2000. The number of units occupied by renters also increased from 1,117 in 1990 to 1,422 in 2000. Between 1990 and 2000 the total number of occupied units increased by 1,176 with the higher proportion of these units being owner occupied units as opposed to renter occupied. These figures are reflected in *Table 18*.

Table 18
HOUSING OCCUPANCY COMPARISON: 1990 - 2000
TOWN OF WAYNESVILLE

HOUSING UNITS	NUMBER OF UNITS		PERCENT OF TOTAL UNITS		PERCENT OF OCCUPIED UNITS	
	1990	2000*	1990	2000*	1990	2000*
Total Occupied	2,930	4,106	86.5%	86.2%	100.0%	100.0%
Owner Occupied	1,813	2,684	53.5%	56.4%	61.9%	65.4%
Renter Occupied	1,117	1,422	32.9%	29.9%	38.1%	34.6%

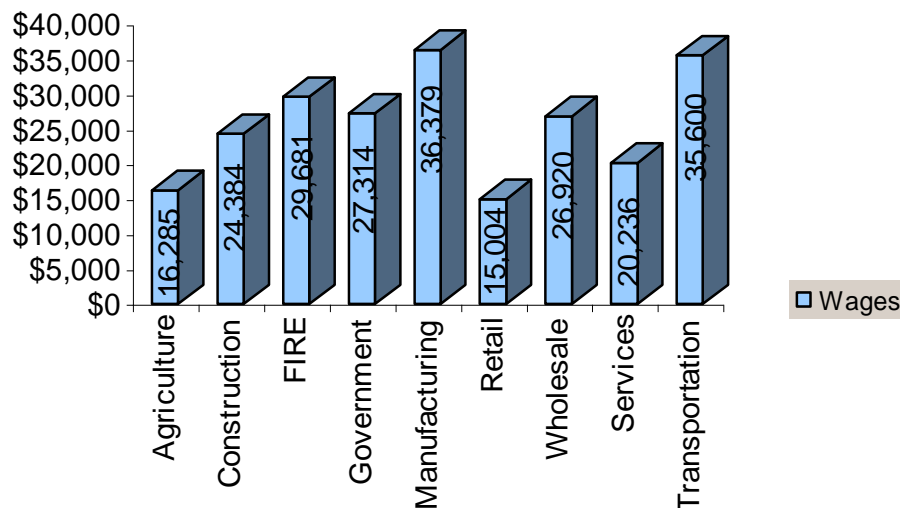
Note: Town of Hazelwood figures included in the 2000 figures due to merger with Waynesville in 1995

Source: U.S. Department of Commerce, Bureau of the Census, 1990, 2000

Wages by Employment Sector

Figure 4 provides statistics of wages paid per employment sectors for the State of North Carolina and for Haywood County. The North Carolina Department of Commerce notes that in June 2000, 22.5% of Haywood County employees were involved in producing goods while 77.5% were involved in producing services. In 2000, the employment sector yielding the highest average wage was the manufacturing sector at \$36,379. Following manufacturing, were transportation (\$35,600), FIRE (\$29,681), government (\$27,314), wholesale (\$26,920), and construction (\$24,384). The bottom 3 industries by wage are services (\$20,236), agriculture (\$16,285), and retail trade (\$15,004).

Figure 4
WAGES BY EMPLOYMENT SECTOR
HAYWOOD COUNTY



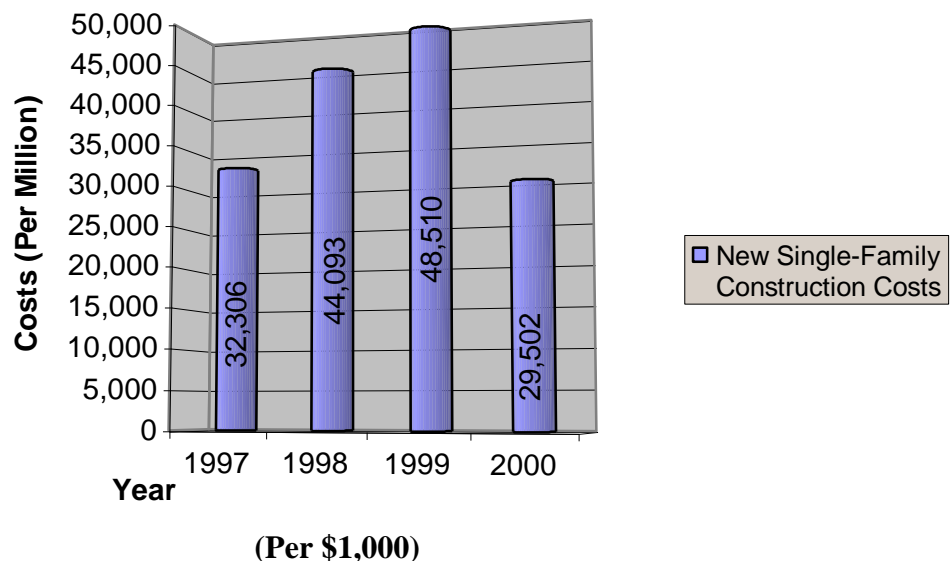
Source: North Carolina Department of Commerce

Projected Employment Sector Trends

The State of North Carolina projects significant employment growth in Haywood County's planning region (A) in the construction, service, retail, health care and professional sectors in the future. Little or no growth is estimated for the manufacturing or transportation sectors. In the region, health services are to add 2,534 new jobs between 1996 and 2006. Food preparation and service providers will add another 2,030 jobs in the area for the same time period. Other significant projected employment increases are found in: residential and heavy construction (over 1,300), wholesale trade – durable goods (187), computer and data processing services (400), civic & social organizations (480), local government (510), and self-employed & unpaid family workers (4,000).

From 1997 to 1999, Haywood County has added or remodeled 163 commercial structures at a construction cost of over \$7 million. Non-residential construction figures for Haywood County has yet to be released for year 2000. The greatest percent of new construction in the county is in the single-family residential market. From 1997 to 1999 Haywood County permitted 1,064 single-family structures at a construction cost of \$125 million. However, new construction dramatically tailed off in 2000. These figures are represented in *figure 5*.

Figure 5
NEW SINGLE FAMILY CONSTRUCTION COSTS
HAYWOOD COUNTY



Source: North Carolina Department of Labor

Economic Trends in the Town of Waynesville

1. Out of 100 North Carolina Counties, Haywood County ranked 35th in the percent of unemployed persons (February 2001). The national unemployment rate in February 2001, was 4.2%, the North Carolina unemployment rate for the same time period was 4.8%, while the Haywood County unemployment rate was 7.0%. The county rate has been consistently above that of the national and state rates.
2. The manufacturing sector of the economy has decreased, while the construction, FIRE and service sectors have increased in response to a changing population and economic patterns. The decrease of employees in the manufacturing sector can be explained mainly by the loss of DAYCO.
3. The Town of Waynesville is the hub for local government, services and retail in Haywood County. Job increases are occurring countywide in the medical, professional and tourist sectors of the economy. Travel and tourism are the new engines that drive the Waynesville economy. The area's increase in retired persons is providing an influx of older, wealthier and professionally and artistically skilled residents. High new business start-ups coupled with low failure rates are providing a commercial sector boom to the area.
4. Agriculture production in the county is small with 776 farms on an average of 84 acres (1997). In 2000 Haywood County ranked 57th of 100 North Carolina counties in livestock (cattle, and beef and milk cows) with cash receipts averaging \$11,412,000 and 78th in crops (tobacco, corn and hay) having receipts of \$9,418,000.
5. Highway access to Waynesville is very good with I-40 and the Smoky Mountain Bypass. The area is well positioned between Atlanta, Charlotte, Asheville, Columbia and Knoxville to attract tourism for single day or weekend events.
6. Industrial land is available in the new industrial park and on the old DAYCO site. However, there are contamination concerns with the DAYCO site and new industry in the town has been limited in investment and jobs.

Land Use and Development

Introduction

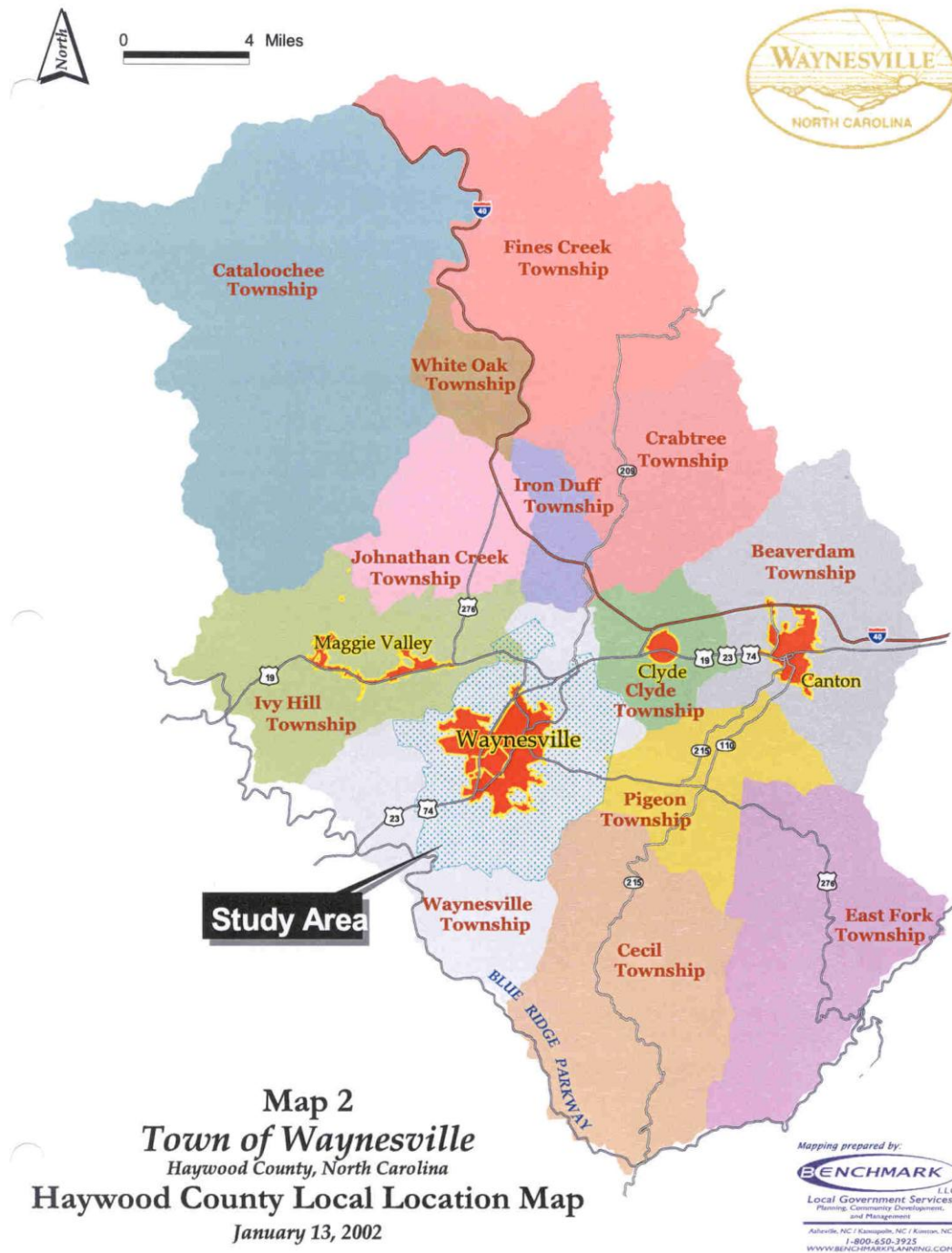
In an effort to make informed decisions and recommendations to guide future growth and development within the Waynesville Study Area, it is essential to provide information on current land use patterns. The identification of land use patterns enables citizens, policy makers, and developers the ability to recognize specific areas available for future growth, as well as allowing them the opportunity to repeat successful growth patterns or adjust poorly planned developments.

It should be clearly noted that land use and zoning are not interchangeable terms. Zoning is a mechanism for prescribing land uses and associated physical standards for development, while land use describes how land actually develops. The existing land use pattern of an urbanized area is a dynamic evolution that is ultimately a reflection of population trends, economy, resource and service availability, culture, and local history. Without a rational planning strategy to guide it, land use can quickly evolve into urban sprawl, blight, and piecemeal development without a sense of identity or community. It is the intent of this section to analyze past land use practices and the existing land use patterns within the study area to identify trends.

Waynesville Study Area

The Waynesville Study Area is approximately thirty-eight (38) square miles in size near the center of Haywood County and is largely covered by undeveloped woodlands and rural farmlands (*see Map 2 County Location Map*). An examination of the existing development patterns reveals the limited degree of development relative to the total land available. With the planning area's attraction to the older population and retirees, the predominant land use is residential development. The higher density development is located within the central core of the Town of Waynesville and also in the area of old Hazelwood.

As the largest community and the county seat of Haywood County the Town of Waynesville serves as the center for county residents seeking goods and services. Waynesville is unique in that it also provides goods and services on a regional level when the vast amount of tourists visiting places such as the Great Smoky Mountain National Park, the Pisgah National Forest, Maggie Valley, and the Cherokee Reservation, and persons traveling the Blue Ridge Parkway are entered into the equation. Several locations within the study area have become the focus for large scale, intensive commercial development. Specifically, commercial uses driven by traffic volumes have concentrated along the Russ Avenue and around the interchange of the 19/23 Bypass and the Old Asheville Highway. Some level of concentration of large-scale development has taken place in the Hazelwood Community around the interchange ramp of the Great Smoky Mountains Expressway in the Eagles Nest / Plott Creek Road /Sulphur Springs Road area.



Smaller scale commercial services can be found in Downtown Waynesville along Main Street and along several of the surrounding blocks, in the area of Frog Level and Old Downtown Hazelwood. Mixed highway strip development has begun to sprawl out the Asheville Highway and along South Main Street in Hazelwood.

Industrial development is limited in the entire study area. There are select sites in the Haywood County Industrial Park located on the Asheville Highway between Howell Mill Road and the 19/23 Bypass and then there are smaller scattered sites in Hazelwood. The empty Dayco facility on South Main is the largest single site for industrial use, however it is held in private ownership and would most likely need extensive renovations for a new user.

Existing Land Use Analysis

The most recent land use survey for the Town of Waynesville was completed as part of a 1972 update to the 1964 Land Use Plan. Since that time no comprehensive land use survey has been conducted. Time constraints established for this project prohibited a parcel by parcel, comprehensive windshield survey of the entire Waynesville Study Area. However, data for the existing land use element of this report was derived from two secondary sources: the Haywood County Tax Assessor reports; and, summary windshield surveys conducted by staff. Information about existing land use is therefore applied to general areas as opposed to specific parcels. Since no comprehensive windshield survey was conducted to verify the use of individual parcels there will no doubt be errors in the accuracy of the information as it relates to individual locations. However, the statistical impact of such inaccuracy is considered insignificant when viewed in the overall general context of this section.

Land Use Classifications and Current Land Use Statistics

The following general land use classifications have been adapted from the 1964 Waynesville-Hazelwood Land Use Survey and Land Development Plan to describe the various types of development that have occurred to date in the Waynesville Study Area.

1. Low Density Residential - Includes mostly single-family detached residential units on individual lots.
2. Medium/High Density Residential – Includes mixture of apartments, duplexes, townhouses, single-family attached, and some single-family detached units.
3. Commercial – Includes all retail businesses, shopping centers, hotels, motels, restaurants, medical centers, professional offices and similar uses.
4. Industrial – Includes all manufacturing and fabricating facilities, shops, mills, warehouses, storage units and similar facilities.

5. Public/Semi Public – Comprised of government funded and operated sites including federal, state and local government offices, schools, and parks. Also includes lands or buildings owned and operated by civic clubs, churches, or other semi-public organizations but are open to general public use such as parks, athletic fields, golf courses, or open space.
6. Rural – Includes lands which have minimum or no development and have residential development averaging less than one unit per five acres.

Map 3 shows the general land use pattern that exists in the Waynesville Study Area today. *Table 19* shows the amounts of land in the study area for each classification along with the percentages each represents of the total land area.

Table 19
EXISTING LAND USE PATTERNS
WAYNESVILLE STUDY AREA

LAND USE		NUMBER OF ACRES	PERCENT OF STUDY AREA
Low Density Res.		9,722	42.1%
High Density Res.		69	0.3%
Commercial		294	1.3%
Industrial		562	2.4%
Public		248	1.1%
Rural		12,180	52.8%
Total		23,075	

Source: Benchmark, Incorporated

Zoning Districts

The Town of Waynesville first began regulating land use within its jurisdiction in 1929 by establishing a Town Zoning Board and adopting a zoning ordinance. Establishing some form of land use control before much of the development occurred in Western North Carolina has somewhat assisted in directing the growth of the community. The ordinances most used for directing this growth have been the subdivision regulations and the zoning ordinance. The most recent zoning ordinance was adopted in 1985 but it has been constantly amended. *Table 20* provides a list of the current zoning districts and their intended uses.

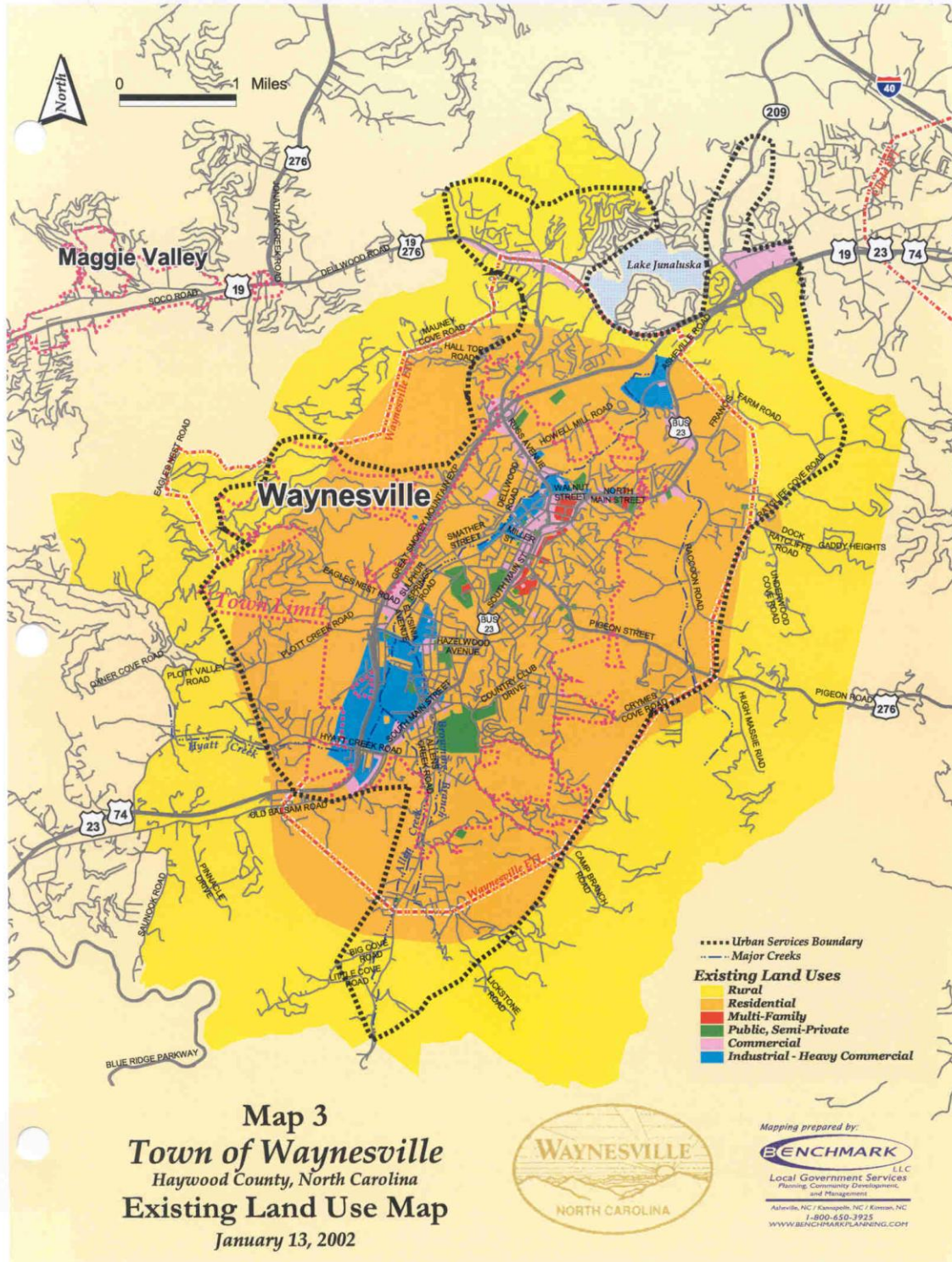


Table 20
ZONING DISTRICTS
TOWN OF WAYNESVILLE

ZONING DISTRICT	DISTRICT INTENT
R-1	Low Density Residential District
R-2	Medium Density Residential District
R-3	High Density Residential District
R-4	Medium Density Residential District w/ Mobile Homes
R-5	Low Density Residential District w/o Mobile Homes
C-1	Central Business District
C-2	Secondary Business District
C-3	Highway Business District
C-4	Tourist Business District
I-1	Heavy Commercial District
I-2	Heavy Industrial District
T-1	Mobile Home Park District
LU	Limited Use District

Source: Zoning Code of the Town of Waynesville

Existing Land Use Trends

While Waynesville can be considered both beautiful and bustling with a high quality of life, future land use policy must recognize and respond to an evolving and increasingly urban population with urban needs. A rational planning strategy is a necessary tool to contain urban sprawl, prevent blight and piecemeal development, and provide a strong sense of community identity. Under the current land use plan and land use regulations in place, the following trends can be expected to occur:

1. Sprawling, automobile oriented residential subdivisions will continue to develop on the fringes of town resulting in increased traffic congestion on the major arterial and collector streets.
2. Intense strip commercial development will continue to occur along Russ Avenue and will spread to the north side of this highway as well as along the major collectors feeding into this arterial. Traffic congestion will increase as new businesses require additional curb cuts.
3. As public water and sewer become available, large tracts of undeveloped land will develop into single-family residential subdivisions, potentially threatening the areas agricultural and natural resources.

Community Facilities and Infrastructure

Introduction

Public facilities are comprised of services and physical structures that enhance both the standard of living and quality of life in a community. The availability of public services and their capacity to support additional growth serves as a measure to gauge urban development. Because of soil types, topographic conditions, and other physical factors unique to mountain regions, the Town of Waynesville does find itself in a precarious position when it comes to the expansion of its water and sewer systems. Traditionally, the Town of Waynesville has been hesitant to use utility service as a tool to guide the direction of urban growth. Instead the town has recognized the need to extend services to communities outside town limits when these areas are served by poor water supply and more specifically failing on site septic systems. In the past couple years utility service has become more a part of the town's growth management policy. As more and more people move into the mountain area, the town will most certainly need to strike a balance between planned urban growth and continued infrastructure expansions.

Water System

The Town of Waynesville operates its own public water supply and distribution system. The existing 8.0 million gallon per day (mgd) water treatment plant utilizes an 8,400 acre WS-I watershed for a raw water source. The plant is a conventional treatment process consisting of rapid mix coagulation, flocculation, sedimentation, and filtration. The plant produces on average 3.6 mgd of potable water with the peak periods of the year typically coming in the summer months. In year 2000 the peak month was June in which the treatment facility produced approximately 5.3 mgd.

Water from the treatment facility is supplied by gravity to the majority of customers in town through a distribution system consisting of 2 to 24 inch diameter water lines. Booster pump stations are required to supply water to some of the higher elevations in the Richland Creek valley. The largest customers of the towns water system are the Junaluska Sanitary District which purchases on average 350,000 gallons per day and the Lake Junaluska Assembly which purchases a yearly average of 140,000 gallons per day with summer peaks being more in the 250,000 gallons per day range (*see Map 4, Water Lines*).

The North Carolina General Assembly mandated a local and state water supply planning process under North Carolina General Statute 143-355(l) and (m) to assure that communities have an adequate supply of water for future needs. Under this statute all units of local government that provide or plan to provide public water supply service are required to prepare a Local Water Supply Plan (LWSP) and to update that plan at least every five years. The information presented in an LWSP is an assessment of a water system's present and future water needs and its ability to meet those needs. The Town of Waynesville has fulfilled the requirements of an LWSP and their plan projected water demand is in accordance with recommendations made in the May 2000 *French Broad*

River Basinwide Water Quality Plan published by the North Carolina Department of Environment and Natural Resources, Division of Water Quality Section.

Wastewater Treatment System

The Town of Waynesville also operates its own wastewater collection system and treatment facility. The wastewater collection system consists of over 100 miles of 6 to 30 inch diameter gravity sewer lines serving the Town and some surrounding areas in the Richland Creek basin (*see Map 5, Sewer Lines*). These areas include but are not limited to the Junaluska Sanitary District, Lake Junaluska Assembly, and as of this year (2001) the Town of Clyde.

The treatment plant, located off Highway 209 in the Crabtree area, provides secondary treatment utilizing conventional activated sludge process and then discharges into the Pigeon River. The average daily amount treated is 3.5 mgd with summer peaks being higher. The summer peak of 2000 was the month of May with an average of 4.4 mgd being treated. The permitted plant capacity is 6.0 mgd.

Planned System Upgrades, Improvements and Expansions

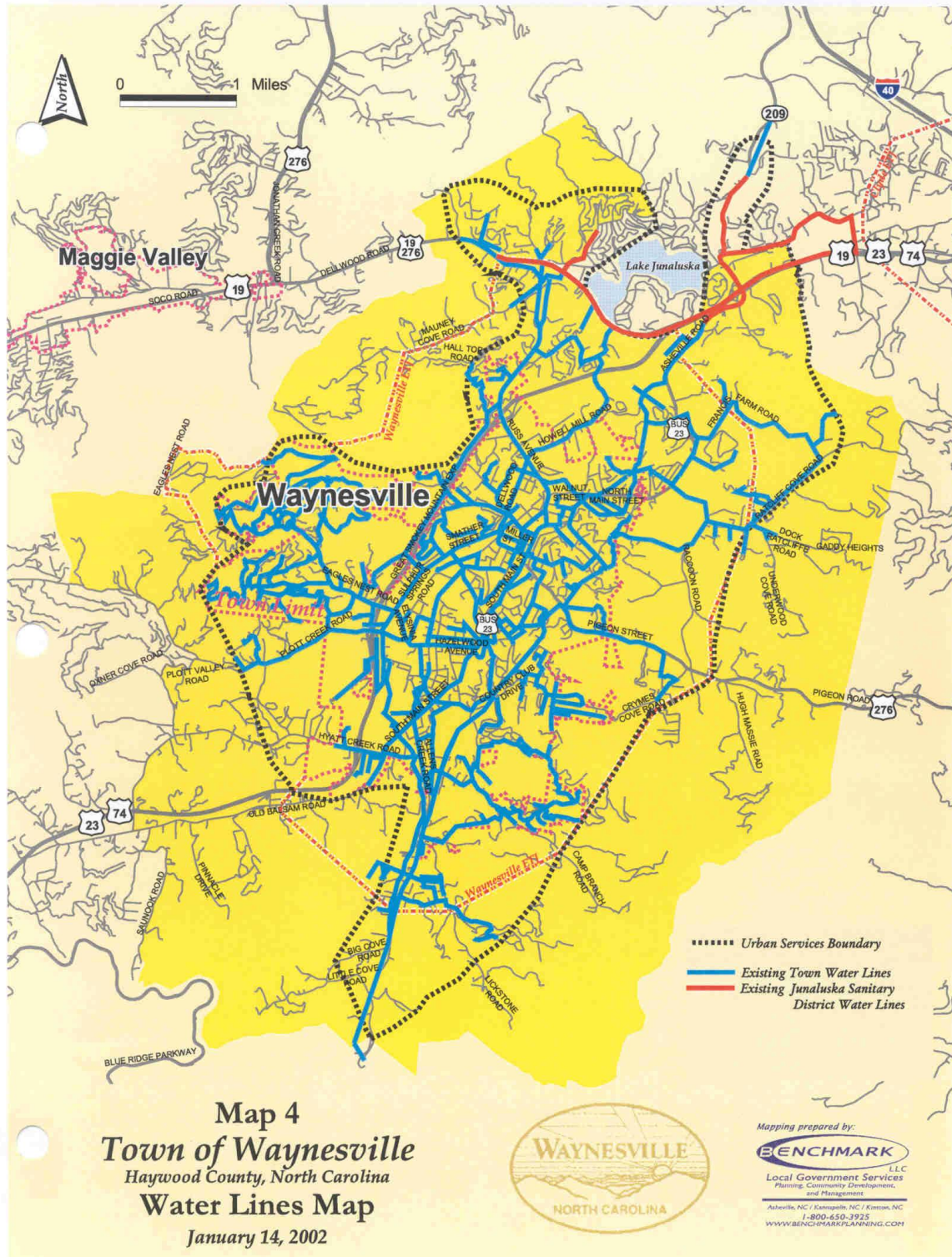
System capacity for both water and sewer service is determined by the quantity of flow that can be accommodated by the pipes in the existing network and by the capacity of the water and wastewater treatment plants. Current capacity levels of both the water and wastewater treatment plants are estimated to be sufficient to carry the town and its expected growth to the year 2020 before any major expansions at either facility would need to be considered. There are however several smaller improvement projects planned for both services. These projects are listed on *Tables 21* (water) and *22* (sanitary sewer).

Solid Waste Management

The Town of Waynesville operates curbside garbage and recycling programs for each home within the corporate limits. Each home receives once-weekly collection with the day of pick-up depending upon location. Recyclable items are collected on the same day as household garbage is gathered. Items available for recycling include aluminum and metal cans, plastic, glass, newspaper, magazines, junk mail, cardboard and other paper products. Brush, leaves and other large items are usually collected separately but often on the same day. The town also has a policy of sweeping residential streets once per month and sweeping commercial streets once a week.

Stormwater Disposal Facilities

The Town of Waynesville currently does not have a stormwater management ordinance in place. Instead each project is individually reviewed relying on standard best engineering practice. Post development runoff of storm water is expected to be equal to or less than predevelopment. To assist with problems that can arise from stormwater the Town does have a site grading ordinance and relies on the State of North Carolina Department of Environment and Natural Resources sedimentation control standards.



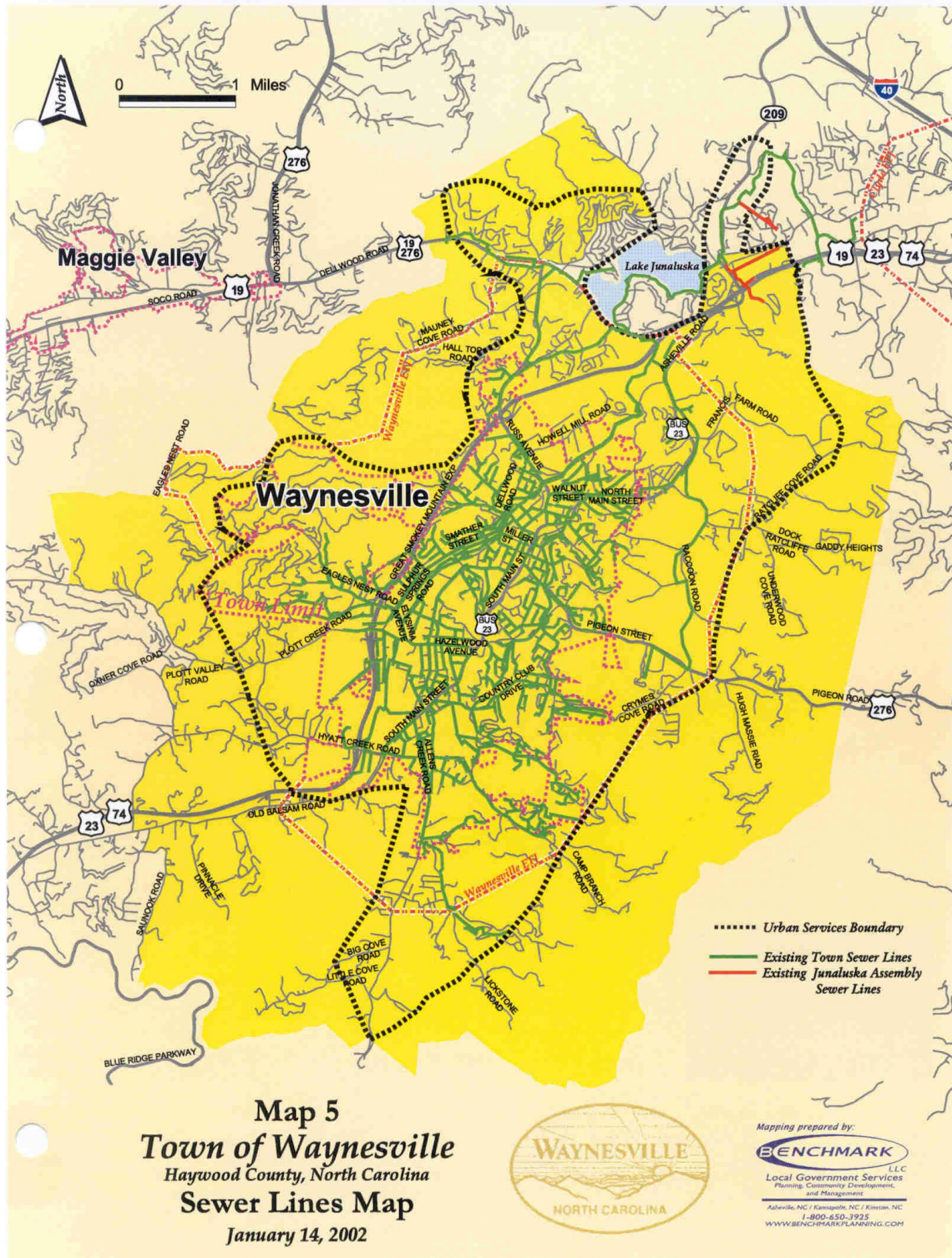


Table 21
TOWN OF WAYNESVILLE
POTABLE WATER IMPROVEMENT PROJECTS

PROJECT DISCRIPTION	PROJECT LOCATION	DATE OF COMPLETION
Replace East Street reservoir with new 2mg ground storage tank.	Reservoir Drive	2003
Replace Chestnut Walk 10,000 gal. Tank.	Chesnut Walk /Appletree Court	Summer, 2002
Connect loop on Crymes Cove Road.	Crymes Cove Road from Indian Springs	Summer, 2002
Barber's Orchard water system extension.	Hyatt Creek to NCDOT Rest Area	Late 2002
Replace Asheville Highway 4 inch line.	Woodland to Ratcliff Cove Road	2003
Loop Raccoon Road to Crymes Cove Road.	Agriculture Center to Deerglade	2003
Mauney Cove Road 8 inch water line.	US 276 up Mauney Cove Road 6,000 linear feet	2004
Loop Mauney Cove to Hall Top	Hall Top to Mauney Cove	2005
Install 10 inch line.	O'Shea to Knollwood	2007
Treatment Plant Upgrades		
Chlorine Contact and Backwash Tank	Water Treatment Plant	2002
Laboratory expansion	Water Treatment Plant	2003

Source: Town of Waynesville

Table 22
TOWN OF WAYNESVILLE
SANITARY SEWER IMPROVEMENT PROJECTS

PROJECT DISCRIPTION	PROJECT LOCATION	DATE OF COMPLETION
Replace Shelton Branch interceptor line. 10 inch to 15 inch line.	From Pigeon Street to Jarvis Street	2003
Haywood Advancment Sanitary Sewer.	Corner of Asheville Highway and Howell Mill Road.	2003
Hillside Terrace / Monte Vista Drive Sanitary Sewer	Annexation areas along Asheville Highway.	2003 - 2004
Allens Creek / Grand View Sanitary Sewer.	Annexation areas along Allens Creek Road.	2004 - 2005
Fairway Hills Collection System	Annexation areas out Golf Course Road.	2005 - 2006
Treatment Plant Upgrades		
Odor Study	Waste Water Treatment Plant	2002
Odor Control	Waste Water Treatment Plant	2003
Replace Generator	Waste Water Treatment Plant	Planned
Replace Sludge Heater	Waste Water Treatment Plant	Planned

Source: Town of Waynesville

Transportation

Overview of Transportation Plan

In August 1992 representatives from the State Planning Branch of the North Carolina Department of Transportation began work on a then joint Waynesville/Hazelwood Transportation Study Update. In July 1995 Hazelwood merged with the Town of Waynesville. The plan and its recommendations did not necessarily change, but the adoption and implementation of the proposed plan became the responsibility of the Waynesville Board of Aldermen and the Town Staff. The plan, known as the *Thoroughfare Plan for the Town of Waynesville, North Carolina* was unanimously adopted by the Board of Aldermen on May 10, 1994.

In October 1996 the report to document the adopted thoroughfare plan for the Town of Waynesville and to serve as a tool to be used by the local government to preserve corridors for future transportation projects was completed. The report attempts to provide traffic projections of to the year 2020 based upon past growth trends of the area as well as general land use forecasts as furnished by the town. As with any long range plan it was and is anticipated that actual growth patterns may differ from the projections therefore the plan was designed to be flexible in the implementation of the recommendations of the plan. In fact the town has worked closely with the NCDOT on several of the recommended projects and as recently as April 2001 has made amendments to one of the major projects identified in the 1996 study (Business 23 widening). *Table 23* provides a list of projects that are currently included in the NCDOT Transportation Improvement Plan (TIP) for the Town of Waynesville. The North Carolina Department of Transportation Traffic Improvement Plan (TIP) and its projects and recommendations are incorporated into this Land Use Plan as part of the transportation section.

Modes of Transportation

The automobile is by far the principal source of transportation to travel throughout the Town of Waynesville. Historically Haywood County the Town of Waynesville has had no public transit system except limited service through Haywood Transit, a semi-private van service offering public transportation to qualifying individuals. However on September 4, 2001, public transit bus service began in the town servicing several locations throughout the town as well as limited service to other communities in the county. Since the automobile is the primary means of travel around town, the street network becomes congested at peak traffic time. During the summer tourists season traffic congestion becomes increasingly worse, especially along the major traffic corridors (*see Map 6, Existing Road Network*).

Located at the Buncombe/Henderson County line the Asheville Regional Airport provides the nearest full service airport facilities to the area. Although the airport is approximately 40 miles east of town, it is relatively easily accessed via the interstate system and the Great Smoky Mountains Expressway. Haywood County has never maintained an airport although there is a small private airport located in Canton.

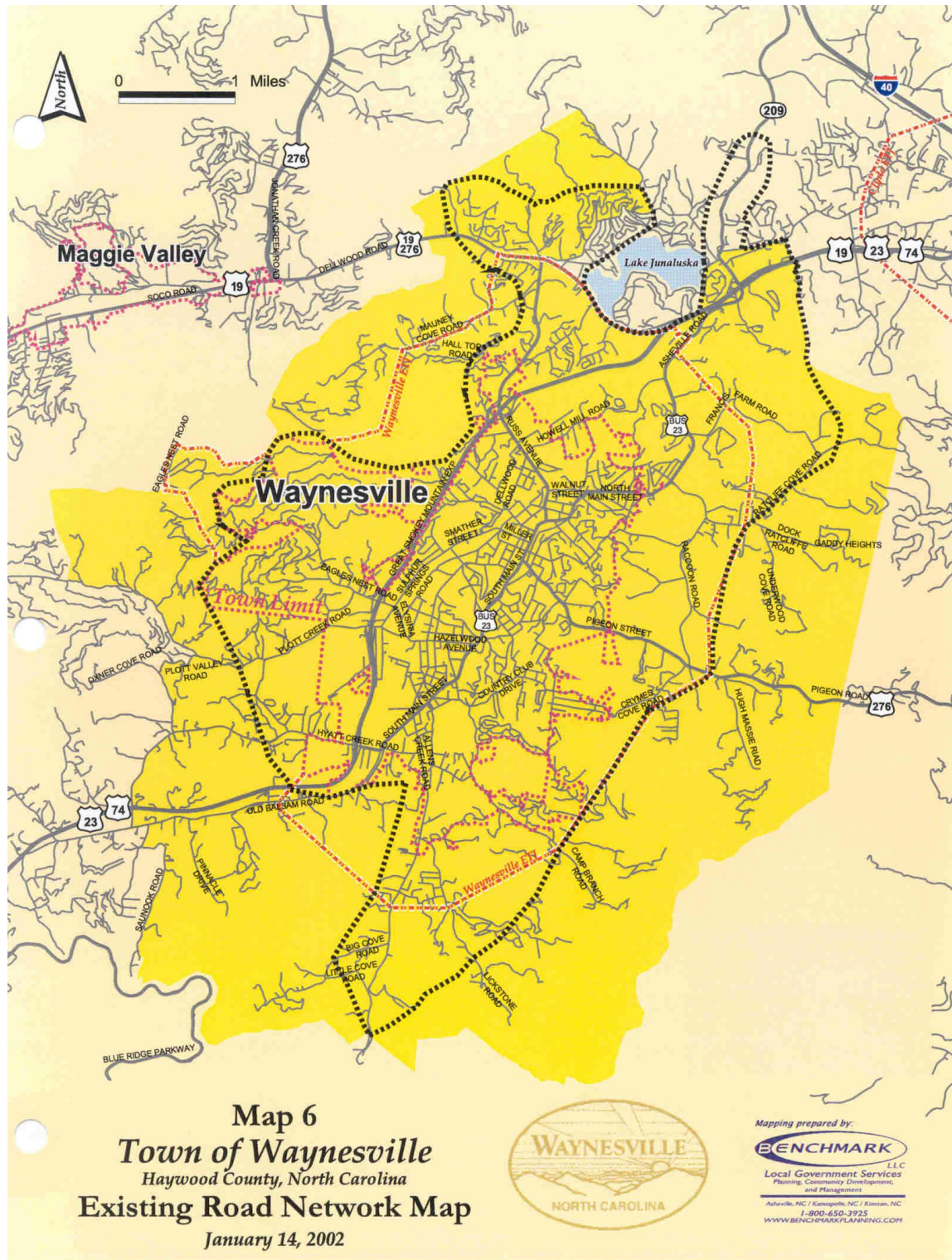
Currently this facility is closed but even if it were operational, it would be limited to smaller aircraft. No jet service would be available to Haywood County except through the Asheville Regional Airport.

Table 23
NCDOT TRANSPORTATION IMPROVEMENT PLAN PROJECTS
TOWN OF WAYNESVILLE 2002 – 2008

TIP#	ROUTE/CITY	COUNTY (ies)	Division	DESCRIPTION
B-1481	WAYNESVILLE	HAYWOOD	14	BOYD AVENUE OVER RICHLAND CREEK. REPLACE BRIDGE NO. 265
R-2210	US 23 BUSINESS ASHEVILLE ROAD	HAYWOOD	14	WAYNESVILLE CITY LIMITS NEAR MARSHALL STREET/WOODLAND DRIVE TO WEST OF SR 1801 (JERRY LINER ROAD). WIDEN TO MULTI-LANES. (PART B INCLUDED WITH R-4047)
U-4412	WAYNESVILLE	HAYWOOD	14	SR 1184 (HOWELL MILL ROAD), US 276 TO US 23 BUSINESS. UPGRADE TWO LANES AND CONSTRUCT RAILROAD GRADE SEPARATION.
Z-3494C	WAYNESVILLE	HAYWOOD	14	GEORGIA AVENUE AT SOUTHERN RAILROAD CROSSING 720 306S. SAFETY IMPROVEMENTS.
U-3466	WAYNESVILLE	HAYWOOD	14	DELLWOOD ROAD, BROWN AVENUE TO RUSS AVENUE. WIDEN DELLWOOD ROAD, MILLER STREET TO RUSS AVENUE AND CONSTRUCT A CONNECTOR BETWEEN BROWN AVENUE AND MILLER STREET ON NEW LOCATION.
Z-3814A	SR 1173 HAZELWOOD AVENUE	HAYWOOD	14	IN WAYNESVILLE AT SOUTHERN RAILWAY CROSSING 720 305K. SAFETY IMPROVEMENTS.
E-4589	WAYNESVILLE	HAYWOOD	14	CONSTRUCT GREENWAY FROM INDUSTRIAL PARK NEAR LAKE JUNALUSKA TO THE DOWNTOWN MAIN STREET DISTRICT.
B-4674	WAYNESVILLE	HAYWOOD	14	HENDRICKS STREET OVER ALLENS CREEK. REPLACE BRIDGE NO. 267

Source: North Carolina Department of Transportation/TIP/Waynesville North Carolina

Passenger rail service is not available in Western North Carolina although recent NCDOT studies have referenced linking a rail line with Asheville. The only rail lines operating in the Town of Waynesville are CSX rail lines which are used as freight lines. Several spurs come off of the main line to serve the industrial sites off U.S. Business 23 and the old Dayco Facility in Hazelwood. Train activity has become less frequent in the past few years and is now down to only one or two trains per day passing along the lines. This only occurs 3 to 5 days a week. CSX has even discussed abandoning the portion of line running from Hazelwood to Bryson City.



Existing Road Network

Growth and development within and around the Town of Waynesville has transferred the natural character of some areas of town to a more urban feel. Highway development in the town is largely the product of two groups: The North Carolina Department of Transportation (NCDOT) and land developers. Funded by the state and federal governments, NCDOT constructed the interstate and major arterial and collector class road systems. Local roads are usually constructed as part of a residential or commercial subdivision and then dedicated to the town. As a result, several problems are now facing the community.

First, since the state has been the builder of, and maintainer of major streets the existing network and any proposed major street projects are a function of the state funding and project priority system.

Although there is some local control element through the regional NCDOT Representative, competition from many projects often dilute or outright divert funds forcing the community to accept lower priority status.

Secondly, the NCDOT, as with many other departments of transportation, has historically built roads to standards developed for the statewide system. Often times a road designed under these particular standards was detrimental to the community, but the only options was to accept the design or not have the road constructed or improved. In a mountainous community such as Waynesville design standards created for a statewide system used large amounts of land of the valley floor or scarred the ridgetops of the mountains it crossed. Within the last several years the NCDOT has become more willing to listen to design alternatives as proposed by local representatives. While this is to the advantage to the local public, it also places a large responsibility on the leaders of the community to come up with designs that are acceptable to a vast majority of the community and to the people it will immediately affect.

Lastly, secondary issues such as the linkage of adjacent development with the major transportation network and the overall improvement of traffic circulation has fallen short of expectations. The town has limited means to administratively and financially undertake more aggressive approaches to roadway development, and will therefore need continued reliance on private developers to install the local transportation network. This being so, the town will need to be more stringent in the requirement of linking developments and limiting single ingress/egress developments.

Alternative Transportation Modes

Opposition to highway expansion projects has increasingly become a key issue in transportation planning in the mountains of Western North Carolina. Some groups are advocating that automobile traffic movement be given less priority to such issues as community values and neighborhood development. This demand does very little, if anything, to meet the increasing transportation needs.

While the average household size has been declining, the annual vehicle miles traveled is increasing. The conversion of commuters from a single occupant automobile user to a more efficient travel option will be a long and difficult process. While a motor driven system may still be the best alternative for many residents, the town will need to explore other options of transportation for its citizens. The first steps could involve the development of a car pool marketing and possible matching program. Local circulation could be served by a public transportation system consisting of trolleys or small scale buses augmented by a bicycle/pedestrian pathway and sidewalk system. Focus of new development into more compact patterns and the encouragement of infill development will also assist in slowing the growth of single occupant vehicle travel.

Public Safety

Law Enforcement

Full-time and auxiliary officers provide police protection and investigative services to the Town of Waynesville. Headed by Chief Bill Hollingsed the force consists of thirty-two (32) full-time officers, eight (8) auxiliary personnel and one (1) K-9 unit. The main station house is located across Main Street from Town Hall in Downtown Waynesville, but substations are also located in the old Hazelwood Town Hall, and in the Department of Social Services office on North Main Street. A neighborhood station is located within the Ninevah Housing project in South Waynesville.

Recently the department has established within its ranks a Bicycle Patrol Unit and a K-9 unit. In addition to its protection services the Waynesville Police Department also administers the town's Community/Business Watch Programs and provides Civilian Police Academy programs to local residents. They also work in conjunction with the Haywood County Sheriff to support the D.A.R.E. program in the local schools. The departments B.A.D.G.E. was just honored with the Excellence in Juvenile Crime Prevention Award by the Governor's Crime Commission.

Fire Protection

Through a combination of paid full-time and volunteer fire fighters, the Town of Waynesville provides fire prevention services to residents within the town and in some areas beyond the corporate limits. Currently headed by Chief William A. Fowler the Waynesville Fire Department has its main station located across Main Street from Town Hall in Downtown Waynesville. A secondary substation is located in the old Hazelwood Town Hall at the corner of Brown and Georgia Avenues in Hazelwood. In addition to several service and inspection vehicles the department is equipped with three (3) Class A pumper trucks, a 1,400 gallon tanker truck and a 75 foot aerial truck.

The department is staffed by ten (10) full-time fire fighters and two (2) fire inspectors. Services of the department are augmented with twenty-eight (28) volunteer fire fighters who also assist the department. Along with fire protection services, the department staff is actively involved in many fire awareness and prevention programs in local schools and throughout the community.

Emergency Medical Service (EMS)

Ambulance service and EMS within the town as well as the entire county is provided by the Haywood County Emergency Medical Service. This service, funded by Haywood County has ambulances located at various locations throughout the county. The service center attending residents of Waynesville and the proposed study area is stationed in the Haywood County facilities located on Hemlock Street in Waynesville.

Hospitals

There is no hospital in the Town of Waynesville itself nor is there one in study area described for this plan. However the Haywood Regional Medical Center located just outside the study area on Leroy George Drive is a multi service hospital that serves the entire region.

Recreation

The Town of Waynesville Parks and Recreation Department is responsible for the creation, maintenance, and enhancement of the town's park system and recreation programs. The centerpiece of the department is the newly opened multi-purpose recreation center located at the town's Vance Street Park. The 6.5 million dollar facility contains an indoor swimming pool and water park, exercise and weight rooms, racquetball courts, walking track, gymnasium, several meeting rooms and the central offices for the Parks and Recreation Department. Facilities the Parks and Recreation Department maintains other than those at the Recreation Center and Vance Street Park are:

1. Chestnut Park
2. East Street Park
3. Hazelwood Park
4. Sulphur Springs Park

The Town has also developed a greenway trail system plan which will utilize the floodplains and natural corridors of Richland Creek and other pathways to connect local attractions. This greenway trail system will not only provide an excellent amenity of walking trails to the community, but will also provide well defined, safe, and accessible pathways furnishing alternative means of transportation to area residents.

In addition to the amenities maintained by the town itself, there are a variety of other private or semi private recreational activities within the study area. Golf, horseback riding, hiking, camping, movie theaters, a drive-in movie screen, the H.A.R.T Performing Arts Center, and general sightseeing activities can all be enjoyed by residents and visitors alike (*see Map 7, Points of Interest*).

Historic Properties or Sites

Although the Town of Waynesville does have a Historic Preservation Commission, participation in the program is on a completely voluntary basis. Several studies have been conducted in the town with regards to having certain areas and or structures placed on the Natural Register of Historic Places. Over three hundred places have been identified as possible locations for inclusion on the register or for local designation, but more study would need to be conducted on most of those sites. Approximately fifteen (15) structures are currently on the register and participate in the local program. The Woolsey Heights area, north east of downtown, has shown the most interest in becoming a residential historic district, while several merchants in the Frog Level area are pursuing designation as a historical commercial district.

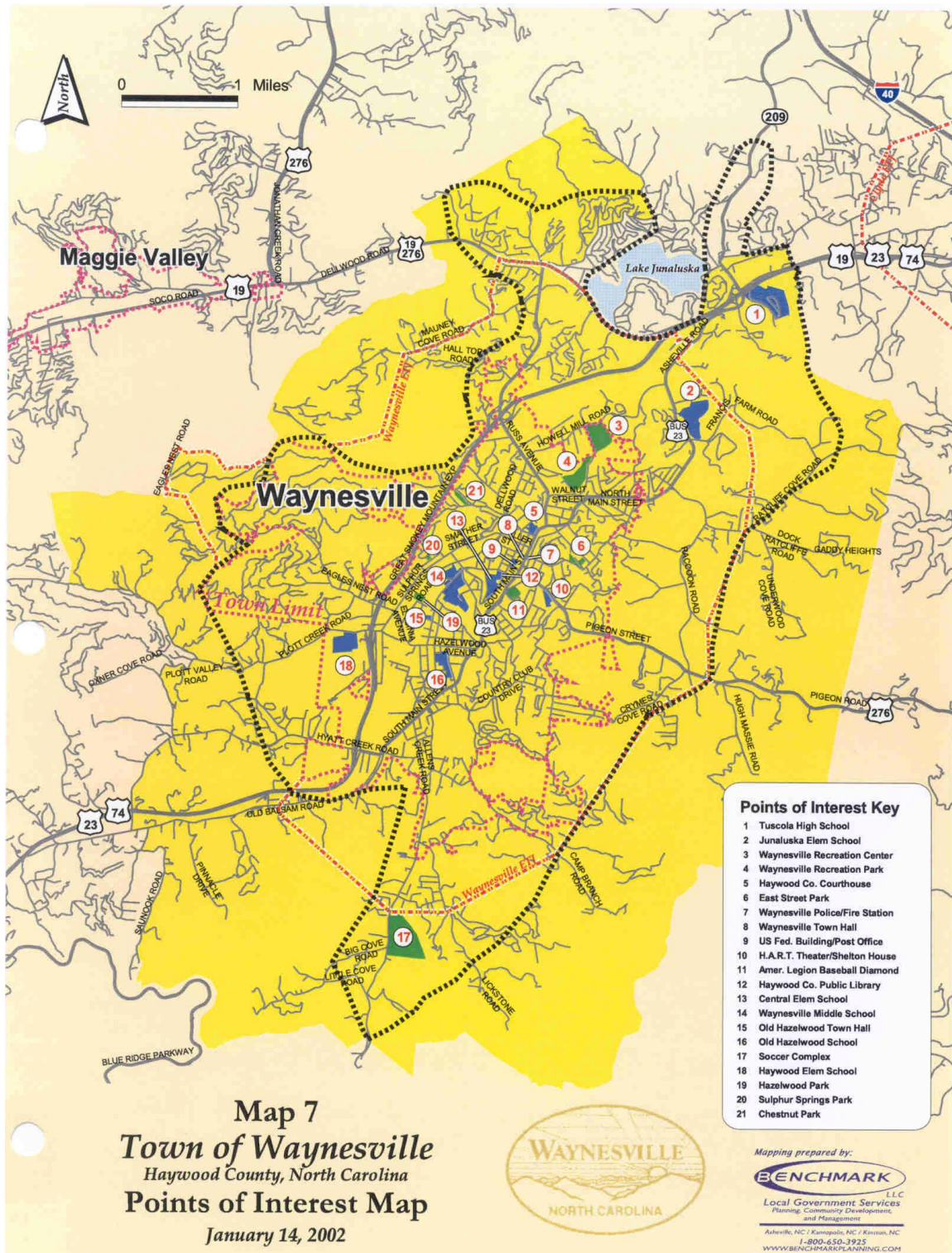
Public Library

The public library system in Waynesville is operated by Haywood County. The system has two locations in the county. Its larger branch library is located in Waynesville on South Haywood Street. Hours of operation vary based on day of the week, but the library is open seven days a week.

Education

Public education in the Town of Waynesville is operated by the Haywood County School System. Within the Land Use Study Area there are three (3) elementary schools, one (1) middle school and one (1) senior high school. The elementary schools are: Junaluska Elementary School, Central Elementary School, and Hazelwood Elementary. Waynesville Middle School and Tuscola High School are respectively the single middle and high schools in the study area. Haywood County Community College, located just outside the Waynesville Study Area limits, offers two year associates degrees in a variety of disciplines.

While the Town of Waynesville is supportive of the school system, it should be stated that the town does not maintain direct control or responsibility for the schools within its boundaries. In February 2001, the Haywood County School System completed the process of updating its long-range vision for the school system. This plan includes review for the need of facilities to be located throughout the county. Within the Town of Waynesville and within this study area no school sites are specifically mentioned for consideration. Since the town does not have direct control of the school facilities, and the location of such facilities are ultimately at the discretion of the school system, the Waynesville Land Use Plan will therefore incorporate the county school system vision plan and its recommendations as adopted by the Haywood County School System.



Environmental Resources

Introduction

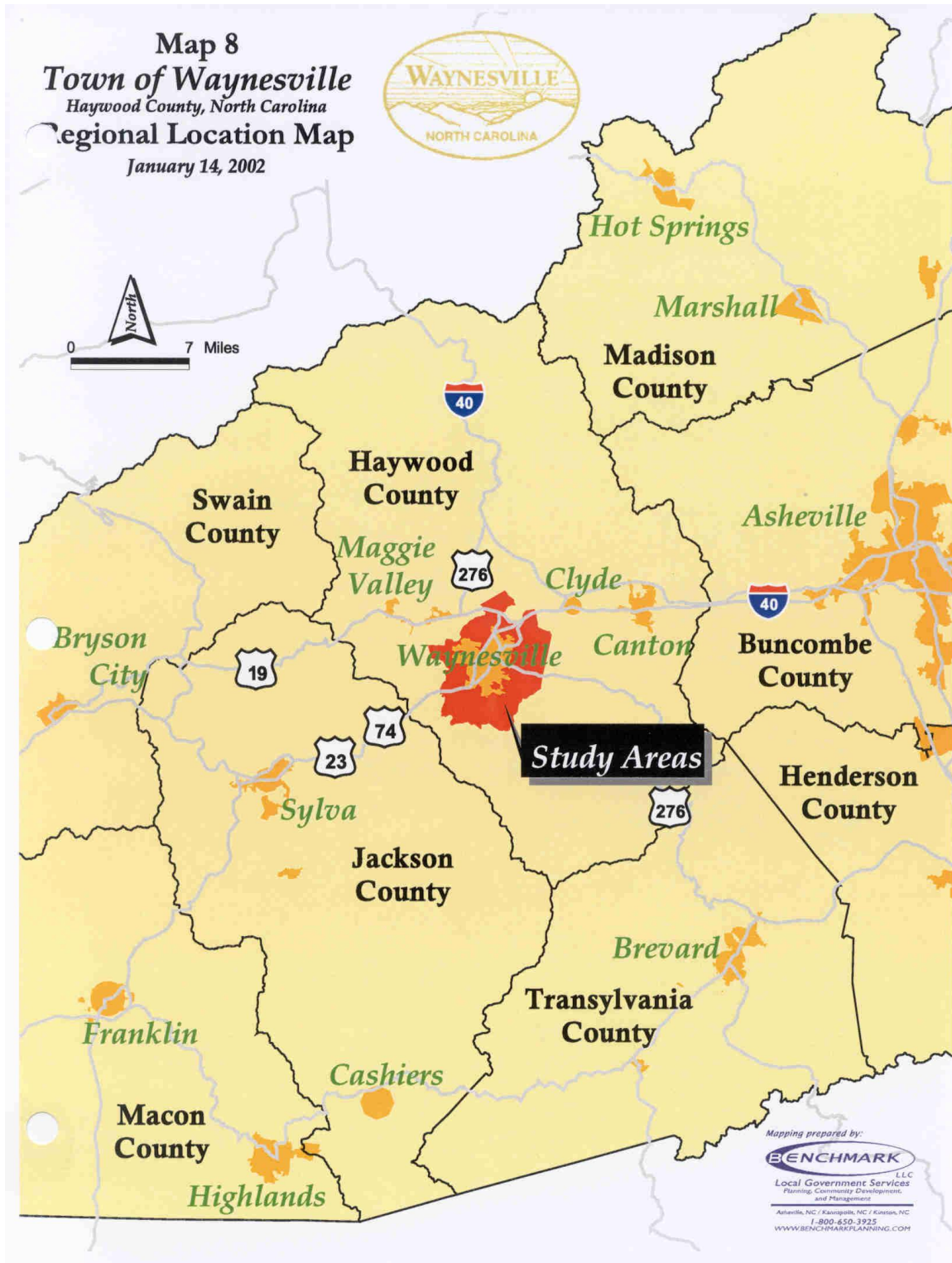
All development ultimately occurs within the natural environment, and that environment imposes constraints and limitations on development -- some severe and some slight. The natural landscape of the Waynesville Study Area is one of its most important and vital resources. Land use decisions can have a lasting and significant impact on the physical environment therefore prior to making a land use decision a variety of environmental factors should be considered. In this section general information pertaining to location, climate, slope, soils, and other natural characteristics of the environment will be presented in order to assist in creating efficient and sustainable growth patterns within the natural environment of the Waynesville Study Area.

Location and Climate

Waynesville, North Carolina is located in the mountains of Western North Carolina approximately twenty-seven (27) miles west of Asheville. The study area identified for town planning purposes encompasses approximately thirty-eight (38) square miles and incorporates the Richland Creek Drainage Basin. The landscape of the study area consists of mostly northeast-southwest oriented mountain ranges and the intervening valleys. The town itself is located in one such valley (*see Map 8, Regional Location Map*).

The climate in the study area varies as one travels from the high mountains to the low-lying flood plains. Generally, as the elevation increases the amount of rainfall and snowfall increase and the temperature decreases. In winter the average temperature is 37.1 degrees F with the average daily minimum temperature being 25.3 degrees F. In the summer, the average temperature is 69.6 degrees F with the average daily maximum temperature being 81.6 degrees F.

The total average annual precipitation for the region is approximately forty-two (42) inches and is evenly distributed throughout the year. About fifty-three (53) percent of the precipitation falls as rain during the months of April through September. Precipitation in the valley during the winter months occurs mainly as rain and occasionally as snow whereas in the upper elevations it occurs often as snow although rain is frequent. The average annual snowfall for the area is eight and one half (8.5) inches. Areas at the higher elevations receive significant unmeasured amounts of precipitation in the form of fog in the warmer months and as rime ice in the cooler months.



Air Quality

Prior to year 2000, air quality had been monitored by a joint agreement of Asheville, Buncombe and Haywood Counties, however in the summer of 2000 Haywood County pulled out of the agreement and the monitoring of air quality became the responsibility of the North Carolina Division of Air Quality.

Within Haywood County there are five (5) monitoring locations, three (3) that monitor ozone in the area and two (2) monitoring particulate matter. Within the Town of Waynesville itself there is one (1) ozone monitoring location and one particulate matter monitoring location. According to the Division of Air Quality there are no specific air quality issues within Waynesville. As is consistent with most of Western North Carolina points above 4,000 feet do see elevated levels of ozone, but at levels that do not appear to put Haywood County in non-attainment in regards to federal air quality standards.

Soils

Soils information is crucial to understanding the best use of land and the development potential or limitations of each soil comprising the study area. A soils survey was conducted for Haywood County in 1987 and issued in 1990 by the United States Department of Agriculture's Soil Conservation Service, now the Natural Resource Conservation Service. Soil surveys describe the characteristics of each soil by map unit. Soils information provides information about the capability of the land for different types of development such as road construction, building sites, siting septic systems or agricultural uses. There are eighty-two (82) different soil types in Haywood County. *Table 24* provides name and brief description of each soil map symbol as they relate to the slope of the land. *Map 9* provides visual reference of their locations.

Table 24
SOIL TYPES
WAYNESVILLE STUDY AREA

SOIL TYPE	DESCRIPTION
BkB2	Braddock clay loam, 2 to 8 percent slope, eroded
BkC2	Braddock clay loam, 8 to 15 percent slope, eroded
BoD2	Braddock clay loam 15 to 30 percent slope, eroded, stony
BrC	Braddock Urban Land complex 2 to 15 percent slopes
BsC	Brasstown Junaluska complex 8 to 15 percent slopes
BsD	Brasstown Junaluska complex 15 to 30 percent slopes
BsE	Brasstown Junaluska complex 30 to 50 percent slopes
BuD	Burton-Graggey-Rock outcrop complex, windswept 8 to 30 percent slopes
ChE	Cheoah channery loam, 30 to 50 percent slopes
ChF	Cheoah channery loam, 50 to 95 percent slopes
CtD	Cullasaja very cobbly loam, 15 to 30 percent slopes extremely bouldery
CtE	Cullasaja very cobbly loam, 30 to 50 percent slopes extremely bouldery
CxA	Culowhee-Nikwasi complex, 0 to 2 percent slopes, frequently flooded

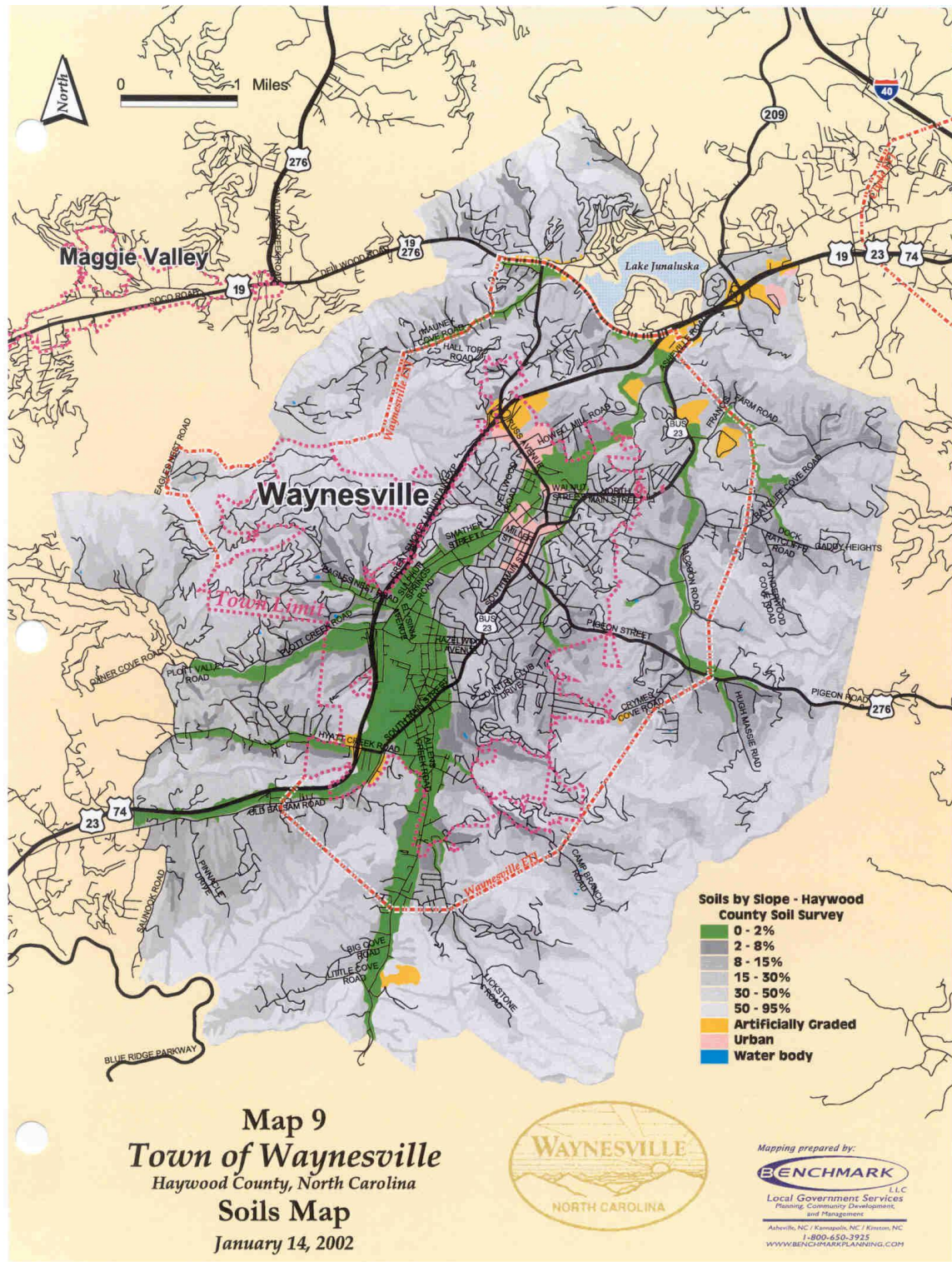
Table 24
SOIL TYPES (continued)

SOIL TYPE	DESCRIPTION
DeA	Dellwood cobbly sandy loam, 0 to 3 percent slopes, occasionally flooded
DhA	Dellwood Urban Land complex, 0 to 3 percent slopes, occasionally flooded
DsB	Dillsboro loam, 2 to 8 percent slopes
DsC	Dillsboro loam, 8 to 15 percent slopes
DuC	Dillsboro-Urban Land complex, 2 to 15 percent slopes
EdC	Edneyville-Chestnut complex, 8 to 15 percent slopes, stony
EdD	Edneyville-Chestnut complex, 15 to 30 percent slopes, stony
EdE	Edneyville-Chestnut complex, 30 to 50 percent slopes, stony
EdF	Edneyville-Chestnut complex, 50 to 95 percent slopes, stony
EvD	Evard-Cowee complex, 15 to 30 percent slopes
EvE	Evard-Cowee complex, 30 to 50 percent slopes
EwF	Evard-Cowee complex, 50 to 95 percent slopes, stony
ExD	Evard-Cowee-Urban Land complex, 15 to 30 percent slopes
FnE2	Fanninloam, 30 to 50 percent slopes
HaB2	Hayseville clay loam, 2 to 8 percent slopes, eroded
HaC2	Hayseville clay loam, 8 to 15 percent slopes, eroded
HaD2	Hayseville clay loam, 15 to 30 percent slopes, eroded
HeC	Hayseville-Urban land complex 2 to 15 percent slopes
HeD	Hayseville-Urban land complex 15 to 30 percent slopes
HmA	Hemphill loam, 0 to 3 percent slopes, rarely flooded
HwB	Humaquepts, loamy, 2 to 8 percent slopes, stony
OcE	Oconaluftee channery loam, 30 to 50 percent slopes
OcF	Oconaluftee channery loam, 50 to 95 percent slopes
OwD	Oconaluftee channery loam, windswept 15 to 30 percent slopes
OwE	Oconaluftee channery loam, windswept 30 to 50 percent slopes
Pg	Pits
PwC	Plott fine sandy loam, 8 to 15 percent slopes, stony
PwD	Plott fine sandy loam, 15 to 30 percent slopes, stony
PwE	Plott fine sandy loam, 30 to 50 percent slopes, stony
PwF	Plott fine sandy loam, 50 to 95 percent slopes, stony
RfF	Rock outcrop-Ashe-Cleveland complex, 30 to 95 percent slopes
RgF	Rock outcrop-Cataska complex, 50 to 95 percent slopes
RmF	Rock outcrop-Craggey complex, windswept 30 to 95 percent slopes
RoA	Roseman fine sandy loam, 0 to 2 percent slopes, occasionally flooded
ScB	Saunook loam, 2 to 8 percent slopes
SdC	Saunook loam, 8 to 15 percent slopes, stony
SdD	Saunook loam, 15 to 30 percent slopes, stony
SeE	Saunook loam, 30 to 50 percent slopes, very stony
SfC	Saunook-Urban land complex, 2 to 15 percent slopes
SmF	Soco-Catska-Rock outcrop complex, 50 to 90 percent slopes

Table 24
SOIL TYPES (continued)

SOIL TYPE	DESCRIPTION
SoE	Soco-Stecoah complex, 30 to 50 percent slopes
SoF	Soco-Stecoah complex, 50 to 95 percent slopes
SsE	Spivey-Whiteoak complex, 30 to 50 percent slopes, extremely bouldery
SuA	Statler loam, 0 to 3 percent slopes, rarely flooded
TaC	Tanasee-Balsam complex, 8 to 15 percent slopes, stony
TcD	Tanasee-Balsam complex, 15 to 30 percent slopes, very stony
TcE	Tanasee-Balsam complex, 30 to 50 percent slopes, very stony
TeC2	Tanasee-Balsam complex, 8 to 15 percent slopes, eroded, stony
TeD2	Tanasee-Balsam complex, 15 to 30 percent slopes, eroded, stony
TrE	Trimont gravelly loam, 30 to 50 percent slopes, stony
TrF	Trimont gravelly loam, 50 to 95 percent slopes, stony
TuD	Tuckasegee-Cullasaja complex, 15 to 30 percent slopes, very stony
TvE	Tuckasegee-Cullasaja complex, 30 to 50 percent slopes, very stony
Ud	Udorthents, loamy
UfA	Udorthents-Urban land complex, 0 to 3 percent slopes, rarely flooded
Ur	Urban land
WaD	Wayah sandy loam, 15 to 30 percent slopes, stony
WaE	Wayah sandy loam, 30 to 50 percent slopes, stony
WaF	Wayah sandy loam, 50 to 95 percent slopes, stony
WeC	Wayah sandy loam, windswept, 8 to 15 percent slopes, stony
WeD	Wayah sandy loam, windswept, 15 to 30 percent slopes, stony
WeE	Wayah sandy loam, windswept, 30 to 50 percent slopes, stony
WhB2	Wayah loam, windswept, 2 to 8 percent slopes, eroded, stony
WhC2	Wayah loam, windswept, 8 to 15 percent slopes, eroded, stony
WhD2	Wayah loam, windswept, 15 to 30 percent slopes, eroded, stony
WhE2	Wayah loam, windswept, 30 to 50 percent slopes, eroded, stony
WhF2	Wayah loam, windswept, 50 to 95 percent slopes, eroded, stony
WoC	Whiteoak cobbly loam, 8 to 15 percent slopes, stony
WoD	Whiteoak cobbly loam, 15 to 30 percent slopes, stony

Source: Haywood County Soil Survey





Slope

Slope is an expression of steepness or the degree of rise or fall over land surfaces. A slope of thirty (30) percent indicates the land elevation will change thirty (30) feet for each one hundred (100) feet of horizontal distance traversed. Slope causes differences in drainage, surface runoff, soil temperature, and the extent of geologic erosion. Slopes in the Waynesville Study Area vary greatly and range from zero (0) to ninety-five (95) percent. Most of the level to gently sloping areas are found in the valleys around the floodplains or stream terraces although some may be found in the coves on the mountain ridges. The mountains have steep to very steep side slopes with gently sloping to steep ridges. Since soil types locations are often determined by the slope of the land, Map 9 also serves as a visual relief map for the Waynesville Study Area. In general the lighter the area, the steeper the slopes. Refer also to *Table 24* to see the general slope ranges per the type of soils. Map 10 provides the topography of the Waynesville Study Area according to USGS Quad Maps.

Protected Mountain Ridges

Haywood County does have a ridgetop protection ordinance, and the Town of Waynesville has adopted the county's ordinance as their standards for development along protected mountain ridges. In general, development of certain buildings (residential development less than 3 stories excluded) are limited on locations on peaks above 3,000 feet and greater than 500 feet above the adjacent valley floor. Within the Town of Waynesville some development in the Laurel Ridge / Eagles Nest area meet these criteria and are regulated under this ordinance. Within the study area there are several mountain tops that would qualify for protection under the ordinance. These areas are spread fairly evenly throughout the entire study area and are most commonly found along the outer portion of the study area. The protected ridges which lie outside the towns jurisdiction and will be protected through the county ordinance are:

1. Little Muckle Knob, located north of Highway 19/276 (Dellwood Road)
2. Two within the Ratcliff Mountain area, Off Ratcliff Cove Road
3. Three off the Lickstone Ridge in the south east region of the study area, 2 in the Marg Mountain area, one along Wolfpen Mountain.
4. Pinnacle Ridge located in the South west region of the study area,
5. Little Mountain, west of town between the Smokey Park Highway and Hyatt Creek Road.

Wetlands and Natural Heritage Areas

For an area to be considered to be a natural wetland certain requirements pertaining to soil type and plant life have to be met. Ultimately the designation of a wetland area is made by the United States Army Corps of Engineers. Designation of wetlands for the mountain region is not complete as to date, therefore most wetland designations come at the request of property owners. According to current information provided by the Army Corps of Engineers, there are no designated wetlands within the Waynesville Study Area.

The North Carolina Natural Heritage Program in conjunction with state universities conducted a Natural Heritage Inventory of plant and animal life in Haywood County. Seventeen (17) unique species or areas were mentioned as still current to lands within and directly adjacent to the Town of Waynesville. These records ranged from birds, insects amphibians, and mollusks to plants and natural communities unique to the area. For a complete listing of the records this plan would encourage the town to assist in the protection of the areas identified in the Natural Heritage Inventory. Location of these sites are available through the North Carolina Natural Heritage Program and on the world wide web at www.ncparks.net/nhp.

Hydrology

Hydrology is the study of water – its distribution, quality, and its effects on the surface and below. Hydrology is important to a land use study because how land is used by and for man is a primary determinant of the hydrologic characteristics of an area. Since the impact of urban development on the local water quality is so profound a brief discussion concerning the hydrologic impacts of land use development is provided.

There are four (4) distinct effects of land use changes on the hydrology of an area:

1. Changes in peak flow characteristics,
2. Changes in total runoff,
3. Changes in water quality, and
4. Changes in the hydrologic amenities of surface waters.

Runoff and Peak Flow

Runoff, which spans the entire regime of flow can be measured by number and by characteristics of rise in streamflow. The many rises in flow along with the accompanying sediment loads control the stability of the stream channel. The two principal factors governing flow are the percentage of area made impervious and the rate at which water crosses the land and enters the stream channel. The former is governed by the type of land use, while the latter is governed by the density, size, and characteristics of tributary channels. Stream channels form and adjust to the amount of flow of the stream.

The volume of runoff is governed primarily by infiltration characteristics and is related to land slope and soil type as well as the type of vegetation cover. Therefore, rises in water levels of streams are directly related to the percentage of area covered by rooftops, paved streets and parking lots, and other impervious surfaces during storms. Studies have shown that as the density of development increases so does the amount of impervious surfaces.

As the volume of runoff from a storm increases so does the size of the flood peak. Runoff volume also affects low flows because in any series of storms the larger the

percentage of direct runoff, the smaller the amount available for soil moisture replenishment and for ground water storage. Thus, increased imperviousness has the effect of increasing flood peaks during storms and decreasing water recharge between storms.

Water Quality

Land use in all its forms affects water quality. Agriculture may result in an increase in nutrients in stream water due to commercial fertilizers, whereas changes to a more urban development pattern may add more widely scattered pollutants such as oil and gasoline products carried off the pavement and into the streams. Unmanaged, either use can have an adverse effect on water quality which can be measured by the balance and variety of organic life in the stream and by the quantities of dissolved material, and by the bacterial levels.

The principal effect of land use on sediment comes from the exposure of soil to storm runoff. This occurs mainly when bare ground is exposed during construction. Sediment yields from urban areas tend to be larger than unurbanized areas. Even small, widely scattered units of unprotected soil in the urban areas have the ability to yield considerable sediment. Although more rural lands have the ability to produce less sediment into local streams, certain agricultural uses can lead to large amounts of sediment entering the waterways. Uncontrolled access to streams and waterways along pasture lands by grazing animals can lead to large amounts of sediment entering the water.

Another major effect of increased population in the area is the introduction of effluent from sewage disposal. This effluent comes not just from larger sewer plant systems but also from the increased use of individual private septic systems. Raw sewage obviously degrades water quality, but even treated water contains dissolved minerals not extracted by sewage treatment. These minerals act as nutrients and promote algae and plankton growth in streams. This growth in turn alters the balance in the stream biota.

Amenities

Finally the amenity value of the hydrologic environment is especially affected by three (3) factors. The first factor is the stability of the stream channel itself. A channel, which is gradually enlarged due to increased runoff and flooding tends to have unvegetated and unstable banks with scoured or muddy channel beds, and unusual debris accumulations. These all tend to decrease the amenity value of a stream.

The second is the accumulation of litter and debris in the stream channel and along the floodplain. While bits of lumber, concrete, wire, tires, and the ever present soda can may not have an important affect on the function of the channel, it no doubt becomes a detriment to the aesthetics of the waterway.

The third was briefly touched upon in the above water quality section. It is the change brought about by the disruption of the balance in the stream biota. The addition of

nutrients increases the growth of algae and plankton which may make a clear stream change to one where the rocks area covered with slime, turbidity increases and in severe cases even foul odors may occur. As a result of increased turbidity and reduced oxygen content desirable game fish may give way to less desirable species.

The Division of Water Quality (DWQ) administers a number of programs that are designed to assist in the protection of an areas surface waterways. Waters considered to be biologically sensitive or of high resource value may qualify to be afforded added protections through reclassification to HQW (High Quality Waters), ORW (Outstanding Resource Waters), WS (Water Supply), and/or Tr (Trout Waters). The upper 15 mile portion of Richland Creek shows some impacts from both urban and non-urban development but over all has received a good- fair rating from the DWQ and portions of the creek are currently designated Tr waters. The lower portion of Richland Creek, below Lake Junaluska Dam, has been given an impaired rating, however this section of the creek is outside study area.

The Haywood Waterways Association was awarded a grant by the Pigeon River Fund and with the assistance of the Tennessee Valley Authority (TVA) has completed a non-point pollution source inventory for the entire length of the river. As part of this study a Water Action Plan to address these pollution sources is also being developed. Since the Haywood Waterway's Water Action Plan and this Town of Waynsville Land Use Plan were created in coordination with the recommendations of Chapter 5 of the French Broad River Area wide Basin Study, where and when appropriate the Town should incorporate recommendations of the Haywood Waterway's study to further improve the water quality of Richland Creek within its jurisdiction.

Surface Water

All of Haywood County is unique in that no water actually flows into the county. Haywood County is drained by the Pigeon River whose headwaters form within the county boundaries. All of the tributaries which feed the Pigeon River also form within the county boundary. The Waynesville Study Area is similar in that most of the water flowing through the study area is generated within the study area. Richland Creek is the main tributary that drains the Waynesville Study Area. It flows generally north through town and empties into Lake Junaluska. Allens Creek drains the southern portion of the study area and then enters Richland Creek in Hazelwood. Raccoon Creek drains most of the eastern part of the study area and enters Richland Creek around the northern boundary of the town near the industrial park (*see Map 11, Hydrology Map*).

According to the French Broad River Basinwide Water Quality Plan there are twenty-two (22) NPDES permitted wastewater dischargers into waters within Haywood County. Of these 22 only 3 are considered to be major dischargers. They are the Town of Waynesville Wastewater Treatment Plant, Town of Maggie Valley Wastewater Treatment Plant and Blue Ridge Paper Products, Canton Site. Of these three major dischargers, none discharge into waters within the Waynesville Study area. The Town of Waynesville and Blue Ridge Paper Products discharge into the Pigeon River and the Town of Maggie Valley discharges into Jonathans Creek. Four (4) minor dischargers do

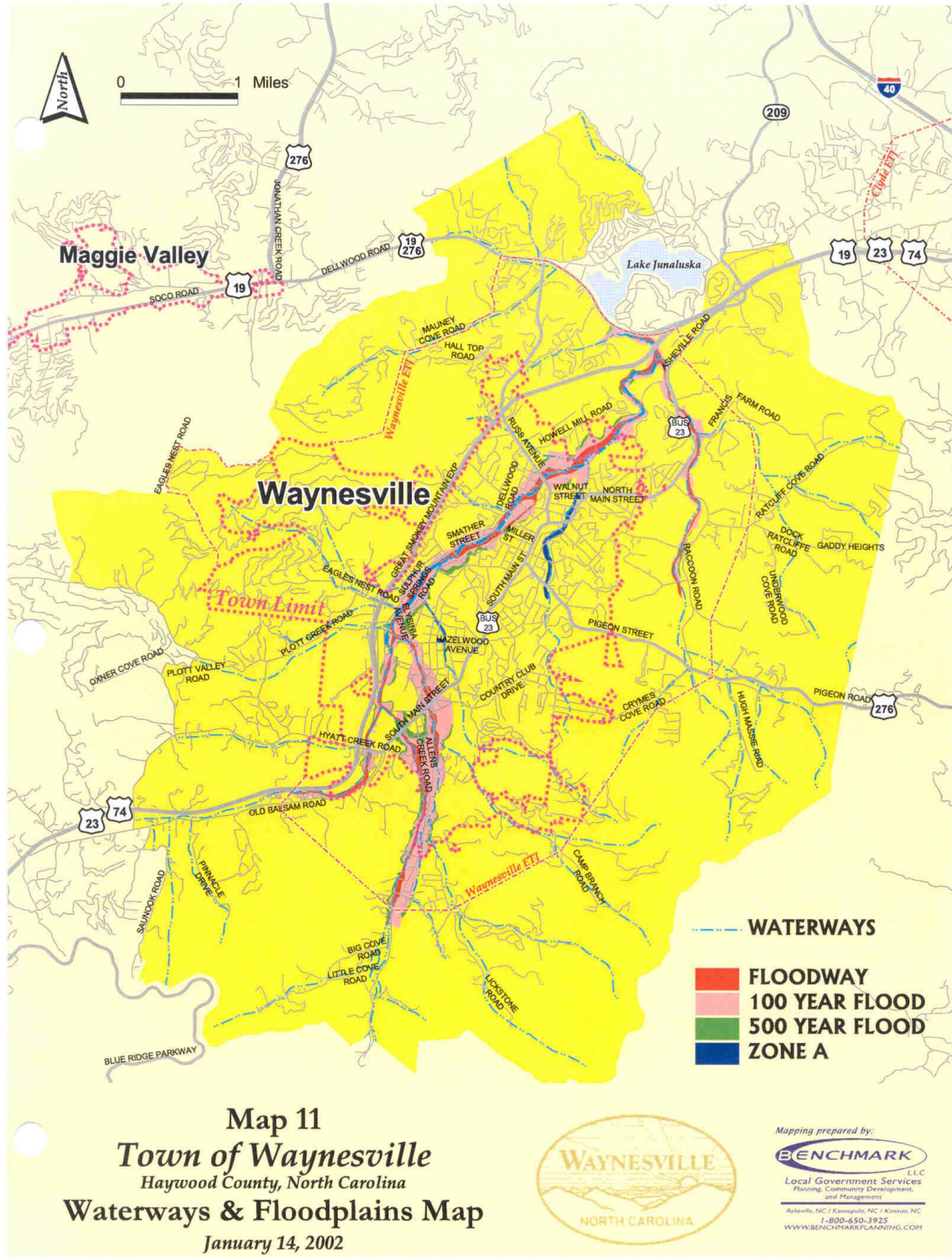
discharge into waters that have some impact on waters within the study area these are: Town of Waynesville Water Treatment Plant (Allens Creek), Ammons Foods / McElroy Restaurant (Factory Branch), Terry Lynn Motel (Factory Branch), Green Valley Mobile Home Park (Hyatt Creek), and McElroy, Inc. / Citgo Truck Stop (Richland Creek).

There are two large protected watersheds near the Waynesville Study Area, but only small portions of these watersheds enter the area if at all. The Pigeon Watershed is classified as a WS-3 watershed and covers approximately 87,040 acres. Located to the east of the study area, its boundary is used as a boundary line for the Waynesville Planning Area. While the two share a common line none of the Pigeon Watershed is in the Waynesville Study Area. The Watershed protection ordinance for this area is enforced by Haywood County.

Allens Creek Watershed is a WS-1 protected area of roughly 8,400 acres located to the south of the study area. The Town's surface water reservoir is located in this protected area. WS-1 Watersheds are the most protective of all watersheds, and to ensure its quality, the Town of Waynesville has just completed the purchase of all the lands within this particular watershed. Currently, only a small portion of this protected watershed comes into the Waynesville Study Area. Now that all of this land is within the town's ownership, Waynesville has started the process of annexing the area into its corporate limits. At the time of this plan the land has yet to be mapped into a form to be included in this document. It is suggested that once the watershed is accurately described and mapped, this area should be included into the defined study area of this plan. Since the town owns all of this watershed, no specific watershed protection ordinance is in place for its protection although the town strictly enforces all uses allowed on these lands.

The Division of Water Quality will work with counties and municipalities to make them aware of currently protected waters, update the lists as streams are reclassified, and will assist in the enforcement of rules that apply to these waters. Planning recommendations to minimize the impacts of development are:

1. Minimize the number and width of residential streets
2. Minimize the size of parking areas, and incorporate landscaping into the design
3. Place sidewalks only on one side of the street
4. Vegetate road rights-of-way, road dividers, and parking lot islands to increase infiltration
5. Plant and protect natural buffer zones along streams and tributaries
6. Minimize floodplain development
7. Protect and restore wetlands and bog areas.



Existing Local State and Federal Policies and Development Management Capability

Introduction

A major component of the quality of life in a community are the places where people live, work, and play. Population growth in the Town of Waynesville should not mean the unnecessary loss of landscape resources and a decline in environmental quality. From 1990 to 2000 the population of Waynesville increased from 6,758 to 9,232 and by the year 2020 over 10,300 will live in the Town. The effects of increased population on the environment often appear in an unanticipated and undesirable manner. Erosion, sedimentation, impacted water quality, loss of woodlands and productive agricultural lands, and increased pollution from motor vehicles are examples of some negative effects of unregulated development. Environmental degradation does not have to be an inevitable consequence of population growth. It is understood that new development of homes, businesses, schools and roads are necessary to serve a growing population, however that development does not have to equate to a diminished quality of life for the town or its residents.

The Town of Waynesville, along with Haywood County, the State of North Carolina, and the United States Federal Government have policies and procedures in place regulating development in an attempt to protect all citizens from its potential negative effects. The following is a partial listing of the programs that have a direct impact on land use and development in the Waynesville Study Area.

Local Programs

Town of Waynesville

Being a municipality, the Town of Waynesville is in control of much of its destiny as it relates to the built environment. Municipal governments are given considerable latitude by the state in creating standards and codes that are best suited for the individual locale. The Town of Waynesville has established for itself, and adopted for use, a variety of codes affecting development that occurs within its municipal limits and its extraterritorial jurisdiction (ETJ). It can be said that all of the town's departments indirectly have an influence on development within its jurisdiction, but the departments of the town that specifically handle development issues are the Planning and Zoning Office, the Building/Fire Inspector's Office, and Public Works. There are also several appointed boards and commissions that review developments planned within the town or the ETJ. These are the Planning Board, Zoning Board of Adjustment, Historic Preservation Commission, and the Community Appearance Commission. The Alcoholic Beverage Control (ABC) Board, the Recreation/Parks Advisory Committee, and the Waynesville Housing Authority are also committees that in some manner make decisions affecting land use within the town or the ETJ.

Ordinances governing land use or development in the town include:

1. Zoning Code – This ordinance regulates land uses and densities.
2. Subdivision Ordinance – Providing design review and setting minimum standards for the installation of improvements related to land subdivision.
3. Grading – Provides standards for clearing and grading of sites within the town.
4. Sedimentation and Erosion Control – The town has adopted and requires the minimum standards as established by the North Carolina Department of Environment and Natural Resources (NCDENR).
5. Housing Code – Provides minimum standards for the initial and continued occupancy of buildings and structures
6. Building Code – The Town enforces the most recent edition of the North Carolina State Building Code to ensure the safe location, design, placement, and construction of buildings and additions to structures in the town. The town's building code also incorporates the most recent editions of:
 - A. North Carolina Plumbing Code;
 - B. North Carolina Heating Code;
 - C. North Carolina Electrical Code, and;
 - D. North Carolina Residential Building Code.
7. Flood Damage Prevention Ordinance – Provides minimum standards for construction and development of lands determined to be flood hazard areas.
8. Sewer Use Ordinance – This ordinance provides standards for the location and installation of sanitary sewer lines to be added to the towns sanitary sewer system and requirements for new customers seeking to connect to the system.

Haywood County

Although the Town of Waynesville does exercise land planning and subdivision controls within their municipal limits and extraterritorial jurisdiction the entire study area is not within their regulatory control. The Waynesville Study Area encompasses an area approximately equal to the Richland Creek drainage basin. This leaves a large portion of the study area outside their regulatory jurisdiction. Therefore, land use regulations imposed and enforced by Haywood County are what will dictate land development patterns for these sections of the study area. It will become increasingly important for the town and the county to cooperate and coordinate activities in these areas as they develop.

Haywood County has yet to adopt any comprehensive land use regulations, however they do have in place ordinances that regulate the location of individual uses such as

automobile salvage yards, cellular towers, and mobile home parks. They are also responsible for the enforcement of the Haywood County Watershed Management and Protection Act and the Haywood County Mountain Ridge Protection Ordinance. Both of these ordinances will have impacts within the Waynesville Study Area.

Non-governmental Local Programs

Within the Waynesville Study Area there are also several private groups and organizations which can and do take active roles in regards to how land develops within the region. The Haywood County Board of Realtors, The Haywood County Chamber of Commerce, The Haywood County Economic Development Board (county sanctioned), The Downtown Waynesville Association, Frog Level Merchants Association, The Haywood Waterways Association, and other neighborhood associations, social groups, civic clubs, and community action groups are just a few of the organized grass roots organizations that can have an indirect effect on the way land develops within the study area.

State and Federal Programs

State and federal regulations differ from local regulations in that most of their impacts indirectly affect all developments more than specifically impacting an individual project. For example, the United States Department of Transportation (DOT) and the United States Environmental Protection Agency (EPA) have policies and programs that affect programs and projects of the NCDOT and NCDENR. Likewise the state agencies have policies and programs that are enforced at the local level. Below is a divided list of some of the state and federal programs or agencies that may be involved in the development process within the Waynesville Planning Area.

State Programs

The State Department of Environment and Natural Resources (DENR) – The State Department of Environment and Natural Resources administers a number of programs that affect land use in North Carolina. DENR has various divisions providing regulations ranging from soil erosion to safe public water supplies. Some of the more notable divisions of DENR are:

The State Land Quality Division – This section enforces the Sedimentation Pollution Control Act of 1973. These are minimum standards requiring erosion control when one (1) acre or more of land is being disturbed. The Town of Waynesville uses these standards as their minimum.

The State Division of Water Quality – This section provides a full range of water quality management programs including the regulation of point source and non-point sources of pollution, water supply management programs, etc. This agency issues permits, monitors permit compliance, evaluates environmental quality and carries out enforcement actions for violations of environmental regulations.

The Division of Environmental Health – Provides for the surveillance of public water supplies, enforcement of public water supply rules, and provides assistance in the planning and design of water supply systems.

The Division of Water Resources – Administers programs for river basin management, river assessment, water supply assistance, water conservation, and water resources development. The Division conducts special studies on instream flow needs and serves as the State liaison with federal agencies on major water resources related projects. The Division also administers two environmental education outreach programs, Stream Watch and Project WET.

The Division of Forest Resources – Provides technical assistance to private property owners with the management of their timberlands.

The North Carolina Department of Agriculture and Consumer Services - Provides a variety of services and technical assistance to agricultural enterprises. Through its Cooperative Extension Service in Haywood County, agricultural programs and services are provided directly to the local residents of the community.

The North Carolina Department of Transportation – Without question, transportation programs have a major impact on land use. The NCDOT develops Transportation Improvement Programs (TIPs) to outline and schedule transportation improvement projects within an area. *The Statewide Planning Branch* of NCDOT helps counties and local municipalities develop thoroughfare plans.

The North Carolina Department of Commerce, Division of Community Assistance – This Division provides counties and local governments throughout the state with planning and management technical assistance.

Federal Programs

The United States Department of the Interior – This federal agency manages several programs within Haywood County that have an affect on land use.

The Blue Ridge Parkway - The land of the Blue Ridge Parkway is managed by The National Park Service, a division of the Department of Interior. A portion of this parkway goes through Haywood County and a portion of its border is used as the southwest line of the Waynesville Study Area.

National Park Service - Manages land in the Great Smoky Mountains National Park. More importantly they are also the office that maintains lists of National Historic Places. Many homes and buildings in the Town of Waynesville are either on the register or are eligible for nomination.

Pisgah National Forest – A large portion of land of the Pisgah National Forest is located within Haywood County. These lands are managed by a division of the U.S. Department of Agriculture.

The United States Department of Agriculture – This Department provides a number of programs that serve local agricultural enterprises, benefit natural resource management, and have an impact on overall community development. These include programs of the Natural Resource Conservation Service, Farm Service Agency, and the Rural Development Agency.

Chapter 4: GOALS AND OBJECTIVES

Introduction

The goals and objectives of the Waynesville Land Development Plan provide the framework for achieving the adopted vision of the Town. The vision states that the community values its heritage and desires to preserve those qualities that make Waynesville unique. The vision also sets forth that the town seeks to plan for the future development of the community in order to protect what is valued and establish new and desirable standards for growth. The goals and objectives contained in this section detail the public interests to be pursued in achieving this vision. These aims were developed based on the issues identified through the public planning process, the analysis of demographic and economic trends and the physical setting of the Waynesville study area. In the future these goals and objectives will serve as the cornerstone of decision-making and the development of community policies in Waynesville over the next twenty years.

To understand further how the goals, objectives and actions are intended to work within the context of the Waynesville Land Development Plan, the following detail on the purpose and organization of goals, objectives and policies is provided.

GOALS - Goals are defined as ideal future conditions to which the community aspires. The very nature of land development planning goals is that they are stated in very general terms and are often never completely attainable. No matter how much the community works toward achieving the goal, there is generally always more that can be done to improve in the suggested direction.

OBJECTIVES - Objectives are best defined as the steps we take to move toward a set goal. Objectives must be realistic, specific, measurable and clearly-written. A singular objective or series of objectives may be identified for each goal. Each objective should be achievable and mark progress toward a goal. Objectives are not always exclusive of the goal for which they are identified. Many times an objective may be used for focusing progress toward several goals.

ACTIONS - The final component in the goals and objectives element of the land development plan for the town of Waynesville is the program of policy and action commitments. This component specifies just what the community intends to do to meet its needs, mitigate its problems, build on past successes and achieve its goals. Actions are specific, quantifiable, measurable and where possible, time certain as to when the program, function or activity is to be implemented. Five, ten and twenty-year work plans have been developed which include these action elements. Where known, responsibilities have been assigned for the accomplishment of the program elements.

The goals and objectives in this plan have been placed into seven (7) general categories:

1. Land Use
2. Housing and Neighborhoods
3. Transportation
4. Public Utilities
5. Recreation and Cultural Resources
6. Natural Resources
7. Economic Vitality

Obviously these categories and the goals found under each topic are not mutually exclusive. All of these classifications and the goals, objectives, and action items are in some way interrelated, and work together to achieve Waynesville's vision.

GOALS, OBJECTIVES, AND ACTIONS

LAND USE

GOAL:

Promote the orderly growth, development and enhanced land values of the Town of Waynesville by preserving and improving Waynesville's existing neighborhoods, creating more attractive commercial centers, maintaining a strong downtown area, taking steps to reduce urban sprawl and protecting the natural beauty of the community.

OBJECTIVE:

- ❑ Designate appropriate amounts of land to reflect desired development patterns and to accommodate the projected residential, commercial, industrial, institutional and recreational needs of the Town of Waynesville over the next twenty years.

ACTIONS:

- ❑ Revise the zoning ordinance, other development ordinances and the zoning map to reflect the Land Use Map and concepts contained in this plan.
- ❑ Establish standards for and encourage mixed-use development on adjacent properties in designated mixed-use areas as well as within single developments. Standards should address several types of mixed-use zones and encourage a variety of housing types, densities, non-residential uses and open space.

- ❑ Reserve industrial land for appropriate light industrial development (industrial activity capable of operating in such a manner as to control the external effects of the manufacturing process).
- ❑ Use state and federal brownfields programs to promote the reuse of vacant or underutilized industrial sites.
- ❑ Concentrate commercial and industrial development with residential development along transportation corridors allowing for a mix of uses appropriate to each area (infrastructure, topography, soil type considerations). Concentrations of commercial and industrial development should be in nodes, encouraging neighborhood village centers as opposed to strip commercial/industrial development.
- ❑ Develop standards for the development of high quality retirement communities and assisted living facilities in recognition of the growing elderly population of the community.
- ❑ Incorporate a resort district into the zoning ordinance to accommodate the expansion of existing resorts while protecting surrounding properties from the impact of such establishments.

OBJECTIVE:

- ❑ Limit "urban sprawl" through the establishment of a planned growth area for the Town of Waynesville.

ACTIONS:

- ❑ Adopt an Urban Services Area, as shown on *Map 12* as the planned growth area for the Town of Waynesville for the next twenty years.
- ❑ Develop detailed policies limiting water and sewer extension beyond the Urban Services Area to cluster development meeting specific standards including significant reservation of open space.
- ❑ Restrict development outside the growth area other than cluster development to very large lot (low density) rural residential.
- ❑ Designate areas for concentrated growth, infill and/or redevelopment.
- ❑ Direct transportation improvements to projects within the planned growth area which are designed to improve transportation within the area.

- ❑ Guide the growth and development in areas adjacent to existing town limits through orderly extraterritorial jurisdiction and annexation policies.

OBJECTIVE:

- ❑ Promote infill development in the Town of Waynesville as an alternative to continued outward expansion.

ACTIONS:

- ❑ Designate areas for infill development and provide incentives (reduced fees, capital improvements, grants, participation in public facilities which would otherwise be provided by the developer, etc.) to encourage infill in these areas.
- ❑ Adopt land development regulations providing for the construction of compact, mixed-use developments within a single development. Focus regulations on design issues and street connectivity.

OBJECTIVE:

- ❑ Protect the aesthetic and environmental significance of Waynesville's creeks, wetlands, farmland and steep slopes.

ACTIONS:

- ❑ Encourage owners of farmland to participate in the Haywood County Farmland Protection Program and explore with the County the development of a purchase of development rights program for major farmland.
- ❑ Provide ordinances to restrict development density and land disturbance on areas with steep slopes.
- ❑ Designate a conservation overlay district along Richland Creek and significant tributaries.
- ❑ Require the clustering of development (with defined criteria) in designated environmentally sensitive areas.
- ❑ Explore the use of transfer of development rights as a mechanism for preserving environmentally sensitive lands.

OBJECTIVE:

- ❑ Work to preserve the important character and scale of each unique area within the larger Waynesville community by building on those elements identified as important to defining each area.

ACTIONS:

- ❑ Develop the commercial core of Hazelwood into a small urban center through the use of the principles of the Main Street Program led by community infrastructure enhancements (curb and gutter, sidewalks, streetscape elements, etc.)
- ❑ Recognize Downtown Waynesville as an important cultural/heritage resource for the community. Expand the Central Business District and develop transition zones incorporating design standards within the zoning ordinance for the major entrances into the Central Business District.
- ❑ Develop the commercial core of West Waynesville into a neighborhood village center with appropriate development standards.
- ❑ Encourage the creation of dwelling units on the second floor of commercial and office properties in the downtown, Frog Level and Hazelwood commercial centers. Allow such development in other mixed-use districts.
- ❑ Promote and work to support the development of Frog Level as a mixed-use area incorporating shopping, dining, accommodations, lot and apartment types residential units, offices and small industries and artist studios.

OBJECTIVE:

- ❑ Address important community appearance issues in the land development regulations for Waynesville.

ACTIONS:

- ❑ Create new development standards for manufactured homes and manufactured home parks in the Waynesville community and evaluate where such residential development should be permitted. In taking such actions, make certain that manufactured housing is not treated with significant difference in the regulations applied unless such regulation is specific to manufactured housing construction issues.

- ❑ Review and revise the town's sign ordinance to improve the appearance of signage in the community.
- ❑ Evaluate and implement methods for reducing "light pollution" to minimize the impact of artificial lighting without sacrificing safety.
- ❑ Provide design guidelines to control development in appropriate areas and incorporate design criteria into the town's development ordinances.
- ❑ Develop incentives, such as façade grants or design assistance programs, which encourage individual owners and developers to design their projects in keeping with the surrounding properties and community character.
- ❑ Develop site standards that reduce the visual impact of loading docks, storage and disposal areas and utility structures by placing these structures away from public view and providing appropriate screening.

OBJECTIVE:

- ❑ Preserve and rehabilitate Waynesville's historic neighborhoods and commercial centers.

ACTIONS:

- ❑ Identify historic neighborhoods and commercial centers eligible for landmark or historic designation and pursue designation for those evaluated as appropriate for such designation. Initiate designation with the Woolsey Heights and Frog Level communities.

HOUSING AND NEIGHBORHOODS

GOAL:

Provide an attractive range of housing opportunities and neighborhoods for all residents of Waynesville.

OBJECTIVE:

- ❑ Expand affordable housing* opportunities.

*Affordable housing is defined by the U.S. Department of Housing and Urban Development as follows:

For homeownership - where the purchase price of the single family unit does not exceed ninety-five (95) percent of the median purchase price for the area. (For Haywood County this is \$132,000).

For rental units - where a rent does not exceed thirty (30) percent of the adjusted gross income of a family, based on family size, excluding costs for utilities.

ACTIONS:

- ❑ Promote the conservation of the older housing in Waynesville through targeted rehabilitation programs.
- ❑ Work with Mountain Projects, Inc., the Waynesville Housing Authority and other non-profit housing providers to develop new programs and continue existing efforts aimed at increasing opportunities for homeownership for lower-income residents.
- ❑ Work with the development community to explore ways to make affordable housing construction more attractive to developers (cost lowering mechanisms, incentives, etc.).
- ❑ Use creative zoning to allow accessory dwellings, duplexes and other affordable housing alternatives.
- ❑ Rezone areas as indicated on the Land Use Map which allow for higher density residential development.

OBJECTIVE:

- ❑ Encourage a variety of housing types for various income, age and ethnic groups throughout the planning area promoting housing alternatives in addition to the traditional single- and multi-family dwelling options.

ACTIONS:

- ❑ Identify opportunities and areas suitable for retirement centers such as assisted living facilities.
- ❑ Apply creative zoning to allow accessory dwellings, duplexes, the mixing of residential with other uses and other affordable housing alternatives with design standards fitting the location of such dwellings.
- ❑ Develop appropriate design standards and locations for manufactured homes and manufactured home parks.

OBJECTIVE:

- ❑ Establish a strong sense of community through the creation of attractive, involved, and connected neighborhoods.

ACTIONS:

- ❑ Work with local residents to promote and foster the development of strong neighborhood organizations throughout the Waynesville community.
- ❑ Support neighborhood organizations in beautification efforts.

OBJECTIVE:

- ❑ Establish appropriate locations and densities for residential development in the Waynesville community.

ACTIONS:

- ❑ Utilize the zoning ordinance and map to promote residential development in accordance with the future land use map concentrating higher density housing where the services and land are suitable for such development and promote infill housing development.
- ❑ Promote the mixing of residential development with other development in appropriate parts of the community through the use of design standards and buffer requirements which ensure the compatibility of such uses.

TRANSPORTATION

GOAL:

Create a safe, efficient and environmentally sensitive multi-modal transportation system throughout the Waynesville community.

OBJECTIVE:

- ❑ Create an efficient motor vehicular circulation system within the planned growth area for the community.

ACTIONS:

- ❑ Create and maintain a street inventory and strategy for identifying and prioritizing road maintenance needs.
- ❑ Adopt a new transportation plan for Waynesville closely examining previously identified projects for need and identifying additional needed transportation improvements (*see Map 17 Transportation Plan Map for current identification of needs*).
- ❑ Evaluate all new developments for street connectivity and require connections in the land development regulations and through plan review.
- ❑ Create service/secondary roads off Russ Avenue and the Great Smoky Mountains Expressway to reduce access demands on these thoroughfares and enhance traffic flow.
- ❑ Create boulevard entrances into downtown to improve the appearance of Waynesville's gateways and provide traffic calming on Russ Avenue, South Main Street and Business 23.
- ❑ Develop more stringent access management requirements for new development and encourage shared access where feasible to improve traffic circulation, capacity and safety.
- ❑ Explore the use of various traffic calming techniques (ways to reduce motorist speed, motor vehicle volumes, and ways to increase safety for nonmotorized vehicles and pedestrians) for use on public roads and requirement in new development. Provide brochures of traffic calming designs for citizens concerned with safety issues and for developers.
- ❑ Improve parking in the urban centers with the development of parking areas for Frog Level and off of Main Street in the Central Business District and in Hazelwood.

OBJECTIVE:

- ❑ Develop alternative transportation opportunities providing Waynesville residents and visitors with choice, mobility, convenience and safety.

ACTIONS:

- ❑ Require developers to provide pedestrian access in conjunction with new developments.

- ❑ Develop a sidewalk survey and needs assessment for the town (*see Map 17 Transportation Plan map for initial recommendations*). Using this survey/assessment as the foundation, develop a plan programming future sidewalk improvements/expenditures. Particular focus in the plan development should be on creating connections between neighborhoods and between neighborhoods and other activity centers.
- ❑ Include bicycle and pedestrian paths in the design of all major road improvements unless deemed not feasible.
- ❑ Implement the Richland Creek Greenway Plan and expand greenway planning from that focus to encompass the entire planning area. Utilize the developing greenway system to provide linkage to various parts of the Waynesville community. Encourage pedestrian and bicycle use of greenways as a transportation alternative to the automobile.
- ❑ Improve bicycle access by applying for state funds to map and sign bicycle routes and provide bicycle parking facilities.
- ❑ Establish bicycle routes throughout the community with special attention given to destination points such as schools, churches, recreation sites and governmental facilities, etc.
- ❑ Work with the surrounding communities to provide rail service to the Waynesville community. Reestablish/rebuild the depot at Frog Level.
- ❑ Partner with Haywood Transit to explore the implementation of a fixed public transit system in the Waynesville area.
- ❑ Investigate the use of a "trolley" to link downtown with the Frog Level, Hazelwood and Maggie Valley areas. Implement such a service if deemed feasible.
- ❑ Identify and study public/private transportation options for groups needing alternative transportation such as the elderly, the economically disadvantaged, young people and persons with disabilities.
- ❑ Provide better marking, lighting and identification of crosswalks throughout the community.

OBJECTIVE:

- ❑ Coordinate the planning for all modes of transportation utilized within the Waynesville planning area.

ACTIONS:

- ❑ Create a task force/committee with broad-based stakeholder representation to develop and prioritize a multi-modal transportation plan for the community and monitor the progress of such a plan.
- ❑ Develop and adopt a transportation plan for all modes of transportation including prioritization for implementation.

PUBLIC UTILITIES

GOAL:

Insure the optimum quality service delivery of public utilities in the Town of Waynesville serving the needs of the community in an economically sound and environmentally sensitive manner.

OBJECTIVE:

- ❑ Develop updated water and sewer service policies and plans reflecting the goals of the Town's land development plan and projecting future needs.

ACTIONS:

- ❑ Utilize an urban services boundary area to plan for utilities, encourage infill development and promote specific land use patterns in the developing parts of the community.
- ❑ Work with the State Division of Water Resources to update the Town's required water supply plans every five years.
- ❑ Plan water and sewer improvements, extensions and treatment facilities to serve existing and future development areas identified in this land development plan.
- ❑ Explore cooperative efforts in water and sewer service provision with Haywood County and other jurisdictions in the region.

OBJECTIVE:

- ❑ Improve the provision of natural gas service throughout the community.

ACTIONS:

- ❑ Encourage the use of natural gas and extend lines to commercial and residential areas where they are currently lacking.

OBJECTIVE:

- ❑ Provide the necessary technological infrastructure to make Waynesville a wired community.

ACTIONS:

- ❑ Review the current status of fiber optic line provision in the community and develop a program identifying and prioritizing areas for improvement. Explore cooperative efforts for providing improved service with Haywood County and other jurisdictions in the region.
- ❑ Encourage the placement of underground fiber optic lines in appropriate new developments.
- ❑ Continue to extend fiber optic lines into residential neighborhoods to encourage technology based, home based cottage industries.
- ❑ Encourage the providers of land telephone lines and cellular telephone service to provide Waynesville with the most current technology available and affordable for its residents.
- ❑ Encourage the expansion and the improvement of satellite and cable television services to the residents of the community within the planned growth area.

OBJECTIVE:

- ❑ Locate utility lines such as electric, cable and telephone lines underground whenever possible and improve the aesthetic quality of telecommunications towers.

ACTIONS:

- ❑ Adopt land development regulations requiring any utilities associated with new development and redevelopment to be placed underground or at the rear of properties, where feasible.
- ❑ Formulate plans for locating existing overhead power lines underground. Prioritize areas of greatest importance for relocation of such lines (such as scenic highways and major entrances into Waynesville) and seek funding for placing all utilities underground.
- ❑ Promote the relocation of highly visible lines to underground in conjunction with planned improvements (such as road improvements and water and sewer extensions).
- ❑ Adopt land development provisions concerning the placement and standards for telecommunications towers with the objective of reducing the impact of such towers on the natural beauty of the community.
- ❑ Work with telecommunications providers to improve the aesthetics of existing facilities.

RECREATION AND CULTURAL RESOURCES

GOAL:

Provide the resources needed for high quality recreation, cultural and economic activities.

OBJECTIVE:

- ❑ Create a comprehensive, and diverse mix of community facilities and public spaces to serve the residents of and visitors to Waynesville.

ACTIONS:

- ❑ Create a "Town Square" in Frog Level.
- ❑ Work to create small urban centers in Hazelwood and West Waynesville.
- ❑ Design all future and redesign, where necessary and feasible, existing municipal and other governmental buildings to be more aesthetically pleasing and in keeping with their surrounding areas.

- ❑ Work with the County and other interested entities to convert the Materials Center (old school on Pigeon Street) into a cultural/neighborhood center with surrounding park.
- ❑ Work with the school board, the County and other interested groups to convert the Old Hazelwood School into a community center for arts/recreation/public meetings, etc. Maintain the athletic fields for public recreational use.
- ❑ Work to establish a farmer's market in Frog Level.
- ❑ Seek funding for incorporating cultural resources into public structures.
- ❑ Identify and maintain an inventory of outstanding scenic landscapes, roads and views, important street trees and other features which define the character of the Waynesville area.

OBJECTIVE:

- ❑ Develop and maintain a recreation plan that provides programming and facilities to meet the active and passive recreational needs of the Waynesville community.

ACTIONS:

- ❑ Work with Haywood Waterways and the Richland Creek Action Committee to develop a comprehensive greenway plan for Waynesville building from the Richland Creek greenway plan. Develop the greenway in phases as proposed in the plan. Develop passive recreation sites along the greenways.
- ❑ Expand the number and size of community parks by utilizing land in flood prone areas or other lands with similar development constraints.
- ❑ Require open space and park dedication in larger residential developments.
- ❑ Encourage the county to explore recreational use of the landfill property on Francis Farm Road.
- ❑ Encourage the county and cooperate in efforts to establish a complex of soccer fields on Haywood County property on Allen's Creek Road.
- ❑ Conduct a survey of park, programming and open space needs. Begin, following the survey, to develop parks to address needs identified through the survey. Work with the recreation board and staff to assure that programs provided meet the recreation needs of the Waynesville community.

- ❑ Apply for funding for the acquisition and development of park and recreation areas.

OBJECTIVE:

- ❑ Preserve and rehabilitate Waynesville's historic resources.

ACTIONS:

- ❑ Maintain and map an inventory of important historic and archeological resources (sites and areas) which define the historic character of the area and make it available to the development community.
- ❑ Pursue landmark or historic district designation for eligible neighborhoods, structures and sites.
- ❑ Form a Historic Preservation Foundation to provide and implement financial incentives such as a low-interest revolving fund for the rehabilitation of historic or landmark properties and explore options for preserving historic buildings.
- ❑ Support funding for local cultural institutions and organizations that educate Waynesville residents about our unique heritage.
- ❑ Identify and seek state and federal grants/funds for enhancing historic resources.
- ❑ Expand the time allowed by ordinance to delay the demolition of a designated historic structure while alternatives to demolition are explored.
- ❑ Explore possibilities (special legislation) for modifying the building code to encourage and allow cost-effective rehabilitation and reuse of historic structures.

NATURAL RESOURCES

GOAL:

Preserve, enrich and promote the unique natural assets of the Waynesville study area.

OBJECTIVE:

- ❑ Preserve and enhance local agricultural activities and the conservation of open space.

ACTIONS:

- ❑ Promote the existing Haywood County Farmland Preservation Program.
- ❑ Work with Haywood County and the Haywood Soil and Water Conservation District to explore development of a purchase of development rights program for farmland in the county.
- ❑ Promote/seek incentive-based efforts for the conservation of important open land (steep forested slopes, farmland, etc.) such as transfer of development rights, the granting of easements, and purchase of development rights programs.

OBJECTIVE:

- ❑ Target critical natural resources and develop programs/regulations for their preservation.

ACTIONS:

- ❑ Work with the state to identify and map wetlands throughout the study area and encourage all public and private development projects to preserve and enhance the preservation of these wetlands.
- ❑ Establish new development standards for steep slopes and mountain ridges to eliminate clear cutting and destructive grading.
- ❑ Identify and maintain an inventory of the outstanding scenic landscapes, roads and views that define the natural character of the community (i.e., Wildcat Cliffs, Sulfur Springs, boundary trees, etc.). Establish criteria under which these scenic landscapes, roads, views and other features can be preserved. Pursue NCDOT "Scenic Byway" designation for significant roadways.
- ❑ Map the state-designated high quality and outstanding resource waters in the planning area and make sure developers and local officials are aware of the development regulations and stormwater controls required along these special waters.
- ❑ Encourage landowners of forested areas to obtain assistance from the state forestry service regarding best management practices for such areas.
- ❑ Explore the use of transfer of development rights as a mechanism for preserving environmentally sensitive lands.
- ❑ Explore methods for protecting the important viewsheds in the planning area.

OBJECTIVE:

- ❑ Protect and promote trees and urban forests.

ACTIONS:

- ❑ Explore regulations aimed at reducing the effects of clear cutting and which encourage or require the retention of natural buffers along the perimeter of property, especially at road frontages and along streams.
- ❑ Develop a tree planting program to plant new trees on public and private property.
- ❑ Seek funding for comprehensive tree planting from the North Carolina Urban and Community Forestry Grant Program.
- ❑ Seek funds from CP&L and other sources for new trees.

OBJECTIVE:

- ❑ Provide for the adequate enforcement of regulations designed to protect the environment.

ACTIONS:

- ❑ Protect the Allens Creek watershed through enforcement of the County's Water Supply Watershed Ordinance.
- ❑ Protect mountain ridges through enforcement of the State Mountain Ridge Protection Act.
- ❑ Maintain flood prone areas as open space by continued enforcement of the floodplain management program. Where possible, utilize these floodplains in the greenway system.

OBJECTIVE:

- ❑ Reduce the impacts of stormwater runoff from impervious surfaces.

ACTIONS:

- ❑ Develop and implement a local stormwater management program to improve stormwater management including: requiring retention on site and increase the time of release into the natural drainage system; and establishing standards for impervious

surfaces. At a minimum, incorporate all the new federal guidelines on stormwater management for small urban areas.

- ❑ Develop incentives and encourage the use of pervious surfaces and shared parking/driveways by developers and homeowners. Make information available on pervious paving materials and the companies licensed to design and install such materials.
- ❑ Explore the use of alternative street design such as narrower widths and use of landscaped ditches rather than curb and gutter designs.

OBJECTIVE:

- ❑ Reduce stream sedimentation.

ACTIONS:

- ❑ Examine the current ordinances concerning grading and erosion control. Implement revisions where appropriate.
- ❑ Develop new standards including best management practices for mountain development. These standards should include road standards and should require that best management practices be in place prior to the beginning of construction. Develop a brochure outlining mandatory BMP's and how to implement them.
- ❑ Review adopted stream buffer requirements for effectiveness.

OBJECTIVE:

- ❑ Enhance and protect the aesthetic and environmental significance of existing waterways within the study area.

ACTIONS:

- ❑ Reduce non-point source pollution entering the waterways.
- ❑ Establish buffers along creeks and require the use of wooded vegetation within such areas. Designate a conservation overlay district along Richland Creek and significant tributaries. Work to restore natural habitats along Richland Creek.
- ❑ Identify the State-designated high quality and outstanding resource waters in the planning area and make sure developers and local officials are aware of the development regulations and stormwater controls required along these special waters.

ECONOMIC VITALITY

GOAL:

Maintain and strengthen a broad-based economy in Waynesville comprised of vibrant and expanding manufacturing, retail, agricultural, services, governmental and construction sectors.

OBJECTIVE:

- ❑ Designate and support the development of appropriate amounts of land to meet the needs of the different sectors of the economy.

ACTIONS:

- ❑ Reserve appropriate land for light (clean) industrial and commercial development.
- ❑ Expand the Central Business District to continue promoting a healthy service, government and retail center for Waynesville.
- ❑ Promote the reuse of vacant or underutilized industrial and commercial sites through the use of incentives and state and federal funding programs.
- ❑ Develop programs to protect and support the preservation of productive farmland in the planning area.

OBJECTIVE:

- ❑ Assess the potential of the local economy and marshal the resources to design programs to develop a strong economy providing a broad range of employment opportunities.

ACTIONS:

- ❑ Work with the Haywood County Economic Development Council on economic development planning efforts for the area.
- ❑ Investigate and implement (as appropriate) the use of incentives that could be made available to new and expanding businesses.
- ❑ Create higher education linkages in Waynesville between UNC-A, Western Carolina University and Haywood Community College.
- ❑ Promote new (i.e. ginseng) and traditional agricultural operations.

- ❑ Define and develop the tourism sector of the economy looking at additional opportunities such as agro-tourism.

OBJECTIVE:

- ❑ Expand and upgrade the community's infrastructure systems and services with a focus on economic development impacts.

ACTIONS:

- ❑ Analyze the economic development potential and the town's economic development objectives when programming improvements to Waynesville's infrastructure systems.
- ❑ Review the current status of fiber optic line provision in the community and prioritize areas for improvement working with other jurisdictions in the region.
- ❑ Work to promote the provision of rail service to the Waynesville community.
- ❑ Create informational materials for developers on community infrastructure and areas conducive for certain types of development.

Chapter 5: PROGRAM OF POLICY AND ACTION COMMITMENTS

Introduction

The goals, objectives and actions set forth in Chapter Four of the Waynesville Land Development Plan outline the aims and efforts the community plans to pursue over the next twenty years in order to achieve its vision. In this chapter, additional specification is provided to detail what needs to be done, when and by whom in order to undertake these endeavors and work to make the vision a reality. The leadership of the Town of Waynesville has committed itself to the development of the Waynesville Land Development Plan, not as an end in itself, but as the beginning of events leading toward effective implementation of the plan. The future land use, transportation and utility proposals with their various components along with the work program set forth on the following pages are developed as a guide for carrying out the plan.

Land Use

The future land use plan for the Town of Waynesville set forth on *Maps 12 through 16* is designed to serve as a general guide for the future decision-making on land use issues for the community. It charts desired future patterns for urban land uses and establishes a boundary for water and sewer service extension. The plan is not a zoning plan although future zoning decisions will be made in consideration of the objectives of this plan.

The plan was developed based on population projections for the planning area and expectations of the future needs of this population (see “Land Supply Analysis” below) as well as the community's desires for future land development patterns as expressed at public meetings held in conjunction with the development of this plan. Additionally, current land use patterns and development constraints (environmental, physical, existing infrastructure) were important in the development of this plan. The general feeling of the community as expressed in this plan is that growth in Waynesville needs to be managed. The following general recommendations concerning land use express how the community wishes to direct its future development.

- ❑ Indiscriminate sprawl should be avoided through the establishment of an urban services boundary limiting water and sewer lines to development within the boundary or to development meeting stringent design standards.
- ❑ Future growth should be directed to areas within the urban services boundary, particularly around the urban centers of Downtown Waynesville and Hazelwood. Infill development is to be encouraged.
- ❑ The important natural features (mountains, vistas, farmland, waterways) that make Waynesville such a beautiful place should be protected from detrimental development.

- ❑ The community character of the various individual parts of the town -- which together create the fabric that is Waynesville -- should be retained.
- ❑ A variety of housing types and locations shall be allowed within the community.
- ❑ Mixed use development shall be encouraged. Strip commercial development should be discouraged.

Map 12 depicts the generalized land use plan for Waynesville in the year 2020. *Maps 13 through 16* show this land use plan in greater detail with explanation of some of the specifics of what is proposed for the various parts of the community. Descriptions of the land use classifications shown on the maps are provided below.

Land Supply Analysis

Introduction

An important consideration in land use planning is the determination of how much land will be needed in a community for the various types of land use in the future. The time period of concern in the Waynesville Land Development Plan is the period from 2000 to 2020. While it is impossible, under even the best of circumstances, to precisely predict future patterns of land demand in any community, these predictions are even more difficult in Waynesville. This is primarily due to the general nature of the current land use data utilized in this plan and the desire for greater specificity on land use in the design of future land use patterns. Using the experiences of other small communities, the prior land use demands in Waynesville, the anticipated land use trends in the community and the desired development patterns embodied in this Land Development Plan, an analysis for the major land uses is presented below. In most instances, this analysis was not used as a determinant to limit amounts of land designated for particular uses. Instead, it was used to affirm that sufficient land had been designated based on desired development patterns to accommodate future growth and to support the concept of an urban growth boundary to contain sprawl.

Residential Uses

The population of Waynesville Township (which closely correlates to the study area for the plan) is projected to be 19,263 in the year 2020. Assuming a continued experience of 1.94 persons living in each dwelling unit in the community, 9,930 total dwelling units would be needed in 2020 to house the population. It is estimated that to date there are approximately 9,559 dwelling units within the Waynesville Township. Proposing a density of no less than two (2) units per acre it could be argued that the town would need only an additional 185.5 acres of land set aside for residential use. Since the town and the surrounding area experiences residential development for second home or part-time/vacation residences and to allow some flexibility for market demands this calculation is not practical. Instead estimates for residential acreage have been calculated based on the 1.94 persons per unit being carried out as an average regardless of the

existing housing stock and existing residentially used lands. Utilizing this method for residential land calculations suggests a need of approximately 4,650 acres for residential development in the future. The proposed land use plan shows 7,949 acres suggested for this purpose, some of which is and will be utilized for infrastructure. This acreage figure, which does not include the "rural" category that contains some residential development, should be more than adequate to provide appropriate land for future residential needs.

Commercial Uses

Since the 1950's and 1960's, commercial uses, which include office and retail, have occupied an increasing amount of acreage in American towns and cities. The land use ratios, according to the American Planning Association, in 1955 were 2.54% for small cities. By 1992, these averages increased significantly, to 10%. The biggest factor in this large percentage increase is parking.

In 2000, it was estimated that approximately 294 acres (2.6% of the community if "rural" lands are subtracted) in the Waynesville planning area was developed purely for commercial purposes. An additional 562 acres (5.2% again subtracting the "rural" land) was estimated as developed with industrial and heavy commercial uses. This indicates that commercial uses in Waynesville occupy less land than is typical in small cities today.

The proposed land use plan shows 1,159 acres suggested for mixed use development (approximately 11% of the total land planning area when "rural" lands are subtracted) much of which will likely be developed with commercial, office, or light industrial uses. This is an increase in keeping with national trends and which should more than adequately accommodate future growth even assuming that some of the mixed use area will be developed residentially. With reduced parking requirements as a goal of this plan, the projected acreage should be even more sufficient for projected needs.

Industrial Uses

In 2001, land used industrially in the Town of Waynesville accounts for approximately 5.2% (562 acres) of all non-rural land use. It is proposed that this percentage will be reduced to 2.5% (261 acres) by 2020. It is suggested that this proposed decline is appropriate for the town due to trends in the community and nationally with respect to the need for purely industrial land. Within the last seven (7) years employment in manufacturing in Haywood County has followed the national trend in declining (almost 33% in Haywood County).

The trend most affecting industrial land allocation nationwide, expected in Waynesville as well, is the country's shift from manufacturing and other heavy industry to a service-based economy. This shift has led to the growth of small firms that account for much of the innovation in this country and a disproportionate share of the job growth. By definition, small firms need little in the way of land dedicated exclusively for industrial development. Because of this trend, and the vacant industrial land in Waynesville today, it was felt that a reduction in land reserved for purely industrial land usage was

appropriate. Mixed use land use is suggested as a preferred development pattern for developing sectors of the economy including light industry compatible with surrounding business and residences.

Recreational/Open Space Uses

A widely held minimum standard for recreation/open space needs is one (1) acre of land per one hundred (100) persons. The future planning area population projections of approximately 19,263 would indicate a need for at least 193 acres of parks and/or open space. The proposed land use plan shows 793 acres in conservation/open space; although much of this land is in golf course development. "Community facilities," which include many recreational areas are proposed to account for approximately 33 acres of future land development in the Waynesville planning area. With the continued development of the Richland Creek Greenway system, the proposed Allen's Creek Road soccer complex, and recommended recreation/open space requirements for future developments, Waynesville should have adequate recreational opportunities afforded its citizenry.

Land Use Classifications

The following general descriptions are provided for the land use classifications used for the Waynesville Land Development Plan. These descriptions are provided for general guidance purposes only.

Conservation/Open Space

This classification includes land best suited for environmental preservation or generally passive recreation purposes. In most instances, such land is to be preserved in its natural state, or, in the case of recreation open space, developed minimally as needed for the intended recreation purposes. Conservation/open space lands include the following:

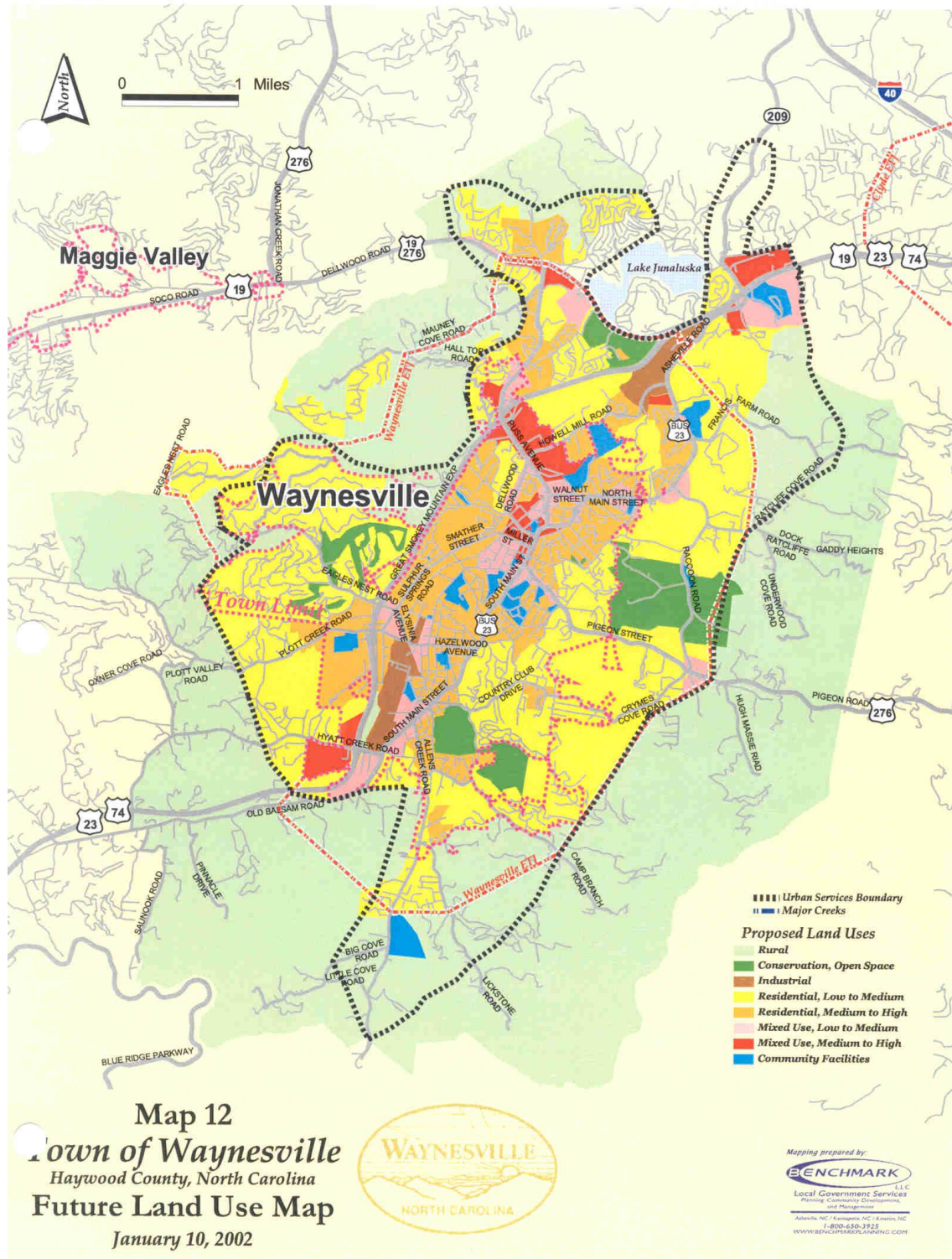
- ❑ Riparian areas or major wetlands.
- ❑ Forest or wildlife conservation areas.
- ❑ Major outdoor recreation areas (publicly or privately owned/operated). Athletic fields are not included in this classification.

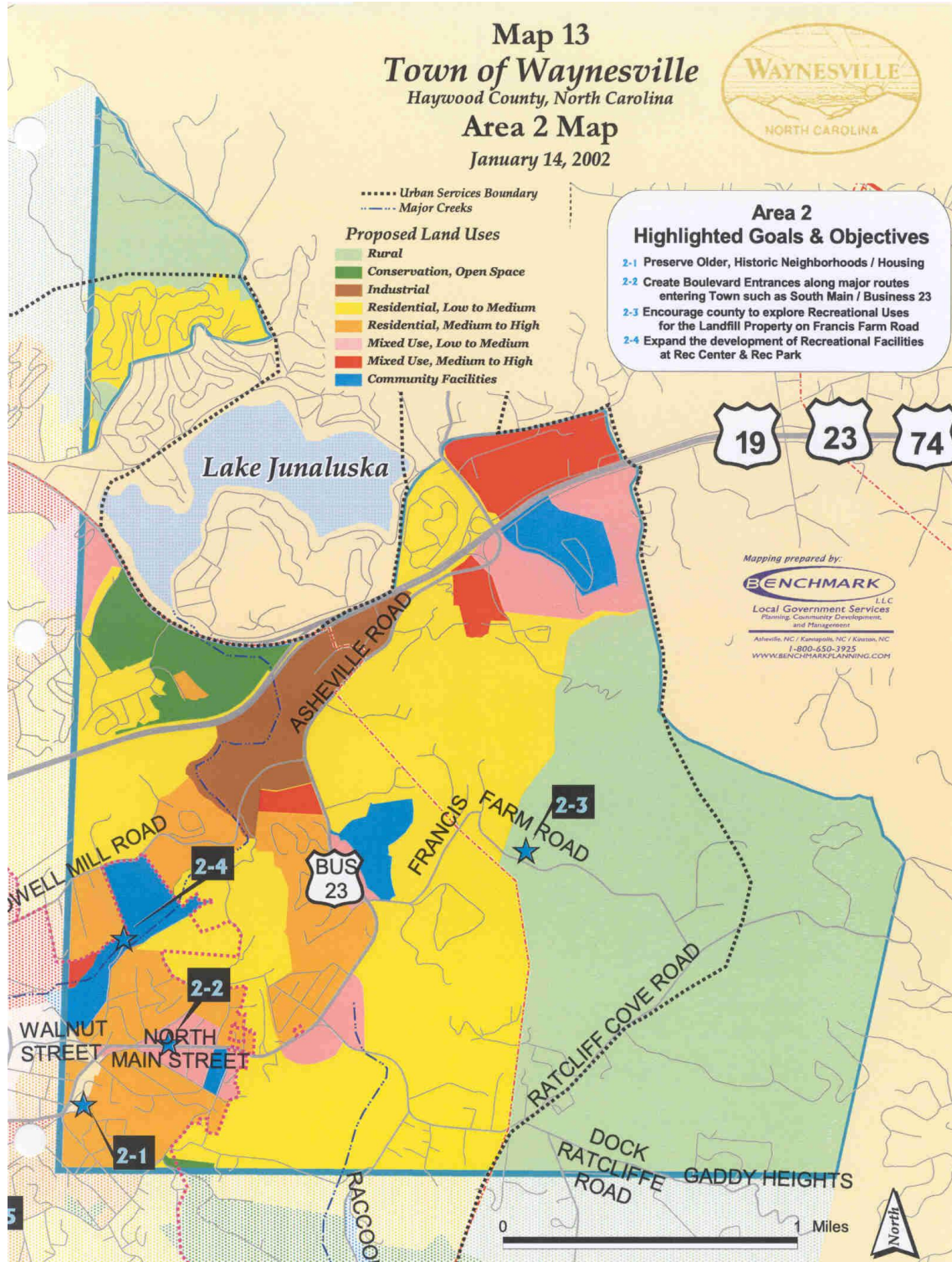
Rural Development

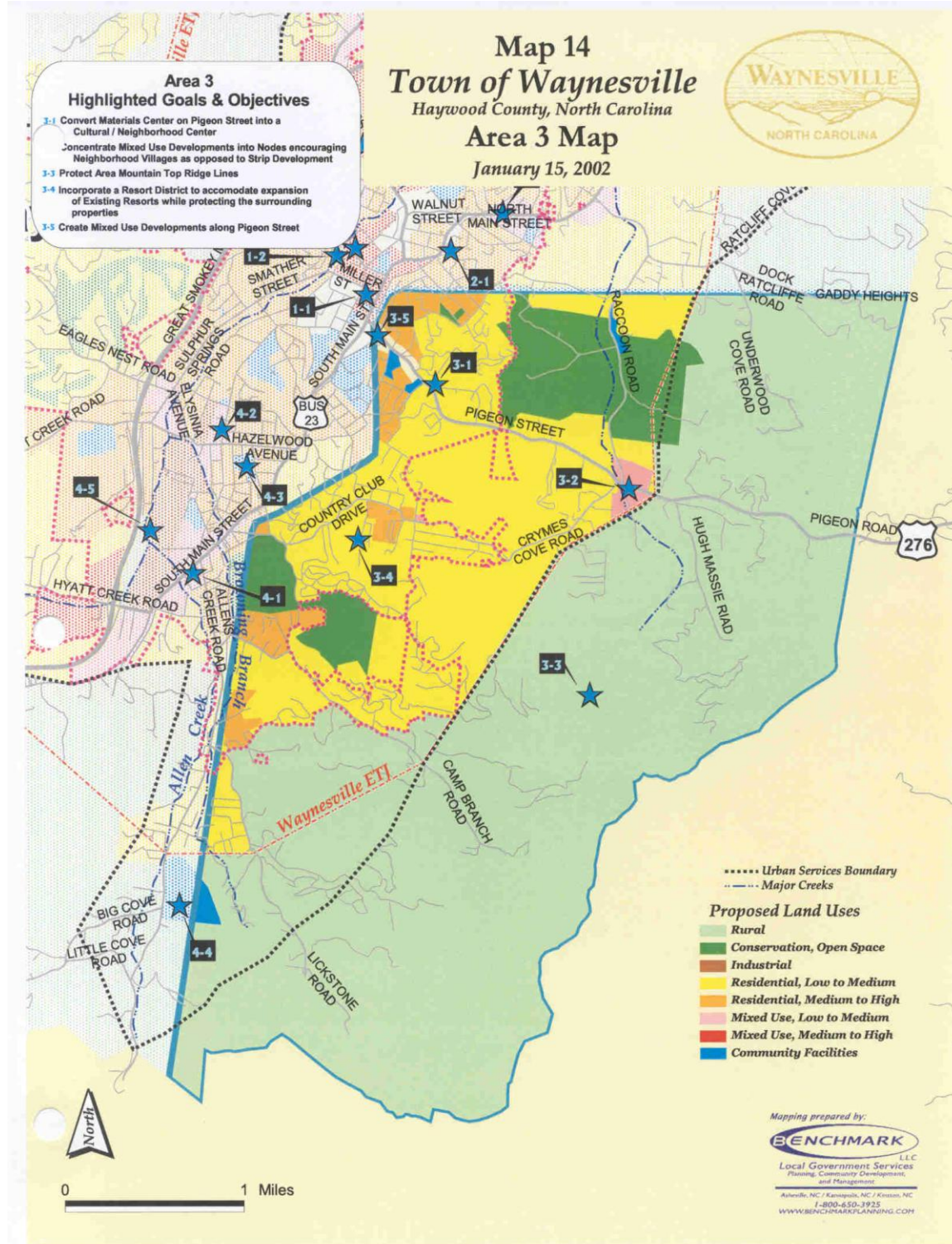
This category includes land use best suited for very low density residential development and agricultural uses. Areas of steep slopes, areas where utility services are not typically provided and significant farmlands are generally included in this classification. Rural development areas include the following:

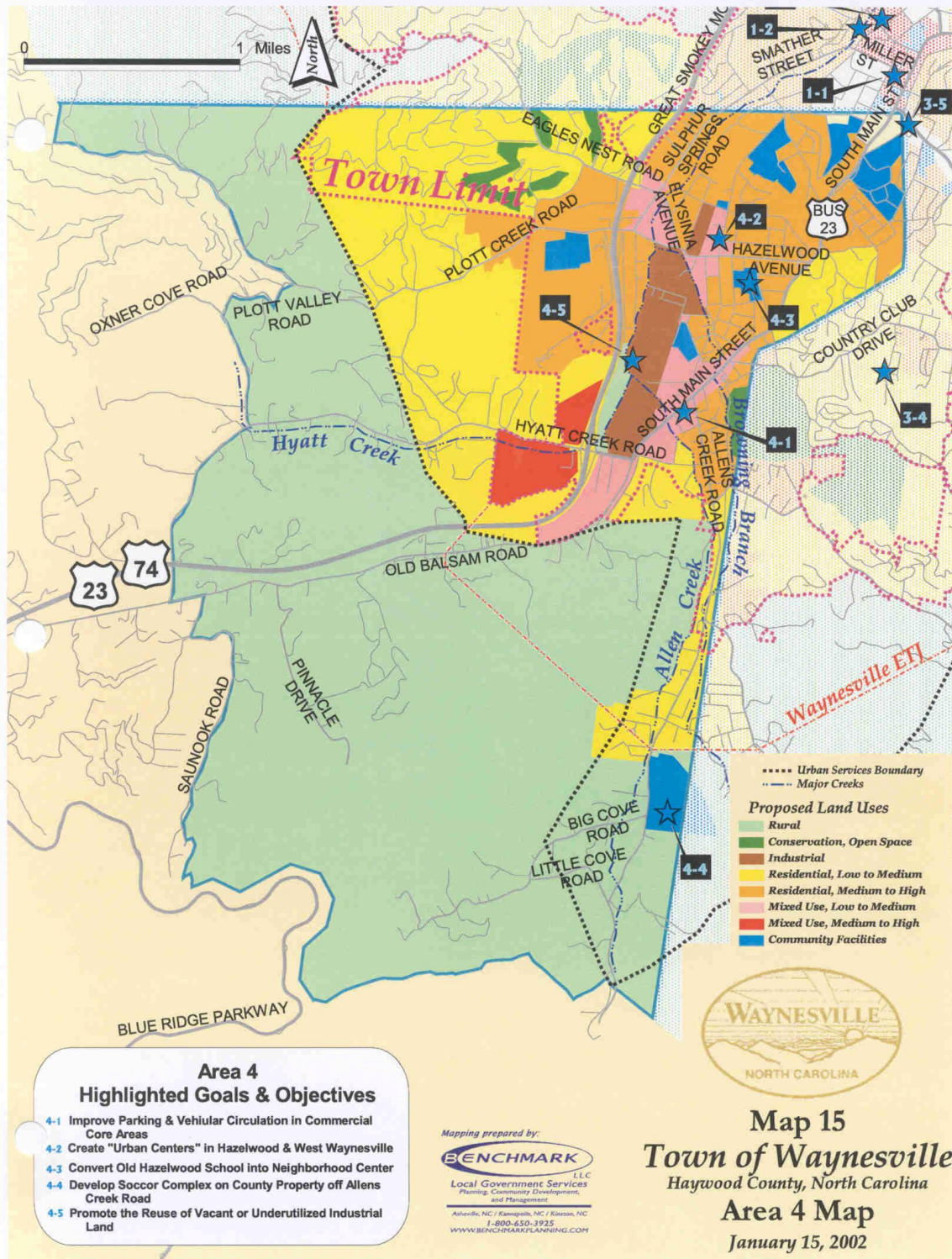
- ❑ Farmland or other agricultural operations.

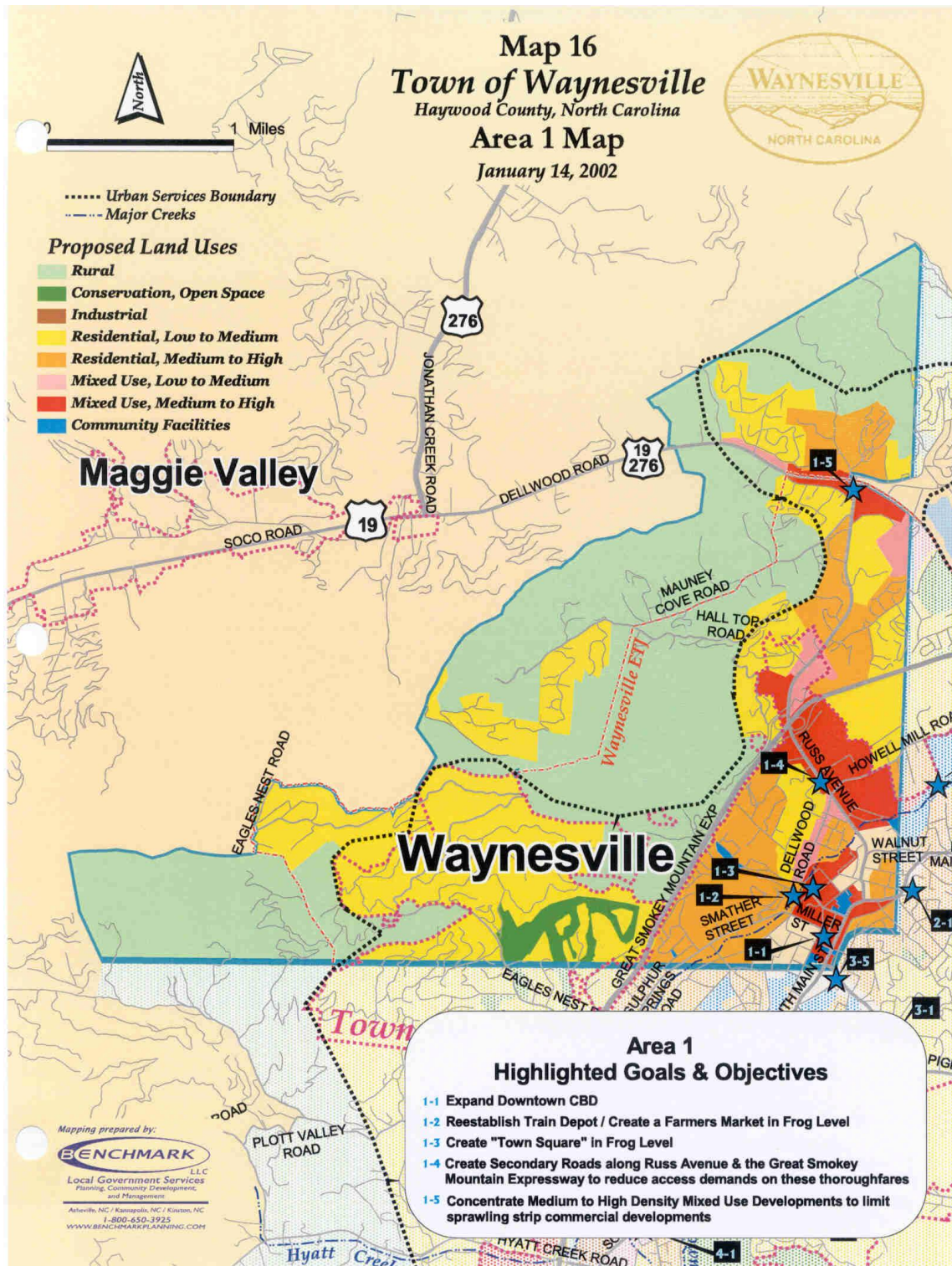
- ❑ Fallow fields or uncultivated tracts of land.
- ❑ Very low density housing (approximately one unit/five acres).











Residential Development

Residential lands in Waynesville are comprised primarily of single-family houses on individual home sites. Other moderate to high density residential uses such as multi-family units, manufactured homes (on lots or in parks) and various types of cluster housing are included in this classification. Residential land uses are proposed on the land use map in two different classifications.

Residential Low/Medium Density

Low/medium density residential development is located on lands where utility services are typically provided but roads are such that accommodation for higher density development is not recommended. Lands with constraints unsuitable for higher density development (i.e., topography) are also typically included in this category. Such development includes:

- ❑ Single-family uses at average densities of three units per acre.
- ❑ Uses desired in residential neighborhoods such as schools, places of worship, small parks, etc.
- ❑ Cluster housing developments on suitable lands with average densities no greater than three dwelling units per acre.

Residential Medium/High Density

Medium/high density residential development is located on lands where utilities are available and where road access and land character are suitable for higher density residential development. Such development includes:

- ❑ A variety of housing types, including apartments, cluster housing and mobile homes at average densities of five to twelve units per acre.
- ❑ Uses desired in higher density residential neighborhoods such as schools, community facilities, places of worship, parks, etc.
- ❑ Assisted living communities.

Mixed Use Development

Mixed use lands in the Waynesville planning area are comprised of a mixture of residential, commercial, office, institutional and some light industrial development with densities and uses allowed as appropriate to the location. Transportation access, land constraints, topography and availability of utilities are critical considerations when examining what uses and densities are appropriate for mixed use land. Mixed use land uses are proposed on the land development map in two different classifications.

Mixed Use Low/Medium

Low/medium concentration mixed use is located on lands where utility services are provided and road access is suitable for providers of goods and services to the local community. Typically such mixed use land is found in the vicinity of major collector intersections where the land is suitable for low to medium density residential development and small scale office, commercial and institutional development. Such development includes:

- ❑ Single-family and multi-family uses at average densities of eight units per acre. Dwelling units are encouraged in combination with suitable commercial and office/institutional developments.
- ❑ Cluster housing suitable to the land on which it is located and complimentary to the surrounding area at average densities of eight units per acre
- ❑ Small to medium scale commercial, office and institutional uses serving the surrounding area.
- ❑ Small custom manufacturing businesses compatible with the surrounding uses.

Mixed Use Medium/High

Medium/high concentration mixed use is located on lands where sufficient utility services are provided and the supporting transportation systems are suitable for moderate to high traffic generating businesses, services and employers. Typically such mixed use land is found in the vicinity of thoroughfares where the land is suitable for higher density residential development and medium to large scale, well-designed office, commercial and institutional development. Such development includes:

- ❑ Single-family and multi-family uses at average densities of nine to sixteen units per acre.
- ❑ Cluster housing suitable to the land on which it is located and complimentary to the surrounding area at average densities of nine to sixteen units per acre
- ❑ Commercial, office and institutional uses serving the entire Waynesville community and surrounding areas.
- ❑ Custom and light manufacturing businesses of a scale and character appropriate to the business location.

Community Facilities/Points of Interest

This category includes land that is or is proposed to be developed for ownership and operation by a public or semi-public institution or organizations with a community-wide focus. It is desirable to be located in areas able to accommodate the operations of the

institutions and where the facilities of the institution will be in keeping with the character of their surroundings. Community facilities lands include the following:

- ❑ Educational institutions including schools and libraries.
- ❑ Cultural facilities including museums and theaters.
- ❑ Community centers.
- ❑ Governmental offices and facilities.
- ❑ Recreation centers and active recreational lands (including athletic fields).
- ❑ Hospitals and medical complexes.

Industrial









Industrial lands are proposed in the land development plan in order to provide appropriately located and sized sites for enterprises engaged in manufacturing, wholesale, warehouse and distribution uses. Such lands are located where utilities are adequate for higher intensity operations. Access typically consisting of rail service and vehicular access to major collector or arterial streets is important to the location of such development which includes:

- ❑ Research and development activities.
- ❑ Clean manufacturing activities.
- ❑ Warehousing and distribution operations.

Proposed Land Use

Utilizing the above classifications for land use, *Maps 12 through 16* depict the recommended future land use pattern for the Town of Waynesville Planning Area. As stated before, this land use plan was developed based on population projections for the planning area and expectations of the future needs of this population. It is also based on the community's desires for future land development patterns as expressed at public meetings held in conjunction with the development of this plan. Additionally, current land use patterns and development constraints (environmental, physical, existing infrastructure) were important in the development of this plan. *Table 22* shows the amounts of land (and percentages) proposed for each of the land classifications. The amounts indicated are more than adequate to meet the needs for expected population and employment.

Table 25
PROPOSED LAND USE PATTERNS
WAYNESVILLE STUDY AREA

PROPOSED LAND USE		NUMBER OF ACRES	PERCENT OF STUDY AREA
Conservation/Open Space		793	3.4%
Rural		12,580	54.5%
Low/Med. Residential		5,856	25.4%
Med./High Residential		2,093	9.1%
Low/Med. Mixed Use		651	2.9%
Med./High Mixed Use		508	2.2%
Community Facilities		333	1.4%
Industrial		261	1.1%
Total		23,075	100.0%

Source: Benchmark, Inc.

Transportation

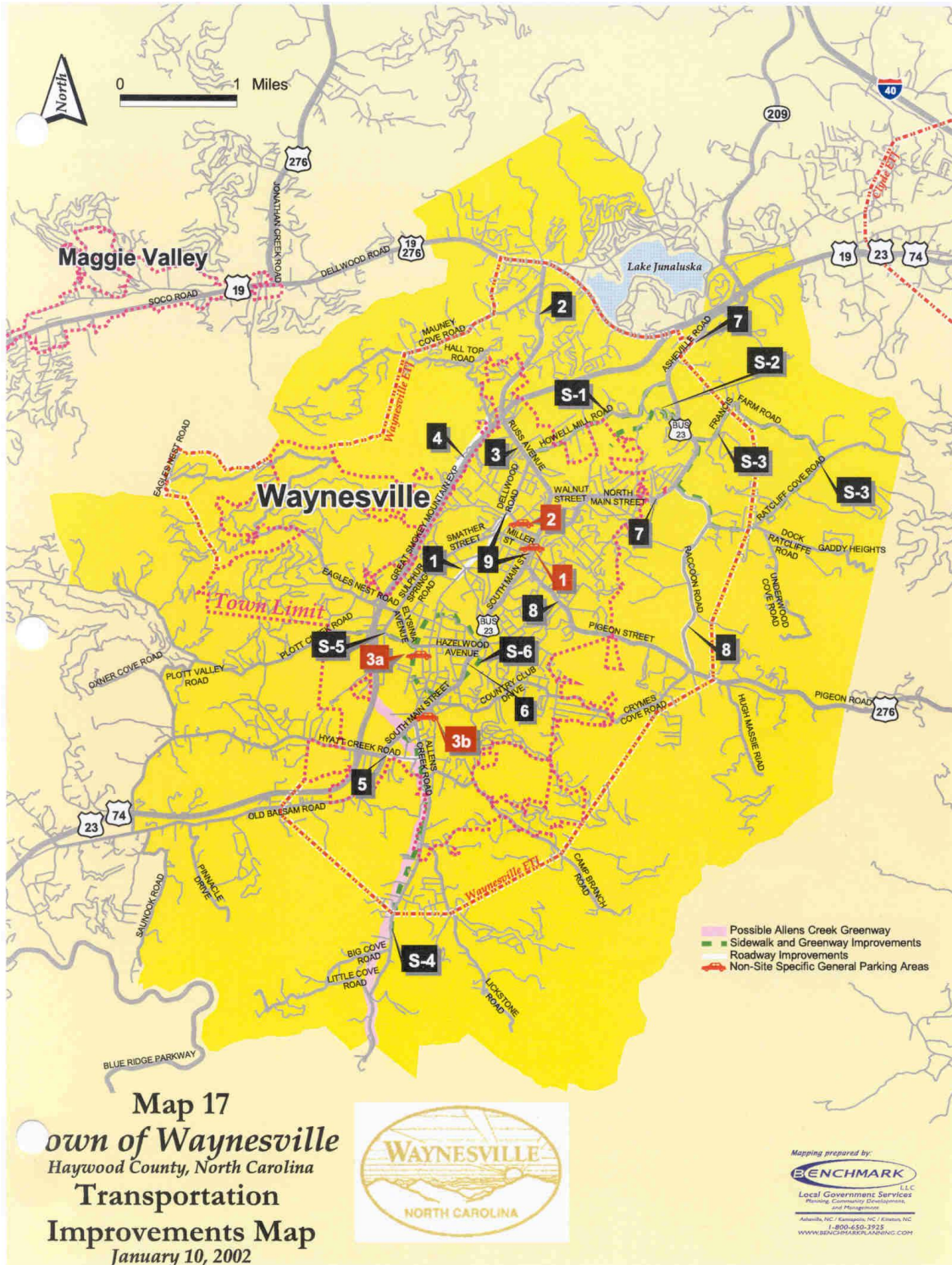
The transportation recommendations set forth in the goals and objectives (and summarized below) along with the map showing future transportation improvements (*see Map 17, Transportation Improvements Map*) reflect a new thinking concerning transportation in the Waynesville community. Previous transportation plans for Waynesville focused almost exclusively on vehicular travel. While roads system improvements are still central to the transportation recommendations set forth in this plan, there are important proposals set forth as well for other modes of transportation including sidewalks, greenways, rail access and mass transit.

The following projects comprise the principal specific proposals for transportation in this land development plan:

- ❑ Russ Avenue should be improved aesthetically and for safety through the development of a "boulevard" along the length of the avenue consisting of a landscaped median with turn lanes and sidewalk improvements.
- ❑ Service roads should be developed to facilitate the removal of some of the traffic off of Russ Avenue.
- ❑ A connecting road should be created from Russ Avenue into Hazelwood along the current Dellwood Road, Smathers Street and Brown Avenue routes to take some of the traffic off of Main Street in Downtown Waynesville.

Table 26
TRANSPORTATION IMPROVEMENTS MAP
PROJECT LISTINGS
TOWN OF WAYNESVILLE

MAP REFERENCE NUMBER	PROJECT LOCATION PROJECT DESCRIPTION
Road Projects	
1	Dellwood Road / Smathers / Brown Avenue connector project.
2	Russ Avenue median, turn lane, and sidewalk improvements.
3	Russ Avenue service road project.
4	Phillips Road / Knollwood Drive Connector
5	Explore truck route or other improvements in the area around S. Main Street, Hyatt Creek Drive, Hendrix Street and Allens Creek Road.
6	South Main Street improvements - Create a boulevard w/bicycle/pedestrian amenities.
7	North Main Street - Various improvements (currently underway)
8	Improvements to Pigeon Street and Raccoon Road to include bicycle/pedestrian amenities
9	Eliminate through transportation truck routes in Downtown Waynesville and Frog Level. Identify new truck routes.
Pedestrian Projects	
S-1	Add sidewalks along entire length of Howell Mill Road.
S-2	Connect Junaluska Elementary School with the Recreation Center via pedestrian/bicycle path.
S-3	Create a sidewalk loop along the streets of Asheville Highway (Business 23), Francis Farm Road and Ratcliff Cove Road.
S-4	Connect the soccer fields along Allens Creek Road with the sidewalk improvements on South Main Street. (Explore an Allens Creek Greenway System to augment the Richland Creek Greenway Project)
S-5	Connect Hazelwood Elementary School site with proposed Richland Creek Greenway System and also to the sidewalk improvements throughout the Hazelwood area.
S-6	Create a sidewalk network system throughout the neighborhoods of Hazelwood and downtown Hazelwood.



- ❑ A two-lane boulevard/combined with some areas of two-lanes with parking (incorporating turn lanes and a divided median) should be created along South Main Street with landscaping and pedestrian improvements incorporated in the design.
- ❑ A connector should be created from Phillips Road through Knollwood Drive to take traffic from northern Russ Avenue to Eagles Nest Road.
- ❑ Methods for improving truck traffic (truck routes, etc.) in the area around South Main Street, Hyatt Creek Road, Hendrix Street and Allens Creek Road should be explored.
- ❑ Improvements to Pigeon Street and Raccoon Road should be made incorporating widening and straightening as needed for safety and the addition of bicycle and pedestrian amenities.
- ❑ Parking areas should be sited and developed in Downtown Waynesville, Frog Level, and Hazelwood. Opportunities for developing general parking areas in the Russ Avenue areas should also be studied.
- ❑ Sidewalks should be developed connecting the following:
 - ❑ The proposed soccer complex (on Allens Creek Road) with South Main and the Hazelwood community.
 - ❑ Hazelwood Elementary School with the planned Richland Creek Greenway system and with sidewalk improvements throughout the central section of Hazelwood.
 - ❑ Continued development of the Richland Creek Greenway/Trail. Explore connections with the Mountains-to-Sea Trail.
 - ❑ A greenway system along Allens Creek should be explored to augment the Richland Creek Greenway Project.
 - ❑ A sidewalk/bicycle lane loop should be developed along Business 23, Francis Farm Road and Ratcliff Cove Road.
 - ❑ A sidewalk network should be created throughout the Hazelwood community to assist in revitalization efforts there.
 - ❑ Sidewalks should be added along the entire length of Howell Mill Road.
 - ❑ A pedestrian/bicycle path should be created to link Junaluska Elementary School with the Recreation Center.

See also the goals and objectives related to transportation in Chapter Four.

Urban Services

An urban services area, representing the limits of where urban services should be provided over the next twenty years, is indicated on the Future Land Use Map (*Map 12*). Principally this is meant to direct the extension of water and sewer services. Police and fire protection along with other municipal services would, obviously, be provided to areas that become part of the incorporated community as such incorporation takes place. Policies should be developed concerning the extension of water and sewer services outside this boundary and to encourage the cost effective infilling of services before further utility line extensions are made into rural areas.

Community Facilities

The following are the principal community facilities recommendations incorporated in this plan:

- ❑ The Materials Center (old school on Pigeon Street) should be developed into a cultural/neighborhood center with surrounding park through work with the County and private entities.
- ❑ The Old Hazelwood School (if not needed for educational purposes) should be renovated and turned into a community center for arts/recreation/public meetings, etc.
- ❑ Major recreational facilities should be concentrated around the Recreation Center.
- ❑ A soccer complex (county facility) should be created on Allens Creek Road.
- ❑ Additional small neighborhood parks should be developed in areas of concentrated residential development.
- ❑ Requirements for open space and park dedication in larger residential developments should be incorporated into the town's development regulations.

Plan Implementation

The land development plan for Waynesville is an advisory document intended to serve as a guide for the development of the town over the next twenty years. The Twenty Year Work Program contained in this section of the plan serves to set forth the schedule of actions to be completed over the life of the plan in an effort to achieve the goals, objectives and vision which the community has established for itself. These actions are the same actions contained in Chapter Four, however, for the purposes of developing a concise chart, many of the lengthy explanations for the actions have been abbreviated. These actions are set forth in the work program with the suggested time frame and responsible parties indicated. Measures that are proposed to be continuous in implementation have been listed as "Ongoing."

Twenty Year Work Program Land Development Plan Waynesville	
YEAR 1	
<u>Priority Actions (>)and Elements (✓)</u>	<u>Parties with Primary Responsibility</u>
<p>➤ <u>Revise the town's land development regulations (Zoning Ordinance; Subdivision Ordinance; etc.) to reflect the concepts contained in this plan.</u></p> <ul style="list-style-type: none"> ✓ Establish standards for and encourage mixed-use development. ✓ Develop standards for the development of retirement communities and assisted living facilities. ✓ Incorporate a resort district into the zoning ordinance. ✓ Provide incentives to encourage infill in targeted areas. ✓ Restrict development density and land disturbance on areas with steep slopes. ✓ Implement a conservation overlay district for waterways. ✓ Require the clustering of development in environmentally sensitive areas. ✓ Explore the use of transfer of development rights for preserving environmentally sensitive lands. ✓ Develop transition zones for the entrances into Downtown Waynesville. ✓ Encourage the creation of dwelling units on the second floor of buildings in Downtown, Frog Level and the Hazelwood town center (and allow this type of development in other mixed use districts). ✓ Create new development standards for manufactured homes and manufactured home parks. ✓ Revise the sign ordinance. 	<p>Board of Aldermen; Planning Board; Planning Staff</p>

<ul style="list-style-type: none">✓ Evaluate and implement methods for reducing "light pollution."✓ Incorporate design criteria into the town's land development ordinances.✓ Develop site standards that reduce the visual impact of loading docks, storage and disposal areas and utility structures.✓ Use creative zoning to allow accessory dwellings, duplexes, the mixing of residential with other uses and other affordable housing alternatives.✓ Develop more stringent access management requirements for new development.✓ Require developers to provide pedestrian access in conjunction with new developments.✓ Adopt regulations requiring any utilities associated with new development or redevelopment to be placed underground or at the rear of properties as feasible.✓ Require open space and park dedication in larger residential developments.✓ Expand the time allowed to delay the demolition of historic properties.✓ Explore regulations aimed at reducing the effects of clear cutting and require natural buffer retention.✓ Develop incentives for the use of pervious surfaces and shared parking.✓ Explore the use of alternative street design.✓ Examine the current ordinances concerning grading and erosion control.✓ Develop new standards including best management practices for mountain development.✓ Explore standards for viewshed protection.	
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<p>➤ <u>Revise the Zoning Map to reflect the concepts contained in this plan.</u></p> <ul style="list-style-type: none"> ✓ Reserve industrial land for appropriate light industrial development. ✓ Concentrate commercial and industrial development along suitable transportation corridors in nodes. ✓ Designate areas for concentrated growth, infill and/or redevelopment. ✓ Designate a conservation overlay along Richland Creek and important tributaries. ✓ Expand the Central Business District and establish transition zones for the major entrances into Downtown Waynesville. ✓ Evaluate where manufactured home and manufactured home park development should occur. ✓ Rezone areas as indicated on the Land Use Map which allow for higher density residential development and infill ✓ Identify areas suitable for retirement centers. 	<p>Board of Aldermen; Planning Board; Planning Staff</p>
<p>➤ <u>Initiate historic district designation for the Woolsey Heights and Frog Level areas.</u></p>	<p>Planning Staff; Historic Preservation Commission; SHPO</p>
<p>➤ <u>Create a task force/committee to develop and monitor a transportation plan for the community.</u></p>	<p>Board of Aldermen</p>
YEAR 2	
<p><u>Priority Actions (>)and Elements (✓)</u></p>	<p><u>Parties with Primary Responsibility</u></p>
<p>➤ <u>Use state and federal brownfields programs to promote the reuse of vacant or underutilized industrial sites.</u></p>	<p>Board of Aldermen; Town Staff; Private Developers; Haywood County Economic Development Council; EPA; NCDENR, NC Dept. of Commerce</p>
<p>➤ <u>Adopt an Urban Services Area as the planned growth area for the next twenty years.</u></p>	<p>Board of Aldermen; Planning Board; Town Staff</p>

<ul style="list-style-type: none"> ✓ Develop detailed policies limiting water and sewer extension beyond the Urban Services Area. ✓ Restrict development outside the growth area. 	Board of Aldermen; Planning Board; Town Staff
➤ <u>Create a street inventory and strategy for identifying and prioritizing road maintenance needs.</u>	Town Staff; Board of Aldermen
➤ <u>Conduct a survey of park, recreation programming and open space needs.</u>	Parks and Recreation Staff; Waynesville Recreation/Parks Advisory Committee; Board of Aldermen
➤ <u>Map the state-designated high quality and outstanding resource waters in the planning area.</u>	NCDENR; Town Staff
➤ <u>Make information available on pervious paving materials.</u>	Planning Staff
➤ <u>Encourage the county and cooperate in efforts to establish a complex of soccer fields on Allen's Creek Road.</u>	Haywood County; Town and County Recreation Boards; Board of Aldermen; Town Staff
➤ <u>Work to establish a farmer's market in Frog Level.</u>	Frog Level Association; Downtown Waynesville Association; Town Staff
YEARS 3-5	
<u>Priority Actions (>)and Elements (✓)</u>	<u>Parties with Primary Responsibility</u>
➤ <u>Designate areas for infill development and provide incentives to encourage infill in these areas.</u>	Planning Staff; Planning Board; Board of Aldermen
➤ <u>Explore with the County the development of a purchase of development rights program for major farmland.</u>	Haywood County; Haywood County Soil And Water Conservation Office; Planning Staff; Board of Aldermen
➤ <u>Begin efforts to develop the commercial centers of Hazelwood and West Waynesville into small urban centers.</u>	Town Staff; Property and Business Owners In Hazelwood and West Waynesville; Board of Aldermen
➤ <u>Provide design guidelines to control development in appropriate areas.</u>	Community Appearance Commission; Planning Board; Board of Aldermen; Planning Staff
➤ <u>Adopt a new transportation plan.</u>	Board of Aldermen; Transportation Committee; NCDOT; Town Staff; Haywood Transit
➤ <u>Create a boulevard entrance into downtown along North Business 23.</u>	NCDOT; Board of Aldermen; Town Staff; Transportation Committee

➤ <u>Explore the use of various traffic calming techniques and provide brochures on these techniques.</u>	Town Staff; Transportation Committee; NCDOT
➤ <u>Develop a sidewalk survey, needs assessment and improvement program.</u>	Town Staff; Board of Aldermen
➤ <u>Begin to establish bicycle routes throughout the community.</u>	Town Staff; Board of Aldermen; Transportation Committee; NCDOT
➤ <u>Improve parking in the urban centers with the development of parking areas for Frog Level, Downtown and Hazelwood.</u>	Board of Aldermen; Town Staff; Frog Level Association; Downtown Waynesville Association; Property and Business Owners in Frog Level, Downtown Waynesville and Hazelwood
➤ <u>Investigate the use of a "trolley" to link downtown, Frog Level, Hazelwood and Maggie Valley.</u>	Frog Level Association; Downtown Waynesville Association; Haywood County Tourism Development Authority; Haywood Transit; Town Staff
➤ <u>Identify and study public/private transportation options for groups needing alternative transportation.</u>	Town Staff; Haywood Transit; Haywood County; Transportation Planning Board; NCDOT
➤ <u>Begin to explore cooperative efforts for water and sewer service provision.</u>	Board of Aldermen; Town Staff; Haywood County; Other Area Jurisdictions
➤ <u>Review the current status of fiber optic line provision and develop a program for improvement.</u>	Town Staff; Board of Aldermen; Haywood County
➤ <u>Create a "Town Square" in Frog Level.</u>	Board of Aldermen; Frog Level Association; Town Staff; Downtown Waynesville Association
➤ <u>Reestablish/rebuild the train depot in Frog Level.</u>	Board of Aldermen; NCDOT; Rail Service Providers; Frog Level Association
➤ <u>Form a Historic Preservation Foundation to provide financial incentives for rehabilitation of historic properties.</u>	Historic Preservation Commission; Non-Profit Organizations Involved in Historic Preservation
➤ <u>Explore special legislation to modify the building code to encourage and allow cost-effective rehabilitation of historic structures.</u>	Board of Aldermen; Historic Preservation Commission; Planning Staff; Local Legislative Delegation; State Building Code Council
➤ <u>Work with the state to identify and map wetlands throughout the study area.</u>	Planning Staff; NCDENR
➤ <u>Develop a tree planting program for public and private property.</u>	Town Staff; Board of Aldermen; Community Appearance Commission

YEARS 6-10	
<u>Priority Actions (>)and Elements (√)</u>	<u>Parties with Primary Responsibility</u>
➤ <u>Create boulevard entrances into downtown along Russ Avenue and South Main Street.</u>	NCDOT; Board of Aldermen; Town Staff; Transportation Committee
➤ <u>Expand greenway planning from focus on Richland Creek to encompass entire planning area.</u>	Haywood County Waterways; Town Staff; Waynesville Recreation/Parks Advisory Board; Transportation Committee
➤ <u>Explore the implementation of a fixed public transit system.</u>	Haywood Transit; Planning Staff; Transportation Planning Board; Board Of Aldermen; NCDOT
➤ <u>Formulate plans for locating existing overhead power lines underground.</u>	Power Companies; Town Staff; Board of Aldermen
➤ <u>Work with the County and other entities to convert the Materials Center into a cultural/neighborhood center.</u>	Haywood County; Board of Aldermen
➤ <u>Work with the School Board and other entities to convert the Old Hazelwood School into a community center.</u>	Haywood County School Board; Haywood County; Board of Aldermen
YEARS 10-20	
<u>Priority Actions (>)and Elements (√)</u>	<u>Parties with Primary Responsibility</u>
➤ <u>Create service/secondary roads off Russ Avenue.</u>	NCDOT; Board of Aldermen; Town Staff; Transportation Committee
➤ <u>Encourage the county to explore recreational use of the landfill property on Francis Farm Road.</u>	Haywood County; Board of Aldermen; Waynesville Recreation/Parks Advisory Committee
ONGOING	
<u>Priority Actions (>)and Elements (√)</u>	<u>Parties with Primary Responsibility</u>
➤ <u>Direct transportation improvements to projects within the planned growth area.</u>	Board of Aldermen; NCDOT; Transportation Committee; Town Staff
➤ <u>Guide the growth and development in areas adjacent to the existing town limits through orderly extraterritorial jurisdiction and annexation policies.</u>	Board of Aldermen; Planning Board; Planning Staff
➤ <u>Encourage owners of farmland to participate in the Haywood County Farmland Protection Program.</u>	Haywood County Soil and Water Conservation Office; Haywood County; Town Staff

➤ <u>Develop incentives which encourage design in keeping with community character.</u>	Planning Staff; Planning Board; Community Appearance Commission; Board of Aldermen
➤ <u>Identify neighborhoods and properties eligible for historic designation and pursue designation where appropriate.</u>	Historic Preservation Commission; Town Staff; Board of Aldermen
➤ <u>Promote the conservation of the older housing in Waynesville through targeted rehabilitation programs.</u>	Town Staff; Board of Aldermen; Non-Profit Housing Providers
➤ <u>Work with non-profit housing providers to develop new programs and continue existing efforts aimed at increasing opportunities for homeownership for lower-income residents.</u>	Town Staff; Board of Aldermen; Non-Profit Housing Providers
➤ <u>Work with the development community to explore ways to make affordable housing construction more attractive to developers.</u>	Board of Aldermen; Town Staff; Developers; Haywood County Chamber Of Commerce; Non-Profit Housing Providers
➤ <u>Work with local residents to promote the development of strong neighborhood organizations.</u>	Board of Aldermen; Residents; Town Staff
➤ <u>Support neighborhood organizations in beautification efforts.</u>	Board of Aldermen; Town Staff
➤ <u>Maintain street inventory for prioritizing road maintenance needs.</u>	Town Staff; Board of Aldermen
➤ <u>Evaluate all new developments for street connectivity and require connections in the land development regulations.</u>	Planning Board; Board of Aldermen; Town Staff
➤ <u>Encourage shared access to developments.</u>	Planning Board; Board of Aldermen; Town Staff
➤ <u>Include bicycle and pedestrian paths in the design of all major road improvements.</u>	Planning Board; Board of Aldermen; Town Staff; Transportation Committee; NCDOT
➤ <u>Apply for state funds to map and sign bicycle routes and provide bicycle parking facilities.</u>	Transportation Committee; Board of Aldermen; Town Staff; NCDOT
➤ <u>Work with surrounding communities to provide rail service to Waynesville.</u>	Transportation Committee; Board of Aldermen; Neighboring Jurisdictions; NCDOT; Haywood County Chamber Of Commerce; Haywood Economic Development Council; Rail Service Providers

➤ <u>Provide better marking, lighting and identification of crosswalks throughout the community.</u>	Board of Aldermen; Town Staff
➤ <u>Utilize the urban services boundary to plan for utilities, encourage infill and promote specific land patterns.</u>	Board of Aldermen; Town Staff
➤ <u>Work with the State Division of Water Resources to update the Town's required water supply every five years.</u>	Board of Aldermen; Town Staff; State State Division of Water Resources
➤ <u>Plan water and sewer improvements and extension to serve development areas identified in this plan.</u>	Board of Aldermen; Town Staff
➤ <u>Encourage the use of natural gas and extend lines where lacking.</u>	Board of Aldermen; Town Staff; Natural Gas Companies
➤ <u>Promote the relocation of highly visible lines to underground in conjunction with planned improvements.</u>	Town Staff; Board of Aldermen; Planning Board; Power Companies; Developers
➤ <u>Design all municipal and other governmental buildings to be more aesthetically pleasing.</u>	Town Staff; Board of Aldermen; Community Appearance Commission
➤ <u>Seek funding for incorporating cultural resources into public structures.</u>	Town Staff; Board of Aldermen; Haywood County Arts Council
➤ <u>Maintain an inventory of features which define the character of Waynesville (scenic landscapes, etc.)</u>	Town Staff; Board of Aldermen; Community Appearance Commission
➤ <u>Continue to develop greenways with accompanying passive recreation sites in Waynesville according to adopted plans.</u>	Waynesville Recreation/Parks Advisory Committee; Board of Aldermen; Town Staff; Haywood County Waterways
➤ <u>Expand the number and size of community parks by utilizing land with development constraints.</u>	Board of Aldermen; Waynesville Recreation/Parks Advisory Committee; Town Staff
➤ <u>Apply for funding for the acquisition and development of park and recreation areas.</u>	Board of Aldermen; Waynesville Recreation/Parks Advisory Committee; Town Staff
➤ <u>Maintain an inventory of important historic and archeological resources.</u>	Historic Preservation Commission; Town Staff
➤ <u>Support funding for local cultural institutions and organizations that educate residents about local heritage.</u>	Board of Aldermen; Arts Council
➤ <u>Identify and seek state and federal grants/funds for enhancing historic resources.</u>	Historic Preservation Commission; Town Staff; Board of Aldermen
➤ <u>Promote/seek incentive-based efforts for the conservation of important open land.</u>	Board of Aldermen; Planning Staff; Non- Profit Organizations

➤ <u>Encourage the preservation of wetlands in development projects.</u>	Planning Staff; Planning Board
➤ <u>Pursue NCDOT "Scenic Byway" designation for significant roadways.</u>	Board of Aldermen; NCDOT; Town Staff; Transportation Committee
➤ <u>Make sure that developers and local officials are aware of the regulations concerning high quality and outstanding resource waters.</u>	Planning Staff; NCDENR
➤ <u>Encourage landowners of forest areas to obtain assistance regarding best management practices.</u>	Town Staff; State Forestry Service; Property Owners
➤ <u>Seek funds for tree planting.</u>	Community Appearance Commission; Town Staff; NC Urban and Community Forestry Grant Program; CP&L; Other Funding Sources
➤ <u>Protect the Allen's Creek Watershed through enforcement of the County's Water Supply Watershed Ordinance.</u>	Haywood County
➤ <u>Enforce the State Mountain Ridge Protection Act.</u>	Planning Staff
➤ <u>Review adopted stream buffer requirements for effectiveness.</u>	Haywood County Waterways; Town Staff
➤ <u>Reduce non-point source pollution entering the waterways.</u>	Haywood County Waterways; Board of Aldermen; Haywood County

Managing and Updating Waynesville's Land Development Plan

The land development plan contained on these pages should never be considered a final document. Planning for a community is never a completed job. This plan is a dynamic tool, prepared with the assistance of the citizenry, that should continue to evolve as new influences, opportunities and constraints occur in Waynesville.

To be a truly effective tool in Waynesville's decision-making processes, this land development plan must be kept current and remain a dynamic, rather than a static document. All future decisions and changes that are based upon or amend the plan should be documented as these decisions are made to keep the plan a vital and current guide for growth. The plan should be utilized routinely in all land development and related budget considerations made by the town. It should be reviewed on an annual basis for the purpose of monitoring progress and setting work programs and budgets for each coming year.

Additionally, the Waynesville land development plan should be the subject of a major update at four-year intervals. The process to update should involve community input as was critical to the development of this plan. It should be a process that modifies as necessary, but more importantly, reaffirms the goals of the community as Waynesville moves into the future.

WAYNESVILLE: OUR HERITAGE, OUR FUTURE