



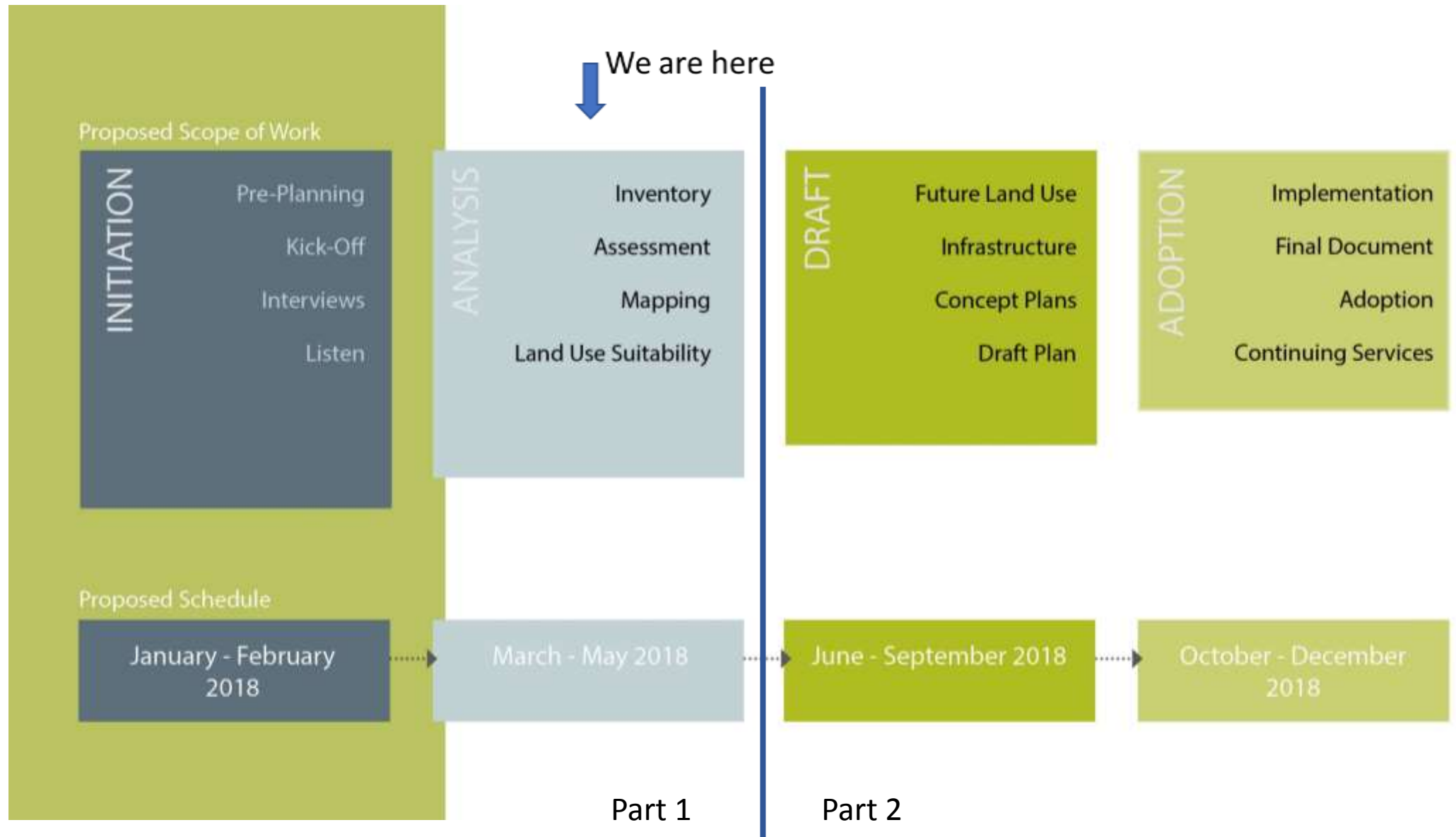
# Town of Waynesville Comprehensive Land Use Plan Update

Steering  
Committee #2  
April 12, 2018



# Agenda

- Schedule
- Steering Committee & Stakeholder Meetings Review
- Public Engagement
- Community Inventory & Analysis
- Vision / Logo / Plan Name
- Next Steps



# Project Timeline

We are here

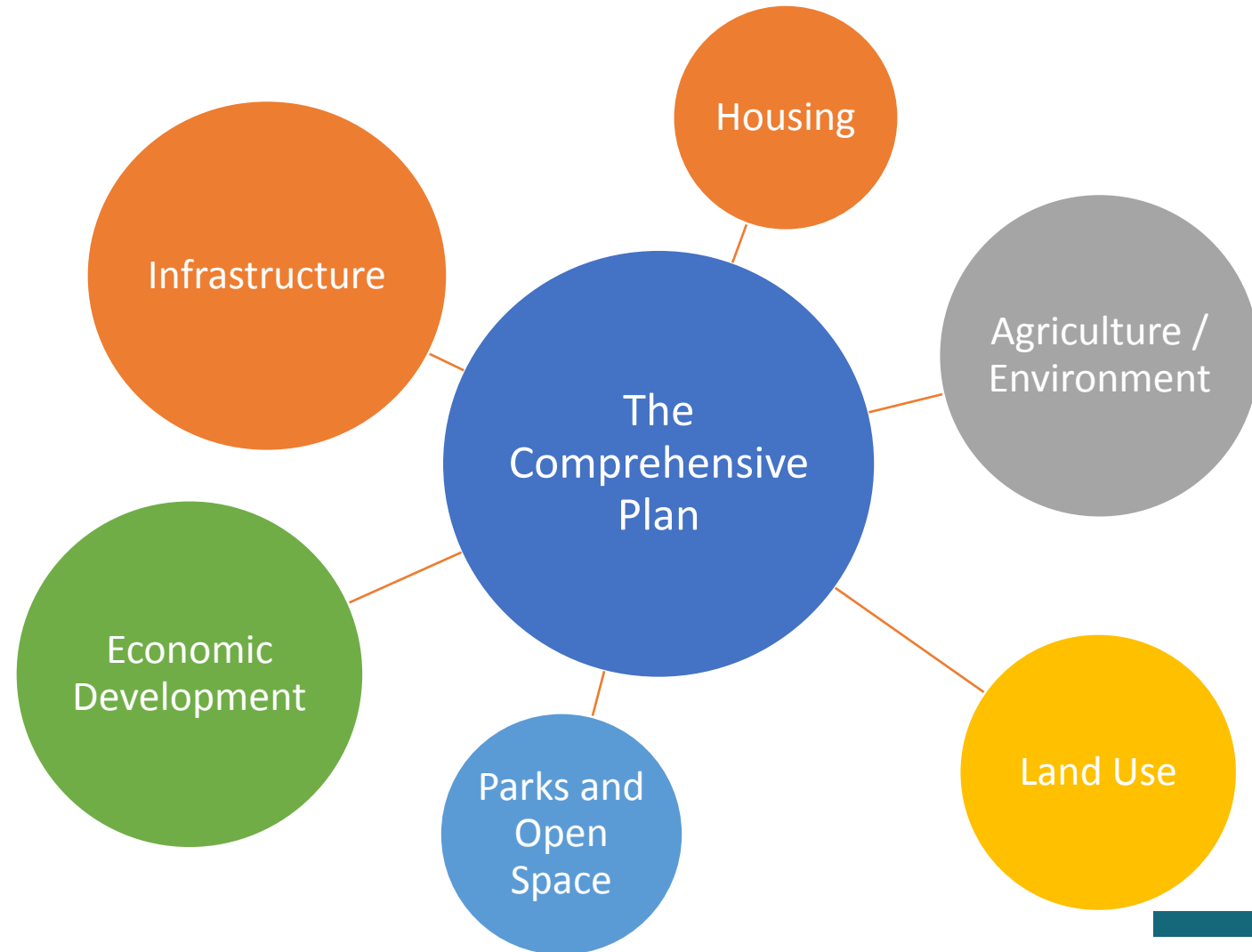


	MONTH												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>PART 1</b>													
Phase I – Project Initiation													
Project Initiation													
Data collection & evaluation of local plans													
Community Tour /Stakeholder Interviews													
Steering Committee Meeting #1													
Phase II – Engagement and Analysis													
Mapping & Land Use Suitability Analysis													
Survey by PPI													
Website/Social Media													
Steering Committee Meeting #2&3													
Public Meeting #1													
Planning Board Report													
Vision and Key Themes Development													
Goals and Objectives													
Preliminary Plan Framework													
BOA Report													
<b>PART 2</b>													
Phase III - Plan Development													
Future Land Use Element													
Economic Development													
Utilities and Infrastructure Element													
Open Space, Parks and Natural Resources Element													
Transportation													
Character and Identity													
Steering Committee Meeting #4													
Character Area sketches													
Steering Committee Meeting #5													
Public Meeting # 2													
Phase IV – Implementation and Adoption													
Implementation Strategies													
Steering Committee Meeting #6													
Revisions/Updates to Comprehensive Land Use Plan													
Presentation of Draft Land Use Plan													
Submit Final Plan Documents & Mapping													
Training and Continuing Services													

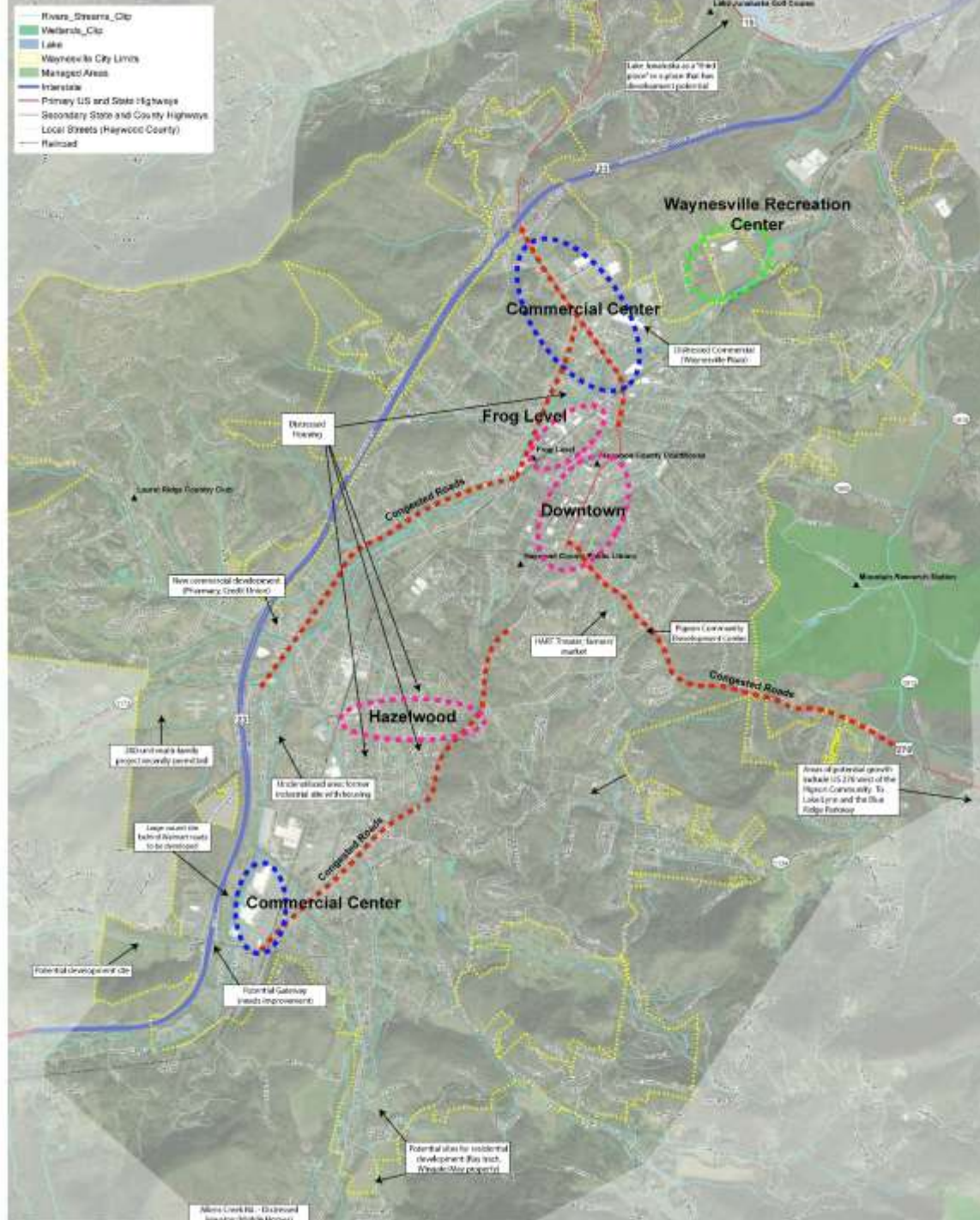
# Process

- Identify Stakeholders
- Analyze Current Issues
- Consensus on Vision and Goals
- Create Plan Framework
- Draft Plan
- Formally Adopt Plan
- Implement Plan
- Review and Revise Plan

# Typical Plan Contents







# Committee Comment Compilation Map

- Development potential at Lake Junaluska
- Areas of distressed housing
- New Commercial development
- Proposed 200-unit MF development
- Potential highway development site behind Walmart
- Underutilized industrial site; company housing
- Potential gateway
- Hart Theater; Farmer's Market
- Potential growth out US 276
- Pigeon Community Development Center
- Distressed commercial development (Waynesville Plaza)

# Themes – Stakeholder & Steering Committee Input

Utility  
Availability

Transportation  
Improvements

Affordable  
Housing

Opposition to  
Change



# Themes - Stakeholder & Steering Committee Input

Education/Job  
Training

Healthcare  
Options/Seniors

Economic  
Development &  
Partnerships

Homelessness  
& Drug Abuse

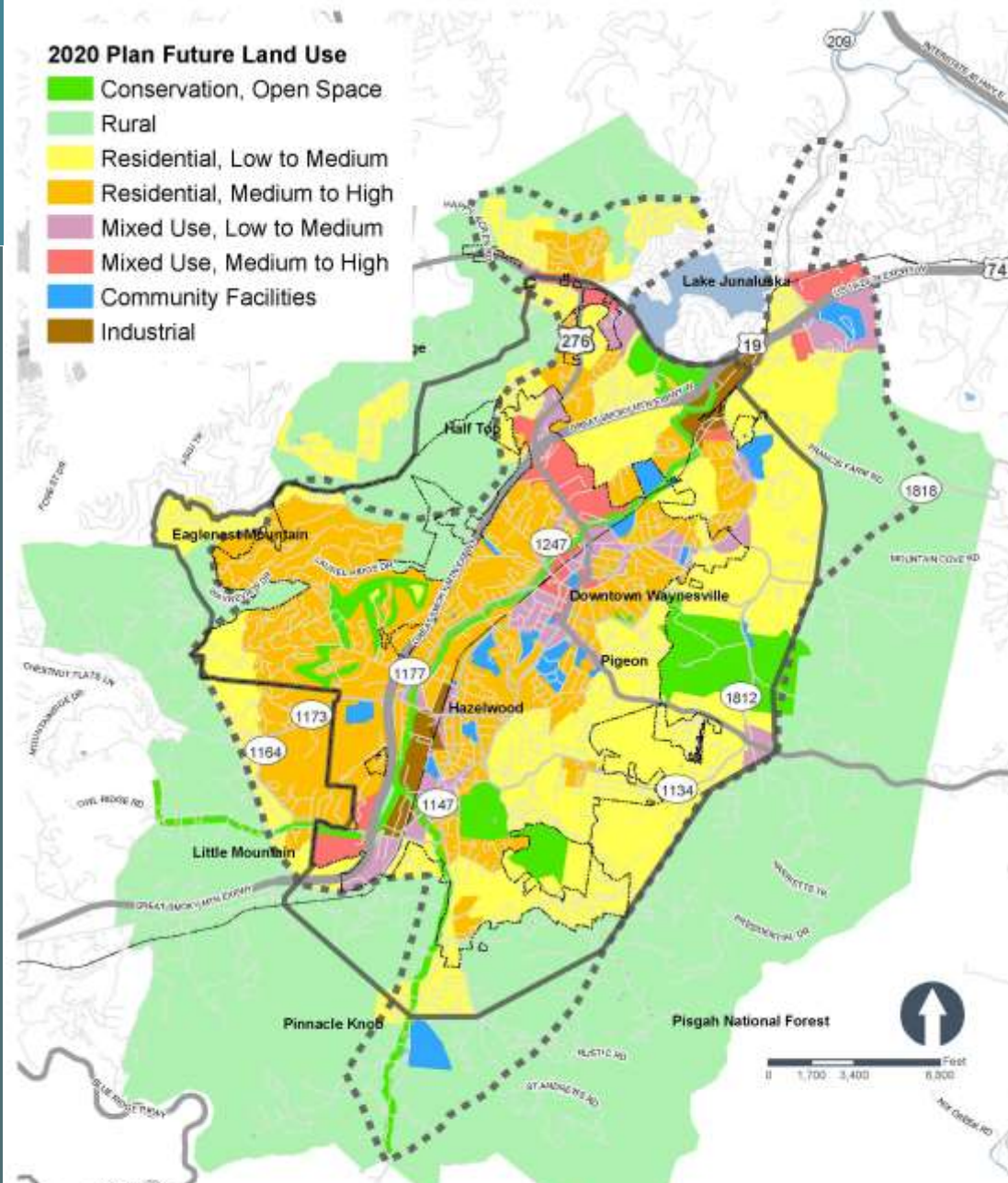
# Public Involvement Plan

Method	Details (Dates are estimated)
Stakeholder Interviews	March 2018
Steering Committee Meetings (6 meetings)	1 <sup>st</sup> – March 8 / 2 <sup>nd</sup> – Today / 3 <sup>rd</sup> – May 10 / 4 <sup>th</sup> – June / 5 <sup>th</sup> – October / 6 <sup>th</sup> – December
Project Website	Project website will be set up in the near future
Social Media Outreach	Waynesville Facebook page will provide information to public
Survey	Online at project website and paper copies
Community Meetings (2 meetings)	1 <sup>st</sup> – May / June 2 <sup>nd</sup> - October

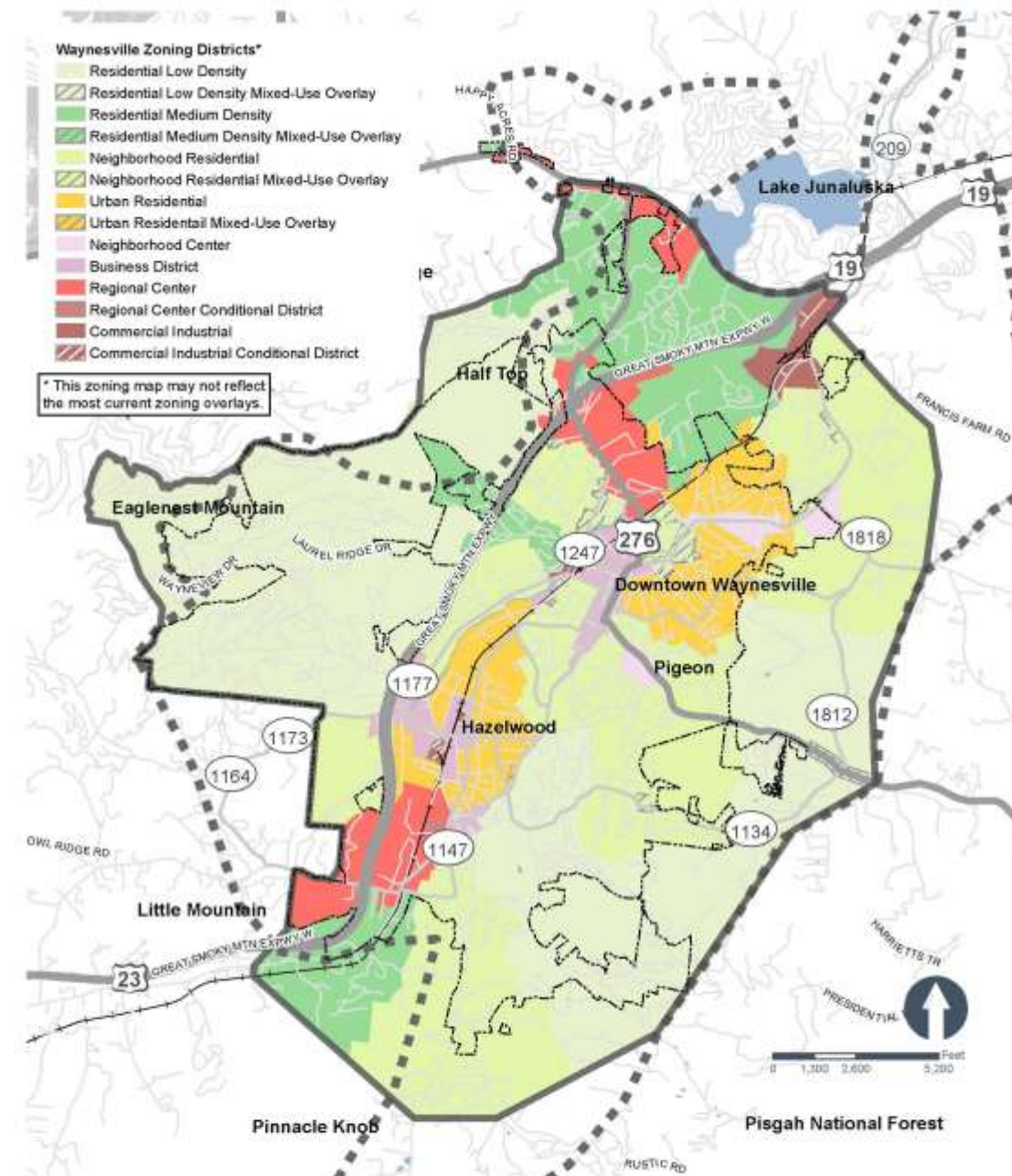
# Community Analysis



# Future Land Use

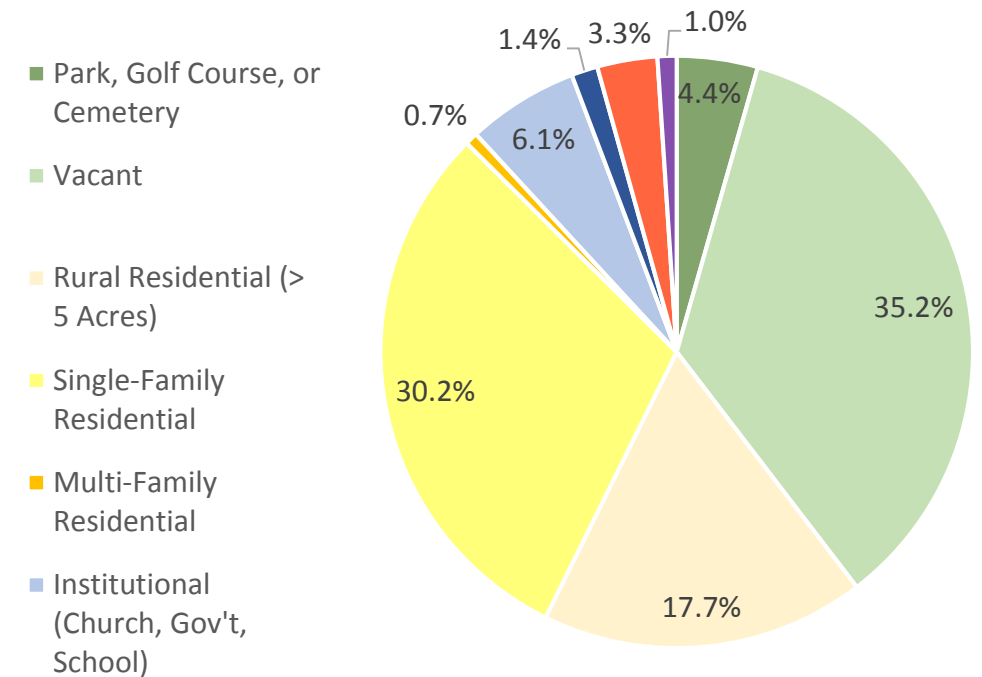
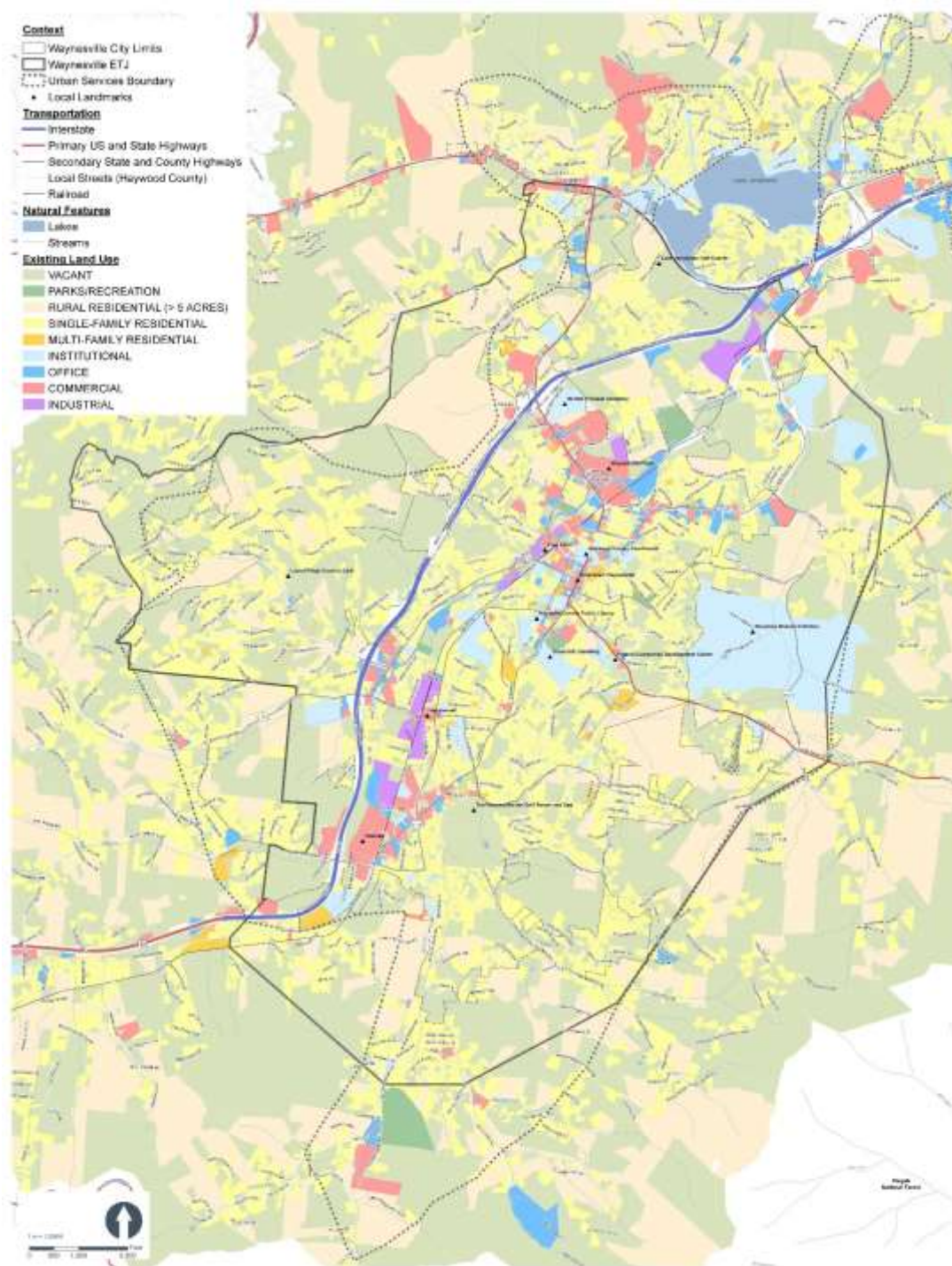


# Zoning

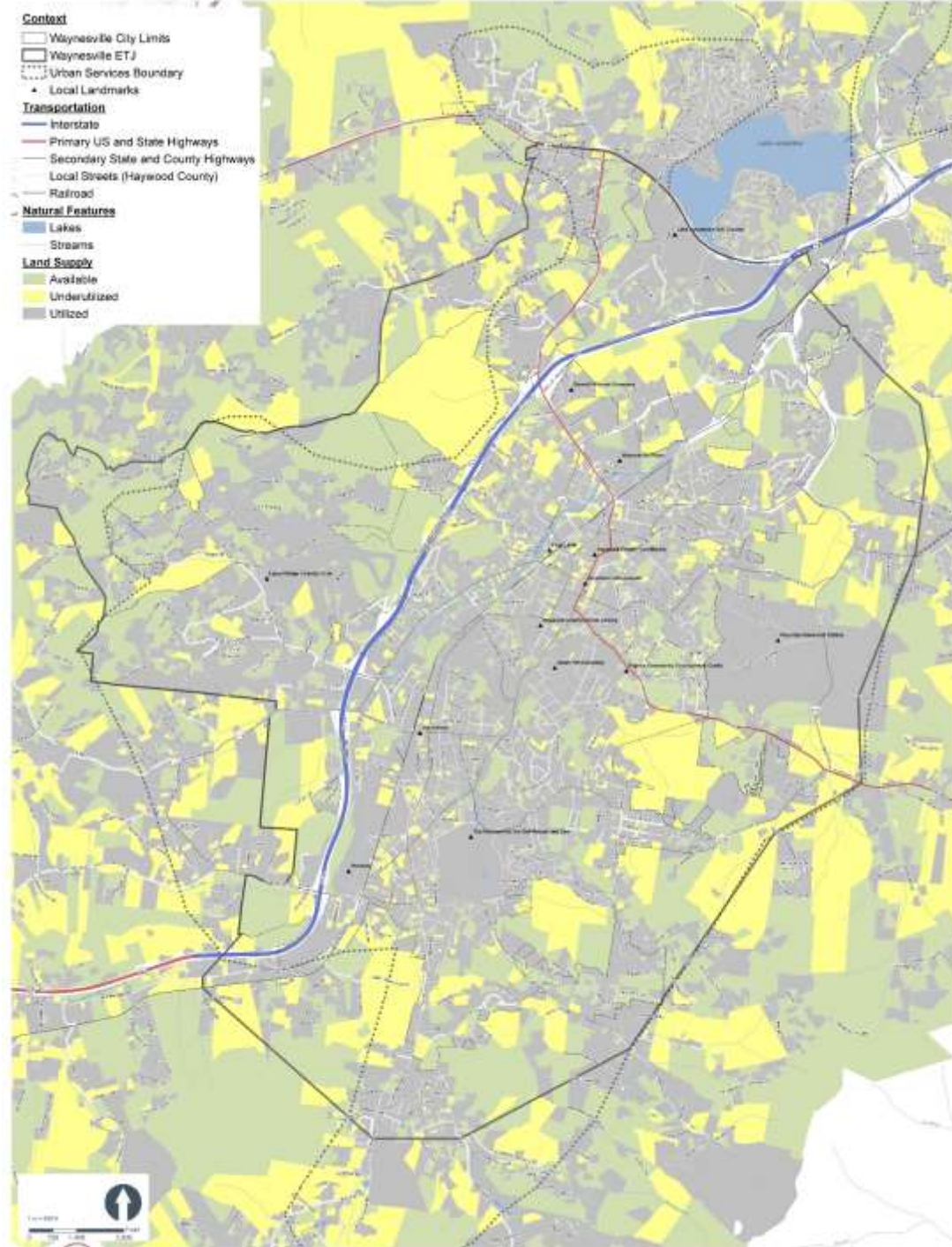




# Existing Land Use



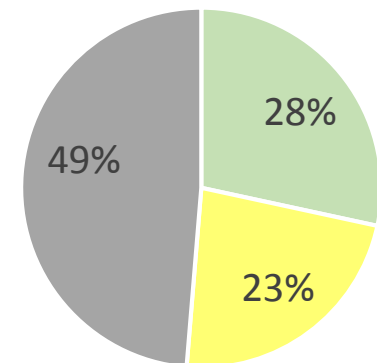
# Land Supply



**Utilized:** Lands not likely to redevelop in the planning horizon (includes cemeteries, schools, government buildings)

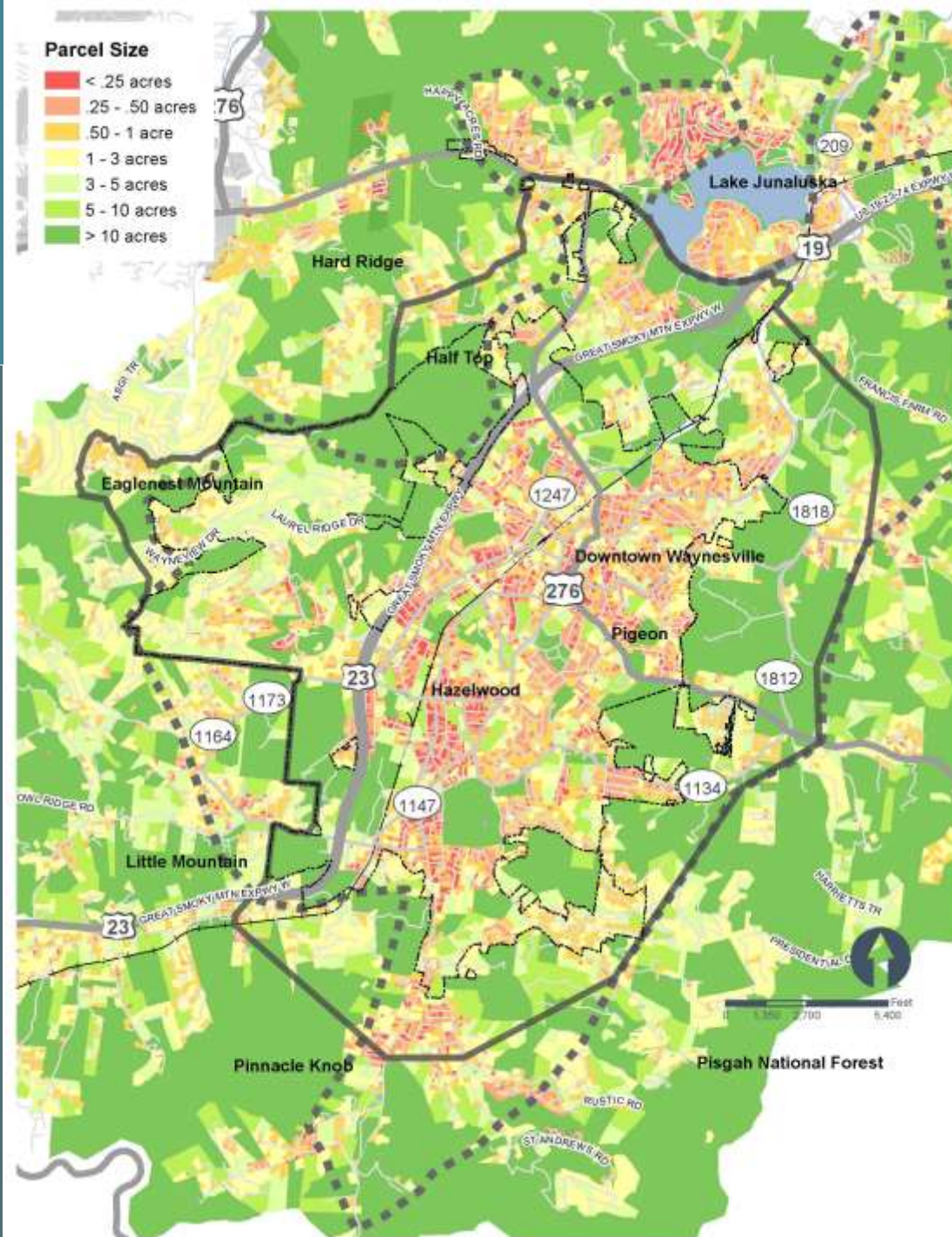
**Underutilized:** Parcels where structure value is less than half of land value, potential to accommodate future development (one house on large parcel)

**Available:** Properties with no significant structure, available for development



Available Underutilized Utilized





# Parcel Size

## Average Parcel Size by Land Use Type

### Single-Family Residential

Urban Residential (Hazelwood)	.3 acres
Golf Course Residential	.4 acres
Rural Residential (ETJ/mountainside)	3.4 acres

### Multi-Family

.2 acres

### Office

1.4 acres

### Institutional (schools, government)

9.8 acres

### Commercial (Downtown)

.27 acres

### Commercial (Other)

2.3 acres

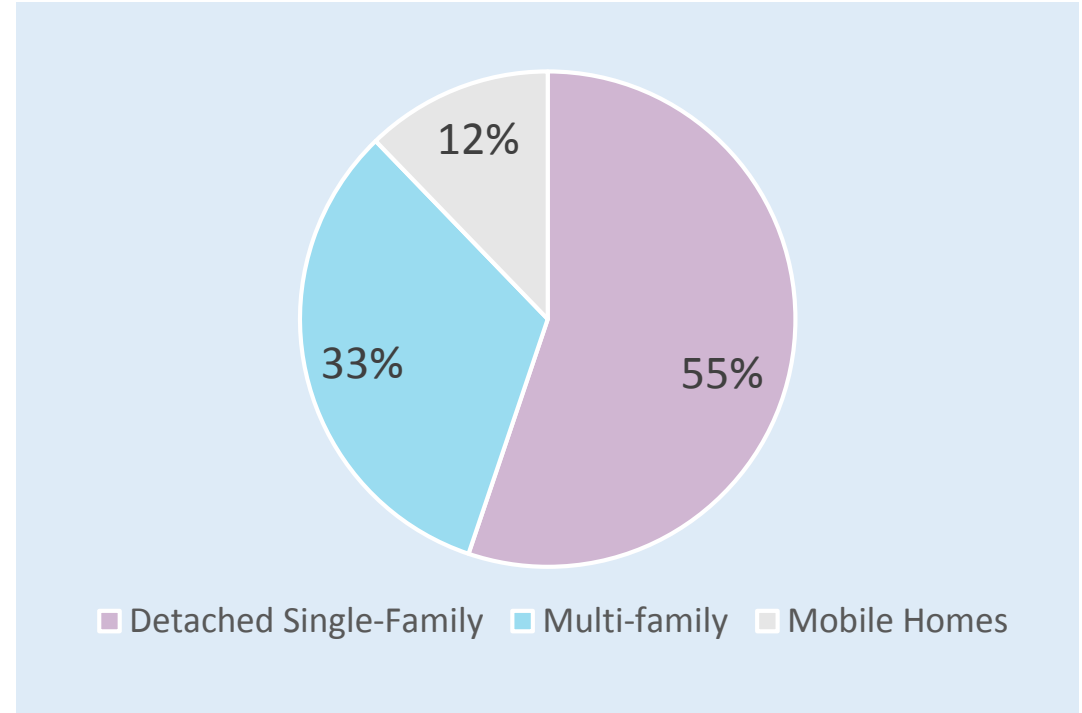
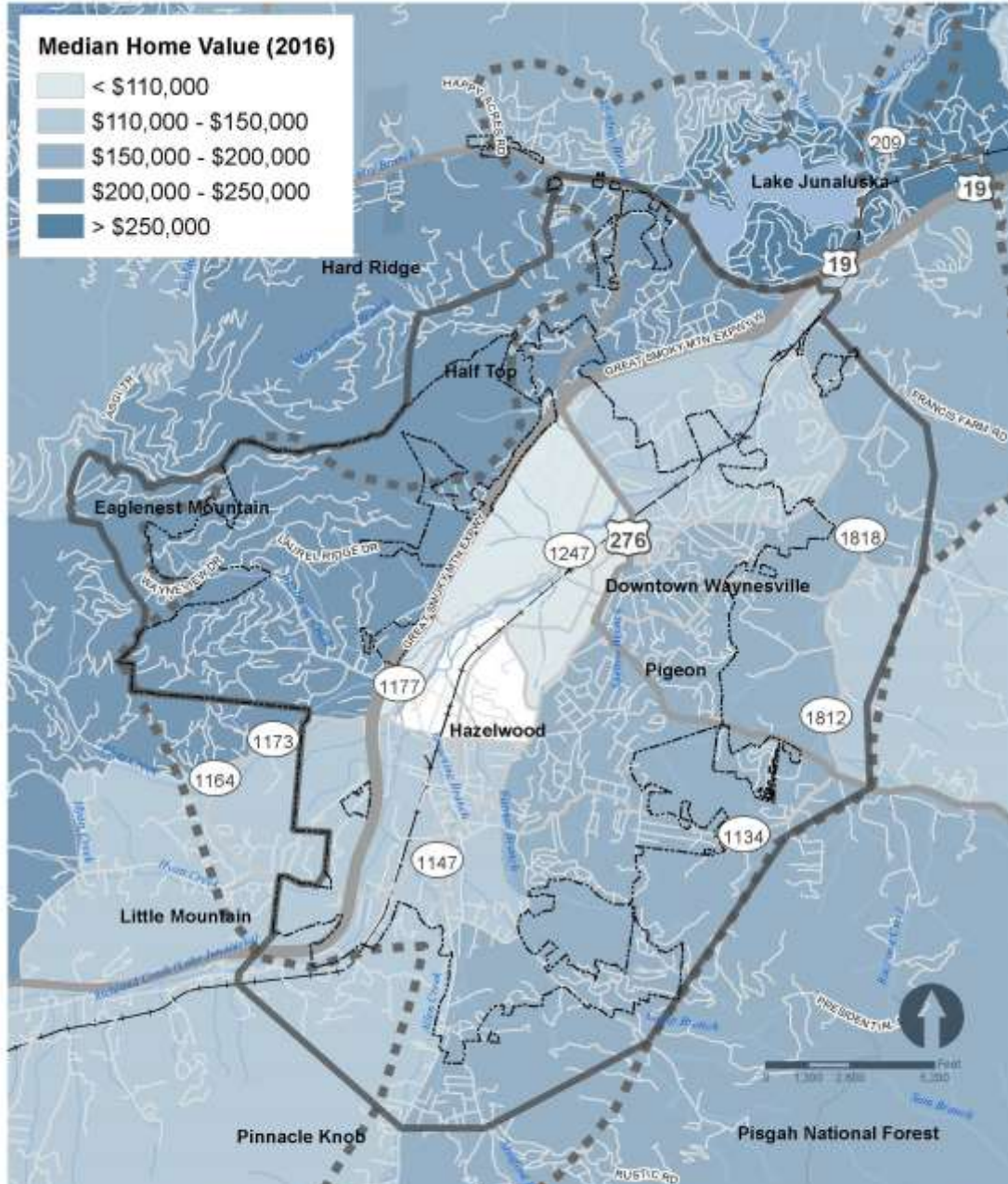
### Industrial

5.3 acres





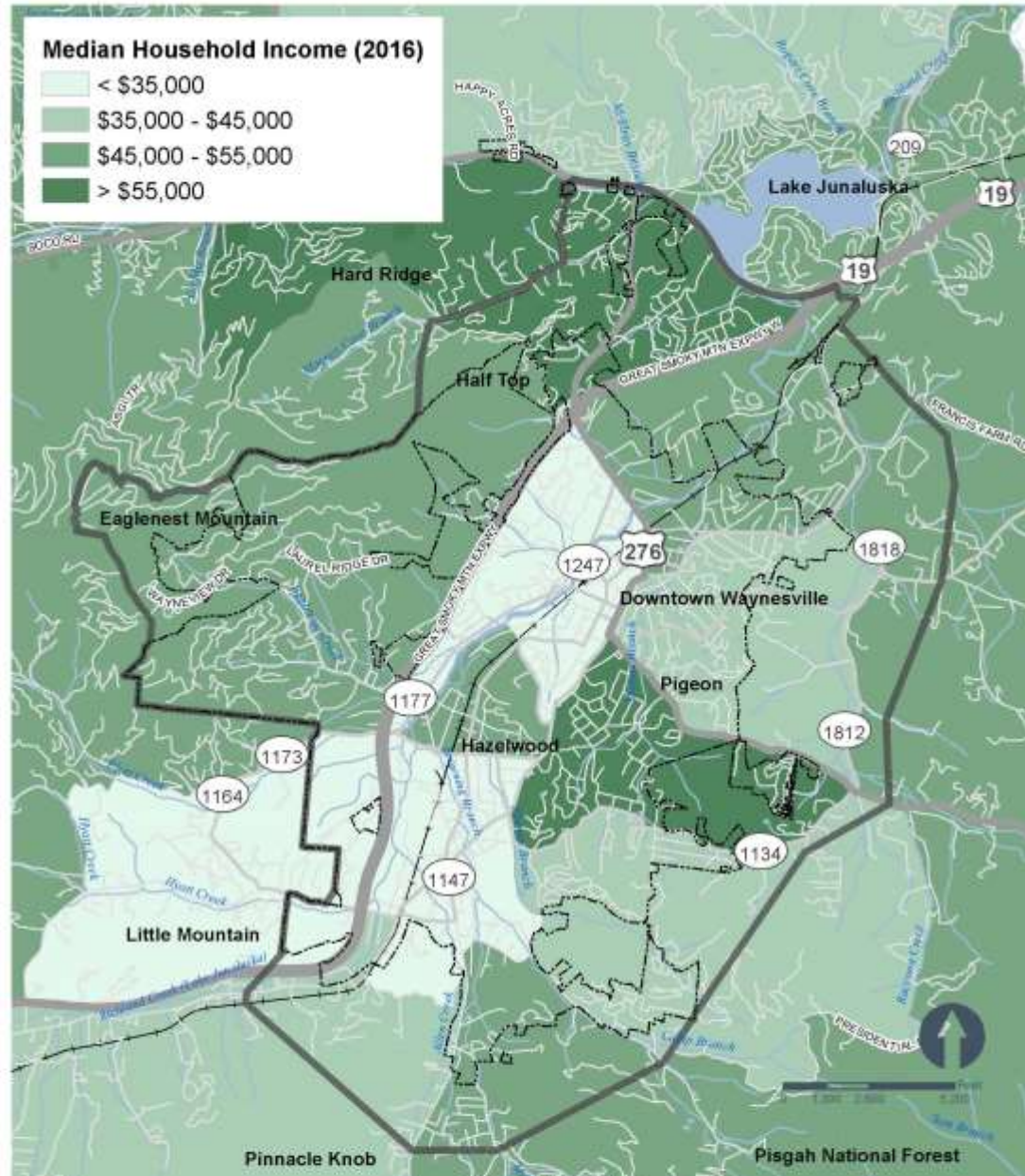
# Housing Value



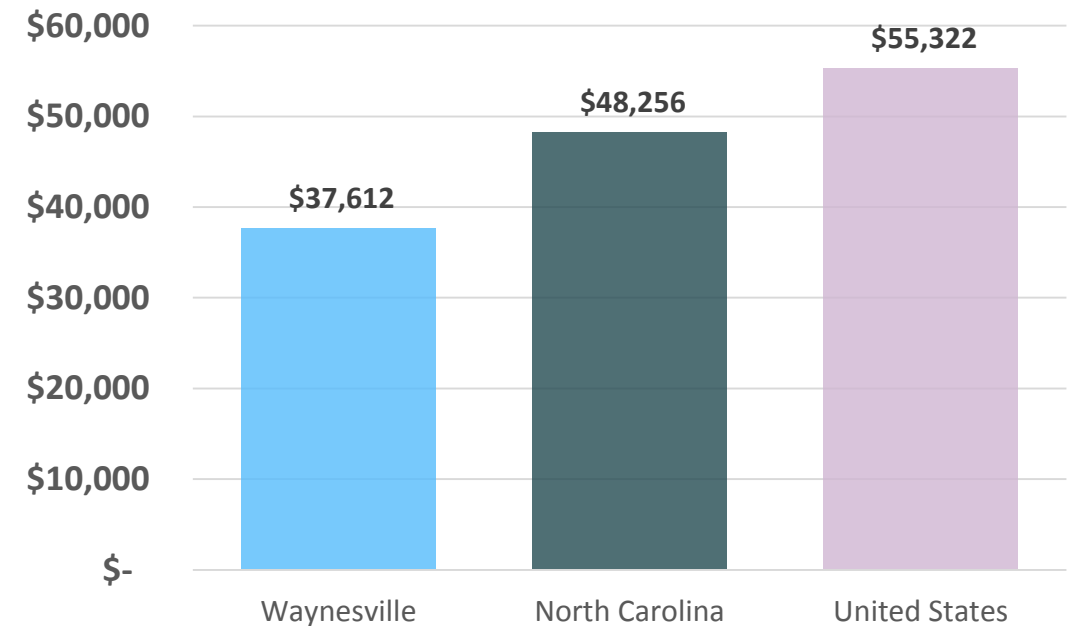
- Highest median housing value around Lake Junaluska and west of 19 (Laurel Ridge CC)
- Lowest median housing value along Allen Creek, north through Hazelwood into downtown



# Median HH Income

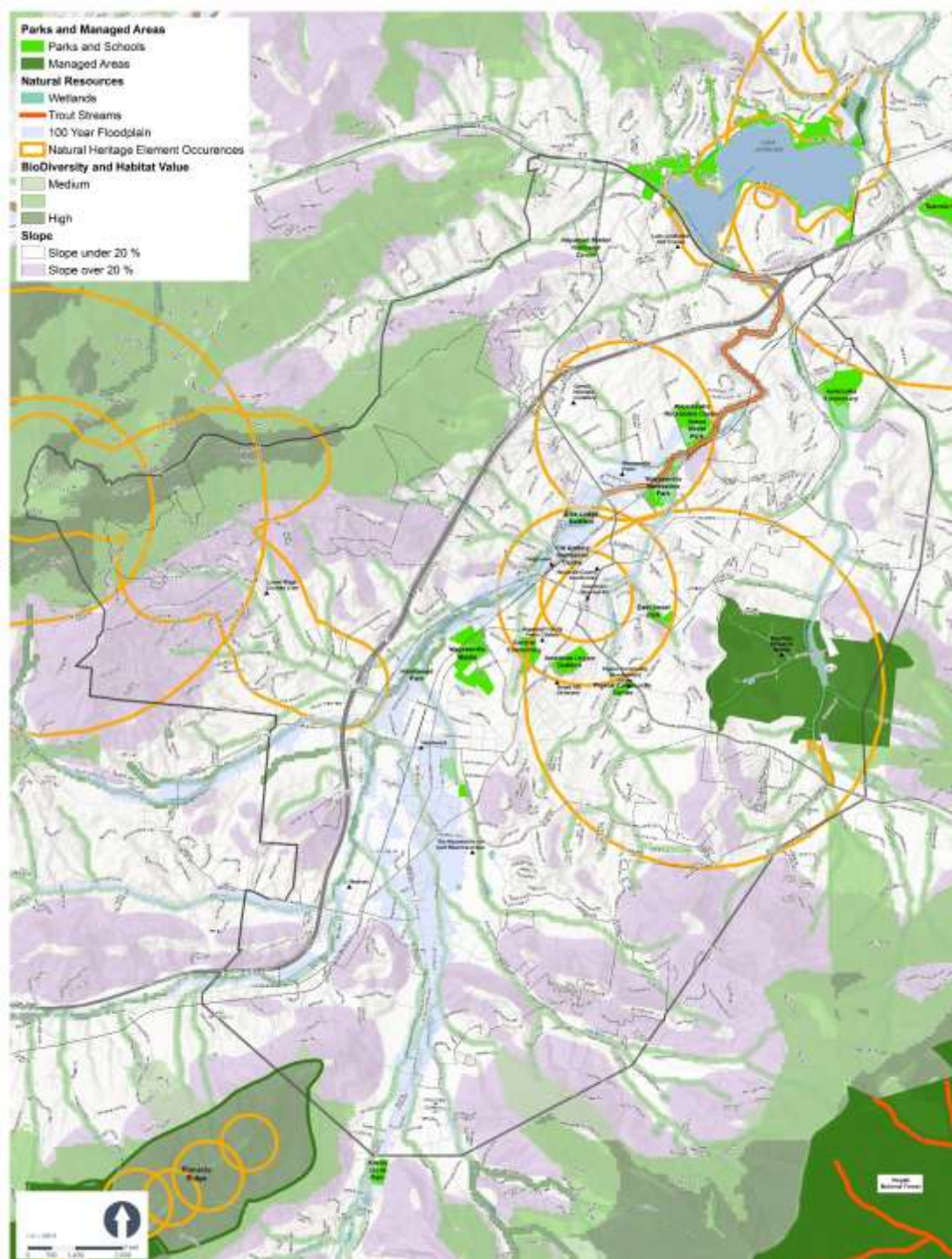


- Highest median household income around the Pigeon community south of US 276 and north of the Waynesville Inn Golf Resort
- Lowest median income in downtown Waynesville/Frog Level, Allen Creek area, as well as Little Mountain Area west of US 19.



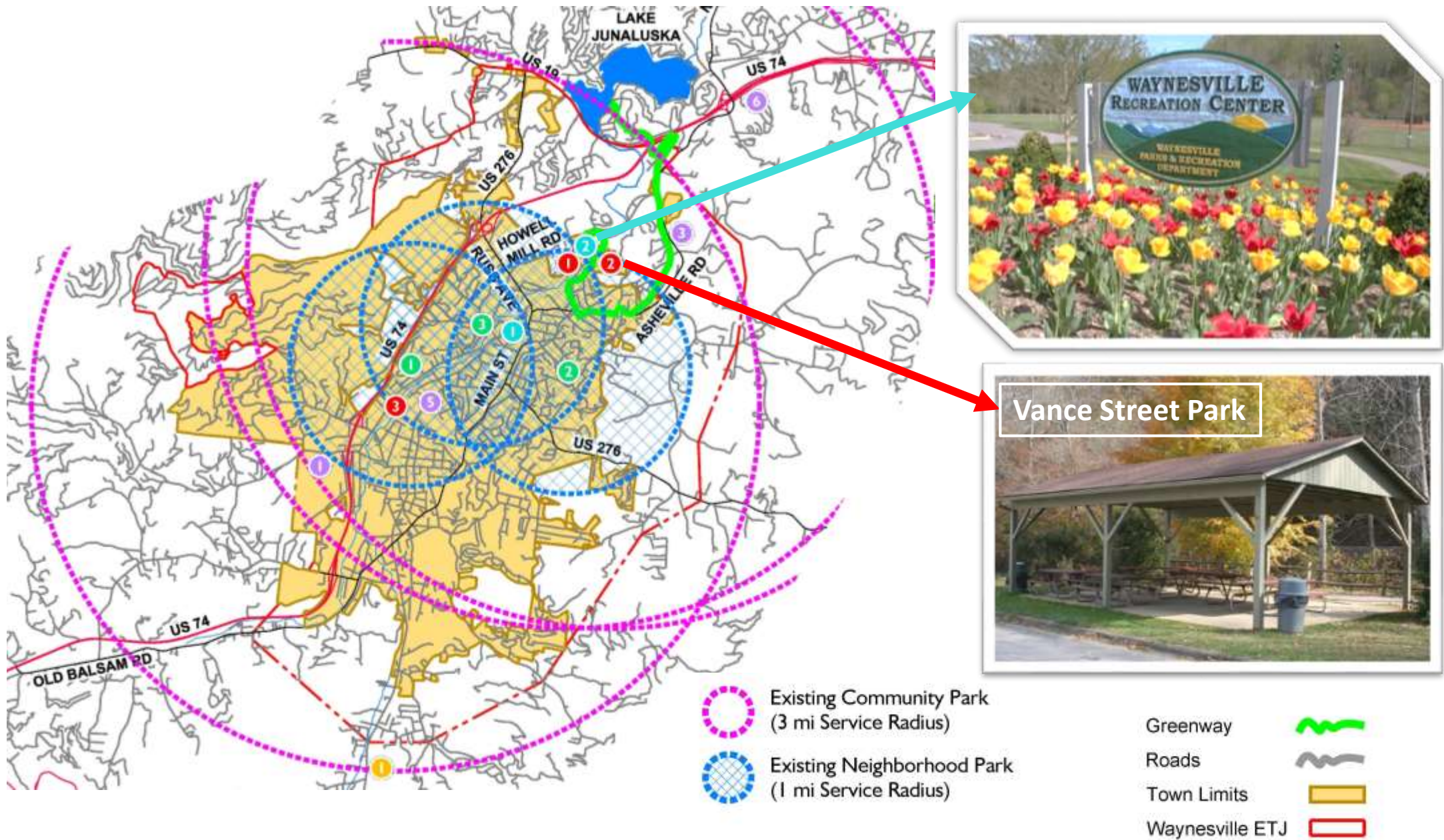


# Parks & Natural Resources



- Parks and Preserved Land
  - Parks and school grounds used for recreation
  - Mountain Research Station
  - Pisgah National Forest
- Natural Assets
  - Areas important for wildlife and high in biodiversity (shades of green on map)
  - Ridges and riparian areas
  - Pinnacle Ridge to SW is a designated Natural Heritage Natural Area
  - Rare species (orange on map)
    - 22 rare, threatened or endangered animal species in Haywood County
- Constraints
  - (source: <https://www.fws.gov/raleigh/species/cntylist/haywood.html>)
  - Steep Slopes (over 20%; purple on map)
  - Richland Creek floodplain (light blue on map)
    - Impacts Waynesville Plaza, Hazelwood and Brown Ave. area
  - Riparian Buffers (trout streams require larger buffer)

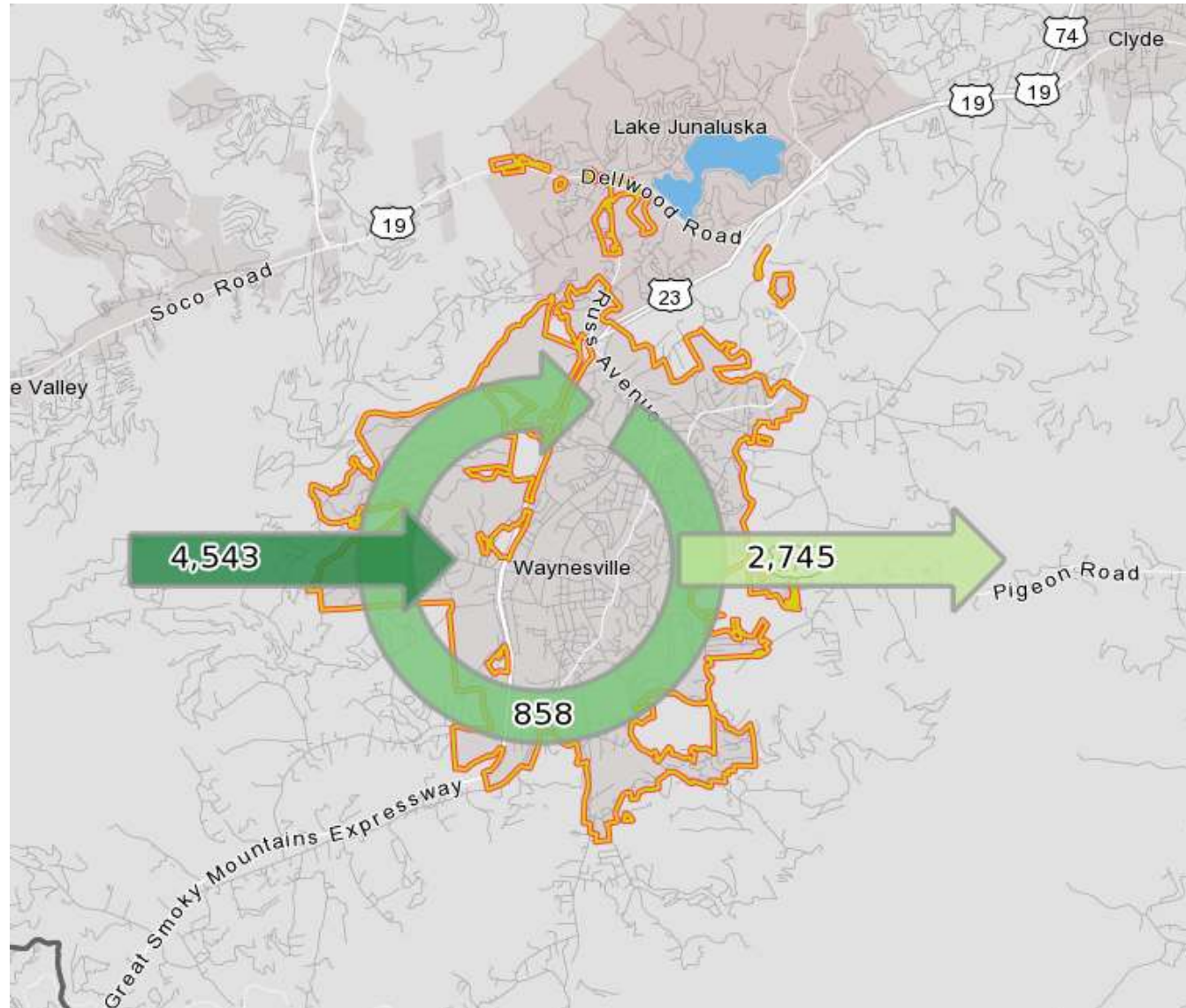




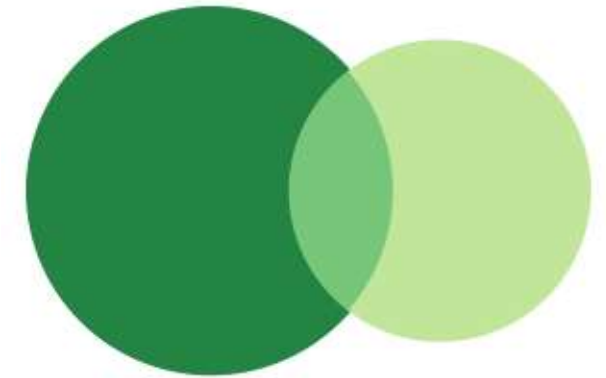
# Parks Master Plan



# Commute Patterns



Inflow/Outflow Job Counts in 2015



4,543	- Employed in Selection Area, Live Outside
2,745	- Live in Selection Area, Employed Outside
858	- Employed and Live in Selection Area

**Note: Overlay arrows do not indicate directionality of worker flow between home and employment locations.**

- ➡ Employed and Live in Selection Area
- ➡ Employed in Selection Area, Live Outside
- ➡ Live in Selection Area, Employed Outside

# Peer Communities

## Characteristics:

- Within 200 miles of Waynesville
- Had similar site/situation to Waynesville (tourism-driven, geography)
- Similarly sized (around 10k pop.)
- What cities/towns do you see as peer communities?

City	Population
Seymour, TN	11,110
Middlesboro, KY	10,632
Bluefield, WV	10,493
Mount Airy, NC	10,426
Gaffney, SC	12,523
Seneca, SC	

# Work Session



# Vision Statement

Big picture of what you want to achieve. **‘think big.’**

**Example:** *“To improve the quality of life of the citizens of Creedmoor by encouraging responsible growth management decisions, protecting the small City character, developing an attractive community, preserving natural areas and historical assets, and ensuring a healthy local economy”.*

# VISIONING EXERCISE



1. Take 30 seconds to select one card that represents your VISION for Waynesville in the next 5-10 years.
2. Select 1 “word” card that helps describe your vision.
3. Craft a short sentence expressing your choice.
4. The facilitator will record.

# WHAT'S IN A NAME?

POTENTIAL PLAN / PROCESS NAMES

# BRAINSTORM



THANK YOU!