The Town of Waynesville's Comprehensive Land Use Plan Update

- ➤ Context
- ➤ Process
- ➤ Funding

Context – Authority from NCGS

NCGS 160A-383:

"Zoning regulations shall be made in accordance with a comprehensive plan… to promote the public health, safety, and general welfare.

To that end, the regulations may address, among other things… to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to lessen congestion in the streets; to secure safety from fire, panic, and dangers; and to facilitate the efficient and adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.

The regulations shall be made with reasonable consideration, among other things, as to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such city."

Context – Successful Existing Plan

"Waynesville: Our Heritage Our Future," 2020 Development Plan

- Started in 1999.
- Involved staff, Planning Board, Aldermen, the Land Development Plan Steering Committee, and Benchmark Consulting.
- Completed December 2001, adopted April, 2002.
- Applies a "Smart Growth" Framework for Guiding Development.
- Basis for April, 2003 Land Development Standards, multiple amendments from 2004-2010, comprehensive update of April 12, 2011, and all amendments since.
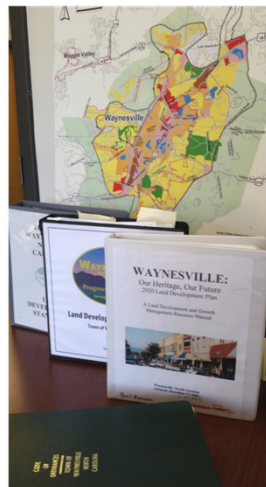
Context – Smart Growth Framework

Smart growth encourages a mix of building types and uses, diverse housing and transportation options, development within existing neighborhoods, and community engagement. The 10 principles below are the foundation of a smart growth approach used in the 2020 Plan. (SmartGrowthAmerica.org; and USEPA.gov/smartgrowth)

1. Mix land uses

2. Take advantage of compact 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. 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

Context – Local Regulation and Policies

- **Land Development Standards.**
  - Zoning and Uses allowed by District
  - Dimensional Requirements (lot size, setback) and Density
  - Signage
  - Subdivisions
  - Historic Preservation
  - Administration (Planning Board, HPC, ZBA).
- **Annexation, Growth Boundary, Infrastructure.**
  - Extension of Water and Sewer services
- **Economic Development.**
  - Balance of Tourism and local manufacturing.
  - Emphasis on small, local businesses.
  - Preservation of industrial and manufacturing areas.
  - Business Districts – Main Street, Frog Level, Hazelwood.
  - Transportation.

Context – State of Change

- Aging population
- Decrease in youth population
- Increase in tourism
- Development and redevelopment
- New businesses – breweries, coffee shops, online retail and services, local sourcing, health and wellness options.
- Traffic counts and commuter patterns
- Physical changes: Howell Mill, Dayco, Russ Ave…
- Price of Gas/Cost of Doing Business
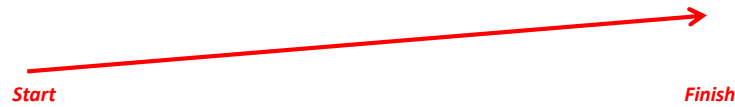- Others?

Typical Planning Process

- Described as:

Start   Finish

- But really:

Start   Finish

- Remembered as:

Start   Finish
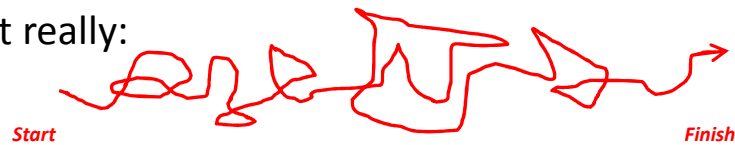
- Need to be: responsive, patient, flexible, respectful of all views, and meet goals of process.

Process - Questions

- What do we want in the future? What is our Vision?
- How does it happen?
- What are future opportunities or threats?
- What are current strengths and weaknesses?
- Who does what and how do we pay for it?
- What are priorities and time frames to get certain things done?

Process - Goals

- ✓ Build from what is good and working well.
- ✓ Identify current *and* future needs.
- ✓ Meet "triple bottom line" of social, environmental, and economic benefit.
- ✓ Be true to Waynesville.
- ✓ Foster community.
- ✓ Others?

Process Approach

- Fall of FY'17 develop scope of work, Request For Proposals, establish a Steering Committee.
- FY17-18 utilize consultant/firm(s) to:
  - develop data and maps of current and projected conditions and infrastructure.
  - Facilitate public involvement and input.
  - Community Survey with WCU Public Policy Institute.
  - Review and recommend policies, procedures, regulations.
  - Develop document drafts for review and approval.
  - Manage process and keep on-track.
  - Make recommendations for FY 18-19.

Role of Steering Committee

- Community Representation and Leadership.
- Local experts on Waynesville.
- Public outreach and involvement.
- Communication with larger Community.
- Good data and mapping of infrastructure.
- Verification and guidance for consultants and staff.
- Flexibility and balance in public input.
- Other?

Process - Management

Consultants   *Community Input*

Steering Committee develops

Planning Board recommends

Board of Aldermen adopts