

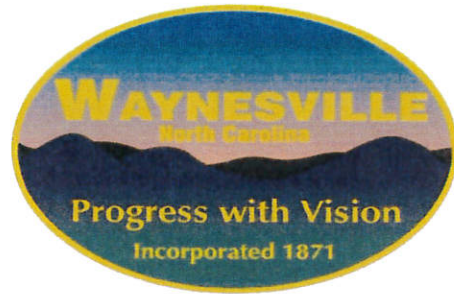


# Town of Waynesville

AGENDA  
SPECIAL MEETING  
PLANNING BOARD  
TOWN OF WAYNESVILLE  
TOWN HALL – 9 SOUTH MAIN ST  
APRIL 29, 2013  
MONDAY – 5:30 PM

1. Call to order
2. Approval of Minutes of March 18, 2013
3. Lake Junaluska Land Use Plan and Zoning Map
5. Adjournment

Regular Meeting  
Town of Waynesville  
Planning Board  
Town Hall 9 South Main Street  
March 18, 2013



The Planning Board held a regular meeting on Monday, March 18, 2013. The meeting was called to order at 5:30.

Members present:

Chairman Patrick McDowell  
Jon Feichter  
Shell Isenberg  
Danny Wingate  
Brooks Hale  
Marty Prevost  
Lee Bouknight

Also present:

Planning Director Paul Benson  
Administrative Assistant Ginny Boyer

Absent:

Bucky Dykes  
Don Stephenson

Approval of Minutes, December 17, 2012

Jon Feichter moved to accept the minutes of December 17, 2012 as presented; this was seconded by Brooks Hale. All were in favor.

**Old Business:**

**Transit Shelter Report and Recommendation to the Board of Aldermen**

The public brought the need for transit shelters to the Town's attention. Shelters are required limitedly now and Ingles Market on Barber Boulevard will be putting in the very first. The Board discussed various topics and asked several questions of Town Planner Paul Benson before making its motion: current and recommended thresholds for residential, commercial and institutional properties; the range of possibilities for funding of transit shelters for new construction, reconstruction and even existing structures that would consider voluntarily providing shelters; practicality issues of requiring transit shelters on fixed route systems versus

those conducive to current on-demand service; and the shelters themselves, if they would be enclosed and/or heated.

**Jon Feichter made a motion to accept the staff recommendation in its entirety; Marty Prevost seconded and all were in favor. The staff recommendation is as follows:**

**The Planning Board has been requested to report back to the Board of Aldermen on the issue of requiring transit shelters in connection with new development or redevelopment. Staff suggests that the report contain:**

- 1) A recommendation that Section 6.4.3 of the LDS be amended to require shelter construction in the following circumstances:**
  - 1. Reduce the threshold on residential units from 100 to 50, and the square footage of commercial space from 100,000 to 50,000.**
  - 2. Add the requirement for “institutional” uses of 50,000 square feet or greater.**
  - 3. Delete the clause: “are adjacent to present of planned transit routes” to accommodate the current on-demand public transit service.**
- 2) Town staff work with Haywood Public Transit and the FBRMPO to develop a local transit plan as the basis of STP-DA funding requests.**
- 3) That Town staff work in partnership with Haywood Transit to develop transit projects eligible for grant funding, and consider providing matching funds for projects such as the construction of transit shelters on public rights-of-way adjacent to priority transit destinations.**

**New Business:**

**Agenda Item: Annexation Zoning**

**Location: 2180 Dellwood Road (Queen Farm Satellite Annexation Area)**

**PIN: 8607-82-2478**

**Size: 7.2 acres, portion of 131.9 acre property *attached 1) Map 16, Town of Waynesville and 2) Location Map, Queen Farm Annexation Zoning***

Town Planner Paul Benson reported that about a year ago a small area of 131.9 acres was annexed, but never zoned and as a general rule, the Town is obligated to zone property. This was a voluntary annexation motivated by, as Mr. Benson understands, the desire for Town sewer service and there are no conflicts involved.

**Marty Prevost made a motion to accept staff recommendations as presented which was seconded by Lee Bouknight. All were in favor. The staff recommendations are as follows:**

**This property is in a unique position as it is on the western border of land that the Town of Waynesville is likely to annex or zone in the foreseeable future. It is the last property on Waynesville’s side of the Annexation Agreement boundary with the Town of Maggie Valley.**

**Given that the current primary use of the property is agricultural and residential, and that the Land Development Plan indicates the future land use as "Rural"; staff recommends that this property be zoned Dellwood Residential Medium Density District (D-RM). This district is intended primarily to be low to medium residential density district (see attached Purpose and Intent from the LDS). The use of this district would at least partially protect a small area of less developed area along the increasingly intensive strip commercial development along US19/Dellwood Road.**

Other Business:

Planning Director Benson plans to address Lake Junaluska zoning at the April meeting in a workshop setting.

Lee Bouknight called to the Board's attention what looks to be a staging area for heavy equipment on Boyd Avenue. Mr. Benson said he will check on this, feeling certain the area has no permitted use for storage or staging.

Chairman McDowell inquired with Mr. Benson for an update on Ingles Market, Barber Boulevard. Mr. Benson said plans are currently being reviewed and a permit is on the verge of being issued. North Carolina Department of Transportation wants to do a project to extend the median to Frazier Street (Ingles is interested and the Barbers are involved). Preliminary feasibility studies and cost estimates are underway.

As for South Main Street Corridor Plan, Mr. Benson reported a feasibility study was completed but nothing is going to happen there because, as of yet, there is not an issue with congestion.

Adjournment:

With no further business, Chairman McDowell adjourned the meeting at 6:10 p.m.

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Ginny Boyer, Administrative Assistant

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Patrick McDowell, Chairman

## STAFF REPORT

**Agenda Item:** Lake Junaluska Land Use Plan  
**Location:** Lake Junaluska Area  
**Size:** 763 acres  
**Parcels:** 969  
**Meeting Date:** April 29, 2013

**Background:** Currently a bill is pending in the North Carolina General Assembly that would add the unincorporated Lake Junaluska area to the Town of Waynesville. The effective date of this bill is expected to be August 31, 2013. If enacted, the bill would make the Lake Junaluska area a part of the corporate limits of the Town of Waynesville as of that date. The portion of the annexation area south of US 19, Dellwood Road, is currently within the Town of Waynesville's ETJ and is zoned. However, approximately 763 acres of the area north of US Highway 19 is not. When this area becomes part of Waynesville's corporate limits the Town is required to extend zoning to the area.

**Land Use Plan to Proceed Zoning:** Section 160A-383 of the North Carolina General Statutes calls for zoning regulations to be based on a comprehensive plan designed to promote health and welfare in consideration of the character of the district and its suitability for particular uses. Waynesville's current plan does not cover a significant portion of the Lake Junaluska area. The first step in this process therefore is to consider the long range land development pattern of this area, and adopt an amendment of the Waynesville 2020 Plan to include the area.

**Zoning Map to be Developed:** in accordance with the land use plan described above, a pattern of zoning districts needs to be mapped for the area. Given that the development pattern is pretty well established and the only significant area of undeveloped land is the relatively steep land of surrounding mountainsides, the primary task of establishing zoning district will be to codify this pattern to the extent that public involvement in this process supports the existing pattern or envisions change.

**Existing Development Pattern:** is characterized by mixed-use religious conference center facilities including a variety of meeting spaces, recreational facilities and lodging types concentrated in a corridor of varying depth along the northern lake shore.

Upslope/north of the lakefront corridor development become primarily detached residential structures, most of which are single-family dwellings, but a significant number are duplexes or have accessory dwelling units. Many residences are seasonal vacation rentals. Further upslope, the degree of slope becomes greater and dictates lower density development. Many of these single-family dwellings are also seasonal vacation rentals. On the higher, steeper slopes north of the lake there is a significant amount of vacant land.

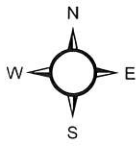
Across the lake to the south land use is characterized by single-family residential dwellings on lots primarily greater in size than one-quarter acre. Within the Hickory Hills subdivision, which forms the core of the residential area south of the lake, the average lots size is greater than one-half acre.

**For Planning Board Consideration and Public Review:** the staff has attached a proposed Lake Junaluska Land Use Plan Map. This map is a generalized representation of the existing land use pattern and forms a basis for the attached Proposed Zoning Districts Map.

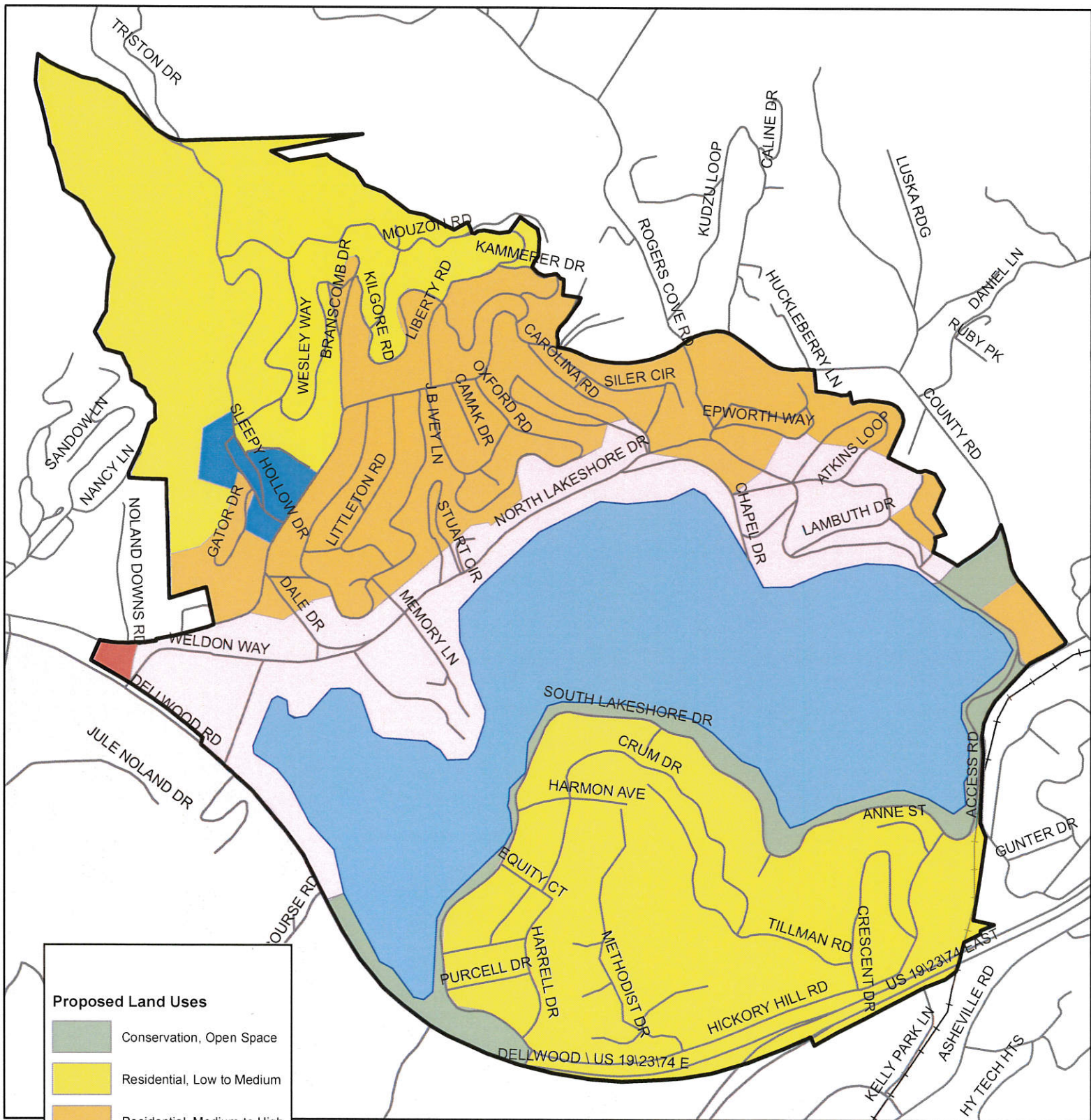
**Next Steps:**

- 1) Planning Board reviews the Generalized Land Use Plan and Zoning Map, accepts public comment in one or more meetings to be determined and makes a recommendation of adoption. *April-May*
- 2) Staff prepares specific district language, and a specific list of permitted uses for the proposed zoning districts. *May*
- 3) A public workshop is held to provide an opportunity for public review of the Proposed Zoning Map and associated Dimensional Standards and Permitted Uses. *May-June*
- 4) Based on input received, staff makes changes as appropriate and schedules review by the Town of Waynesville Board of Aldermen. *June-July*
- 5) The Board of Aldermen holds at least 1 public hearing to consider: 1) adoption of an amendment to the Town of Waynesville 2020 Plan, 2) amendment of the Land Development Standards text, and 3) amendment of the Official Land Development Map. *July-August*





## Lake Junaluska Area Planned Land Use

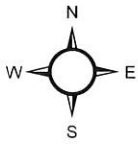


### Proposed Land Uses

- Conservation, Open Space
- Residential, Low to Medium
- Residential, Medium to High
- Mixed Use, Low to Medium
- Mixed Use, Medium to High
- Community Facilities

1,000 500 0 1,000 Feet





# Lake Junaluska Area Proposed Zoning

