



TOWN OF WAYNESVILLE

Planning Board

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

Development Services
Director
Elizabeth Teague

Chairman

Patrick McDowell

Planning Board Members

Anthony Sutton (Vice Chair)

Marty Prevost

Robert Herrmann

H.P. Dykes, Jr.

Pratik Shah

Ginger Hain

Jason Rogers

Susan Teas Smith

Regular Meeting

Town Hall, 9 South Main Street, Waynesville, NC 28786
Monday, December 17, 2018, 5:30 PM

A. CALL TO ORDER

1. Welcome/Calendar/Announcements
 - Next Planning Board Meeting is January 21st, 2019 which is Martin Luther King Day. Planning Board will need to reschedule the January meeting (Thursday, January 24, or Monday, January 28?).
2. Adoption of Minutes
 - *Motion:* To approve minutes of November 5, 2018 as presented (or as corrected)

B. BUSINESS

1. Public hearing on text amendment to the Land Development Standards, Section 4.4 Related to Building Height (*Legislative Proceeding*).
2. Consideration of and possible adoption of a Resolution in support of designating the historic Haywood County Hospital property as a "Redevelopment Area" for the purpose of a grant application for the re-use of the site and buildings for affordable housing.

C. PUBLIC COMMENT/CALL ON THE AUDIENCE

D. ADJOURN



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MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD

Special Called Meeting

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

November 5, 2018

THE WAYNESVILLE PLANNING BOARD held its regular meeting on November 5, 2018 at 5:30 p.m. in the board room of the Town Hall, 9 South Main Street, Waynesville, NC.

A. CALL TO ORDER

Chairman Patrick McDowell called the meeting to order at 5:30 p.m.

The following members were present:

Patrick McDowell (Chairman)

Marty Prevost

Robert Herrmann

H. P. Dykes, Jr.

Pratik Shah

Susan Teas Smith

The following members were absent:

Anthony Sutton

Jason Rogers

Ginger Hain

The following staff members were present:

Elizabeth Teague, Development Services Director

Byron Hickox, Land Use Administrator

Jesse Fowler, Planner

Chelle Baker, Administrative Assistant

Attorney Ron Sneed

Captain Beck, Waynesville Police Department

1. Welcome/Calendar/Announcements

Chairman Patrick McDowell welcomed everyone and called the meeting to order at 5:30 p.m.

Ms. Elizabeth Teague, Director of Development Services, introduced Development Services new staff member Jesse Fowler, Planner. Ms. Teague advised that the next regularly scheduled meeting would be December 17, 2018 at 5:30 p.m.

2. Adoption of Minutes

A motion was made by Board Member Susan Smith, seconded by Board Member Bob Herrmann, to approve the minutes of the October 15, 2018 board meeting as presented. The motion passed unanimously.

Ms. Teague called the Board's attention to the minutes and presented to the Board a report and a Text Amendment Statement of Consistency for the Board of Alderman on the action to recommend addition of "multi-family" to the PC-NR District. She stated that the draft is taken from portions of the minutes and she was seeking the Board's input so that the report accurately reflected their findings. Chairman McDowell asked the Board members if there were any corrections or adjustments to the minutes or to the report for the Board of Aldermen. No corrections or adjustments were stated.

A motion was made by Board Member Bob Herrmann, seconded by Board Member Bucky Dykes, to approve the July 30, 2018 Special Called Hearing minutes with the presented corrections as attached. The motion passed unanimously with all ayes and one abstention (Susan Smith).

Susan Smith stated that her abstention was due to not being present at the July 30, 2018 meeting.

B. BUSINESS

1. Background information and context regarding the public hearings and use of the Statement of Consistency work sheet.

Ms. Teague, Director of Development Services, presented the Board with background information for the upcoming public hearings. She advised that the application to re-hear the text amendments was at the directive of the Board of Alderman and the supporting documentation was included in the agenda packet. Ms. Teague also reviewed the use of the Statement of Consistency work sheet. She asked if there were any questions. Board Member Susan Smith asked if it was appropriate for her to abstain or recuse herself due to not being at the original hearings although she had read through the materials and minutes provided. Chairman McDowell advised this was a new hearing and it was ok to continue without her abstaining but if she had any questions throughout the hearings to be sure to ask.

2. Individual public hearings on text amendments (*Legislative Proceedings*)

- A. Public Hearing on Section 3.2.6 and 5.9 to clarify design for Manufactured homes on individual lots and for those manufactured homes within manufactured home parks.

A motion was made by Board Member Pratik Shah, seconded by Board Member Bob Herrmann to open the Public Hearing at 5:45 p.m. The motion passed unanimously.

Mr. Byron Hickox, Land Use Administrator, presented the staff report to the Planning Board for the proposed text amendment for manufactured homes and manufactured home parks. He advised the Board that the staff initiated text amendment was initially presented on November 21, 2017. He explained that the text amendment initially came from the need to clarify design standards for manufactured homes on individual lots and for those manufactured homes within manufactured home parks in the Land Development Standards sections 3.2.6 and 5.9. He also advised that after staff's research and meeting with a group of manufactured home park owners and vendors, the need for the text amendment was apparent. At the November 6, 2017 Special Called Meeting, the Planning Board unanimously voted that the proposed text amendments were consistent with the Comprehensive Plan and made recommendation to the Board of Aldermen.

Staff feels this project is consistent with the 2020 plan.

In the Waynesville: Our Heritage, Our Future, 2020 Land Development Plan, the Stated Land Use Goal is:

"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, maintain a strong downtown area, taking steps to reduce urban sprawl and protecting the natural beauty of the community." (2020 LDP, p. 4-2)

One objective under this goal includes:

"Address important community appearance issues in the land development regulations for Waynesville," and specify the development of "standards for manufactured homes and manufactured home parks." (2020 LDP, p. 4-5)

Mr. Hickox recommended text changes be submitted to the Board of Alderman for their approval. A full record of the proposed Text Amendment changes (attachment 1) submitted by staff to be recommended to the Board of Aldermen for adoption with changes to the Land Development Standards (in red italics) are incorporated in these minutes herein as an attachment.

Chairman Patrick McDowell asked if anyone would like to speak. There was no public comment.

A motion was made by Board Member Marty Prevost, seconded by Board Member Susan Smith, to close the Public Hearing at 5:57 p.m. The motion passed unanimously.

A motion was made by Chairman Patrick McDowell, seconded by Board Member Bucky Dykes, that the zoning amendment is approved and is consistent with the Town's Comprehensive Land Use Plan because it currently allows both manufactured homes and parks

in our Comprehensive Land Use Plan. This update will improve appearances, safety of the parks, increase the amounts of affordable housing and allow parks to update homes and improve quality of homes. The motion passed unanimously.

A motion was made by Board Member Susan Smith, seconded by Board Member Marty Prevost, that the zoning amendment is reasonable and in the public interest because the text changes will facilitate the replacement of mobile homes with newer models and alleviate internal nonconformities to the ordinance. It will improve park appearance, safety and the availability of affordable rental units. This will clarify manufactured homes within manufactured home parks and clarify for the public how these are enforced. This is all consistent in the public's best interest and with the 2020 plan. The motion passed unanimously.

A motion was made by Board Member Bob Herrmann, seconded by Board Member Bucky Dykes, to recommend the text amendment to the Board of Aldermen. The motion passed unanimously.

- B. Sections 2.4.2 Table of Dimensional Standards and Section 3.10.4 Supplemental standards related to Monopole Towers within the Commercial-industrial District.

A motion was made by Board Member Susan Smith, seconded by Board Member Bob Herrmann, to open the Public Hearing at 6:02 p.m. The motion passed unanimously.

Ms. Teague gave background information to the Board. She stated that this was initially presented to the Planning Board at the February 2018 Meeting. She explained that initially the Town had received the request from Mr. James Sorrells, owner of a lot in the Waynesville Industrial Park and Mr. Eric Bean, who is working with Mr. Sorrells to develop a new parcel for industrial and manufacturing uses. She advised that it was discovered that the Commercial Industrial District, which does not allow any residential uses, has setbacks between lots that were more restrictive than any other commercial districts and some of our residential districts.

Ms. Teague explained to the Board that in the Table of Dimensional Standards, the Commercial Industrial Principal Setback is fifteen feet in the front and side yard, and ten feet at the rear. The Accessory Structure setback is five feet. In other Districts, the setback is zero to ten feet, and five feet for accessory structures. She also advised that unlike other commercial districts, there is not an aesthetic or public interaction reason for these setbacks. She stated that during their February meeting, staff and the Planning Board supported a reduction in the setbacks and suggested that a minimum of five feet would be sufficient and consistent with the setbacks of accessory structures as permitted now. A recommendation to change the setback minimums internal to the Commercial Industrial District would not change the Commercial Industrial perimeter buffer requirements.

Ms. Teague reviewed the LDS Sections 3.10.4 (B) 2. : "Monopole wireless communication towers may only be located on a lot of one (1) acre or greater in size. She advised that the applicants request that the current lot size requirement be reduced in the Commercial Industrial zoning districts to the typical 100' x 100' land lease size. This would free up the adjacent property to be subdivided thus allowing for more building options in the remaining industrial park space.

Ms. Teague advised that the text amendment to LDS section 3.10.4 (B)2. removes the one acre requirement as:

"Monopole wireless communication towers may only be located on a lot of (1) acre in size, except within the CI District."

Staff feels this project is consistent with the 2020 plan.

In the Waynesville: Our Heritage, Our Future, 2020 Land Development Plan, the Stated Goal for Economic Vitality is:

"Maintain and strengthen a broad-based economy in Waynesville comprised of vibrant and expanding manufacturing, retail, agricultural, service governmental and construction sectors." (2020 LDP p. 4-19)

One objective under this goal includes:

"Designate and support the development of appropriate amounts of land to meet the needs of the different sectors of the economy." (2020 LDP p. 4-20)

"Expand and upgrade the community's infrastructure systems and services with a focus on economic development impacts." (2020 LDP p 4-20)

Chairman Patrick McDowell asked if anyone would like to speak. There was no public comment.

A motion was made by Board Member Bob Herrmann, seconded by Board Member Susan Smith, to close the Public Hearing at 6:06 p.m. The motion passed unanimously.

A motion was made by Chairman Patrick McDowell, seconded by Board Member Bob Herrmann, that the zoning amendment is approved and is consistent with the Town's Comprehensive Land Use Plan because monopole towers are necessary for the growth of the community, provide quality coverage for the community and safety issues. Towers now have much smaller footprints and no longer need large tracts of lands to accommodate their uses and this new zoning also protects the appearance of surrounding properties. The motion passed unanimously.

A motion was made by Board Member Susan Smith, seconded by Board Member Bob Herrmann, that the zoning amendment is reasonable and in the public interest because the reduction of setbacks in the district allows for maximum use of commercial space without negatively affecting the established buffer requirements. Land use regulations should accommodate communication facilities to provide for enhanced wi-fi and broadband for the public. The motion passed unanimously.

A motion was made by Board Member Marty Prevost, seconded by Board Member Susan Smith, to recommend the text amendment to the Board of Aldermen. The motion passed unanimously.

- C. Section 2.5.3 Table of Permitted Uses to add clarification to allow manufactured Housing on individual lots within the Dellwood Residential Medium Density District (D-RM).

A motion was made by Board Member Bob Herrmann, seconded by Board Member Bucky Dykes, to open the Public Hearing at 6:08 p.m. The motion passed unanimously.

Mr. Byron Hickox presented the Board with the background information. He explained that the Land Development Standards Table of Permitted Uses showed that Manufactured Housing (on individual lots) is permitted in Dellwood Medium Residential District (D-RM) in designated locations). He also advised that in most instances, the allowance of a particular use at designated locations indicates that the use is permitted within a mixed-use overlay. The mixed-use overlay within the D-RM consists of a corridor, measured five hundred feet from the east and west sides of Russ Avenue, running roughly through the center of the district.

The previous version of the LDS indicated that within the Dellwood Neighborhood District (forerunner of the D-RM) manufactured housing would be permitted as follows in Section 154.108(B)(8)9b):

“Dwellings, Manufactured Housing on Individual Lots” shall not be located on the east side of Russ Avenue or within five hundred (500) feet of the edge of the traveled way of the west side of Russ Avenue.

Mr. Hickox stated that at the February 19, 2018 Planning Board meeting, this matter was considered, a motion was made and passed unanimously to create a text amendment to insert an additional standard designating the Manufactured housing should be permitted in the Dellwood Residential Medium Density District, Section 2.5.3 Table of Permitted Uses to the west of Russ Avenue and outside of the mixed-use overlay.

Board Member Marty Prevost asked Mr. Hickox to clarify that this was not including East of Russ Avenue in the Golf Course area. Mr. Hickox confirmed that was correct.

Staff feels this project is consistent with the 2020 Plan.

In the Waynesville: Our Heritage, Our Future, 2020 Land Development Plan, one of the stated objectives under the Land Use Goal is to “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.” (2020 LDP 4-2)

Other goals of the Land Use Plan are to:

“provide an attractive range of housing opportunities and neighborhoods for all residents of Waynesville”(LDP, p. 4-6); and

“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. (LDP, p. 4-7)

Chairman McDowell asked if anyone would like to speak. There was no public comment.

A motion was made by Board Member Bob Herrmann, seconded by Board Member Bucky Dykes, to close the Public Hearing at 6:14 p.m. The motion passed unanimously.

A motion was made by Chairman Patrick McDowell, seconded by Board Member Bob Herrmann, that the zoning amendment is approved and is consistent with the Town's Comprehensive Land Use Plan because it provides an attractive range of housing opportunities and encourages a variety of housing. The motion passed unanimously.

A motion was made by Board Member Susan Smith, seconded by Board Member Pratik Shah, that the zoning amendment is reasonable and in the public interest because it clarifies that manufactured housing is permitted on individual lots within Dellwood Residential Medium Density District. Thereby, continuing the availability of that type of housing within the district and where it has been traditionally allowed within the past. The motion passed unanimously.

A motion was made by Board Member Susan Smith, seconded by Board Member Bob Herrmann, to recommend the text amendment to the Board of Aldermen. The motion passed unanimously.

- D. Text Amendment to LDS 2.5.3 Table of Permitted Uses and LDS 3.2 Supplemental Standards to allow video-gaming as a permitted use with supplemental standards within the Regional Center District.

A motion was made by Board Member Bob Herrmann, seconded by Board Member Bucky Dykes, to open the Public Hearing at 6:16 p.m. The motion passed unanimously.

Ms. Teague explained background information to the Board that staff sought Planning Board guidance regarding video gaming machines last fall because a business providing video gaming machines had opened within the Mixed-Use Overlay District of the Love Lane Residential District on Dellwood City Road. The type of business in question was described by the business owner as selling "gift cards" which are used to purchase online "skill" or "nudge" games.

Ms. Teague advised the Board that local regulations or land use policies do not change or challenge State laws that apply to certain types of gaming activities. However, the Planning Board's concern is that if legal types of video-gaming businesses are to locate within Town, then they should be addressed within the Town's zoning regulations as other businesses are.

The direction from the Planning Board was that this use was most appropriate in the Regional Center District where the land use intent is to accommodate general commercial uses, but not in mixed-use overlay or central business districts. Additionally, the Board considered supplemental standards of parking and buffer requirements between this type of use and any residential uses. As a result of

this discussion, staff is bringing forward a suggested text amendment to add a definitions, standards and location within the Table of Permitted Uses for video or "skill" gaming operations.

Ms. Teague stated that there is an allowance for pre-existing machines up to three as accessory uses within gas stations and small grocery stores that is in keeping with the state precedent for enforcement for these types of machines.

A full record of the Text Amendment submitted by the staff to be recommended to the Board of Aldermen for adoption with changes to the current Land Development Standards (in red italics-attachment 2) are incorporated into these minutes herein as an attachment.

Staff feels this project is consistent with the 2020 Plan.

In the Waynesville: Our Heritage, Our Future, 2020 Land Development Plan, one of the stated objectives under the Land Use Goal is to: "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." (2020 LDP 4-2)

The stated Economic Vitality Goal is to: "maintain and strengthen a broad-based economy in Waynesville comprised of vibrant and expanding manufacturing, retail, agricultural, services, governmental and construction sectors." (2020 LDPP, p 4-19). The objectives under this goal indicate that the Town desires to support local businesses and to "define and develop the tourism sector" of the economy. It is unclear what, if any, impact this business would have on the local economy or in attracting tourism. The Town desires to make decisions which accommodate new and existing businesses in a way in which various sectors do not conflict with each other. It would seem consistent with the Comprehensive Plan to define this use and to place it within the Regional Center District Zoning designation in which are designed to accommodate many types of commercial uses.

Chairman Patrick McDowell asked if anyone would like to speak. There was no public comment.

A motion was made by Board Member Bob Herrmann, seconded by Board Member Bucky Dykes, to close the Public Hearing at 6:20 p.m. The motion passed unanimously.

A motion was made by Chairman Patrick McDowell, seconded by Board Member Bob Herrmann, that the zoning amendment is approved and is consistent with the Town's Comprehensive Land Use Plan because as a legal business, as per state laws, we need to provide areas for business growth in the community and allowance of this type of business. The motion passed unanimously.

A motion was made by Board Member Susan Smith, seconded by Board Member Marty Prevost, that the zoning amendment is reasonable and in the public interest because it is consistent with NC general statutes which allow for this use yet opposes buffer, parking, and other requirements that provide a balance between the use in nearby property owner interests. The motion passed unanimously.

A motion was made by Board Member Marty Prevost, seconded by Board Member Pratik Shah, to recommend the text amendment to the Board of Aldermen. The motion passed unanimously.

3. Discussion of LDS Measurement of Building Height (Direction to staff)

Ms. Teague explained to the Board that staff was bringing forward a discussion of the LDS Measurement of Building Height at the Chairman's suggestion due to there being a variation of interpretations of the ordinance at previous meetings and staff was seeking consensus on the interpretation of how the ordinance directs the measurement of building height or for the Board to give guidance or clarification.

Ms. Teague stated that LDS 4.4.1 "story" was defined as a habitable level within a building of no more than fourteen feet in height from finished floor to finished ceiling. Unoccupied attics less than seven feet in height and raised basements less than six feet in height (as measured from the average grade of the fronting sidewalk) are not considered stories for the purposes of determining building height. A mezzanine shall be considered a story if it is the purposes of determining building height. A mezzanine shall be considered a story if it is contiguous with at least 60% of the buildings front façade, is designed to be occupiable, and maintains an average depth of at least sixteen feet. A penthouse shall be considered a story if it exceeds one-third of the area of the roof. The under-roof area with dormers does not count as a story.

Ms. Teague referred to the diagram in LDS 4.4.2 and noted the differences between a flat roof and a sloped roof. She also pointed out how the diagram indicates that the measurement be taken from the highest adjacent grade. She explained that the two drawings could be adding to the confusion of previous discussions on measurements.

Board Member Bob Herrmann asked if this ordinance was relating to residential or all buildings. Mr. Hickox advised that this was for all projects within the Town of Waynesville. Much discussion took place among the Board members and staff pertaining to building height measurement, and the difference between a sloped or pitched roof which was more typical of residential construction or a suburban development and a flat roof which was more typical of a commercial building or downtown area.

There was discussion about attic measurement. Chairman McDowell stated if you stand in the center of an attic within a pitched roof, then the height could easily be more than seven foot, and asked if according to this ordinance would that count as a story. He questioned if a pitched roof did not have habitable space or an attic, but was just structural and more than seven feet high, would that still make it an attic or a story? There was discussion regarding that the ordinance says a story is habitable space and therefore would have to accommodate people using the space.

Ms. Teague asked the Board to consider buildings that are built on a slope and if according to the ordinance the number of stories would be counted only on the uphill side? She asked if the board felt that stories on the downhill side would also be addressed? She presented pictures to the Board of different Waynesville structure examples that have a different number of stories from one side to the other and how height was calculated:

- Main Street Downtown/Wall Street- 2-3 stories/ Backside 3-4 stories
- Givens Estates/Great Laurel- Drive up 4 stories- entrance 2-3 stories
- Laurel Ridge Country Club- Back Side- 3 stories
- Will Hyatt Street- Condominiums- Back Side 2-3 Stories, front 1 & 2 story
- Gables Place-Hazelwood- Back Side- 3 Stories, front 1 story
- Vantage Point- 3 Stories all around with sloped roof
- Waynewood Village- South Main- 3 Stories (enter building at 1-2 stories)

Ms. Teague advised that all over town and in commercial applications, single-family and multi-family applications there are instances where the downhill slope side of buildings have additional stories which do not count toward building height. She added that the town has a precedent of measuring building height from the highest adjacent grade to the top of the building and are not from the backside of the buildings then. Board Member Marty Prevost added that the new hotel being developed next to Best Western was a height example and asked how tall it was. Chairman McDowell advised that three stories at a minimum was needed to continue to enable and have commercial growth. Ms. Teague referred to the Table of Dimensional Standards by District in which three stories are allowed in even the most low density residential districts and up to Regional Center, where the hotel is planned, is four to five stories.

Board Member Susan Smith brought up questions of how a cathedral ceiling would be measured. She questioned if it is open construction, would it fit in the ordinance as two stories if it is over fourteen feet high or as an uninhabitable attic with no floor. This brought up discussion for the Board and staff of a mezzanine and how the ordinance does not fit well in applying this either.

The Board also discussed basements and how these should be measured and where they fit in on being measured for height, including floodplain elevations of eight to nine feet in some locations.

Chairman McDowell stated that an agreement of understanding to move forward was needed. A Board consensus of limiting to height by stories and not including the downhill basement in this measurement was agreed upon. It was also agreed upon by Board members looking at Diagram 4.4.1 Story that the Basement Story Front six, showing the measurement at the front along the public right of way and full backside measurement would both be viewed as being considered a Basement and not a Story. It was also agreed upon by the Board Members that the seven foot attic measurement applies to flat roofs and is not counted as a story for sloped roofs that are non-inhabitable spaces or cathedral ceilings. Chairman McDowell asked each Board Member present if they agreed with the above interpretation and it was a unanimous agreement.

Mr. Ron Sneed, Planning Board Attorney, advised an amendment to this ordinance to address the wording that currently fits commercial attic space but does not fit residential slope was needed. Chairman McDowell agreed and asked each Board Member that unanimously agreed also. Board Member Pratik Shah added that he wanted clarity on commercial property with a pitched roof with an uninhabitable attic above seven foot. Chairman McDowell advised that would be fine also as long as it was uninhabitable. Staff was asked to formulate a text amendment for the next Planning Board meeting eliminating a pitched roof with an unoccupied attic less than seven feet in height being counted as a story and to clarify the ordinance. Staff was also advised that Diagram 4.4.1 should be redone and the definition of "Story" be clarified.

C. PUBLIC COMMENT /CALL ON THE AUDIENCE

No one spoke

D. ADJOURN

With no further business, a motion was made by Susan Smith, seconded by Bucky Dykes to adjourn the meeting at 7:20 p.m. The motion passed unanimously.

Chelle Baker, Administrative Assistant

Patrick McDowell, Chairman

Consistency with the 2020 Comprehensive Land Development Plan

In the Waynesville: Our Heritage, Our Future, 2020 Land Development Plan, the stated Land Use Goal is:

"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." (2020 LDP, p 4-2)

One objective under this goal includes:

"Address important community appearance issues in the land development regulations for Waynesville," and specify the development of "standards for manufactured homes and manufactured home parks." (2020 LDP, p. 4-5)

Based on the input of manufactured home park owners, the text changes will facilitate the replacement of mobile homes with newer models and alleviate internal non-conformities to the ordinance. This will improve park appearance, safety and the availability of affordable rental units. Updates to the design guidelines for manufactured homes within manufactured home parks and clarification of how these guidelines are enforced, is therefore consistent with the 2020 Plan.

Staff Recommended Text Changes:

That amendments to Sections 3.2 and 5.9 of the Town of Waynesville's Land Development Standards shall be made as indicated with underlined italics and strike outs:

3.2.6 Manufactured Homes and Manufactured Home Parks

A. See 5.9 for Design Guidelines for Manufactured Homes on Individual lots.

B. General Manufactured Home Park Requirements

1. No manufactured home park shall be approved for a site less than three (3) contiguous acres under single ownership or control.
2. The maximum allowable density in the manufactured home park shall be eight (8) dwelling units per buildable acre (land area excluding floodways, wetlands, and slope in excess of twenty (20%) percent).
3. The manufactured home park shall be buffered from all adjacent property with a Type C Buffer Yard (8.5.2.C).
4. At least two (2) trees shall be planted (or retained) in the park per dwelling unit. These trees shall be in addition to those required to meet the landscape requirements contained in Chapter 8 Landscaping and consistent with Section 3.2.6.

5. The operator/manager of a manufactured home park shall designate and enforce a uniform type of underpinning of all manufactured homes in the community.
6. All streets within a manufactured home park shall comply with the standards set forth in Chapter 6.
7. An acceptable plan for the collection and disposal of garbage shall be included in the site plan for the manufactured home park.
8. Civic space shall be provided in accordance with Chapter 7.
9. Individual units shall be located and set so that water does not collect under units.

C. Manufactured Home Space Requirements

1. Each manufactured home shall be located at least thirty (30) twenty (20) feet from any other manufactured home or structure within the park, excluding storage buildings for use with the individual home. Each home shall be at least thirty-five (35) feet from any property line. If the property abuts a public street, the setback shall be forty (40) feet. Each home shall be setback at least twenty (20) ten (10) feet from the edge of any traveled way within the park.
2. There shall be front and rear steps and/or decks for each manufactured home and a deck/entry transition area at the front door of a minimum of 6' by 6'.
3. Each manufactured home space shall have a permanent site number sign that is clearly visible from the street running in front of the home.
4. A minimum of two (2) parking spaces shall be provided for each manufactured home.
5. A visitor parking area, consisting of one (1) space for each five (5) manufactured home units located within the park, shall be provided. This parking area does not have to be paved.

5.9 Manufactured Housing Design Guidelines (from 154.228)

5.9.1 Applicability

All manufactured homes permitted shall comply with the requirement of 5.6 above (General Building standards, unless the standards below conflict and shall therefore take precedence) and must comply with the standards established by the United States Department of Housing and Urban Development under the National Manufactured Housing Construction and Safety Act of 1974, 42 U.S.C. § 5401, et seq and that satisfies each of the following additional criteria:

5.9.2 Standards

- J. The tongue, axles, running lights and removable towing apparatus must be removed prior to the issuance of a certificate of occupancy.

- K. Except for units within permitted Manufactured Home Parks, the manufactured home shall be attached to a permanent foundation of brick, stone, concrete, framing or block that is unpierced except for required ventilation and access as required by the North Carolina State Building Code or for flood hazard construction. Units within permitted manufactured home parks may use a vinyl skirting or other material to enclose the structural supports.
- L. The pitch of the roof of the manufactured home shall have ~~has~~ a minimum vertical rise of three (3) inches for every twelve (12) inches of horizontal run.
- M. Except for units within permitted Manufactured Home Parks, the roof must be covered with a material that is customarily used on site-built dwellings. Aluminum or metal roofing is not permitted unless standing seam metal roofing or metal shingles are utilized.
- N. The roof shall have a minimum eave projection and roof overhang of ten (10) inches, not including the gutter except when the unit is located in a Manufactured Home Park where this requirement shall apply only to double wide units.
- O. Exterior siding shall be of a material customarily used on site-built dwellings which does not have a high gloss finish, such as wood, conventional vinyl or metal siding, brick, stucco or similar materials. Smooth, ribbed or corrugated metal or plastic panels are not permitted.
- P. Except for units within permitted Manufactured Home Parks, the length of the home shall not exceed four (4) times the width, excluding additions.
- Q. Architectural and aesthetic standards specified in this section shall be applicable to all additions.
- R. At the main entrance door there shall be an entryway transition that is a minimum six (6) feet by six (6) feet.

Recommended Motions

1. To find that updates to the Manufactured Home Guidelines are Consistent with the Comprehensive Plan and are reasonable and in the public interest based on the findings identified,
2. To recommend to the Board of Aldermen changes to the Land Development Standards text as provided (or as amended).

Within the Table of Permitted uses and in the Purpose and Intent Statements (LDS 2.3.7) of the Regional Center Districts, the Town's Land Development Standards clearly designate the RC Districts as hubs for retail and mixed-use development that can accommodate shopping centers, drive-thrus, "big-box," and other types of general commercial development. There are three Regional Center Districts: Russ Avenue, Dellwood/Junaluska, and Hyatt Creek.

Consistency with the 2020 Comprehensive Land Development Plan

In the Waynesville: Our Heritage, Our Future, 2020 Land Development Plan, one of the stated objectives under the Land Use Goal is to: "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." (2020 LDP 4-2)

The stated Economic Vitality Goal is to: "maintain and strengthen a broad-based economy in Waynesville comprised of vibrant and expanding manufacturing, retail, agricultural, services, governmental and construction sectors." (2020 LDP, p 4-19). The objectives under this goal indicate that the Town desires to support local businesses and to "define and develop the tourism sector" of the economy. It is unclear what, if any, impact this business would have on the local economy or in attracting tourism. The Town desires to make decisions which accommodate new and existing businesses in a way in which various sectors do not conflict with each other. It would seem consistent with the Comprehensive Plan to define this use and to place it within the Regional Center District Zoning designation in which are designed to accommodate many types of commercial uses.

Staff Recommended Text Changes:

Staff submits that the following text amendment be recommended to the Board of Aldermen for adoption (changes to the current Land Development Standards are provided in red italics).

1. Addition of a new definition, **Chapter 17.3 Definitions, Use Type.**

Video gaming parlor. Any use or structure intended to provide access to video games in which customers purchase retail gift cards or gain access to electronic games of skill or dexterity not otherwise prohibited by law, or other electronically simulated games approved and regulated by the State of North Carolina.

2. Addition of Use Type within **2.5.3 Table of Permitted Uses**

Use Types	Regional Center (RC)		
Commercial	DJ-RC	HC-RC	RA-RC
<i>Video gaming parlor</i>	<i>PS/SUP</i>	<i>PS/SUP</i>	<i>PS/SUP</i>

3. Addition of/insert new paragraph within 3.5 Supplemental Standards - Commercial

3.5.11 Video Gaming or video gaming parlor.

- A. *Wherever legal video gaming is provided within a use or is provided as a stand alone use, a Type B Buffer Requirement or a 6' privacy fence or wall between the use and any residential or mixed use district (RL, RM, NR, UR, NC) (See LDS Section 8.4).*
- B. *Parking must be provided for "All Other Commercial Uses" in accordance with LDs Section 9.2.1 Parking Use Category.*
- C. *Video Gaming within a bar or where alcohol is served shall have to be approved by SUP of the Town Planning Board.*

Recommended Motions

1. To find that updates to the Table of Permitted Uses for the RC District and Supplemental Guidelines related to Video Gaming are Consistent with the Comprehensive Plan and are reasonable and in the public interest (per identified findings)
2. To recommend to the Board of Aldermen changes to the Land Development Standards text as provided (or as amended).

Planning Board Staff Report

Subject: Text Amendment to the Land Development Standards (LDS) regarding the measurement of building height.
 Ordinance Section: 4.4
 Applicant: The Planning Department
 Meeting Date: December 17, 2018

Background:

At the Planning Board's direction, staff is bringing forward recommendations for a text amendment for the purpose of eliminating any confusion in how the Town measures building height. The Board and staff identified several issues related to interpreting the ordinance at the last meeting:

1. Ordinance provides 2 illustrations, one with a pitched roof and one with a flat roof. The flat roofed illustration shows an additional "attic story" of up to 7 feet. In a flat roof building, the additional 7' allows for attic space, a building cap, mansard roof, or parapet above the top story to accommodate storage, roof access, or electrical equipment. The *text* of the ordinance is not clear as to whether this applies to just flat-roofed structures or all structures, including a pitched roof structure, such as a typical residence. In a pitched roof building, there could be well more than 7' of space under the roof structure, such as with a cathedral ceiling and any "attic" space under the roof may not be visible from the exterior of the building or even be "habitable". The ordinance further confuses by stating that: "The under-roof area with dormers does not count as a story," when a loft or habitable attic space may be under the roof and could meet the definition of a story.
2. The 6' allowable below the first story at street level, is needed in that structures within the floodplain may have to be elevated one foot above the "base flood" which could exceed 6' in some areas. Many residential areas within floodplains have raised foundations with stairs and porches that are above grade at the street level.
3. The pitched roof illustration is used to show that stories are measured from the "highest ground level at the structure's foundation." This appears to mean that a building could be three stories on one side, but then have additional stories on the other "downhill" side. A windshield and picture survey around town indicates that both residential, "pitched roof" structures and commercial buildings such as those along Main Street and Wall Street, have stories below the highest adjacent grade. Therefore, it seems that this illustration would apply to all types of buildings and that stories below the highest adjacent grade do not count toward the building height as allowed in the Dimensional standards by zoning district.
4. The ordinance's additional qualifications struck the Board and the staff as confusing as well: "A mezzanine shall be considered a story if it is contiguous with at least 60% of the building's front façade, is designed to be occupiable, and maintains an average depth of at least 16 feet. A penthouse shall be considered a story if it exceeds one-third of the area of the roof. The under-roof area with dormers does not count as a story."

Staff consulted with architect Odell Thompson, current and past ordinances, building codes and "as-built" precedent around Town. The 2006 version of the LDS uses the same illustration of a pitched roof to apply to all buildings with the definition: "Building Height is measured from the highest adjacent

ground level at the structure foundation to the highest point of the structure excluding chimney's and antennas." The revised ordinance appears to try and bring clarity and more detail to that former guideline, but may have also opened up new questions.

The NC Building Codes measure height from a "grade plane" which represents "the average of finished grade level adjoining the building at exterior walls," to the "average height of the highest roof surface." Notably, building codes are enforced at the time of building permit and construction, and zoning cannot (nor should it) impede or supercede building codes. Rather, designers must design to the desired scale and guidelines of the Land Development Standards and meet the building codes at the same time.

Staff concludes that this ordinance's should:

- 1) maintain a certain scale within zoning districts, not changing the table of dimensional standards by district (Table 2.4),
- 2) work with the Town's topography,
- 3) accommodate both commercial and residential styles of structures; and
- 4) give architects and designers some leeway in designing to the guidelines without being too proscriptive.

Consistency with the 2020 Comprehensive Land Development Plan

In the Waynesville: Our Heritage, Our Future, 2020 Land Development Plan, one of the stated actions is to "Revise the Zoning Ordinance, other development ordinances and the zoning map to reflect the Land Use Map and concepts contained in the plan." (4-2). Additionally there is an objective to "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." (4-5).

Clarifying the way in which the Town measures building height will re-inforce the goal of keeping new construction within the scale and dimensional requirements of the designated zoning districts.

Recommended Text Amendment

Staff recommends the attached text replace LDS Section 4.4. The current version is also attached for reference. Staff seeks the Planning Board's input, edits and possible recommendation for approval as part of this hearing.

Recommended Motions

1. To find that updates to LDS Section 4.4 are Consistent with the Comprehensive Plan and are reasonable and in the public interest (per identified findings; see worksheet)
2. To recommend to the Board of Aldermen adopt changes to the Land Development Standards text as provided (or as amended).

Attachments:

1. Consistency Worksheet
2. Proposed Ordinance
3. Current Ordinance
4. Photographs



To: Town of Waynesville Planning Board
 From: Elizabeth Teague, Planning Director
 Date: December 17, 2018
 Subject: Text Amendment Statement of Consistency
 Description: LDS Section 4.4 Building Height
 Address: Town of Waynesville Planning Department ("Development Services Department")

The Planning Board hereby adopts and recommends to the Governing Board the following statement(s):

☐ The zoning amendment **is approved and is consistent with the Town's comprehensive land use plan** because: _____

The zoning amendment and **is reasonable and in the public interest** because:

☐ The zoning amendment **is rejected because it is inconsistent with the Town's comprehensive land plan and is not reasonable and in the public interest** because _____

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

Planning Board Member _____, made a motion, seconded by _____

The motion passed _____. (*unanimously or vote results here*)

 Patrick McDowell, Planning Board Chair, Date

 Michelle Baker, Clerk, Date

ORDINANCE NO. _____

DRAFT

**AN ORDINANCE AMENDING THE TEXT OF THE
TOWN OF WAYNESVILLE LAND DEVELOPMENT STANDARDS**

WHEREAS, the Town of Waynesville has the authority, pursuant to Part 3 of Article 19 of Chapter 160A of the North Carolina General Statutes, to adopt land development regulations, clarify such regulations, and may amend said regulations from time to time in the interest of the public health, safety and welfare; and

WHEREAS, the Town of Waynesville Planning Board has reviewed the proposed amendment at a notified public hearing, and adopted a Statement of Consistency with findings that the ordinance is consistent with the 2020 Comprehensive Land Development Plan, and that the Ordinance is both reasonable and in the public interest, and voted to recommend its enactment by the Board of Aldermen; and

WHEREAS, the Town of Waynesville Board of Aldermen reviewed the proposed amendment and adopted a Statement of Consistency with findings that the text amendment is consistent with the 2020 Comprehensive Land Development Plan and is both reasonable and in the public interest, prior to this ordinance; and

WHEREAS, after notice duly given, a public hearing was held on _____, 2018;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE TOWN OF WAYNESVILLE, MEETING IN REGULAR SESSION ON _____, 2018 AND WITH A MAJORITY OF THE BOARD MEMBERS VOTING IN THE AFFIRMATIVE, THE FOLLOWING:

Replacement of Section 4.4 of the Land Development Standards, with the following text and illustrations:

4.4 - Measurement of Building Height.

4.4.1 Applicability

Building heights shall be specified in Section 2.4, Dimensional Standards by District and use "stories" as the standard unless otherwise regulated in Chapter 5 Building and Development Design. Where a specific dimension is used in the calculation of maximum height for certain types of buildings in Chapter 5, the height shall be measured from the highest adjacent grade to the highest point of the structure **or** at the structure's "primary façade." Wherever one Section of the Town's Land Development Standards may differ from another, the more restrictive ordinance shall apply. All structures are subject to regulations under the North Carolina State Building Codes in addition to this Section.

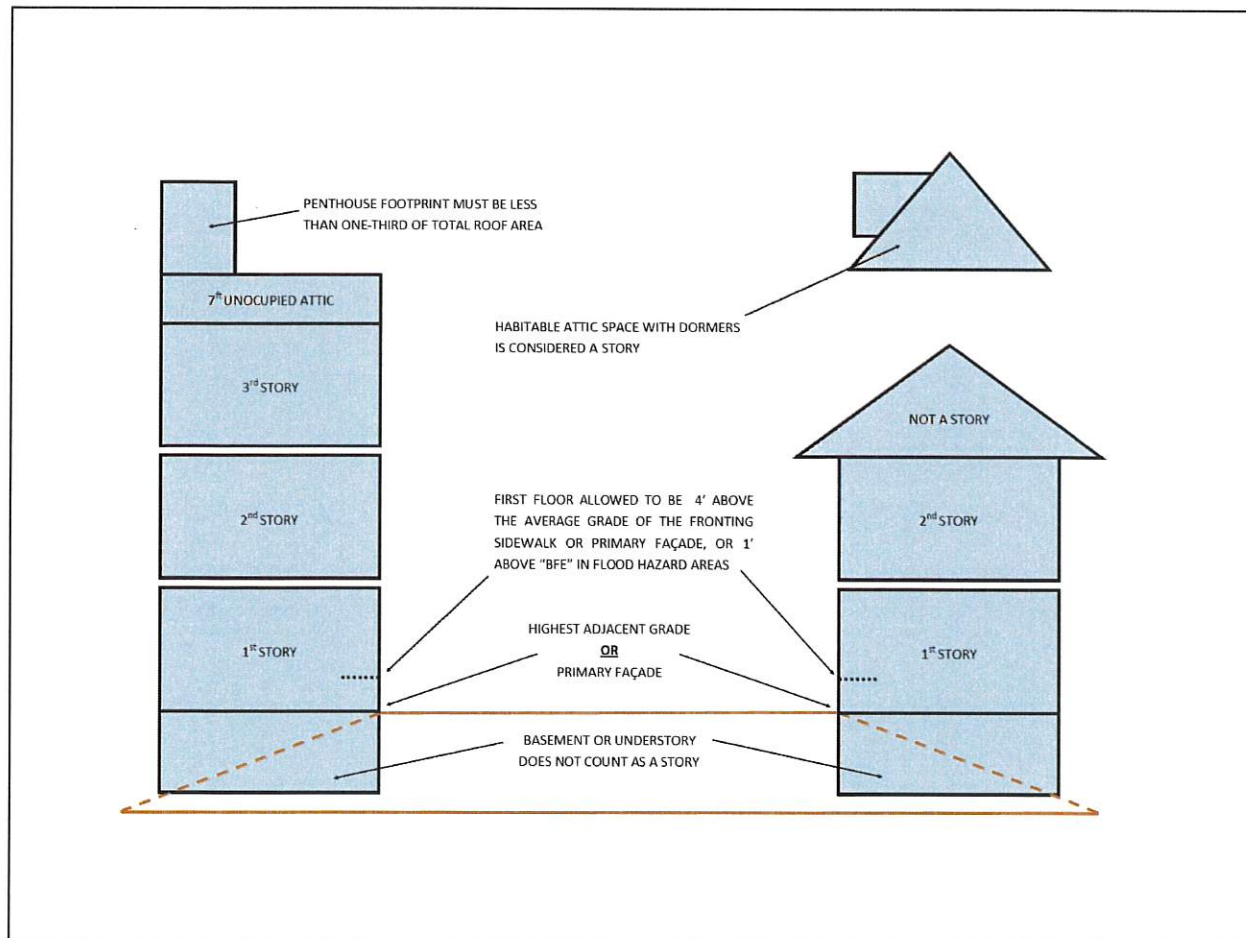
4.4.2 Measurement of Building Height by Story

A story is a habitable level within a building of no more than 14 feet in height from finished floor to finished floor. The number of stories is measured from the highest adjacent grade **or** at the structure's "primary façade." The primary façade is that side of the building that is considered the front of the structure architecturally, and that contains the primary entrance or front door.

For buildings with flat roofs, unoccupied attics or building caps less than 7 feet in height are not considered stories for the purposes of determining building height. A penthouse on top of a flat roof shall be considered as a story, if it is equal to or exceeds one-third of the total roof area.

For buildings with pitched roofs, uninhabitable attic space or cathedral ceilings within the roof structure, with or without dormers or vents, are not considered stories for the purposes of determining building height. Habitable space within the pitched-roof structure with dormers are considered stories.

For either pitched or flat roofed structures, the first floor may be up to 4' above the average grade of the fronting sidewalk or primary façade, or be one foot (1') above base flood elevation for the lot if within a special flood hazard area. Basements or under-stories below the highest adjacent grade or facing away from the structure's primary façade, do not count as stories for the measurement of building height.



4.4.3 Items Not Included in Height Calculations.

The height limitations of this Ordinance shall not apply to church spires, belfries, cupolas, and domes not intended for human occupancy, monuments, water towers, mechanical penthouses (provided they are set back 20 feet from the front elevation), observation towers, transmission towers, chimneys, smokestacks, conveyors, flagpoles, masts and antennas (provided evidence from appropriate authorities is submitted to the effect that such building or buildings will not interfere with any airport zones or flight patterns). See Chapter 3 Supplemental Standards related to communication towers and wireless communication facilities.

ADOPTED this Day of , 2018.

TOWN OF WAYNESVILLE

Gavin A. Brown, Mayor

ATTEST:

Town Clerk

APPROVED AS TO FORM:

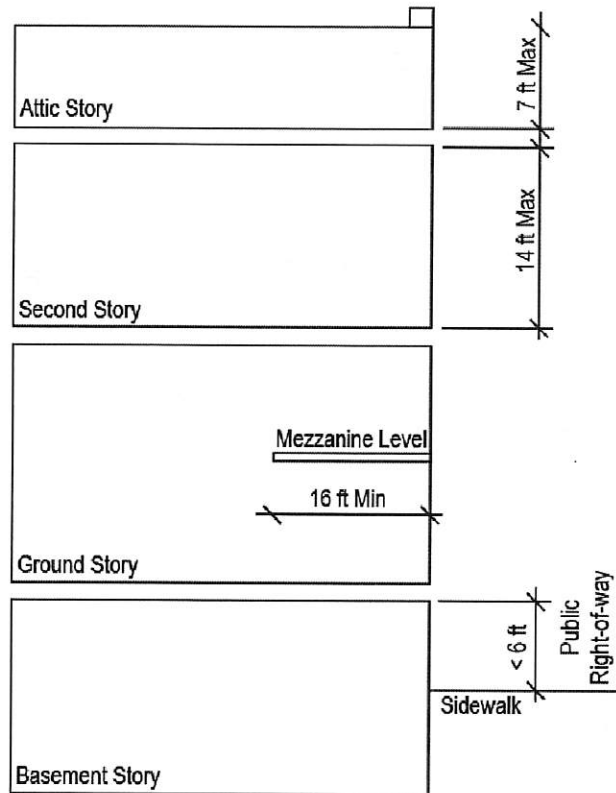
Bill Cannon, Town Attorney

For Planning Board Discussion, November 5, 2018

4.4 - Measurement of Height.

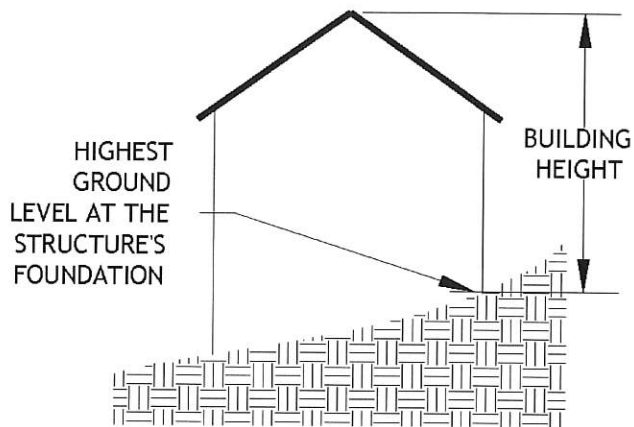
Building heights shall be as specified in Section 2.4 and shall be determined according to the provisions below.

4.4.1 Story.



A story is a habitable level within a building of no more than 14 feet in height from finished floor to finished ceiling. Unoccupied attics less than 7 feet in height and raised basements less than 6 feet in height (as measured from the average grade of the fronting sidewalk) are not considered stories for the purposes of determining building height. A mezzanine shall be considered a story if it is contiguous with at least 60% of the building's front façade, is designed to be occupiable, and maintains an average depth of at least 16 feet. A penthouse shall be considered a story if it exceeds one-third of the area of the roof. The under-roof area with dormers does not count as a story.

4.4.2 Dimensional Height Standards.

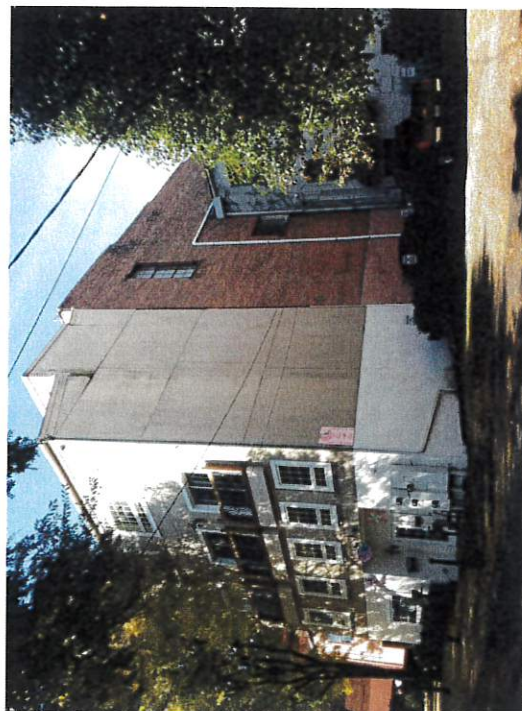
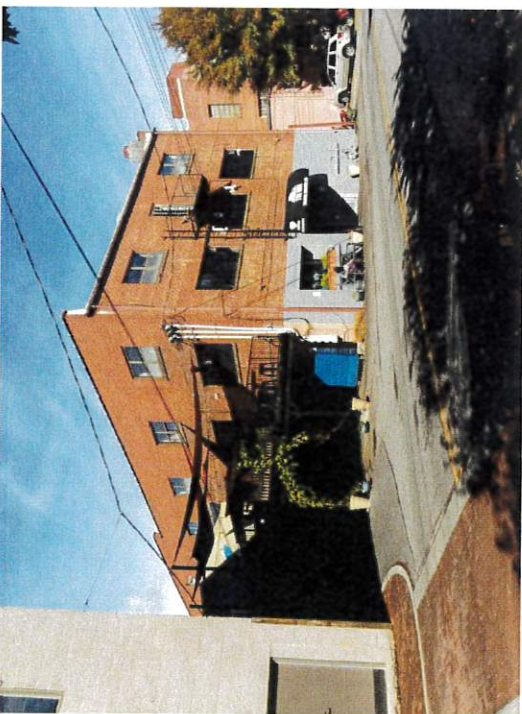


Where a specific dimension is used in the calculation of height it shall be measured from the highest ground level at the structure foundation to the highest point of the structure excluding chimneys and antennas.

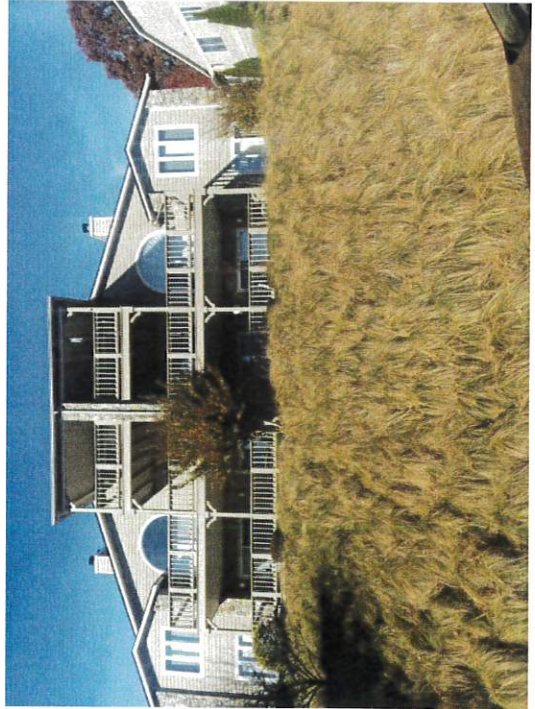
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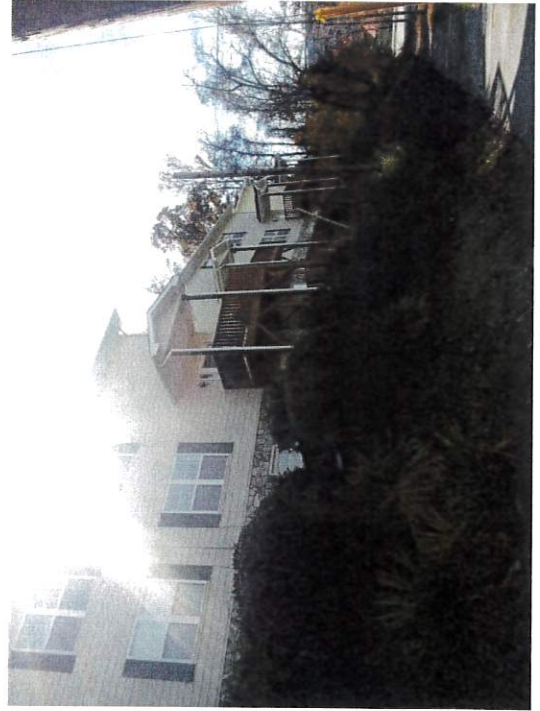
Downtown



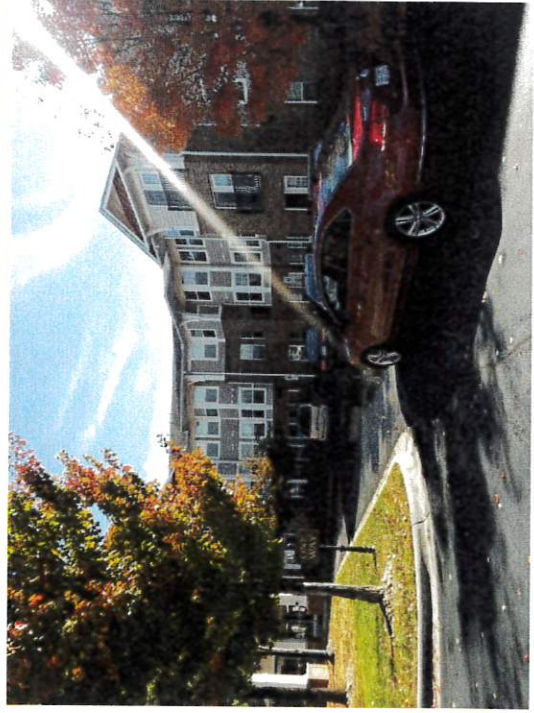
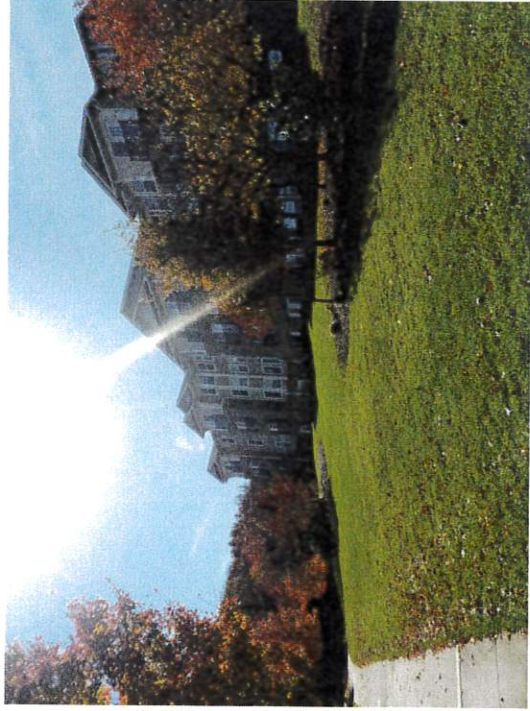
Residential Condos



Waynewood Village



Givens Great Laurels



Gables Place



Introduction and Planning Area

This plan puts together research and recommendations to encourage redevelopment and growth along the North Main/23 Business corridor and the re-use of the historic Haywood County Hospital for affordable housing. The desire is to transform the North Main corridor into a dynamic area of mixed-use growth and opportunity, provide needed housing, and preserve the historic hospital.

The hospital site, located at 1230 North Main Street in Waynesville sits at a critical juncture of North Main Street/23 Business. For the purposes of this study, the area considered was a half mile radius around the hospital site, taking in several surrounding residential neighborhoods which are well established, and the North Main/Business 23 corridor which includes several empty and deteriorating properties and is mostly commercial and mixed-use. The recommended focus areas are the one mile stretch of North Main/23 Business from Walnut Street to Ratcliff Cove Road with the hospital at its center, and the hospital property itself. (Maps in Appendix A).

Planning History

North Main Street became less traveled once the Great Smoky Mountains Expressway and Russ Avenue were developed. The former Haywood County hospital site, totaling 2.8 acres, was built in 1927 as North Carolina’s first public county hospital, was added onto in 1952 and 1958, and provided a community focal point and a hub of activity and employment in the area for over 40 years. In 1979, the hospital moved to a new building in Clyde and most of the original building, and the additions have been left un-used and sitting empty since. The hospital was added to the National Register of Historic Places in 2018 (see <http://www.hpo.ncdcr.gov/nr/HW0079.pdf>) and still belongs to Haywood County.

Efforts to improve the corridor and redevelop and preserve the hospital are consistent with several goals and actions identified in the *Waynesville: Our Heritage, Our Future 2020 Land Development Plan*, adopted in 2002, which the Town has since been implementing. The Plan includes several goals to address blight:

- 1) Designate areas for concentrated growth, infill and/or redevelopment. (LDP 4-3)
- 2) Provide an attractive range of housing opportunities and expand affordable housing opportunities. (LDP 4-6)
- 3) Create boulevard entrances into downtown to improve the appearance of Russ, South Main, and North Business 23. (LDP 4-9)
- 4) Preserve and rehabilitate Waynesville’s historic resources. (LDP 4-15)

Since the LUP was adopted, Waynesville has implemented several planning actions in the area:

- Established the North Main Neighborhood Commercial District and Raccoon Creek Mixed use Overlay, 2003;
- Established the East Waynesville Urban Residential Mixed use Overlay, 2018;

North Main and “Old Haywood Hospital” Redevelopment Plan Study

- Completed corridor study resulting in NCDOT project STIP U-5888 which will reconfigure the intersection of North Main and Walnut Street into a new roundabout with other roadway improvements;
- Haywood County, in cooperation with the Town of Waynesville applied to the Low Income Tax Credit program to redevelop the hospital with no success. Mountain Housing Opportunities applied for a grant in 2011, and Landmark put together applications in 2015 through 2017. In the 2017, the application made it to the final tier but was again not funded.

Additionally, the Town of Waynesville has made significant capital and community investments into the half mile rea surrounding the old hospital within the last ten years:

Town of Waynesville Capital Investments within the Planning Area since 2007

Stream relocation along Vance Street	\$53,000
East Street sidewalk reconstruction	\$96,633
Broadview Street relocation/Reconstruction	\$31,000
New fire station construction	\$2,940,000
Skate park construction	\$510,000
Greenway pedestrian footbridge construction	\$18,000
Inclusive playground construction	\$150,000
Felmet Street water line installment	\$17,250
Reservoir Drive water tank installment	\$2,830,000
J.M. Engineering North Main Street streets study	\$35,000
Total	\$6,680,833

The corridor represents an under-utilized resource of potential growth for Waynesville, and the hospital site represents an opportunity to create needed housing and restore an historic, community focal point. The purpose of this study is to inform future funders, businesses and property owners of the area’s economic potential, facilitate future grant applications and investment, and to support efforts of Haywood County to redevelop the hospital property whether through the North Carolina Housing Finance Agency (NCHFA) programs or other opportunities, and be incorporated into the Town’s Land Use Plan update.

Existing Land Use and Zoning

While the town adopted several broad zoning categories within the 2020 Land Development Plan, these zones were separated into unique districts, each with their own purpose and intent which then became the basis for zoning policies. The old hospital is located within the North Main Street Neighborhood Center District, which exists with the following purpose and intent statement in Waynesville’s Land Development Standards:

The **North Main Street Neighborhood Center District (NM-NC)** is a mixed use district that forms the gateway into town from the northeast. The setting of this district

is important as it frames Eagles Nest Mountain at the apex of the hill on North Main and forms a forced perspective to the "center" of the district — the intersection of Walnut and Main Streets. As a result, maintaining inviting vistas down Main Street and creating an attractive public realm are the objective of many of the standards set forth for this district. Street walls, boulevard trees and sign control will all be important in meeting these objectives as the street is redesigned. Working to keep traffic congestion to a minimum in this area will require the use of rear access drives, side street entrances and shared driveway connections. The uses found in the North Main Street Boulevard District serve not only the surrounding neighborhoods, but all of the Waynesville community and are varied in nature.

Adjacent to the NM-NC District is the East Waynesville Urban Residential Districts, which also has a mixed-use overlay for those lots adjacent to the North Main right-of-way.

The East Waynesville Urban Residential District (EW-UR) is an urban neighborhood of mostly medium to high density residential development bordering the Waynesville town center. Higher density development is encouraged closer to town with lesser densities found as the district approaches areas with steeper slopes. A number of public spaces are found in this district including the East Street and Vance Street parks. It will be important as new development and redevelopment occurs for connections to be made to such public spaces and throughout the district.

The old hospital is a large building within the NM-NC district, and refurbishing the building would fall in line with the district's intent of creating an attractive realm and maintaining inviting vistas down Main Street. Multi-family development is allowed outright within this district and allowed with supplemental standards within the EW-UR District.

The redevelopment of the hospital or a designation of a redevelopment area along North Main does not need any rezoning action. Rather, the current land use plan and zoning already support this action. Redevelopment of the hospital is permitted outright but will require a Master Plan review by the Town Planning Board for compliance with Town site plan requirements because of its size.

Currently, most of the housing located in the NM-NC and EW-UR district is single family with few apartments, however both. The addition of the old hospital into the NM-NC and EW-UR housing market would diversify the district's housing opportunities and move the town closer to its smart growth goal of providing a variety of housing types and densities. Developing in this area promotes infill rather than urban sprawl due to its 1 mile proximity to downtown Waynesville and the Russ Avenue Regional Center district which is a major commercial corridor for the town and which contains two major grocery stores, pharmacies, and a variety of retail and services.

Properties Within Half Mile Radius of Hospital:

Data from the Haywood County land records provide an overview of properties within the half-mile radius of the old hospital.

General Information	
Total parcel count	536
Parcels with no building description	111
Average land value	\$51,488
Occupancy Descriptions	
Single Family	345
Commercial use	46
Duplexes	11
Exempt	8
Vacant	6
Manufactured housing	6
Apartments	3
Commercial use – single family	1
Building Use Descriptions	
Dwelling	361
Office general	13
Converted residence	8
Store warehouse type	5
Converted residence dwelling	4
Office medical	4
Single wide	4
Apartment	3
Church	3
Store retail	2
Office general warehouse	2
Double wide	2
Store retail dwelling	1
Store convenience retail	1
Shopping center	1
Restaurant walk-in	1
Automotive service center	1
Modular	1
Garage service	1
Fraternal building	1
Fire station	1

Demographic Data:

The study area around the old hospital is located within census tract 9210 which encompasses a much larger area and includes the adjacent neighborhoods to the North Main corridor. This information was pulled from the American Community Survey, 2016.

North Main and "Old Haywood Hospital" Redevelopment Plan Study

Census Tract 9210, Haywood County

Population	
Total population	998
Male	530
Female	468
Percentage White	97.9%
Percentage Black	1%
Percentage American Indian	0.8%
Percentage other races	0.3%
14 and under	13.8%
15 – 19	3.8%
20 – 34	11.8%
35 – 44	11.8%
45 – 54	15.7%
55 – 64	12%
65 and up	30%
Median household Income	
Total number of households	487
Median household income	\$54,858
Households	
Total number of households	487
Family	328
Family: married-couple	218
Family: other family	110
Other family: male householder no wife	35
Other family: female householder no husband	75
Nonfamily: living alone	137
Nonfamily: not living alone	22
Labor Statistics	
Total	860
In labor force	452
Not in labor force	408
Employed	419
Unemployed	33
Housing Statistics	
Total housing units	537
Occupied units	487
Vacant units	50
Owner occupied	345
Renter occupied	142
House value (low quartile)	\$93,000
House value (high quartile)	\$269,300
Median house value	\$180,700
Median gross rent	\$662
Education Attainment	
Total population 25 years and older	755
High school	701
AS & higher	180
High school diploma, or alternative credential	311
Some college experience	210
Associate's degree	35
Bachelor's degree	95
Master's degree	50

2016 Housing Study

There is a critical need for housing within Haywood County. In 2016-17 the County formed the Haywood County Affordable Housing Task Force of local service providers, stakeholders and staff to conduct a housing assessment study. Subsequently, the Haywood County Affordable Housing Strategy was adopted in 2017 to address needs identified in the assessment and a standing committee was formed to carry out its policies and recommendations. The Assessment and Strategy identified a critical gap in housing that can accommodate citizens with low-to moderate, or fixed incomes, particularly young working families and seniors.

“In Haywood County, over half of all renters and 35% of home owners report paying 30% or more of their household income for housing and are considered to be “housing cost burdened.” Seniors (over the age of 65) and Millennials (aged 25-34) makeup the largest portion of households with incomes \$15,000 or less. The number of homeless children reported by the county school system in June of 2017 was 300.” (Haywood County Affordable Housing Strategy p. 4)

The top two recommendations of the strategy are to:

- 1) Set and meet a goal to create 400 units of affordable units by the end of 2028, or 61.3% of rental unit demand at 50% AMI based on a March 2017 market study; and
- 2) Prioritize the creation of rental units to increase the supply of housing that can be afforded at 80% of area median income (AMI) and below. For a 4 person household 80% of AMI was \$42,700; for a 2 person household it was \$34,200.

Refurbishing this hospital for the purpose of providing affordable housing to the citizens of Waynesville would be a strategic move to combat the lack of affordable housing in Waynesville, and would fall into line with Waynesville’s long term objectives for the area as laid out in the 2020 Land Development Plan.

Guidelines and Benefits of “Redevelopment” Designation:

A *redevelopment area* is designated by a local government pursuant to the Urban Redevelopment Law, North Carolina General Statutes (G.S.) Chapter 160A, Article 22. To be eligible for designation, the targeted area must be classified as blighted—meaning the growth of the area is impaired by the presence of dilapidated or obsolete buildings, overcrowding, or other unsafe conditions—or as being in danger of becoming blighted. The local planning commission is responsible for this determination. G.S. 160A-503(16).

Once an area is designated as a redevelopment area, special statutory powers may be exercised by an appointed redevelopment commission, or by the governing board acting as a redevelopment commission, to attract private investment and eliminate blight. This includes:

- acquisition of property, including by power of eminent domain for blighted parcels;

- clearance of areas by demolition, removal of existing buildings;
- installation or construction of site improvements and other site preparation;
- entering into contracts for construction, demolition, moving of structures, and repair work (G.S. 160A-514(b) and Article 8 of G.S. Chapter 143).
- sale of real property through competitive bidding procedures (G.S. 160A-514(c));
- carrying out programs of compulsory repair and rehabilitation;
- "programs of assistance and financing, including making loans," for rehabilitation, repair, construction, acquisition, or reconditioning of residential units and commercial and industrial facilities in redevelopment area. G.S. 160A-512, G.S. 160A-503(19).

Designating an area containing the old Haywood Hospital under the provisions of G.S. Chapter 160A, Article 22, could bolster application for low-income housing tax credits through the North Carolina Housing Finance Agency (NCHFA). For NCHFA, designation of a "redevelopment project" is defined in their Qualified Allocation Plan:

NCHFA Criteria	<i>Historic Haywood County Hospital site?</i>
1. The site currently contains or contained at least one structure used for commercial, residential, educational, or governmental purposes.	<i>Yes</i>
2. The application proposes adaptive re-use with historic rehabilitation credits and/or new construction.	<i>Eligible, on NR</i>
3. Any required demolition has been completed or is scheduled for completion in 2018 (not including the project buildings)	<i>No demolition required</i>
4. A unit of local government initiated the project and has invested community development resources in the half mile area within the last ten years.	<i>Yes</i>
5. As of the preliminary application deadline, a unit of local government formally adopted a plan to address the deterioration (if any) in the half mile area and approved one or more of the following for the project: <ul style="list-style-type: none"> a. donation of at least one parcel of land, b. waiver of impact, tap, or related fees normally charged, or c. commitment to lend/grant at least \$250,000 of housing development funds (net of any amount paid to the unit of government) as a source of permanent funding. 	<i>These will require coordination with the County and developer and Town Board approval under incentive policy, but are all possible</i>

If the Town determines that a redevelopment area designation is possible for the corridor and/or hospital site, the plan can be incorporated into the update to the 2020 Land Development Plan which is currently under development. This can provide valuable strategies, data and community support for other actions and future grant applications that may become available.

In order to proceed with any sort of designation, the Town must proceed with the following as set forth in G.S. 160A-513:

1. A redevelopment plan for the area must be drafted by the redevelopment commission. North Carolina statutes require the plan to contain certain elements, such as proposed land use changes, a preliminary site plan, and a statement of the estimated cost and the proposed method of financing redevelopment under the plan.
2. A public hearing must be held to allow residents to comment on the plan.
3. The planning commission may review the plan and certify its recommendations on the plan, with approval, rejection, or modifications.
4. After receiving the planning commission’s recommendation (or upon expiration of the 45 days allotted for review by the planning commission), the redevelopment commission must determine whether to forward the plan to the governing board for approval.
5. Upon receipt of the plan from the redevelopment commission, the governing body must hold a public hearing, properly noticed.
6. The governing body “shall approve, amend, or reject the redevelopment plan as submitted.”

Summary and Recommendation: Move forward to designate the project to rehabilitate the historic hospital for affordable housing as a NCHFA redevelopment project:

- Waynesville has invested \$6,680,833 into the area within a half-mile radius of the hospital site. NCDOT is making a significant investment into the corridor.
- No rezoning or land use or zoning changes are needed to accommodate the project, and the current Land Use Plan and zoning supports the project.
- An updated site plan and development proposal with cost estimates must be provided.
- Town Aldermen should designate themselves as a redevelopment authority through the powers awarded to them under GS 160A-505.
- Town Aldermen, acting as a redevelopment authority should designate the site of the Old Haywood Hospital as a redevelopment area, being located at 1230 North Main Street, Waynesville NC, identified as parcel 8615-79-8480, and being bounded by North Main Street to the north, East Street to the East, parcel 8615-79-8012 to the south, and East Marshall Street to the west.

North Main and “Old Haywood Hospital” Redevelopment Plan Study

- Town Aldermen should consider incentive grants in accordance with Town policy for the creation of affordable housing.
- State Historic Preservation Office should be informed of project for consideration in the Rehabilitation Tax Credit Program.
- Town should call for a Public Hearing in coordination with the County and the developer.
- This study along with an updated project proposal should be forwarded to the Town Planning Board for their consideration and approval.

APPENDICES

1. Maps
2. Haywood County Hospital, National Register of Historic Places cover sheet
3. Photographs

Proposed Redevelopment Planning Area

Legend



Old Haywood Hospital

Parcels

Redevelopment Area

Half Mile Radius Study

East Waynesville Urban Residential

North Main Street Neighborhood Center

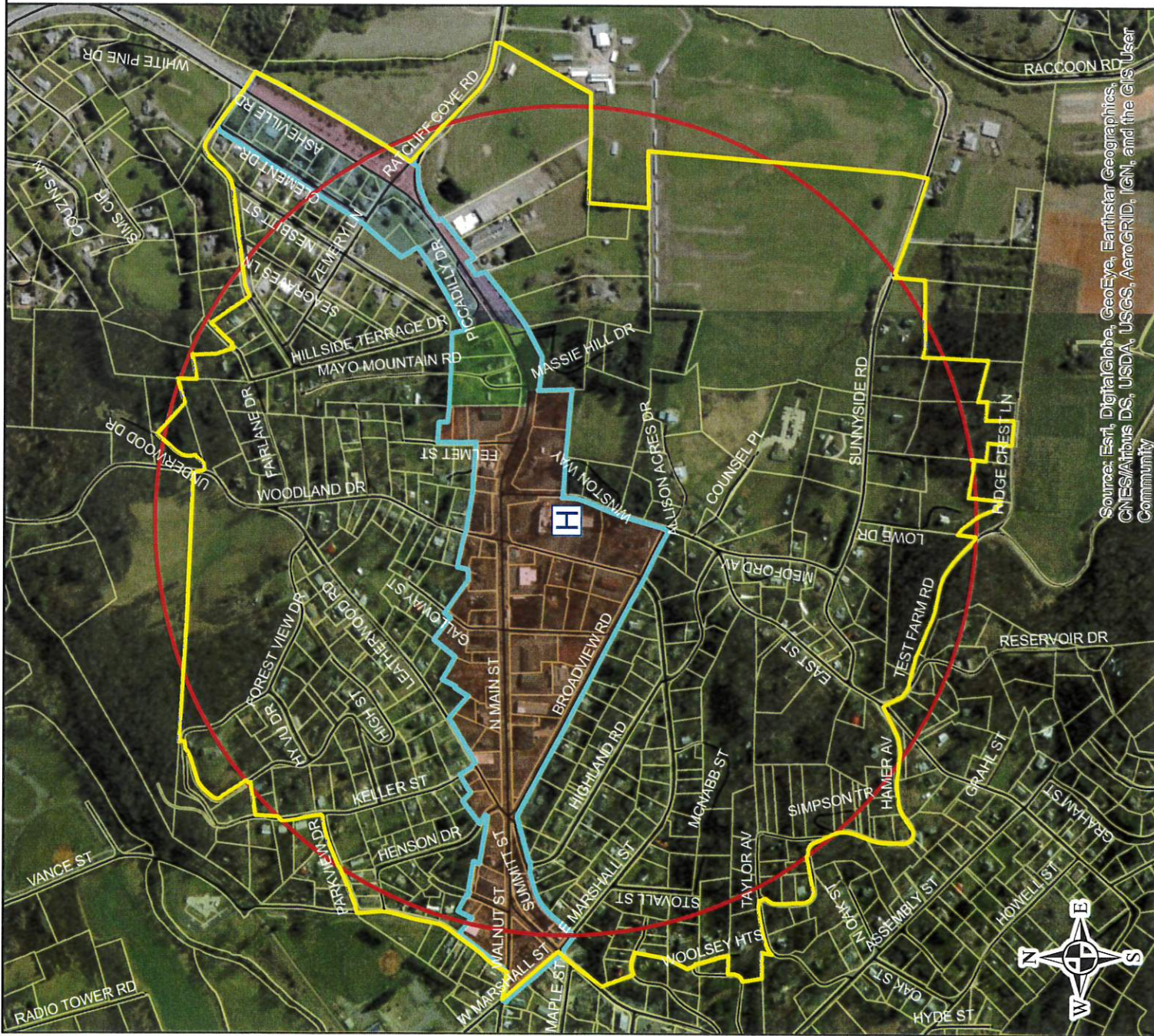
Raccoon Creek Neighborhood Residential

Raccoon Crk Neighborhood Residential MXO

Raccoon Creek Neighborhood Center



Development Services
December 2018



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community







**TOWN OF WAYNESVILLE
PLANNING BOARD**

**A RESOLUTION DESIGNATING “THE OLD HOSPITAL” AREA AS A
REDEVELOPMENT AREA**

WHEREAS, The Board of Aldermen acting as a Redevelopment Authority as defined in GS 160A-505 recognizes that areas of blight exist in the Town; and

WHEREAS, The Board has authorized a study of an area surrounding “The Old Haywood County Hospital” and found that it meets the definition of “blighted area”; and

WHEREAS, “The Old Haywood County Hospital” is on the National Register of Historic Places and is a valued part of our community’s history; and

WHEREAS, the Board finds that the rehabilitation of this area is necessary and in the interest of the public health, safety, morals, and or welfare of the residents of Waynesville; and

WHEREAS, designation of the “Old Haywood County Hospital” and surroundings as a redevelopment area could facilitate the rehabilitation of the site for affordable housing;

WHEREAS, this effort would be consistent with the Town of Waynesville’s 2020 Land Development Plan to:

- 1) Designate areas for concentrated growth, infill and/or redevelopment. (LDP 4-3)
- 2) Provide an attractive range of housing opportunities and expand affordable housing opportunities. (LDP 4-6)
- 3) Create boulevard entrances into downtown to improve the appearance of Russ, South Main, and North Business 23. (LDP 4-9)
- 4) Preserve and rehabilitate Waynesville’s historic resources. (LDP 4-15)

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE TOWN OF WAYNESVILLE THAT IT;

- (1) Recommends that the Board of Aldermen designate the area encompassing the study area as shown on the map with particular focus on parcel 8615-79-8480 of the Haywood County tax registry.
- (2) Supports the rehabilitation of the "Old Haywood County Hospital" for affordable housing, and
- (3) Encourages the Board of Aldermen to provide any incentives, fee reductions and other support allowable to reduce costs for redevelopment, including those costs for utilities and sidewalk improvements.

Adopted this the 17th day of December, 2018.

Town of Waynesville Planning Board

Patrick McDowell, Planning Board Chair

Attest:

Michelle Baker, Clerk to the Planning Board