



# TOWN OF WAYNESVILLE

## Planning Board

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

Development Services  
Director  
Elizabeth Teague

**Planning Board Members**  
Susan Teas Smith (Chairman)  
Ginger Hain (Vice Chair)  
Stuart Bass  
John Baus  
R. Michael Blackburn  
Jan Grossman  
Peggy Hannah  
Tommy Thomas

### Regular Meeting of the Planning Board

**Town Hall, 9 South Main Street, Waynesville, NC 28786**  
**Monday, February 26, 2024, 5:30 PM**

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#### **A. CALL TO ORDER**

1. Welcome/Calendar/Announcements
  - Railroad Corridor Public Workshop will be February 29 at 5:00pm.
  - March Meetings of the Planning Board will be a Special Called on March 4, 2024 and the regular meeting on March 18, 2024.
2. Approval of Minutes as presented (or amended):
  - December 18, 2023, Meeting Minutes
  - January 22, 2024, Meeting Minutes

#### **B. BUSINESS**

1. Conditional district zoning amendment for a 7.9-acre unaddressed parcel between Asheville Road and Ratcliff Cove Road (PIN 8626-00-1383). The proposal is a site plan for Biltmore Baptist Church.
2. Conditional district zoning amendment for a 3.49-acre portion of the parcel (PIN 8604-99-9023) off Longview Drive within Waynesville Inn and Golf Club property. The proposal is to create a subdivision of 12 residential units.
3. Conditional district zoning amendment for 10.99-acre portion of the parcels (PIN 8614-27-1901 and PIN 8614-27-7912) off Greenview Drive within Waynesville Inn and Golf Club property. The proposal is to create a subdivision of 13 residential units.

#### **C. PUBLIC COMMENT/CALL ON THE AUDIENCE**

#### **D. ADJOURN**

## Waynesville Town Council Votes on the Planning Board Items 2022-2023

### March 22, 2022

- Stormwater Ordinance text amendment, Section 12.5 of the LDS to align the Town's local ordinance with the Phase II NCDEQ Stormwater Model Ordinance for North Carolina.
- LDS text amendments regarding 160D clarifications and definitions, and other minor amendments. Ordinance cleanup.

*The text amendments passed unanimously.*

### May 10, 2022

- Public Hearing to consider text amendments on revisions to LDS Section 6.10: Transportation Impact Analysis (TIA): lower the TIA threshold to 500 trips per day to require a study. This would generally apply to any new residential development as follows:
  - 50 single-family homes
  - 70 apartments / townhomes
  - 100 room hotels
  - 30,000 square foot office building
  - 20,000 square foot shopping center
- Text amendment to Chapter 7 of the LDS, Civic Space: increase the % required based on the size of the project, provide additional options, such as preserve, dog park, and indoor community facility.

*The text amendments passed unanimously.*

### June 28, 2022

- Text amendment request initiated by the Planning Board to implement buffer requirements and quasi-judicial review procedures on major subdivisions which create 31 or more lots.

*The Council tabled the text amendment and did not express interest in going back to quasi-judicial procedures which can be legally controversial.*

### July 26, 2022

- Zoning map amendment request to change zoning of 134 Belle Meade Drive, PIN 8605-81-6159, from Hazelwood Urban Residential (H-UR) to Hazelwood Business District (H-BD).

*The text amendments passed unanimously.*

### August 9, 2022

- Text amendment to Section 9.8 of the LDS, Driveway Standards: width and length requirements based on the number of units, fire access safety, definition of joint and shared driveways, apron specs, materials.

*The text amendments passed unanimously.*

### November 8, 2022

- Text amendment on cottages and conservation subdivision designs Sections 2.5.3, 15.9, 17.3-4 of the LDS.
- Text amendments to LDS Chapter 6 pertaining to Roadway Infrastructure: road classifications, design, pedestrian facilities, sidewalks, parking spaces on the streets, etc.

*The text amendments passed unanimously.*



**December 13, 2022**

- Text amendment related to Section 8.4 Buffer Yards of the LDS to require a Type B Buffer for large developments >30 units.
- Map Amendment (Rezoning) Request from Hazelwood Urban Residential (H-UR) to Hazelwood Urban Residential Mixed-Use Overlay-2 (H-UR-MX-O-2) District for Five (5) Properties off South Main Street:
  - 1) .38-acre property at 1434 S. Main St. (PIN 8605-91-5018),
  - 2) .28-acre property at 1458 S. Main St. (PIN 8605-90-3984),
  - 3) .23-acre property at 1484 S. Main St. (PIN 8605-90-3920),
  - 4) .14-acre unaddressed property off S. Main St. (PIN 8605-90-2966),
  - 5) .24-acre property at 24 Belle Meade Dr. (PIN 8605-90-2836).
- Text amendment to LDS Section 12.3, the Flood Damage Prevention Ordinance, to align the LDS with the State model ordinance.
- Text amendments related to Chapter 160D general additions and revisions to multiple sections of the LDS: substantial modifications of site plans, exemptions to driveway standards when connecting to private roads, hydroplaning protections in the stormwater ordinance.

*The text amendments passed unanimously.*

**February 14, 2023**

- Map Amendment for the property located at 465 Boyd Avenue (PIN 8605-96-8882) to create a Hazelwood Urban Residential MXO-3 District.
- Text Amendment to the LDS Section 17.3, Use Type Definitions, Personal Services to include tattoo parlors.

*The text amendments passed unanimously.*

**May 23, 2023**

- Stormwater Ordinance text amendment, Section 12.5 of the LDS: design standards and safety measures for stormwater control measures with steep slopes and tall banks (such as ponds).

*Motion of Consistency with the 2035 Plan and Motion to adopt the text amendment passed unanimously.*

- Map Amendment for the property located at 237 Ratcliff Cove Road (PIN 8626-00-9246).

*The Council voted to rezone the property described as 237 Ratcliff Cove Road (PIN 8626-00-9246) from the Raccoon Creek Neighborhood Residential District to the Raccoon Creek Neighborhood Residential District Mixed-Use Overlay-2, to be enacted 10 days after the Haywood County School Board achieves ownership of the property, and to limit the additional uses extended by the overlay to Government Services, and in so doing amending the Comprehensive Plan, Future Land Use Map to re-designate this property as "Community Facilities" in its land use typology.*

**June 27, 2023**

- Text amendment to the LDS Section 5.10.2, Mixed-Use/Commercial Building Design Guidelines, Façade Materials.

*The original text amendment was simply to add "metal panels and siding" to the list of permitted materials. The Town Council modified it by adding the following provisions:*

*Metal panels and siding may be used as a facade material on commercial buildings with the following restrictions:*

1. *Metal panels and siding may be used as a facade material only on commercial buildings located within Neighborhood Center, Business, and Regional Center Districts.*
2. *Such metal panels and siding must consist of architectural-grade metal without a high-gloss finish. Standing seam metal panels may not be used as a facade material.*
3. *The use of metal panels and siding as a facade material within a National Register Historic District or Local Historic District must be approved by the Historic Preservation Commission with the issuance of a Certificate of Appropriateness.*

*The text amendments passed unanimously.*

#### **September 12, 2023**

- Addition of an “Event Space” as a stand-alone use to the Land Development Standards (LDS): definition and supplemental standards.
- Creation of a Railroad Overlay District: purpose, standards, uses.
- Definition of “Freight Hauling/Truck Terminals.”

*The text amendments passed unanimously.*

#### **January 9, 2024**

- Rezoning request for the portion of the property at 1460 Russ Avenue from Dellwood Residential Medium Density Mixed-Use Overlay (D-RM MXO) to Russ Avenue Regional Center District (RA-RC) district.

*The map amendment passed unanimously.*

You can access previous minutes and agendas by visiting the following site: <http://www.egovlink.com/waynesville/>.



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Tommy Thomas

Development Services  
Director  
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### MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD

#### Regular Scheduled Meeting

Town Hall – 9 South Main St., Waynesville, NC 28786--  
Monday January 22, 2024, 5:30pm

THE WAYNESVILLE PLANNING BOARD held a Special-Called Meeting on Monday, January 22, 2024, at 5:30 p.m. in the board room of the Town Hall, 9 South Main Street, Waynesville, NC. 28786.

#### A. CALL TO ORDER

##### 1. Welcome/Calendar/Announcements

The following members were present.

Susan Teas Smith (Chairman)  
Ginger Hain (Vice Chairman)  
Stuart Bass  
John Baus  
Jan Grossman  
Tommy Thomas

The following board member were absent:

Peggy Hannah  
Micheal Blackburn

The following staff members were present:

Olga Grooman, Land Use Administrator  
Esther Coulter, Administrative Assistant

The following Attorney was present:

Ron Sneed, Town Attorney

Chairman Susan Teas Smith called the meeting to order at 5:28pm. Mrs. Smith welcomed everyone and asked Land Uses Administrator Olga Grooman to give announcements. Ms. Grooman stated that ads are being run online and in the newspapers for public workshops scheduled as follows: Public Input on the Stormwater Master Plan, Thursday, February 22nd, from 5-7 p.m. at the Recreation Center; Public Workshop on the Railroad Corridor Overlay District, Thursday February 29<sup>th</sup>, from 5-7 p.m. at the Recreation Center.

The Density Workgroup with Council Representatives and Planning Board members Ginger Hain and Jan Grossman, will meet February 28th, at 2 p.m. 2024.

Chairman Susan Teas Smith stated that the December 18, 2023, minutes will be presented in the February meeting.

## B. BUSINESS

1. Discussion of Revisions to definitions for Townhomes, and Child/Adult Day Care Home, and Residential Care Facilities.

Ms. Grooman stated this report was the work of Director Elizabeth Teague and Attorney Ron Sneed. Ms. Grooman read through the staff report.

The Town's existing definition reads as follows:

**Residential Care Facilities (More Than 6 Residents)** A staffed premises (not a single-family dwelling) with paid or volunteer staff that provides full-time care to more than 6 individuals. Residential care facilities include group homes (NCGS § 131D), nursing homes (NCGS § 131E-101), residential child-care facilities (NCGS § 131D-10.2), assisted living residences (NCGS § 131D-2), adult care homes (NCGS § 131D-2), retirement housing, congregate living services, assisted living services, continuing care retirement centers, skilled nursing services and orphanages.

As part of the budget bill, NC General Statute 110-86(2) defining family childcare homes (FCCH) and NC General Statute 110-91(7)(b) regarding FCCH capacity was revised. The new capacity options in the state statute are as follows:

*A family childcare home is allowed to provide care for one of the following groups of children, including the operator's own preschool-age children and excluding the operator's own school-age children up to 13 years of age:*

1. *A maximum of eight children, with no more than five children who are from birth to 5 years of age, plus three school-age children.*
2. *A maximum of three children from birth to 24 months of age, plus three children from 2 to 5 years of age and three school-age children up to 13 years of age, for a total of nine children.*
3. *A maximum of 10 children if all children are older than 24 months of age.*

The town's current ordinance definition which allows up to 6 children within a home is out of date with the State revisions. According to the DHHS website: "a change in capacity requires a new permit to be issued. FCCH Operators interested in an increase in their capacity will need to provide a written request with verification there are no local zoning ordinances or homeowner association bylaws/covenants that prohibit the increase."

Ms. Teague and Mr. Sneed stated rather than wait until someone is trying to apply for increased capacity, the Town could go ahead and amend our definition to be in compliance with the State definition.

The board discussed and asked questions of Mr. Sneed. Board agreed to direct staff to work on a specific text amendment ordinance to update the definition and the table of permitted uses for the agenda packet to review at the March meeting.

Additionally, the Planning Board discussed the definition for **Townhomes**, and considered an alternate:

1. Dwelling-Townhome. Three or more attached dwelling units in which each unit has its own front and rear access to the outside, no unit is located over another unit, each unit is separated from any other unit by one (1) or more vertical common fire-resistant walls, and the land underneath each unit is titled to the unit.
2. Dwelling-Townhome. Three or more attached dwelling units in which each unit has its own front and rear access to the outside, no unit is located over another unit, each unit is separated from any other unit by one (1) or more vertical common fire-resistant walls, and the land underneath each unit is titled to the unit; PROVIDED, HOWEVER, that up to 30% of the units in a townhome development may be single family buildings or buildings consisting of only two attached units meeting all the other applicable requirements of townhomes if necessary to make more efficient and effective use of the property being developed.

The board discussed the definitions and asked Attorney Ron Sneed for guidance. The board is in favor of the staff revisiting the two definitions and member John Baus said he would meet with staff and help clarify.

## 2. Discussion of Short-Term Rental Ordinance.

The Planning Board reviewed and discussed the drafted ordinance. The ordinance differentiated the term of "homestay," which allows a permanent resident to rent a portion of the property on which they live, and "short-term-rental" which allows a property owner to rent the entire property. Land Use Administrator Olga Grooman clarified the board's request to allow rentals in every district where single family dwellings are allowed. Staff and board members wanted more time to think about how to limit short-term rentals to mixed use overlay areas and commercial areas, rather than to traditional neighborhoods.



The Planning Board also discussed concerns related to property management and clean-up of rental property. There was a question and discussion of whether or not existing short-term-rentals would be grandfathered in to a new ordinance.

### **C. ADJOURN**

**A motion was made by Board member Jan Grossman, seconded by Board member John Baus to adjourn the meeting. The motion passed unanimously. Meeting adjourns at 6:49pm.**

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Susan Teas Smith, Chairman

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Esther Coulter, Administrative Assistant



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### MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD

#### Regular Scheduled Meeting

Town Hall – 9 South Main St., Waynesville, NC 28786--  
Monday December 18<sup>th</sup>, 2023, 5:30pm

THE WAYNESVILLE PLANNING BOARD held a Special-Called Meeting on Monday, December 18<sup>th</sup>, 2023, at 5:30 p.m. in the board room of the Town Hall, 9 South Main Street, Waynesville, NC. 28786.

#### A. CALL TO ORDER

##### 1. Welcome/Calendar/Announcements

The following members were present.

Susan Teas Smith (Chairman)  
Ginger Hain (Vice Chairman)  
Stuart Bass  
John Baus  
Jan Grossman  
Tommy Thomas

The following board member were absent:

Peggy Hannah  
Micheal Blackburn

The following staff members were present:

Elizabeth Teague, Development Services Director  
Byron Hickox, Land Use Administrator  
Olga Grooman, Land Use Administrator  
Esther Coulter, Administrative Assistant

The following Attorney was present:

Ron Sneed, Town Attorney

## Others Present:

Applicant Gene Sandlin, Allen-Tate Realty  
Applicant Dennis Downey

Chairman Susan Teas Smith called the meeting to order at 5:29pm. Mrs. Smith welcomed everyone and asked Development Service Director Elizabeth Teague for any announcements. Ms. Teague proposed to the board rescheduling the January 15<sup>th</sup>, 2024, regular meeting due to Martin Luther King Day. The Board agreed to reschedule it to the following Monday, January 22<sup>nd</sup>, 2024.

Land Use Administrator Byron Hickox came to the podium to address the board saying that Friday December 22, 2023, would be his last day. He thanked the board membership for their work and stated that after 18 years with the Town of Waynesville, he has taken a job as Planning Director for the Town of Canton. Chair Susan Smith stated that Byron has done good work for the Town and for the Planning Board; that he will be missed, and that she wishes him well.

Staff reported that there will be public workshops in February one for Stormwater on the 22<sup>nd</sup>, from 5-7 p.m. at the Recreation Center. The Second will be Railroad Corridor Public Workshop Thursday the 29<sup>th</sup> from 5-7p.m. at the Recreation Center. Joint Council-Planning Board Workgroup with PB members Ginger Hain and Jan Grossman will meet February 28<sup>th</sup>, at 2 p.m. 2024. The Historic Preservation Commission has completed a Preservation Plan for Waynesville Historic Commercial District which will be going to the Town Council for a public hearing in March.

## 2. Approval of Minutes

*A motion was made by Chairman Susan Smith to adopt the amendment for the November 20<sup>th</sup>, 2023, minutes as proposed by Board Member Jan Grossman, seconded by Board Member John Baus. The motion passed Unanimously.*

## B. BUSINESS

Chair Susan Teas Smith read through the procedures for public hearings and noted that anyone who wanted to speak should fill out a card and bring it forward. She noted that there was no one from the public in the meeting room.

1. Continuation of a Public Hearing to consider a major site plan application for construction of townhomes on 1.56 acres of an unaddressed parcel off Dellwood City Road in Waynesville, PIN 8615-29-7544.

Chairman Susan Teas Smith opened the public hearing at 5:35pm.

Land Use Administrator Olga Grooman gave her presentation of the major site plan. She noted that the applicants had met with the technical review committee and had been scheduled for the November meeting. However, they asked to continue the hearing in order to revise their site plan in response to TRC comments. Gene Sandlin was in the audience to speak on their application.

Planning Board Minutes  
December 18<sup>th</sup>, 2023

Staff provided notices of the continuation of the hearing on December 18<sup>th</sup> by re-posting the property (11/21/23) and advertisement in the Mountaineer on 12/13/23. Per LDS section 15.3.7, the project team held a neighborhood meeting on November 16, 2023, but only the developer and Olga Grooman attended.

Ms. Grooman reviewed the ordinance stating that the planning board acts as the *administrator* in Site Plan/Design Review (Major), whenever a development application is for multi-family development of 8 or more residential units. The Planning Board must find each of the following facts to be true in order to approve, or approve with conditions, a major site plan in accordance with the LDS Section 15.8.2:

1. The plan is consistent with the adopted plans and policies of the Town.
2. The plan complies with all applicable requirements of this ordinance; and
3. The plan has infrastructure as required by the ordinance to support the plan as proposed.

She stated that the subject property is approximately 1.6 acres of open land fronting Dellwood City Road with an existing driveway. The rear of the property encompasses the streambank of Richland Creek and lies within the regulatory Special Flood Hazard Area (SFHA), that includes both floodway and floodplain. The project proposes a development of 11 townhomes of two-stories outside of the floodway area.

Ms. Grooman reviewed the LDS standards for site plan compliance for the board. At 6.8 units/acre this plan is medium to high density residential development appropriate to its location on the Future Land Use Map. The property is within the Love Lane Neighborhood Residential District (LL-NR) and its Mixed-Use Overlay (LL-NR-MXO) zoning district. The site is adjacent to Dellwood City Road and sidewalk, and is located 0.3 miles from Russ Avenue, near a variety of uses including Kim's Pharmacy across the street, the Elks Lodge, single-family dwellings, an acupuncture/massage center, gas station, Snappy Lube oil change, professional offices, a nail salon, and an apartment complex of the Waynesville Housing Authority.

Townhomes are permitted outright in LL-NR. The project would create a total of five (5) buildings: two 4-unit buildings in the northern part of the property and three single-unit buildings in the southern part of the property. The townhomes would have shared parking areas, internal sidewalks, and common areas (community park, picnic amenities).

She noted that the units face a driveway that runs through the center of the property so that orientation of the units is compliant. The proposed driveway is 20' wide, which is compliant with NC Fire Code. Because the driveway is over 150' long, it must also include a fire access turnaround which is provided as a half-hammerhead turnaround on the south side of the property. This design was reviewed and approved by the Fire Code Official with the requirement that the hammerhead must have a sign "No Parking. Fire Lane." The site plan needs to indicate the closest distance to a fire hydrant from each building to show that each dwelling is no further than 600' from a hydrant, per Section 507.5.1, exception 1 of the 2018 NC Fire Code. This comment needs to be addressed prior to issuance of the building permit.

Other compliance requirements are met by 22 shared parking spaces and internal pedestrian connectivity that will connect to the existing sidewalk on Dellwood City Road and to the internal civic space that is provided. She noted that the internal sidewalk will need to be ADA compliant.

Ms. Grooman directed the board to the existing utilities shown on the plans and the letter from Public Services confirming that the Town will be able to provide water, sewer, and electric distribution to the dwellings. Since the sanitary sewer is already available on site, individual units can connect to the existing sewer system so that the Town's sewer allocations will not be affected.

Gene Sandlin, Allen-Tate Realty  
300 Executive Park  
Asheville, NC 28801

Mr. Sandlin addressed the board by saying that he appreciated the opportunity to speak tonight. He said that he and his partner Dennis Downey are principles in a development company, DMS Partners LLC, that have an offer to purchase this property. He stated that their goal is to develop housing that average families can afford. There was discussion regarding what is meant by affordability, and rentals versus units for sale. Mr. Sandlin replied that they plan to sell most of the units but keep a few as rentals, and that they are aiming for a price point between \$200,000 to \$300,000.

The Board discussed the units that are not attached and asked Attorney Ron Sneed about the definition for Townhomes. Ginger Hain commented that they are similar to cottages as discussed previously. Mr. Sneed indicated that the Town definition could be improved to avoid confusion, but that the board could approve the site plan noting that some units are detached.

*A motion was made by Board member Tommy Thomas seconded by Board member Jan Grossman to approve this application for Townhome Development with three single family residents that qualify as cottages. By item #1, #2, #3 & #4. Chair Susan Smith motioned, the plan has proposed and as amended by the development inclusive of Townhomes and Cottages. The motion passed unanimously.*

### C. ADJOURN

**A motion was made by Chair Susan Tea Smith, seconded by Vice Chair Ginger Hain to adjourn the meeting. The motion passed unanimously. Meeting adjourns at 6:49pm.**

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Susan Teas Smith, Chairman

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Esther Coulter, Administrative Assistant



**Planning Board Staff Report**  
**Biltmore Baptist Church Conditional District Map Amendment (Rezoning) Application**  
**Legislative Hearing**

**Meeting Date:** February 26, 2024  
**Project:** Biltmore Baptist Church  
**Location:** 7.9-acre unaddressed parcel between Asheville Road and Ratcliff Cove Road (PIN 8626-00-1383)  
**Zoning District:** Raccoon Creek Neighborhood Center (RC-NC)  
**Owner:** Biltmore Baptist Church  
**Applicant:** Roger Wright on behalf of Biltmore Baptist Church  
**Presenter:** Olga Grooman, Land Use Administrator, Development Services

**Background:**

This 7.9-acre parcel is the proposed location for Biltmore Baptist Church campus. The total project area is 7.38 acres with a 25,000-sf building that will consist of a lobby, 416-seat worship center, stage, grade school worship room, pre-school worship room, multiple classrooms, student areas, storage rooms, nursing mothers room, restrooms, lockers, offices, coffee, and flex rooms. The outdoor amenities include a tot play area on the north side and a pergola on the south side.

The applicant is requesting a Conditional District Rezoning to develop the property as a church, defined as a "religious institution" and permitted outright in all districts within the LDS. If approved, their request would amend the zoning map and create a Raccoon Creek Neighborhood Center Conditional District (RC-NC-CD). This action would apply the LDS requirements specifically for that property as shown on the proposed master plan. The project is seeking flexibility in building size, exterior design guidelines, parking lot location, and sidewalk requirements.

According to Waynesville Land Development Standards (LDS), section 15.15:

"Conditional Districts (Section 2.7) are districts with conditions voluntarily added by the applicant and approved in a legislative procedure by the Town Council in accordance with G.S. 160D. Conditional Districts provide for orderly and flexible development under the general policies of this Ordinance without the constraints of some of the prescribed standards guiding by-right development. This Conditional District may be used in any district but is not intended to relieve hardships that would otherwise be handled using a variance procedure."

Conditional Districts are handled in the same way as a text or map amendment legislative procedure. The Planning Board holds a hearing and determines if request is consistent with the Comprehensive Land Use Plan and is reasonable and in the public interest. Per LDS 15.2.3 and 15.15.2. A-B, "the Planning Board shall review the application and make a recommendation relevant to the following: uses proposed, compatibility with surrounding property, area impacts and adequate facilities, infrastructure, building and site design, immediate context and compatibility, etc." If approved, the site plan and CD designation replace any conflicting development regulations which would otherwise apply.

Per LDS 15.15.2. D, "the Planning Board may recommend, and the Town Council may attach, reasonable and appropriate conditions including, but not limited to the location, nature, hours of operation and extent of the proposed use." Such conditions or additional standards imposed should be limited to improve conformance with the existing ordinance and/or address expected impacts generated by the development and use of the site. Applicants have a reasonable opportunity to consider and respond to any conditions and site-specific standards proposed by either the Planning Board or the Town Council prior to final action."

Biltmore Baptist Church (the property owner) granted permission to several project team members to represent the church in this application and appear before the board (*see Authorization Forms*). The proposed plan was first reviewed by the Technical Review Committee (zoning, building inspections, fire, and public services) on October 20, 2023 and again with updates on January 24, 2024. Staff provided notices of this public hearing in the Mountaineer newspaper (2/7/24 and 2/14/24), by posting the property (2/2/24), and via first-class mail to adjacent property owners within 500 ft (2/2/24).

Per LDS section 15.3.7, the project team held the neighborhood meeting in the Agriculture Center located at 589 Raccoon Road on February 6, 2024. The developer advertised the meeting via mail within a 500-ft radius. Six applicant representatives (CEO, pastors, project managers), two staff members (Olga Grooman and Esther Coulter), and two citizens (Jim H. Francis III and Jim Francis Jr.) attended the meeting. The citizens expressed their strong support for the project, calling it "very encouraging". They mentioned that they were "pleased" with the project and only inquired about the building's capacity.

### **Conditional District Application and Ordinance Request:**

Biltmore Baptist Church campus is proposed on this unaddressed 7.9-acre property between Asheville Road and Ratcliff Cove Road. Religious institution is permitted outright in the Raccoon Creek Neighborhood Center District (LDS 2.5.3.). Chapter 17.3 of the LDS defines this use:

**"Religious Institution.** Any facility such as a church, temple, monastery, synagogues, or mosque used for worship by a non-profit organization and their customary related uses for education (pre-schools, religious education, etc.), recreation (gymnasiums, activity rooms, ball fields, etc.), housing (rectory, parsonage, elderly or disabled housing, etc.) and accessory uses such as cemeteries, mausoleums, offices, soup kitchens, and bookstores."

The applicant has provided an extensive environmental survey, a master plan, and elevations as a part of the application. The applicant has also provided a Map Amendment Conditional District Application and a summary of requests associated with the site plan. The requests are described in red below.

### **Zoning Compliance:**

- **District Provisions and Dimensional Requirements (LDS Chapters 2-4):**

The subject property lies within Raccoon Creek Neighborhood Center (RC-NC) district, which has the following purpose and intent statement (LDS 2.3.5):

**"The Raccoon Creek Neighborhood Center District (RC-NC)** is a small neighborhood center that functions as a gathering place for those residing in the rural and neighborhood districts found in East Waynesville. A highly mixed-use district, this area will develop into a small scale, pedestrian friendly setting with design criteria supporting such development. The creation of an inviting streetscape and pedestrian connections are important — both within the center and to adjoining neighborhoods. Efforts to calm and manage the traffic at the center will be important in this busy area as will the sharing of parking and the development of "park and walk" amenities. As this is at an entrance to Waynesville, architectural and site design should be of the highest quality."

Religious institutions are permitted outright without supplemental standards in RC-NC (LDS 2.5.3).

**LDS 2.4.2 Dimensional Standards:** Neighborhood Center is one of our Mixed-Use / Non-Residential districts. It has no maximum density, lot size standards, or minimum pervious surface requirements. But it does require a minimum 10-ft front and street-side setback from a thoroughfare and a 5-ft rear setback, with

a side setback from adjacent lot is 0. The proposed site plan greatly exceeds these requirements with the front setback being about 112 ft from the property line, side setbacks of 75 ft at their closest points on the south and north sides, and rear setback of approximately 150 ft at its closest point to the property line.

LDS 2.4.2 requires that a building over 8,000 in RC-NC to go either through Conditional District or Special Use Permit. The applicant proposes 25,000-sf church building. The building size and requested leniencies (design, parking, sidewalk) determined the appropriate process which is Conditional District.

LDS 4.3 Basic Lot and Use Standards: The building will front the intersection of Asheville Road and Ratcliff Cove Road, and it is compliant with the requirement that "all lots shall front upon a public street right-of-way." Both streets are NC DOT roads with the state's right-of-way along the edge of the road.

LDS 4.4 Building Height: The allowed height of the district is 3 stories. The proposed church is one-story, approximately 27.11-ft high. Our LDS states that "a story is a habitable level within a building of no more than 14 feet in height from finished floor to finished floor, not including space above the eaves and within the slope structure of a pitched roof. The number of stories is measured from the highest adjacent grade or at the structure's primary facade." The project is compliant.

- **Building Design Guidelines (LDS Chapter 5.10- Mixed Use / Commercial):**

LDS 5.5.6 Commercial Buildings: "The commercial building type provides convenient automobile access from the fronting thoroughfare, while minimizing impacts of parking lots on an active pedestrian realm. The uses permitted within the building are determined by the District in which it is located. The Commercial Building typically has four yards (front yard; two side yards; and rear yard) and can accommodate a limited amount of parking in the front yard with the remainder to the side and rear of the building."

LDS 5.10.2 Façade Materials: "Metal panels and siding may be used as a facade material only on commercial buildings located within Neighborhood Center, Business, and Regional Center Districts. Such metal panels and siding must consist of architectural-grade metal without a high-gloss finish. Standing seam metal panels may not be used as a façade material." The building has compliant materials:

- Hardi-board siding (various colors)
- Metal siding
- Metal trim
- Brick

LDS 5.10.3. Minimize Blank Walls: "Expanses of blank walls facing streets or public civic spaces may not exceed 20 feet in length. (A "blank wall" is a facade that does not contain transparent windows or doors.)" The primary front façade is compliant. However, the north façade is also visible from Asheville Road, and the south building façade is visible from Ratcliff Cove Road. The blank walls on these facades exceed 20 ft in length. The developer is asking to waive these standards as a part of the Conditional District:

*"The two end walls of the building are church worship areas (main and the two children's worship and classrooms). Windows are not wanted for children's privacy and the way the services are performed in worship areas windows will not allow for them to use the interior space as intended."*

LDS 5.10.5 Façade Articulation: "Any façade **visible from the public street** shall involve horizontal and vertical variation so that walls are subdivided into bays or sections that are vertically proportioned." Also, "all architectural elevations of principal buildings [over 20 feet in height] **visible from a public street** shall have a clearly discernable base, body, and cap." The front is compliant. The south and north facades visible from the streets do not show these elements. The applicant is asking to relax this requirement:



*"The current building design does not meet the above requirements, we believe with the horizontal band at 19' a.f.f. it breaks the area up and gives the theory of a cap. With additional Heating and Air ducts on the side of the building and landscaping you would not be able to discern the "cap". Distance is an issue as well; the building is over 100' at the closest point to any road and is angled approx. 45 degrees to roads."*

Staff notes that, at the closest points, the building is at least 75 ft away from the property lines on the north and south sides (not counting several feet of the NC DOT right-of-way between the streets and property lines). The project will also have street trees and parking lot areas between the street and the building on each street side. **However, because of the building height, staff recommends the adjustments in the side facades to include architectural elements and sections.**

The building is compliant with other requirements of commercial building design:

- ✓ Windows and doors are predominant features in the front façade (LDS 5.10.3. B)
- ✓ At least 50% of the length of the front façade is glass doors and windows (LDS 5.10.3. C. 2)
- ✓ Emergency exit doors located at the first floor level in the building facade, which are oriented to any public street, are decorative and contain glass and overhangs (LDS 5.10.3. E)

**LDS 5.10.4 Utilities:** All rooftop equipment shall be screened from the view. The site plan does not indicate any rooftop equipment. If placed, it will need to comply with this requirement. "If, due to the topography of the site, a physical screen would not suffice, alternative methods to minimize the negative aesthetics (e.g., painting the equipment to match the building) may be approved by the Administrator."

Public Services Director (Jeff Stines) confirmed via attached letter that the Town can provide water and sewer distribution to this church campus. By connecting to the sanitary sewer via an individual tap, the SOC allocations will not be affected. The plan indicates the location of proposed water and sewer service lines. Electric services will be available from Duke Energy. The applicants also petitioned for annexation in order to connect to the Town's sewer. Currently, the property is within Waynesville's ETJ.

- **Infrastructure (LDS Chapter 6):**

**LDS 6.4. Connectivity:** the project will connect to Asheville Road via a 34-ft wide driveway with the secondary 25-ft entrance off Ratcliff Cove Rd. These connections are compliant with Building and Fire Codes, and LDS. The project will need to obtain both driveway permits through the NC DOT.

Internal connectivity within the site is provided via concrete pedestrian walkways around the building that connect to the parking areas, pergola, and playground.

**LDS 6.6.2. B and D:** 8-ft sidewalk with a 6-ft planting strip are required along Asheville Road, and a 5-ft sidewalk with a 5-ft planting strip are required along Ratcliff Cove Road. The applicant indicates the sidewalks on the plan, but they ask for leniencies:

*"Ratcliff Cove Road drops off significantly and our property ends at Raccoon creek. A sidewalk thru here could be very dangerous especially in a wheel chair. If they lost control they would end up in the creek or if a barricade is in place slam into that. We would like a payment-in-lieu or just not have to do the sidewalks the figures for just the sidewalk are over \$130,000.00 not including the landscaping it's approx. 1,608 l.f. of road frontage seems to be excessive, or could we do just do Asheville rd."*



Staff submits that Asheville Road is one of the main thoroughfares in town, and the district's intent in LDS (2.3.5) emphasizes "the creation of an inviting streetscape and pedestrian connections are important — both within the center and to adjoining neighborhoods." Due to existing trees along Asheville Road, staff submits that a 5-ft sidewalk would be appropriate there instead of 8-ft. Staff also recommends a 5-ft sidewalk along Ratcliff Cove Road as well. Staff does not recommend waiving the sidewalk requirement.

Because most of the sidewalks will be in the NC DOT right-of-way, staff reached out to the NC DOT district engineer for guidance. The developer would need to coordinate with the NC DOT on the placement of the sidewalk within the state's right of way.

LDS 2.6.1. D: "If the Planning Board recommends to the Town Council payment-in-lieu, as requested by the applicant, it shall consider the factors that make compliance impractical:

1. Steep slopes;
2. Absence of existing sidewalks along the corridor and in the general neighborhood;
3. Where sidewalks are not shown on an adopted Comprehensive Pedestrian Plan."

LDS 6.10: Transportation Impact Analysis: the project does not clearly fall under any of the thresholds of the ordinance. The Planning Board may request it as a condition of approval if it chooses.

- **Civic Space (LDS Chapter 7):**

Non-residential developments are exempt from civic space requirements per LDS 2.4.2. However, the developer proposes a playground surrounded by a 4-ft high chain-link and 4-ft high wood fences on the north side and a pergola on the south side of the building as church campus amenities.

- **Landscape (LDS Chapter 8):**

The project provided a landscaping plan that is included in the agenda materials. The proposed species are willow oak and ink berry holly, both native to the southeastern US. Our LDS encourages native plantings. The project will also preserve a considerable amount of existing vegetation on the east side of the lot along the creek.

LDS 8.4.1 Buffer: The site borders Neighborhood Residential District to the west, north and east. Therefore type C buffer is required. This is a semi-opaque buffer, at least 10 or 20 feet in depth and includes canopy trees and shrubs. The street view images in the agenda packet show a very dense, tall canopy trees and vegetation along Asheville Road within the NC DOT right-of-way and along the back side of the property that will be preserved. The project also proposes additional trees and shrubs along the sidewalk and around the parking areas. All this meets buffer requirements. **If any trees are removed during construction, they need to be replaced to maintain buffer requirements.**

LDS 8.5 Street Tree Planting: one (1) canopy tree shall be planted between the street and a sidewalk for every 50 feet of the street frontage in RC-NC. The project shows plantings on the plan, and there are existing tree plantings within NC DOT right-of-way portion of Ratcliff Cove Road. The project is compliant.

LDS 8.6. Parking Lot Landscaping: "Parking lots shall be screened from sidewalks, streets, and adjacent properties by a semi-opaque screen that incorporate a low screen from the ground to at least a height of 3.5 feet along with canopy trees planted with a maximum spacing of 30 feet on-center for screening of car lights and glare." The project proposes canopy trees and shrubs around all the parking areas. The project will also preserve most of the dense vegetation along the property lines on north and east sides. Compliant.



As for interior parking lot landscaping, “no parking space shall be more than 40 feet from the base of a canopy tree. One canopy tree per 12 parking spaces is required.” *A few additional trees are needed at the front and rear of the building (east and west sides on the plan) to meet the 40-ft distance requirement.* As for the number of trees, the project meets the requirement providing 21 interior trees per 249 parking spaces.

LDS 8.7: All dumpsters, loading docks, or utility structures visible from a public street or adjacent property shall be screened. The dumpster with screening is proposed on the south side of the lot. Compliant.

- **Parking and Driveways (LDS Chapter 9):**

LDS 9.2.1 Required Parking Standards:

- ✓ One auto space per 8 seats in the main assembly hall is required. Proposed are 416 seats and 249 parking spaces. Compliant.
- ✓ One bike rack per 20 parking spaces is required. The project calls for 12 bike spaces, and 14 are provided on the west side of the plan (front of the building). Compliant.

LDS 9.3 Permitted Parking Locations: Parking is not allowed at the principal front for commercial buildings in RC-NC. The applicant requests flexibility from this requirement as a part of their Conditional District application:

*“We would request to park in zone 1 of the lot. We would like to have more parking in front since the main lobby is near center of building and having a service with over 350 people this would make long walk to enter the front or have a long line for people to enter from only the back. Since this is a corner lot it would hinder enough parking to support the facilities’ needs. The existing topography limits the parking lot layout if we cannot utilize the zone 1 parking.”*

LDS 9.8.3 Driveway Standards: the main entrance to the campus will be via a 34-ft wide drive off Asheville Road, and the secondary entrance will be via a 25-ft drive off Ratcliff Cove Road. Both have been reviewed by Town’s building inspections and Fire Marshall and are in compliance. Both driveway permits will be issued by the NC DOT, and the Town will need a copy.

The minimum spacing between driveways in RC-NC is 100 ft. The project is compliant as it is surrounded by undeveloped lots off Asheville Road and Ratcliff Cove Road. Both driveway are also further than 100 ft from the roundabout (at least 400+ ft away each). Compliant.

- **Lighting (LDS Chapter 10):**

No additional lighting is proposed. Otherwise, detailed lighting plan will be required.

- **Signage (LDS Chapter 11):**

All signage will require a sign permit.

- **Environmental (LDS Chapter 12):**

The applicant provided a comprehensive environmental survey prepared by the ECS Engineering Consulting Service. It contains the following information:

- ✓ Current conditions of the site (grassy, wooded lot)

- ✓ Wetland delineation study that indicated potentially five (5) jurisdictional wetlands totaling about 0.56 acre on site. The wetlands are indicated on the site plan, and the project stays outside of them
- ✓ Five wetland plant species found on site
- ✓ Soil boring, soil survey and foundation recommendations based on it are provided
- ✓ 100-year floodplain and floodway boundaries on site
- ✓ Existing stream- Raccoon Creek
- ✓ Required stream buffer is 30 feet- project exceeds the requirement
- ✓ Endangered species report indicates that the following species may have potential to occur within the vicinity: bald eagle, gray bat, Indiana bat, northern long-eared bat, tricolored bat, monarch butterfly, small whorled pogonia, rock gnome lichen. The report concludes that none of the endangered animal species are present on site. It also states that the project "will not likely to adversely affect" existing vegetation that might serve as a potential habitat.
- ✓ Archaeological and historic resources analysis- project will have no impact
- ✓ Because the project will disturb more than an acre, they will obtain Erosion and Sedimentation permit from the state. The Town will need a copy.
- ✓ The project will need a Stormwater Permit from the Town. The site proposes two detention areas on the north and south sides. The applicant will need to submit a detailed stormwater management plan and hydrology report that will be reviewed by our contracting engineers (Withers Ravenel) for runoff detention, water quality, and quantity requirements.

#### **Consistency with the 2035 Comprehensive Land Use Plan**

Staff submits that this Conditional District request is consistent with the 2035 Comprehensive Plan's goal:

Goal 1: Continue to promote smart growth principles in land use planning and zoning.

- Encourage in-fill, mixed use, and context-sensitive development.
- Reinforce the unique character of Waynesville

The property is designated as *mixed-use / community* on the Future Land Use Map within 2035 Comp Plan:

"This designation is intended for nodes of activity areas on major streets and thoroughfares incorporating commercial retail and office, light industrial, employment centers and institutional uses to serve the community..." (p. 27)

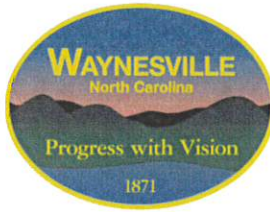
Staff believes the project is reasonable and in the public interest as it creates a diverse mix of community facilities along Asheville Road. The proposed church integrates both long-term zoning vision for the area and community benefits for the residents. It also reduces impervious surface within the 100-year floodplain and increases the stream buffer along Raccoon Creek because the project stays outside of these areas.

#### **Motions for Consideration:**

1. Motion to find the Conditional District Map Amendment as proposed (or amended) as being consistent with the 2035 Land Use Plan and reasonable and in the public interest.
2. Motion to recommend approval/denial/approval with conditions to the Town Council.

#### **Attachments:**

- Application materials (application, environmental survey abstracts, requested conditions, payment, agent authorization forms)
- Proposed site plan and building elevations
- Consistency Statement Worksheet
- Property maps and images (street view, zoning, floodplain, sewer)
- Utilities letter
- Public notices
- Neighborhood meeting documents
- LDS, 2035 Comp. Plan, Building and Fire codes are incorporated by reference



To: Town of Waynesville Planning Board  
From: Olga Grooman, Land Use Administrator  
Date: February 26, 2024  
Subject: Conditional District Rezoning Statement of Consistency  
Description: Biltmore Baptist Church

The Planning Board hereby adopts and recommends to the Town Council 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 Use 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*)

\_\_\_\_\_  
Susan Teas Smith, Planning Board Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Esther Coulter, Administrative Assistant

\_\_\_\_\_  
Date





TOWN OF WAYNESVILLE  
Development Services Department  
9 South Main Street Suite 110  
Waynesville, NC 28786  
Phone (828) 456-8647 • Fax (828) 452-1492  
[www.waynesvillenc.gov](http://www.waynesvillenc.gov)

**Application for Land Development Standards Map Amendment: Conditional District**

Application is hereby made on 1-30, 2024 to the Town of Waynesville for the following map amendment to establish or amend a Conditional District:

Property owner of record: Biltmore Baptist Church

Address/location of property: 1700 Asheville Rd Waynesville NC 28786

Parcel identification number(s): 8626-00-1383

Deed/Plat Book/Page, (attach legal description): 1097 / 2009

The property contains 7.905 acres, shown as 1 number of lots under unified control.

Current district: Raccoon Creek Neighborhood Center

Conditional Districts are zoning overlays with conditions voluntarily added by the applicant onto specified properties and approved in a legislative procedure by the Board of Aldermen in accordance with G.S. 160D. Conditional Districts provide for orderly and flexible development under the general policies of this Ordinance without the constraints of prescribed standards guiding by-right development. Conditional Districts are not intended to relieve hardships otherwise handled with a variance procedure.

Conditional District application requirements Attached:

Environmental Survey (15.4.1)

Master Plan (15.4.3)

Other plans, drawings, renderings, elevations, maps and documents included as development documents for approval by the Board of Aldermen.

Full list of proposed uses consistent in character with the underlying zoning district and any conditions requested as part of the Master Plan.

A proposed development schedule if the project is to be phased.

**Applicant Contact Information**

Applicant Name (Printed):

Mailing Address:

Phone(s):

Email:

Signature of Property Owner(s) of Record Authorizing Application:

Please submit application to: Town of Waynesville Development Services Department, 9 South Main Street, Waynesville, NC 28786.

*This institution is an equal opportunity provider*



## Conditional District Requests

RL Wright Construction, Inc.  
PO Box 95  
Sylva, NC 28779

(828) 586-6587  
(828) 631-0888 (FAX)

Date: 1-30-2024

Architect: Steve Coffee  
Date of Plans: 1-29-2024  
Job Name: Biltmore Church

---

We are applying for a conditional district rezoning and the list below is a few standards that deviate from the prescribed zoning district.

**1. 2.4.2 Table of Dimensional Standards by Mixed-Use/Non-Residential District**

- a. item C. building footprint in Neighborhood center.  
Our facility is proposed to be 25,000 square feet exceeding the 8000 square foot allowance unless approved by conditional district

**2. 5.10.3 Ground Level Detailing.**

Minimize Blank Walls: Expanses of blank walls facing streets (excluding rear access drives or alleys) or public civic spaces may not exceed 20 feet in length. (A "blank wall" is a facade that does not contain transparent windows or doors.)

- a. The two endwalls of the building are church worship areas (main and the two children's worship and classrooms) Windows are not wanted for children's privacy and the way the services are performed in worship areas windows will not allow for them to use the interior space as intended

**3. Payments in Lieu:** In lieu of alternative compliance in C above, the Administrator may approve a payment in lieu (in accordance with an adopted annual fee schedule) where any one or a combination of factors render compliance impractical:

Steep slopes;

Absence of existing sidewalks along the corridor and in the general neighborhood;

- a. Ratcliff cove road drops off significantly and our property ends at Raccoon creek. A sidewalk thru here could be very dangerous especially in a wheel chair. If they lost control they would end up in the creek or if a barricade is in place slam into that. We would like a payment in lieu or just not have to do the sidewalks the figures for just the sidewalk are over \$130,000.00 not including the landscaping it's approx. 1,608 l.f. of road frontage seems to be excessive, or could we do just do Asheville rd.

### 5. 9.3 - Permitted Parking Locations.

[SHARE LINK TO SECTION](#) [PRINT SECTION](#) [DOWNLOAD \(DOCX\) OF SECTION](#) [EMAIL SECTION](#) [COMPARE VERSIONS](#)

The following table details the permitted parking locations (by Building Type/District Category):

EXPAND

	Civic/Monument	House— Street	House— Alley	Townhouse	Apartment	Mixed- Use	Commercial	
RL	IV	V	II	III	—	—	—	-
RM	IV	V	II	III	III	III	—	-
NR	IV	V	II	II	II	II	—	-
UR	IV	V	II	II	II	II	—	-
NC	IV	V	II	II	II	II	II	-

- a. We would request to park in zone 1 of the lot. We would like to have more parking in front since the main lobby is near center of building and having a service with over 350 people this would make long walk to enter the front or have a long line for people to enter from only the back. Since this is a corner lot it would hinder enough parking to support the facilities needs. The existing topography limits the parking lot layout if we cannot utilize the zone 1 parking

## Conditional District Requests

RL Wright Construction, Inc.  
PO Box 95  
Sylva, NC 28779

(828) 586-6587  
(828) 631-0888 (FAX)

Date: 1-30-2024

Architect: Steve Coffee  
Date of Plans: 2-9-2024  
Job Name: Biltmore Church

---

We are applying for a conditional district rezoning and the list below is a few standards that deviate from the prescribed zoning district.

We would like to request an additional waiver on the ordinance

1. **LDS 5.10.5 Façade Articulation:** “Any façade **visible from the public street** shall involve horizontal and vertical variation so that walls are subdivided into bays or sections that are vertically proportioned.” Also, “all architectural elevations of principal buildings [over 20 feet in height] **visible from a public street** shall have a clearly discernable base, body, and cap.” The front is compliant.
  - a. The current building design does not meet the above requirements, we believe with the horizontal band at 19’ a.f.f. it breaks the area up and gives the theory of a cap. With additional Heating and Air ducts on the side of the building and landscaping you would not be able to discern the “cap”. Distance is an issue as well; the building is over 100’ at the closest point to any road and is angled approx. 45 degrees to roads.

**AUTHORIZATION FOR AGENT TO  
APPEAR BEFORE WAYNESVILLE PLANNING BOARD,  
ZONING BOARD OF ADJUSTMENT, OR TOWN COUNCIL**

The undersigned Owner or Party with a contract or option to purchase that real property located at 1700 Asheville rd in Waynesville or the ETJ area of Waynesville, North Carolina, has submitted an application which is to be heard in a proceeding by Board(s) of the Town of Waynesville, North Carolina. I hereby authorize the following named individual to present my application and case, as my agent at such hearings.

Name of Authorized Agent: Rodney Wright

Title and Company: Project Manager CSD engineering

Address: 3805 Cherry Avenue Wilmington, NC 28403

Phone and email: 910-232-8291 rodney@Csd-engineering.com

This authorization shall be good through the completion of the project for which the zoning text or map amendment, special use permit, subdivision, variance or appeal, or other Town approval is requested, or until revoked in writing. The Town of Waynesville may rely on this authorization until it is given notice of the revocation of this authorization or of a change of property ownership takes place.

This the 29<sup>th</sup> day of JANUARY, 2024.

Owner or Party with Contractual Interest in Property:

BILTMORE CHURCH

Address and phone number:

35 CLAYTON RD

ARDEN, NC 28704

**AUTHORIZATION FOR AGENT TO  
APPEAR BEFORE WAYNESVILLE PLANNING BOARD,  
ZONING BOARD OF ADJUSTMENT, OR TOWN COUNCIL**

The undersigned Owner or Party with a contract or option to purchase that real property located at 1700 Asheville Rd in Waynesville or the ETJ area of Waynesville, North Carolina, has submitted an application which is to be heard in a proceeding by Board(s) of the Town of Waynesville, North Carolina. I hereby authorize the following named individual to present my application and case, as my agent at such hearings.

Name of Authorized Agent: Roger Wright  
Title and Company: Project Manager R.L. Wright Construction  
Address: 109 Buena Vista Rd. Sylva, N.C. 28779  
Phone and email: 828-507-1814 roger@rlwrightco-com

This authorization shall be good through the completion of the project for which the zoning text or map amendment, special use permit, subdivision, variance or appeal, or other Town approval is requested, or until revoked in writing. The Town of Waynesville may rely on this authorization until it is given notice of the revocation of this authorization or of a change of property ownership takes place.

This the 29<sup>th</sup> day of JANUARY, 2024.

Owner or Party with Contractual Interest in Property:

BILTMORE CHURCH

Address and phone number:

35 CLAYTON RD

ARDEN, NC 28704



**AUTHORIZATION FOR AGENT TO  
APPEAR BEFORE WAYNESVILLE PLANNING BOARD,  
ZONING BOARD OF ADJUSTMENT, OR TOWN COUNCIL**

The undersigned Owner or Party with a contract or option to purchase that real property located at 1700 Asheville rd in Waynesville or the ETJ area of Waynesville, North Carolina, has submitted an application which is to be heard in a proceeding by Board(s) of the Town of Waynesville, North Carolina. I hereby authorize the following named individual to present my application and case, as my agent at such hearings.

Name of Authorized Agent: Steve Coffey

Title and Company: owner Coffey design group

Address: 226 Stuart circle, Waynesville NC 28745

Phone and email: 314-604-5056 scoffey@coffeydesigngroup.com

This authorization shall be good through the completion of the project for which the zoning text or map amendment, special use permit, subdivision, variance or appeal, or other Town approval is requested, or until revoked in writing. The Town of Waynesville may rely on this authorization until it is given notice of the revocation of this authorization or of a change of property ownership takes place.

This the 29th day of JANUARY, 2021.

Owner or Party with Contractual Interest in Property:

BILTMORE CHURCH

Address and phone number:

35 CLAYTON RD

ARDEN, NC 28704



**AUTHORIZATION FOR AGENT TO  
APPEAR BEFORE WAYNESVILLE PLANNING BOARD,  
ZONING BOARD OF ADJUSTMENT, OR TOWN COUNCIL**

The undersigned Owner or Party with a contract or option to purchase that real property located at 1760 Asheville Rd in Waynesville or the ETJ area of Waynesville, North Carolina, has submitted an application which is to be heard in a proceeding by Board(s) of the Town of Waynesville, North Carolina. I hereby authorize the following named individual to present my application and case, as my agent at such hearings.

Name of Authorized Agent: Richard Wright  
Title and Company: Owner R.L. Wright Construction  
Address: 186 Wild bird dr. Sylva Nc. 28779  
Phone and email: 828-421-6587 richard@rlwrightco.com

This authorization shall be good through the completion of the project for which the zoning text or map amendment, special use permit, subdivision, variance or appeal, or other Town approval is requested, or until revoked in writing. The Town of Waynesville may rely on this authorization until it is given notice of the revocation of this authorization or of a change of property ownership takes place.

This the 29<sup>th</sup> day of JANUARY, 2024.

Owner or Party with Contractual Interest in Property:

BILTMORE CHURCH

Address and phone number:

35 CLAYTON RD

ARDEN, NC 28704

## PAYMENT SUMMARY RECEIPT

TOWN OF WAYNESVILLE  
16 S MAIN ST

DATE: 01/31/24 CUSTOMER#:  
TIME: 11:45:04  
CLERK: 2044ogro

RECPT#: 3009764 PREV BAL: 1100.00  
TP/YR: P/2024 AMT PAID: 1100.00  
BILL: 3009764 ADJSTMNT: .00  
EFF DT: 01/31/24 BAL DUE: .00  
Misc Cash Receipts

-----TOTALS-----

PRINCIPAL PAID: 1100.00  
INTEREST PAID: .00  
ADJUSTMENTS: .00  
DISC TAKEN: .00

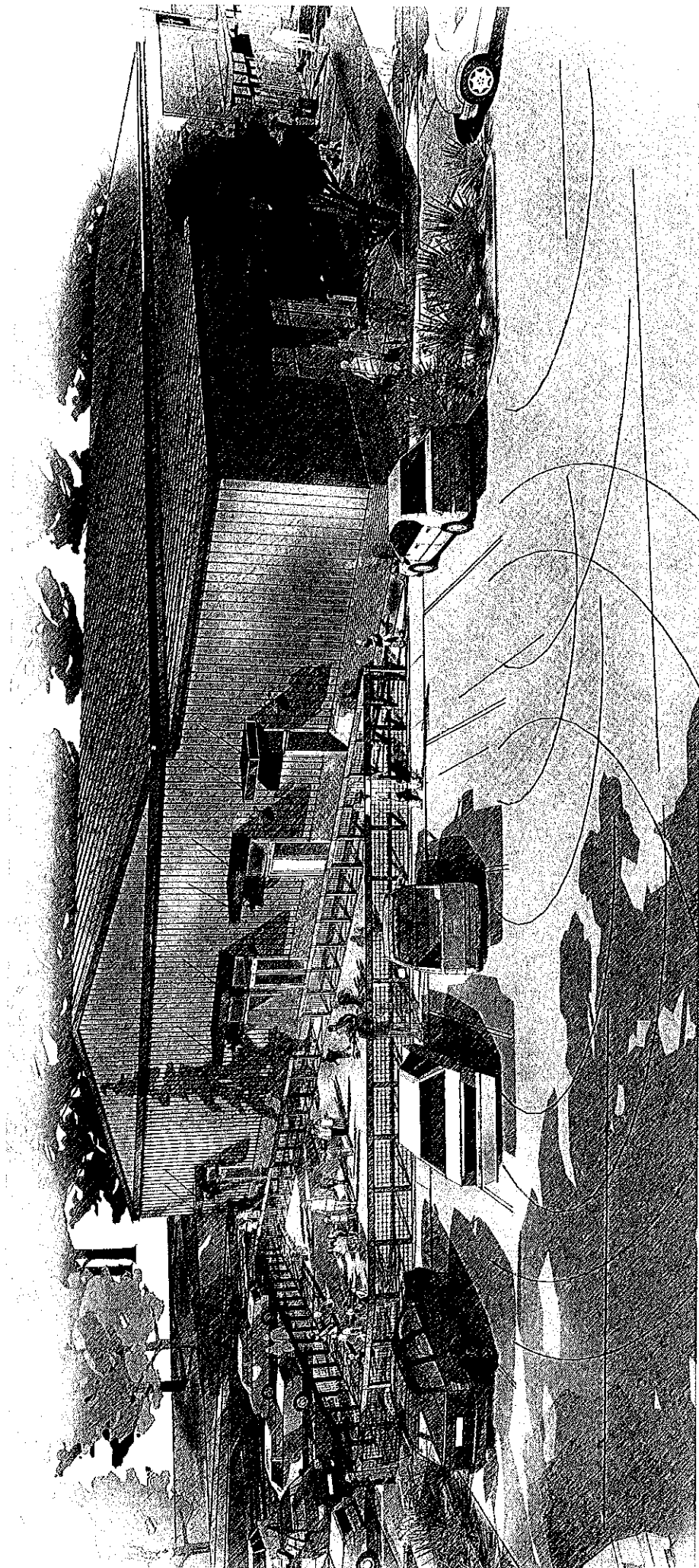
AMT TENDERED: 1100.00  
AMT APPLIED: 1100.00  
CHANGE: .00

PAID BY: Biltmore Church Cond  
PAYMENT METH: CHECK  
PAYMENT REF: 69726

TOT PREV BAL DUE: 1100.00  
TOT BAL DUE NOW : .00









35

A8

JANUARY 30, 2024

Sheet # of Issues

Building Elevations

Sheet Name

**BILTMORE CHURCH**  
HAYWOOD COUNTY  
ASHEVILLE ROAD  
226 Stewart Circle, Waynesville, NC 28745

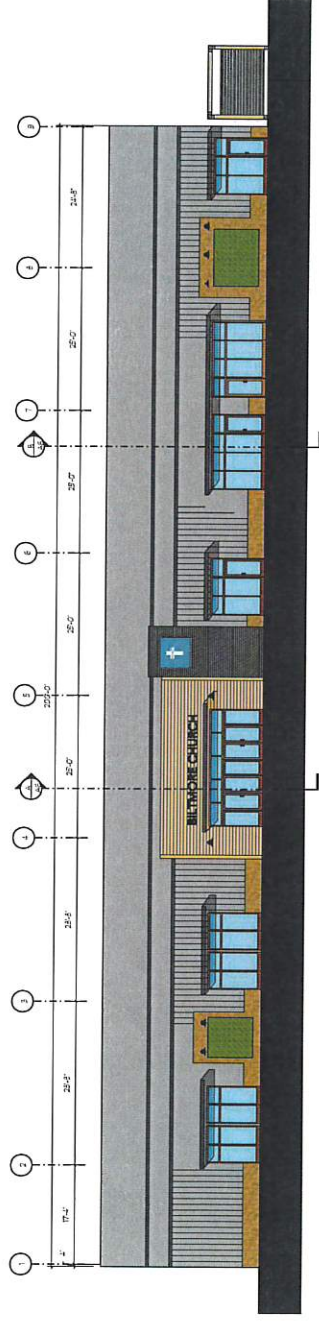
Project

**Biltmore Church**  
Address

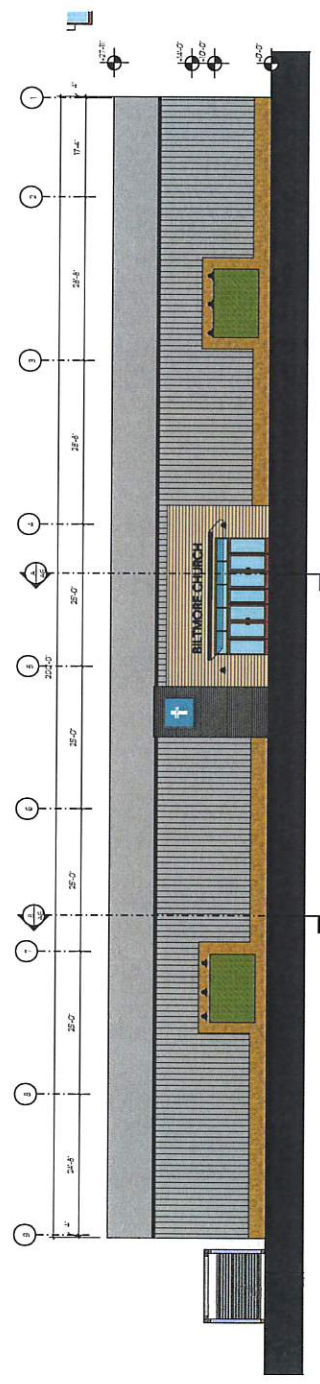
Owners

**Coffey Design Group**  
Architects:  
226 Stewart Circle, Waynesville, NC 28745  
314-604-5056  
info@coffeydesigngroup.com

J. Steven Coffey  
15518 - NC  
Consultants



**A FRONT - WEST ELEVATION**  
A8



**B REAR - EAST ELEVATION**  
A8



36

JANUARY 30, 2024

**A9**

SHEET # 8 OF 10

**Building Elevations**

Sheet Name

**BILTMORE CHURCH**  
**HAYWOOD ROAD**  
**ASHEVILLE ROAD**  
**HAYWOOD COUNTY**

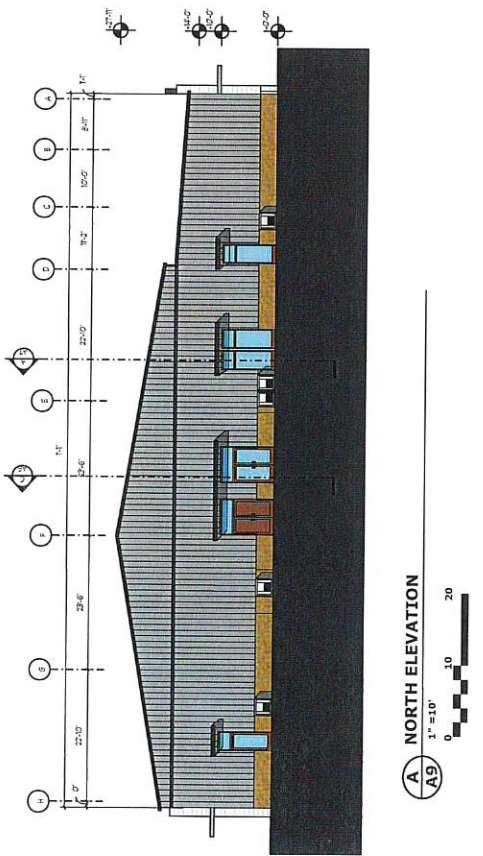
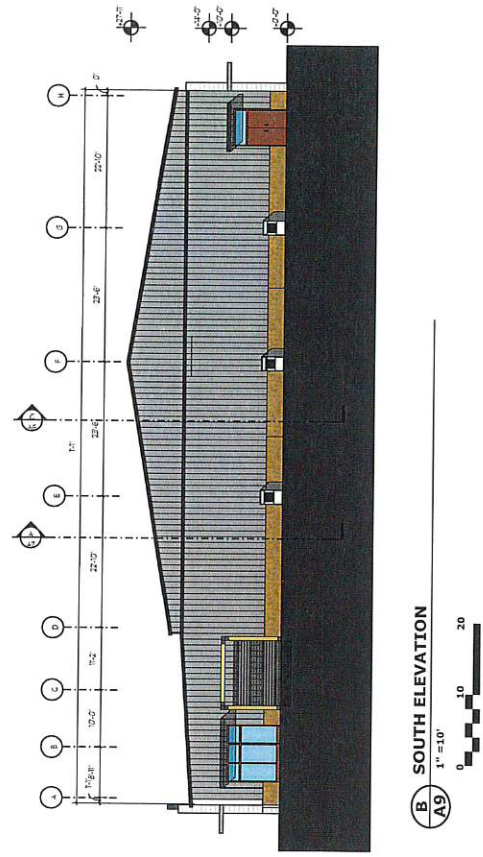
Project

**Biltmore Church**  
Address

Owners

**Coffey Design Group**  
Architects  
226 Stuart Circle, Waynesville, NC 28745  
314-604-5056  
scoffey@coffeydesigngroup.com

J. Steven Coffey  
15618 - NC  
Consultants





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PBR ROOF & WALL PANELS

The PBR panel is commonly used for a wide variety of architectural, agricultural, commercial and industrial applications. PBR is a structural, exposed fastener panel that can be used for roof and wall applications.

Features

Applications: Panel Systems, Roof Systems, Wall Systems, Exposed Fastening Systems

Coverage Width: 36"

Minimum Slope: 1:12

Panel Attachment: Exposed Fastening System

Gauge: 26 (standard), 24, 22 (optional)

Finish: Smooth (standard), Embossed (optional)

Coatings: Galvalume Plus® Signature 200, Signature 300

Rib Spacing: 12" on Center

Rib Height: 1.14"

Color Options

Color Options

Color Options

Color Options

HARDI-BOARD SIDING

SEVEN COLORS

Panel Colors

Color Options

Color Options

Color Options

MAIN ENTRY SIDING COLORS

Color Options

Color Options

Color Options

Color Options:

MAIN BODY COLOR

Color Options

Color Options

Color Options

LOGO PANEL COLOR

Color Options

Color Options

Color Options

METAL PANEL COLORS

Color Options

Color Options

Color Options

PBR ROOF & WALL PANELS

The PBR panel is an exposed fastener system that can be used for both roof and wall applications and can be installed directly over rafters or joists. PBR offers the versatility of being used in both vertical and horizontal applications to give designers a contemporary appearance for their building project.

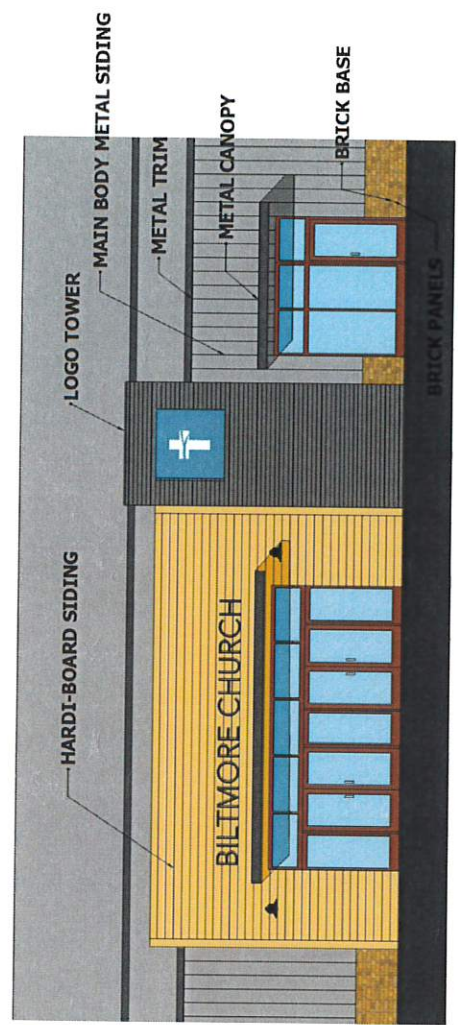
Features

- Applications: Panel Systems, Roof Systems, Wall Systems, Exposed Fastening Systems
- Coverage Width: 36"
- Minimum Slope: 1:12
- Panel Attachment: Exposed Fastening System
- Gauge: Gauge - 26 (standard), 24, 22 (optional)
- Finish: Smooth (standard), Embossed (optional)
- Coatings: Galvalume Plus® Signature 200, Signature 300
- Rib Spacing: 6" on Center
- Rib Height: 1.14"
- Color Options



LOGO HORIZONTAL METAL SIDING & METAL TRIM COLOR

FRONT - WEST ELEVATION

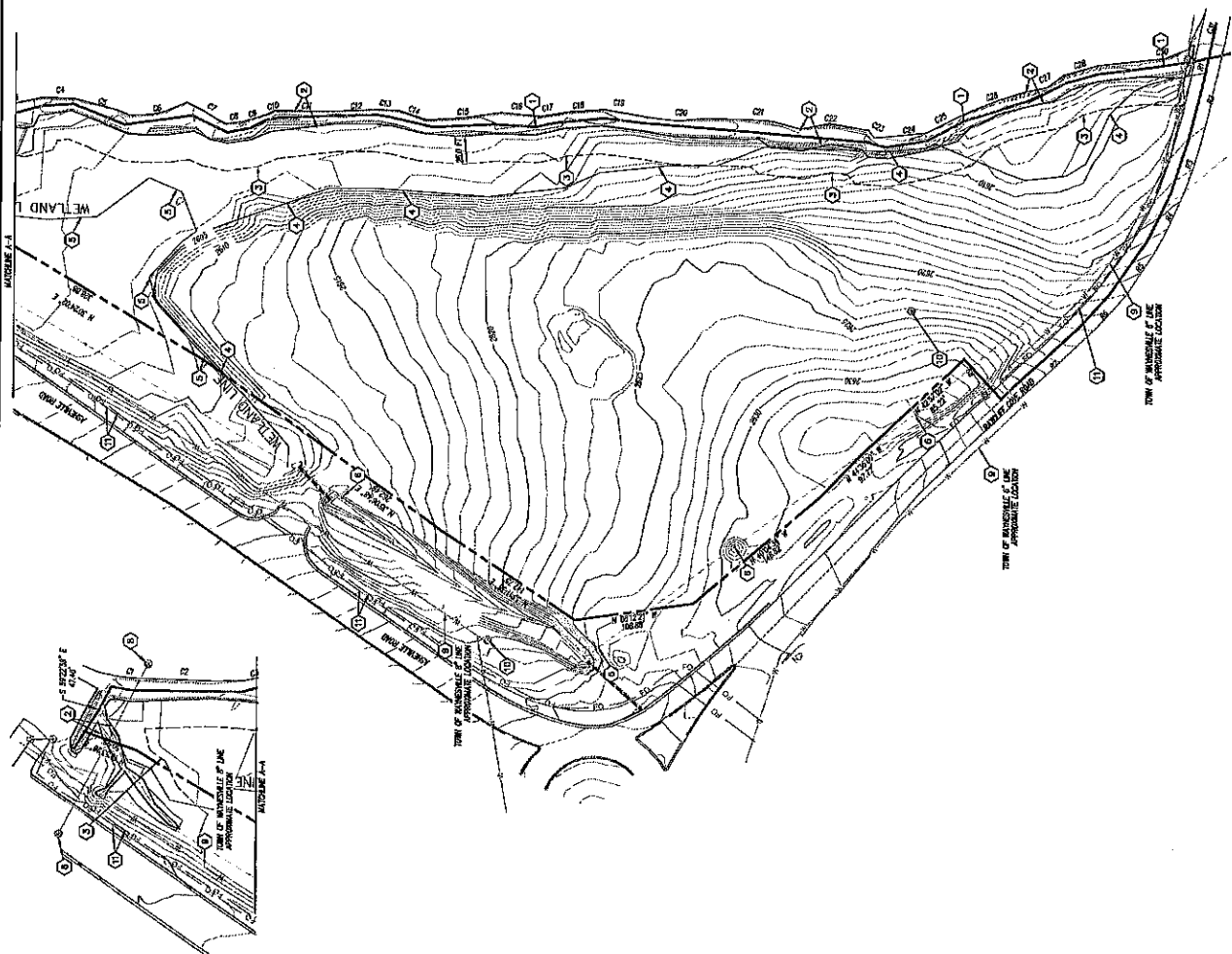


Biltmore Church  
Address  
226 Stuart Circle, Waynesville, NC 28745  
314-694-5056  
info@coffeydesigngroup.com

Coffey Design Group  
Architect  
226 Stuart Circle, Waynesville, NC 28745  
314-694-5056  
info@coffeydesigngroup.com

3. Steven Coffey  
AIA 1518 - NC  
Consultants

BILTMORE CHURCH  
ASHEVILLE ROAD  
WAYNESVILLE  
HAYWOOD COUNTY  
Street Name



- KEYNOTES:**

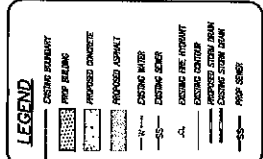
  - 1 COVER LINE (SHOWN FIRST PROPERTY) AND TOP OF BANK
  - 2 26 17 PERMAN. BUFFER
  - 3 100 YEAR FLOOD LINE
  - 4 WELAND LINE
  - 5 EX. POWER POLE
  - 6 WELAND LINE
  - 7 EXISTING MANHOLE
  - 8 EXISTING WATER LINE
  - 9 EXISTING WATER MAIN
  - 10 EXISTING FLOOD SPILLING LINE

BANKRUPT - CA		CA
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99	10/1/92	10/1/92
100	10/1/92	10/1/92

- [illegible]

- LEGEND**
- |      |                       |
|------|-----------------------|
| —    | EXISTING BOUNDARY     |
| —W—  | EXISTING WATER        |
| —SS— | EXISTING SEWER        |
| —A—  | EXISTING FIRE HYDRANT |
| —C—  | EXISTING CENTER       |
| —D—  | EXISTING STORM DRAIN  |







# Report For

BILTMORE BAPTIST CHURCH  
35 CLAYTON RD  
ARDEN, NC 28704-8707

## Account Information

PIN: 8626-00-1383

Legal Ref: 1097/2009

Add Ref: 523/1462  
496/1832

## Site Information

1700 ASHEVILLE RD

Heated Area:

Year Built:

Total Acreage: 7.91

Township: Waynesville Out

## Site Value Information

Land Value:

Building Value:

Market Value:

Deferred Value:

Assessed Value:

Sale Price:

Sale Date: 11/14/2023



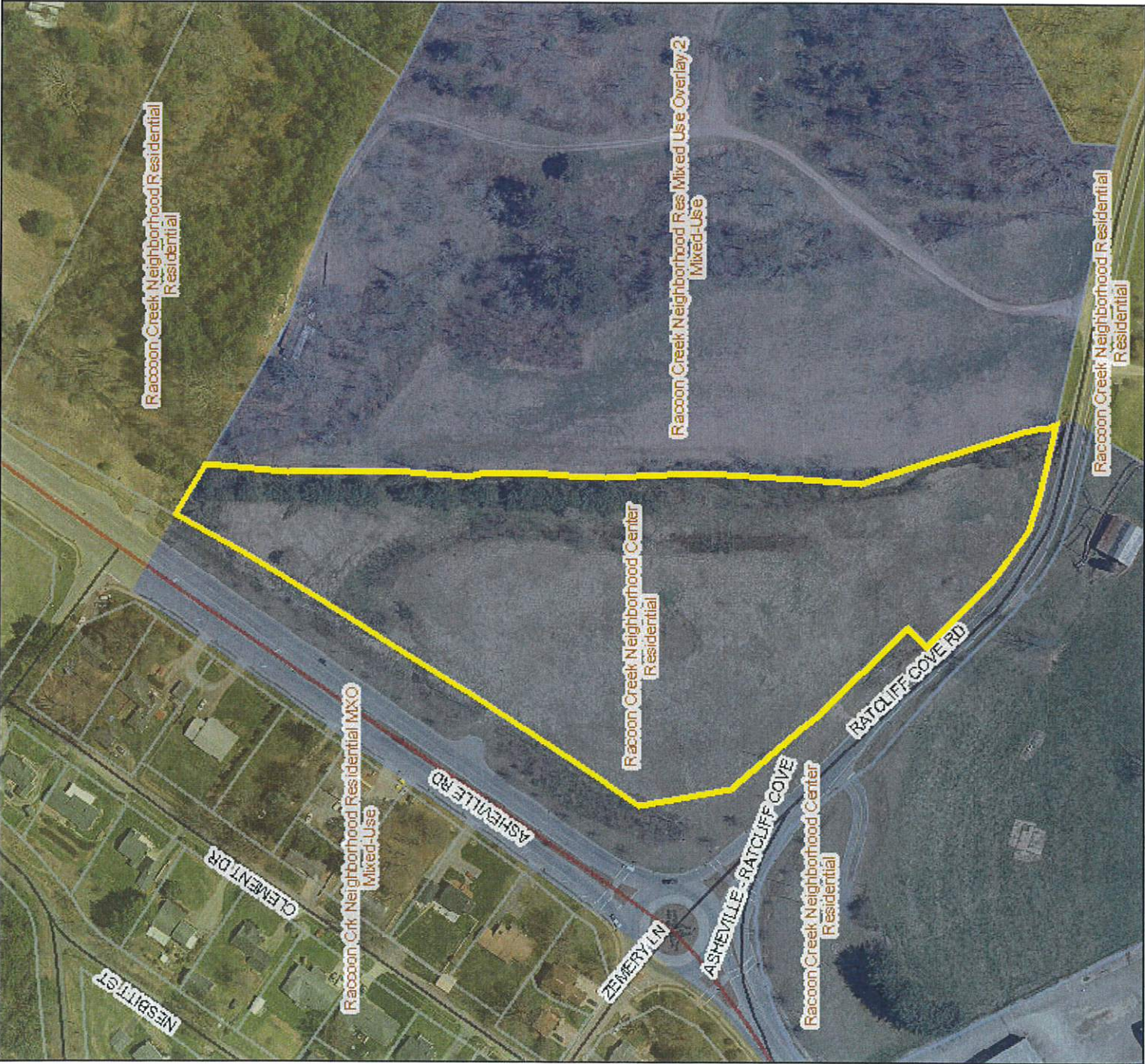
1 inch = 200 feet

February 9, 2024

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October 16, 2023

ECS Southeast, LLP

## ABSTRACTS FROM ENVIRONMENTAL SURVEY

### 1.0 INTRODUCTION

This report presents the findings of a Waters of the U.S. Delineation Report study conducted by ECS Southeast, LLP (ECS) for Biltmore Church at the Asheville Road Site located at Ratcliff Cove Road & Asheville Road, Waynesville, Haywood County, North Carolina (35.50103, -82.96466). The Project Study Area (PSA) consists of one parcel totaling approximately 7.91 acres. According to the Haywood County Geographic Information System (GIS) website, the Parcel Identification Number (PIN) is: 8626-00-1383 (7.91 acres). The site includes approximately 7.91 acres, as shown on the Site Location Map (Appendix I, Figure 1). The site currently consists of a vacant, grassy lot with wooded land. The purpose of this study was to identify and delineate jurisdictional Waters of the U.S. (WOUS) within the project study area (PSA).

Wetlands are defined by the United States Army Corps of Engineers (USACE) and the United States Environmental Protection Agency (EPA) as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances, do support a prevalence of vegetation typically adapted for life in saturated soil conditions." In order for an area to be classified as wetland, hydrophytic vegetation, hydric soils, and wetland hydrology indicators must be present described in the 1987 "Corps of Engineers Wetlands Delineation Manual" and the Appropriate Regional Supplement.

### 2.0 METHODOLOGY

The findings of the WOUS delineation is based on ECS' professional judgment and application of the technical criteria presented in the 1987 USACE Wetlands Delineation Manual and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Eastern Mountains and Piedmont Region, Version 2.0 dated April 2012.

ECS completed the following tasks to identify and delineate potentially jurisdictional WOUS boundaries onsite:

#### 2.1 Literature Review

ECS reviewed supporting information from publicly-available databases to identify possible ecological effects the project may have on potential state- and/or federally-jurisdictional water resources. During the desktop review, ECS documented relevant, site-specific details (e.g., topographic characteristics, soil composition, recent precipitation, level of disturbance, plant community structure, etc.) and integrated the obtained information with the onsite delineation effort.

#### 2.2 Methodology for Field Investigation

Wetland boundaries were delineated using the routine onsite determination method described in the USACE Manual and Regional Supplement, in conjunction with the Eastern Mountains and Piedmont 2020 Regional Wetland Plant List and the USDA Soil Survey.



October 16, 2023

ECS Southeast, LLP

## ABSTRACTS FROM ENVIRONMENTAL SURVEY

ECS performed onsite wetland delineations as described above. First, site hydrology was observed and the plant community within the data plot was characterized. The dominant plant species within each community were then identified, and it was determined whether or not hydrophytic (wetland) plants dominated the plant community. The USFWS has defined five wetland plant indicator categories including:

- Obligate wetland (OBL) – has >99% probability of occurring in wetlands
- Facultative wetland (FACW) – has 66% to 99% chance of occurring in wetlands
- Facultative (FAC) – has 33% to 66% chance of occurring in wetlands
- Facultative upland (FACU) – has 1 to 33% chance of occurring in wetlands
- Upland (UPL) – has <1% chance of occurring in wetlands
- No Indicator (NI) – no wetland indicator for the specified species, considered UPL

Plants identified as OBL, FACW, or FAC are considered wetland plants (or hydrophytes) by USACE.

In areas determined to have hydrophytic vegetation and potential wetland hydrology, an approximately 16-24 inch hand auger soil boring or shovel test pit was completed to determine if hydric soils were present. The soil boring was also inspected to determine if indicators of wetland hydrology (inundation, soil saturation, etc.) were present.

Once an area is determined to be a wetland, further testing was performed to locate the wetland/upland (non-wetland) boundary. A second soil data point was completed in the upland area to document non-wetland conditions. Wetland boundaries were marked with consecutively numbered surveyor's ribbon flags.

Data forms specified in the Regional Supplement were completed for each wetland and non-wetland soil data point location. The data forms recorded the vegetation, soils, and hydrology observations used in making the wetland determinations.

### 2.3 Methodology for Delineating Streams

During the field investigation for wetlands, ECS identified potential streams onsite that could be considered jurisdictional by state and federal regulatory agencies. ECS used field indicators such as flow, substrate composition, presence/absence of defined bed and banks, origin of hydrologic source, presence/absence of vegetation in the stream channel, and composition and relative abundance of resident benthic macroinvertebrates to classify onsite streams into three stream types: ephemeral, intermittent, and perennial.

RGL No. 05-05 provides guidance on identifying physical indicators of Ordinary High Water Mark (OHWM) as defined in 33 CFR Sections 328.3(e) and 329.11(a)(1) and discusses implementation of other appropriate means that consider the characteristics of the surrounding areas to establish the lateral limits of jurisdiction over tidal and non-tidal waters. Per RGL No. 05-05, "the lateral limits of jurisdiction over non-tidal water bodies extend to the [OHWM], in the absence of adjacent wetlands. When adjacent wetlands are present, CWA jurisdiction extends beyond the OHWM to the limits of the adjacent wetlands".





October 16, 2023

ECS Southeast, LLP

# ABSTRACTS FROM ENVIRONMENTAL SURVEY

## 3.2 Field Investigation Findings

ECS personnel conducted the field investigation on October 3, 2023. The last precipitation event prior to the site reconnaissance was on September 29, 2023 and approximately 0.03 inches of precipitation was recorded.

Four potentially jurisdictional streams and five potentially jurisdictional wetland areas were observed and delineated within the PSA. These potentially jurisdictional areas were marked with pink (wetland) and blue (stream) flagging tape, and located using a Trimble Geo7X hand-held GPS unit capable of sub-meter accuracy. ECS identified nine potentially jurisdictional areas summarized in the table below:

**Table 1: Potential WOUS Summary Table**

Feature ID	GPS Coordinates (decimal degrees)	Approximate Acreage	Approximate Linear Feet (if applicable)
Wetland W1	35.49854, -82.96431	0.004 acre	N/A
Wetland W2	35.50033, -82.96442	0.0003 acre	N/A
Wetland W3	35.50061, -82.96441	0.001 acre	N/A
Wetland W4	35.50086, -82.96436	0.003 acre	N/A
Wetland W5	35.50055, -82.96436	0.55 acre	N/A
Stream S1	35.49945, -82.96434	0.33 acre	1,221 LF
Stream S2	35.50104, -82.96458	0.01 acre	154 LF
Stream S3	35.50111, -82.96449	0.003 acre	44 LF
Stream S4	35.50103, -82.96466	0.0006 acre	10 LF

### 3.2.1 Wetland Summary

ECS observed five potentially jurisdictional wetland areas (W1-W5) within the PSA. Wetlands W1-W4 were observed abutting Stream S1 on the eastern portions of the PSA. Wetland W5 was observed on the northwestern portion of the PSA, and appeared to originate from apparent groundwater seeps. The wetland areas exhibited wetland indicators of hydrophytic vegetation, wetland hydrology, and hydric soils during the site reconnaissance. The wetland areas are depicted on the Waters of the U.S. Delineation Map (Appendix I, Figure 7). Photographs of the wetlands are presented in Appendix II.

### 3.2.2 Stream Summary

ECS observed four potentially jurisdictional stream features (S1-S4) within the PSA. Stream S1 was observed along the eastern PSA boundary, originating offsite. Stream S2 was observed on the northern and western portions of the PSA, where it eventually flowed into Stream S1. Stream S3 was observed on the northern portion of the PSA, and appeared to originate from a seep along



October 16, 2023

ECS Southeast, LLP

# ABSTRACTS FROM ENVIRONMENTAL SURVEY

## 3.2 USFWS

ECS reviewed the USFWS Endangered Species Database to identify federally protected threatened and endangered species in Haywood County, North Carolina. ECS utilized the USFWS IPaC database to acquire a listing of federally protected threatened and endangered species in Haywood County, North Carolina that may have potential to occur on or within the vicinity of the PSA:

Common Name	Scientific Name	Federal Status
<b>Birds</b>		
Bald Eagle	<i>Haliaeetus leucocephalus</i>	BGEPA
<b>Mammals</b>		
Gray Bat	<i>Myotis grisescens</i>	E
Indiana Bat	<i>Myotis sodalis</i>	E
Northern Long-Eared Bat	<i>Myotis septentrionalis</i>	E
Tricolored Bat	<i>Perimyotis subflavus</i>	PE
<b>Insects</b>		
Monarch Butterfly	<i>Danaus plexippus</i>	C
<b>Flowering Plants</b>		
Small Whorled Pogonia	<i>Isotria medeoloides</i>	T
<b>Lichens</b>		
Rock Gnome Lichen	<i>Gymnoderma lineare</i>	E

- BGEPA - Federally protected under the Bald and Golden Eagle Protection Act
- E - Federally Endangered
- T - Federally Threatened
- CH - Critical Habitat
- PE - Proposed Endangered
- C - Candidate

Candidate and Experimental Population/Non-Essential species receive no statutory protection under the federal Endangered Species Act; therefore, the following does not include those species and they should not be considered in a habitat assessment review.

## 3.3 Species & Habitat Description

### Bald Eagle



October 16, 2023

ECS Southeast, LLP

## ABSTRACTS FROM ENVIRONMENTAL SURVEY

### 3.3 Historic Aerial Photograph & Topographic Map Review

ECS reviewed available historical topographic maps and aerial photographs to review for potential cultural or archeological resources.

Based on the Environmental Data Resources, Inc. (EDR) aerial imagery map dated 1956 to at least 1989, the PSA was depicted with fields, three apparent residential/agricultural structures, and an apparent stream along the eastern portion of the site. From at least 1995, the subject property was depicted with fields, an apparent residential structure on the central portion of the site, and an apparent stream along the eastern property boundary until 2006, devoid of the structures. From at least 2009 until the date of the site reconnaissance, the PSA has appeared to consist of fields, and wooded land and an apparent stream along the eastern portion of the site.

Based on the Environmental Data Resources, Inc. (EDR) topographic map dated 1935, two structures were depicted on the southern portion of the site, and a stream was depicted on the eastern and northwestern portions of the site until 1967, when two additional structures were depicted on the central and eastern portions of the site. From at least 2013, the PSA has been depicted with a Raccoon Creek along the eastern portion of the site until 2019, when an additional stream was depicted on the northwestern portion of the site.

### 4.0 CONCLUSIONS

Based on our site visit, review of historical aerial photographs and topographic maps, and the HPOWEB GIS Service, ECS does not believe the proposed project will affect significant architectural or archaeological resources at the subject property or within the surrounding vicinity. Please note that our services did not include detailed studies or surveys for cultural and/or archeological resources.

We are requesting a review of the proposed project for comments, questions, and/or concurrence on our preliminary determination for historic/cultural resources at the project site. Please contact us if you have require additional information or have any questions concerning this request.

# ABSTRACTS FROM ENVIRONMENTAL SURVEY

Biltmore Church - Asheville Road  
ECS Project No. 31-4676

November 27, 2023  
Page 5

**Dillsboro Loam (DsC):** The parent material consists of old alluvium or old colluvium derived from igneous and metamorphic rock. Depth to restrictive feature is more than 80 inches. Depth to groundwater is expected to be more than 80 inches.

**Dillsboro Urban Land Complex (DuC):** The parent material consists of old alluvium or old colluvium derived from igneous and metamorphic rock. Depth to restrictive feature is more than 80 inches. Depth to groundwater is expected to be more than 80 inches.

## 3.0 FIELD EXPLORATION AND LABORATORY TESTING

Our exploration procedures are explained in greater detail in Appendix B. Our scope of work included seven (7) mechanical borings. Our borings were located with a handheld GPS unit and their approximate locations are shown on the Exploration Location Diagram in Appendix A.

The topographic data and elevations referenced in this report and on the included boring logs were estimated from the provided preliminary site plan. The elevations and locations provided have not been ground surveyed and therefore are not certified as correct by ECS. The users of the reported elevations do so at their own risk.

## 3.1 SUBSURFACE CHARACTERIZATION

The following sections provide generalized characterizations of the soil strata encountered during our subsurface exploration. For subsurface information at a specific location, refer to the boring logs in Appendix B.

Stratum	Description	Ranges of SPT <sup>(1)</sup> N-values (bpf <sup>(2)</sup> )
N/A	<b>Topsoil</b> – The surface layer consisted of approximately 1-2 inches of topsoil at the test locations. Thicknesses are expected to be variable across the project site. Observed topsoil depths do not include root balls which could be significantly deeper and other activities that have altered the site.	N/A
I	<b>FILL Soils<sup>(3)</sup></b> – Soils described as fill or man disturbed soils were encountered at all borings except boring B-06, extending to depths varying from 3 to 5.5 feet below the ground surface. The soil types noted include very soft to stiff sandy lean Clay (CL), loose to medium dense silty clayey Sand (SC-SM), and loose to dense silty Sand (SM). Slight rock fragments present in some of the soil samples.	6 to 33
II	<b>Alluvium<sup>(4)</sup></b> – Beneath the surface topsoil and fill at borings B-01, B-03, and B-04 are alluvial soils described as very soft sandy lean Clay (CL), soft sandy Silt (ML), and loose silty Sand (SM). The alluvial soils extend to depths of up to 12 feet.	0 to 9
II	<b>Residual Soils</b> – Residual soils below the topsoil, fill, and alluvium are residual soils described as very soft to stiff sandy Silt (ML) and very loose to medium dense silty Sand (SM).	1 to 12

Notes:

- (1) Standard Penetration Testing.
- (2) Blows per foot.
- (3) These soils include soils that may have been disturbed from past grading, clearing, and agricultural activities. Fill includes any material that has been transported and deposited by man.
- (4) Alluvium is a material transported and deposited by water.



# Report For

BILTMORE BAPTIST CHURCH  
35 CLAYTON RD  
ARDEN, NC 28704-8707

## Account Information

PIN: 8626-00-1383

Legal Ref: 1097/2009

Add Ref: 523/1462  
496/1832

## Site Information

1700 ASHEVILLE RD

Heated Area:

Year Built:

Total Acreage: 7.91

Township: Waynesville Out

## Site Value Information

Land Value:

Building Value:

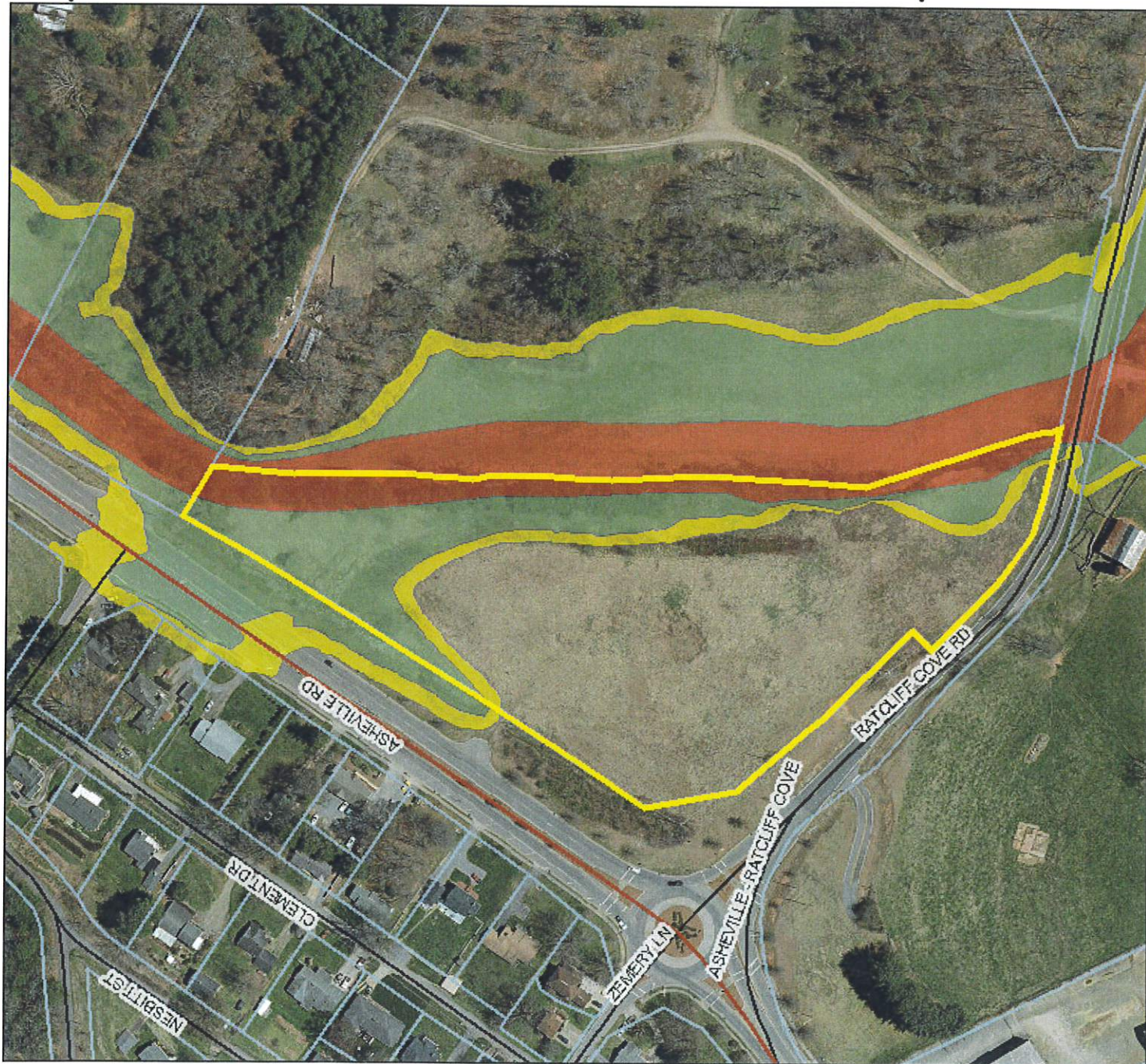
Market Value:

Deferred Value:

Assessed Value:

Sale Price:

Sale Date: 11/14/2023



1 inch = 200 feet

February 9, 2024

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Client:

BILTMORE CHURCH

Project:

ASHEVILLE ROAD SITE  
RATCLIFF COVE ROAD &  
ASHEVILLE ROAD,  
WAYNESVILLE,  
HAYWOOD COUNTY,  
NORTH CAROLINA

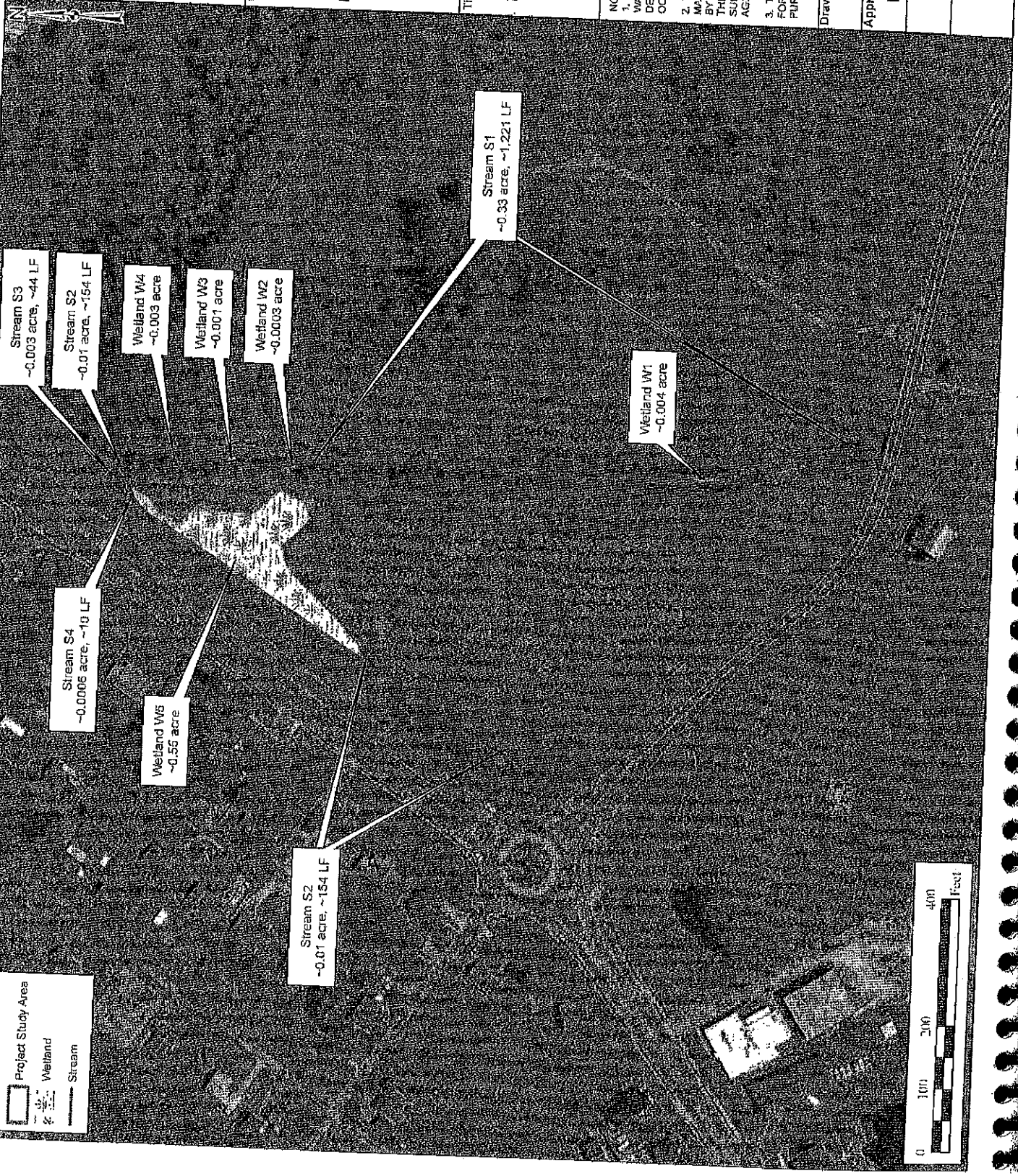
Title:

POTENTIAL WATERS  
OF THE U.S.  
DELINEATION MAP

NOTES:  
1. POTENTIALLY JURISDICTIONAL  
WATERS OF THE U.S. WERE  
DELINEATED BY ECS ON  
OCTOBER 3, 2023.  
2. FINDINGS DEPICTED ON THIS  
MAP HAVE NOT BEEN VERIFIED  
BY THE USACE AND/OR ADCMR.  
THE DELINEATION FINDINGS ARE  
SUBJECT TO CHANGE BASED ON  
AGENCY VERIFICATION.  
3. THIS MAP SHOULD BE USED  
FOR PRELIMINARY PLANNING  
PURPOSES.

Drawn By:	Scale:
ZJW	1" = 200'
Approved By:	Date:
PMS	10/06/2023
ECS Project No.	
49: 21291-A	

FIGURE 7

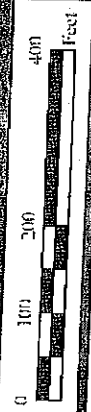


**Legend**

Project Study Area

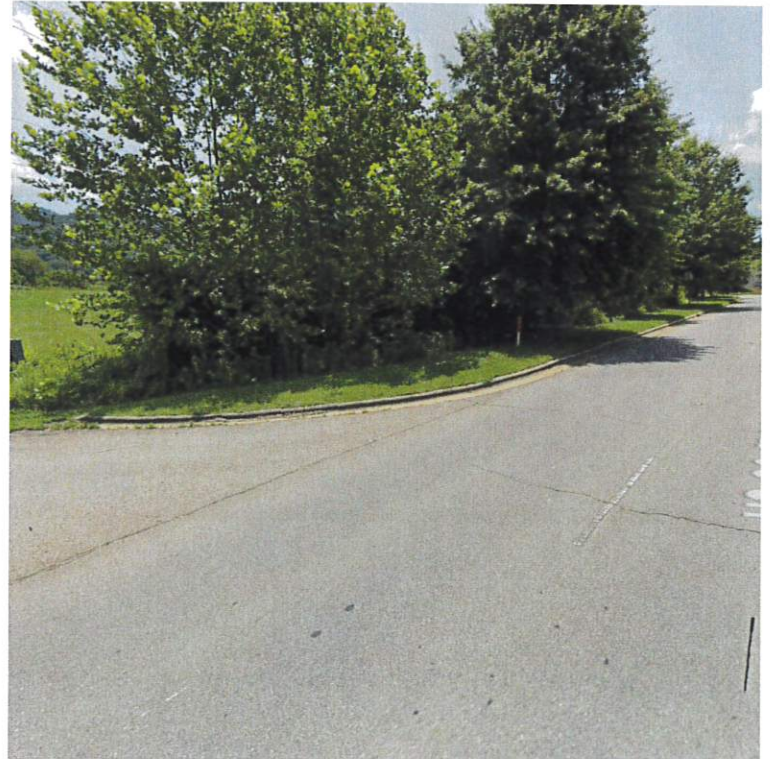
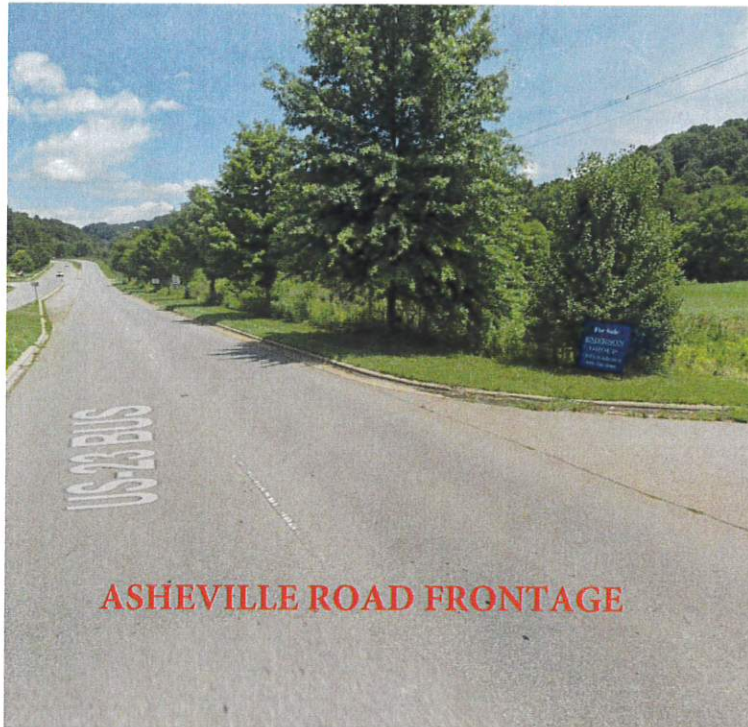
Wetland

Stream

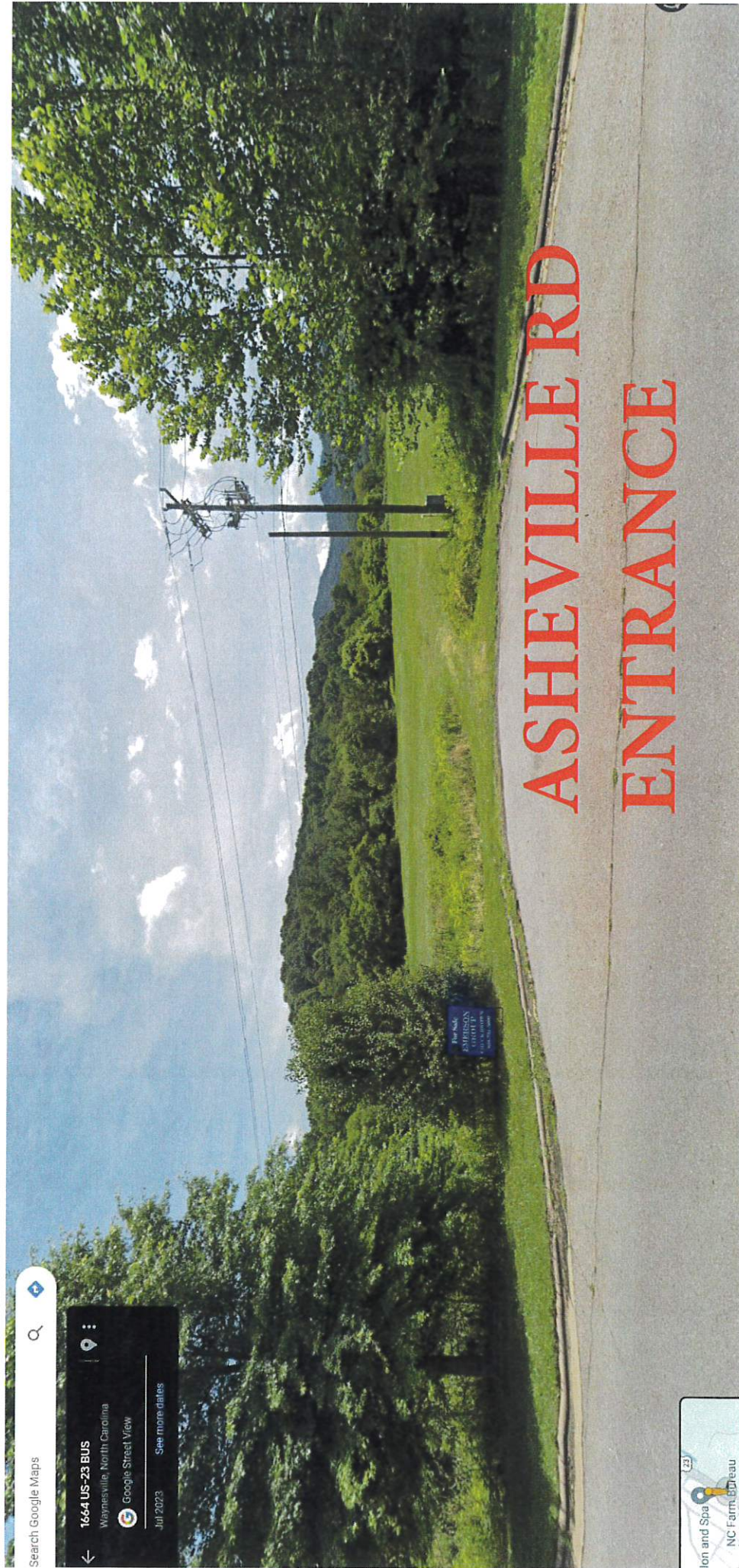




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Gary Caldwell, Mayor  
Julia Freeman, Mayor Pro Tem  
Clarence "Chuck" Dickson, Council Member  
Jon Feichter, Council Member  
Anthony Sutton, Council Member

Robert W. Hites, Jr. Town Manager  
Martha Bradley, Town Attorney

January 30, 2024

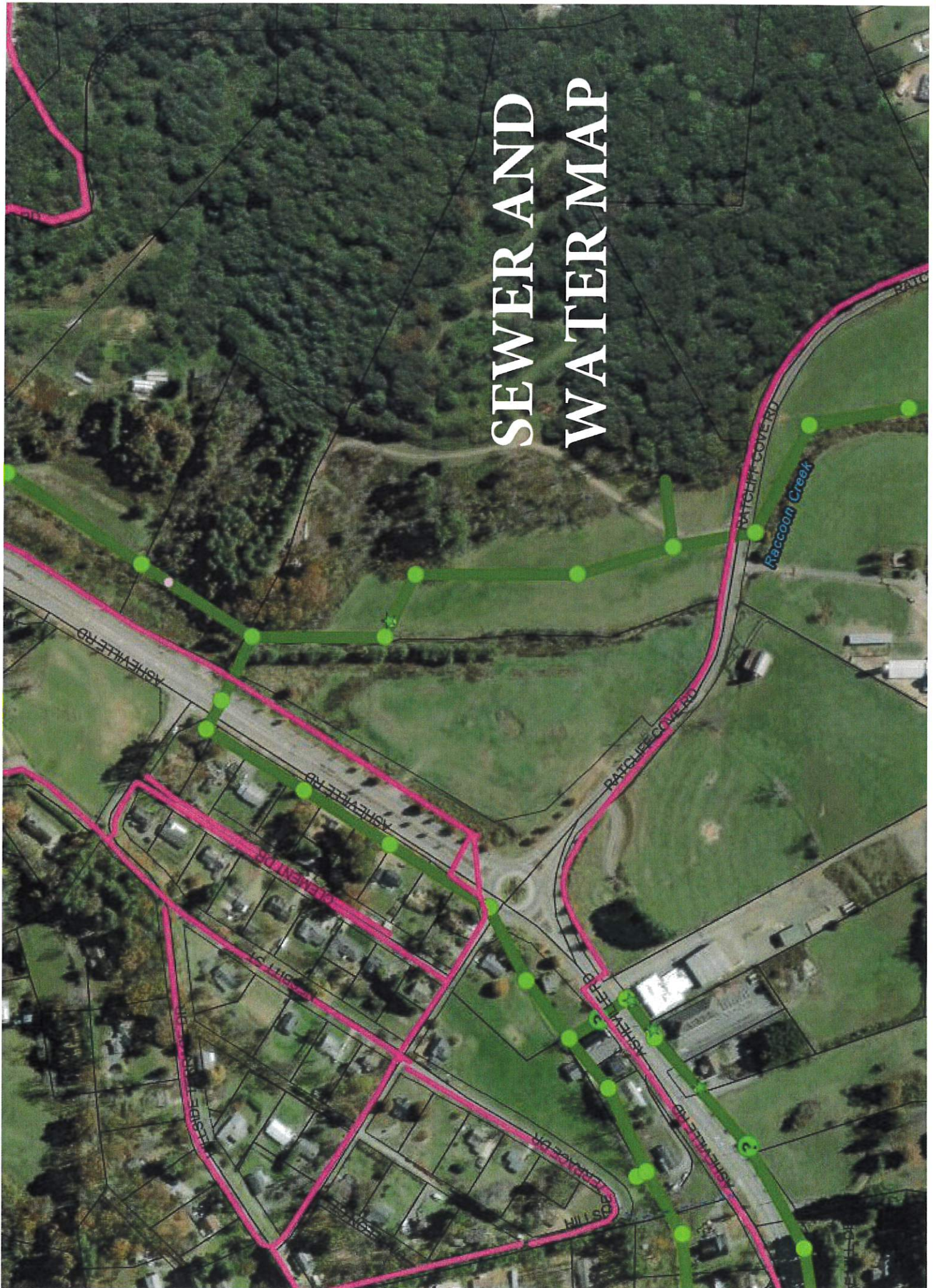
**Re: PIN# 8626-00-1383  
Biltmore Baptist**

To whom it may concern,  
Please accept this letter as confirmation that the Town of Waynesville can provide water and sewer utility services for the referenced PIN. Electric Service will be available from Duke Energy. By this Church connecting to the sanitary sewer by an individual connection, the SOC allocations will not be affected. If you were to have any questions, feel free to contact me.

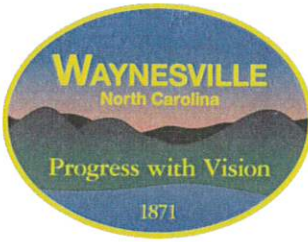
Town of Waynesville  
Director of Public Services  
Jeff Stines



# SEWER AND WATER MAP







## TOWN OF WAYNESVILLE

### Development Services Department

PO Box 100  
9 South Main Street  
Waynesville, NC 28786  
Phone (828) 456-8647 • Fax (828) 452-1492  
[www.waynesvillenc.gov](http://www.waynesvillenc.gov)

February 2, 2024

### Notice of Public Hearing Town of Waynesville Planning Board Special Called Meeting

The Town of Waynesville Planning Board will hold a **public hearing on Monday, February 26, 2024 at 5:30 pm**, in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider a conditional district zoning amendment for a 7.9-acre unaddressed parcel between Asheville Rd and Ratcliff Cove Rd (PIN 8626-00-1383). The proposal is a site plan for Biltmore Baptist Church.



Questions related to the hearing itself should be directed to the Waynesville Development Services Department, (828) 356-1172, [ogrooman@waynesvillenc.gov](mailto:ogrooman@waynesvillenc.gov).



## TOWN OF WAYNESVILLE

### Development Services Department

PO Box 100

9 South Main Street

Waynesville, NC 28786

Phone (828) 456-8647 • Fax (828) 452-1492

[www.waynesvillenc.gov](http://www.waynesvillenc.gov)

FOR PUBLICATION IN THE MOUNTAINEER: February 7<sup>th</sup> and February 14<sup>th</sup> (Wednesday) editions

Date: February 1, 2024

Contact: Olga Grooman, (828) 356-1172

### **Notice of Public Hearing**

### **Town of Waynesville Planning Board**

### **Special Called Meeting**

The Town of Waynesville Planning Board will hold three (3) public hearings on Monday, February 26, 2024 at 5:30 pm, in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider:

1. Conditional district zoning amendment for a 7.9-acre unaddressed parcel between Asheville Road and Ratcliff Cove Road (PIN 8626-00-1383). The proposal is a site plan for Biltmore Baptist Church.
2. Conditional district zoning amendment for a 3.49-acre portion of the parcel (PIN 8604-99-9023) off Longview Drive within Waynesville Inn and Golf Club property. The proposal is to create a subdivision of 12 residential units.
3. Conditional district zoning amendment for 10.99-acre portion of the parcels (PIN 8614-27-1901 and PIN 8614-27-7912) off Greenview Drive within Waynesville Inn and Golf Club property. The proposal is to create a subdivision of 13 residential units.

For more information contact the Development Services Department at: (828) 356-1172, email: [ogrooman@waynesvillenc.gov](mailto:ogrooman@waynesvillenc.gov), mail: 9 South Main Street, Suite 110, Waynesville, NC 28786.

**Biltmore Church**

35 Clayton Rd  
Arden, NC 28704  
(828) 687-1111  
[www.biltmorechurch.com](http://www.biltmorechurch.com)

29th January 2024

**Stuart McClure**

153 Clement Rd.  
Waynesville, NC 28786

Dear Mr. McClure,

I hope by now you have heard the news, Biltmore Church has purchased the property at 1700 Asheville Rd. Waynesville, NC 28786. As a nearby neighbor, we would like to invite you to a neighborhood interest meeting on **February 6th at 2:00 pm** at the Agriculture Center located at 589 Raccoon Rd. Waynesville, NC 28786.

Biltmore Church has been around for more than 135 years, and in 2012 we began launching local campuses. These campuses allow our ministry to be local and better able to bless those communities.

At this meeting, we would like to share draft renderings of the building, and let you know how we plan to use the campus to bless the town of Waynesville and surrounding areas. We would also like to meet you and see if we can answer any questions you might have. Thanks so much and have a great week.

Sincerely,

**Leadership Team**



58  
**Property posted on 2-2-24**

**THE TOWN OF WAYNESVILLE  
PLANNING BOARD  
WILL HOLD A PUBLIC HEARING  
ON FEBRUARY 26, 2023 AT 5:30 PM  
IN THE TOWN HALL BOARD ROOM AT  
9 SOUTH MAIN ST.  
TO CONSIDER A  
CONDITIONAL DISTRICT REQUEST  
CONTACT  
THE DEVELOPMENT SERVICES DEPARTMENT  
T: 828 - 456 - 8647**





**BILTMORE**  
CHURCH

**Waynesville Neighborhood Interest Party Sign-In**

1. Jim H. Francis III
2. Jim Francis JR.
3. Olga Grooman
4. Esther Coulter
5. James Myers
6. Neil White
7. Dylan Crawford
8. Caleb Crosby
9. Curt McClure
10. Roger Wright
11. \_\_\_\_\_
12. \_\_\_\_\_
13. \_\_\_\_\_
14. \_\_\_\_\_
15. \_\_\_\_\_
16. \_\_\_\_\_



# NEIGHBORHOOD MEETING









**Planning Board Staff Report**  
**Waynesville Inn and Golf Club- Longview Subdivision Conditional District**  
**Legislative Hearing**

**Meeting Date:** February 26, 2024  
**Project:** Longview Subdivision Conditional District  
**Location:** 3.49-acre portion of the property at 176 Country Club Drive (PIN 8604-99-9023)  
**Zoning District:** Country Club Residential Low Density (CC-RL)  
**Owner:** WGC Hospitality, LLC  
**Applicant:** WGC Hospitality, LLC (Authorized Agents: Patrick Bradshaw, Emily Clark, Dave Braun)  
**Presenter:** Olga Grooman, Land Use Administrator, Development Services

**Background:**

The 3.49-acre portion of the 102-acre property at 176 Country Club Drive is proposed as a subdivision of 12 lots for single-family homes. The area is within Waynesville Inn and Golf Country Club's property and within the corporate limits of the town. The applicant is requesting a Conditional District Rezoning in order to develop the property on 12 individual lots of varying sizes and, as the application states, "with the balance of the development areas to remain in a private common area as represented on the attached master plan." The project is seeking flexibility in lot size, lot width, pedestrian facilities, civic space, alternative landscape plan, and driveway. The requests are described in detail below.

If approved, the request would amend the zoning map and create a Country Club Residential Low Density Conditional District (CC-RL-CD). It would relax the LDS requirements specifically for that property and as shown on the proposed master plan. According to Waynesville Land Development Standards (LDS), section 15.15:

"Conditional Districts (Section 2.7) are districts with conditions voluntarily added by the applicant and approved in a legislative procedure by the Town Council in accordance with G.S. 160D. Conditional Districts provide for orderly and flexible development under the general policies of this Ordinance without the constraints of some of the prescribed standards guiding by-right development."

Conditional Districts are handled in the same way as a text or map amendment legislative procedure. The Planning Board holds a hearing and has to determine if this request is consistent with the Comprehensive Land Use Plan and is reasonable and in the public interest. Per LDS 15.2.3 and 15.15.2. A-B, "the Planning Board shall review the application and make a recommendation relevant to the following: uses proposed, compatibility with surrounding property, area impacts and adequate facilities, infrastructure, building and site design, immediate context and compatibility, etc." If approved, the site plan and CD designation replace any conflicting development regulations which would otherwise apply.

Per LDS 15.15.2. D, "the Planning Board may recommend and the Town Council may attach reasonable and appropriate conditions including, but not limited to the location, nature, hours of operation and extent of the proposed use." Such conditions or additional standards that the Board imposes shall be limited to improve conformance with the existing ordinance and/or address expected impacts generated by the development and use of the site. The applicant has a reasonable opportunity to consider and respond to any conditions and site-specific standards proposed by the Planning Board or Council prior to final action."

WGC Hospitality, LLC gave permission to Patrick Bradshaw, Emily Clark, and Dave Braun to represent the project and appear before the board (*see Authorization forms*). The applicant met with the Town's

Technical Review Committee back on November 29, 2022 and submitted the Cond. District application on January 29, 2024. Staff provided notices of this public hearing in the Mountaineer newspaper (2/7/24 and 2/14/24), by posting the property (2/2/24), and via first-class mail to adjacent property owners within 500 ft (2/2/24).

Per LDS section 15.3.7, the project team held the neighborhood meeting at Waynesville Inn and Golf Club on February 19, 2024 between 3-5 pm. Two staff members (Olga Grooman and Esther Coulter) attended the meeting.

### **Conditional District Application and Ordinance Request:**

A subdivision of 12 residential units is proposed on the 3.49-acre portion of the property along Longview Drive. Single-family dwellings are permitted outright in CC-RL (LDS 2.5.3). Chapter 17.3 of the LDS defines this use:

**“Dwelling—Single-Family.** A free standing building designed for and/or occupied by one household. These residences may be individually owned as residences or residences owned by rental or management companies. Also includes factory-built, modular housing units that comply with NC State Building Code.”

The applicant provided an environmental survey and a master plan as a part of the application. The applicant has also provided a Map Amendment Conditional District Application and a summary of requests associated with the site plan. The requests are described in red below. Building elevations were not provided because each home will be custom build for the owners.

### **Zoning Compliance:**

- **District Provisions and Dimensional Requirements (LDS Chapters 2-4):**

The subject property lies within Country Club Residential Low Density (CC-RL) district, which has the following purpose and intent statement (LDS 2.3.1):

**“The Country Club Residential—Low Density District (CC-RL)** is an area predominately comprised of large lot subdivisions with the Waynesville Country Club serving as its social and recreational center. While single-family homes are the dominant residential use in this area, townhouses and accessory apartments are also permitted. Connections to the South Main Street Business District should be enhanced as new development takes place. A residential scale is required for all new development. Tree preservation and proliferation along the South Main Street corridor is critical to the ambiance of the area.”

Single-family dwellings are permitted outright without supplemental standards in CC-RL (LDS 2.5.3).

### **LDS 2.4.2 Dimensional Standards:**

- CC-RL is a residential district with a base density of 6 units/acre and up to 12 units/acre with a special use permit. The project proposes 12 units on 3.49 acres and is within the base density.
- CC-RL has a minimum size of 0.5 acre and a minimum lot width of 60 ft. **As a part of the Cond. District, the developer is asking for leniency in minimum lot size and width standards.** The proposed subdivision of 12 units will have various lot sizes, ranging from 0.13 acre to 0.27 acre.
- CC-RL has a minimum lot width of 60 ft. Per LDS 17.4, **lot width** is “the distance between side lot lines measured at the front building line.” Although the developer is asking for leniency from

the minimum district's lot width of 60 ft, the project is compliant with this requirement as shown on the plan (*see attached scaled, colored plan*). *The board may still consider this request in case house placements will need to be modified on individual lots.*

- CC-RL has the following setbacks: front, street side, and rear- 20 ft, side from adjacent lot- 10 ft, and setback between buildings is 15 ft (10 ft min.). *The developer is asking to waive setback requirements for Cond. District.* The building separation will still meet building and fire code requirements. In the application materials, the developer states:

“Being part of the historic Waynesville Country Club property and parent tract, this specific proposed conditional district area, even upon further subdivision would continue to retain the same privileges afforded to the parent tract with respect to Golf Course/ Country Club...”

- Minimum pervious surface requirement in CC-RL is 20%. The project uses 3.49-acre portion of the 102-acre property. Compliant.
- Maximum building height is 3 stories. *There is no uniform house design. According to the applicant, each home will be custom built and reviewed against the HOA guidelines. Staff defers to the developer for more information about the design and height of the dwellings.*

LDS 4.3 Basic Lot and Use Standards: The plan shows that houses appear to front the proposed internal roadway and Longview Drive, and that would be compliant with the requirement that “all lots shall front upon a public street right-of-way or a driveway constructed to the standards of this ordinance.” *Because the primary entrances are not indicated on the plan and developer is asking for leniency from this section of the ordinance, further clarification is needed on whether the units will face the internal roadway or the golf course.*

LDS 4.4 Building Height: maximum building height in RL is 60 ft. Maximum number of stories is 3. “A story is a habitable level of no more than 14 ft in height from finished floor to finished floor.”

- **Building Design Guidelines (LDS Chapter 5.8 House/ Townhouse/ Apartment):**

LDS 5.8.1 Applicability: The applicant asked for design flexibility as a part of the Cond. District. However, house building types on lots 50 ft or greater in width are exempt from the design guidelines. None of the lots shown are narrower than 50 ft. Therefore, specific design guidelines of the ordinance will not apply.

The developer claims that each home will be individually designed and reviewed by the HOA. Staff defers to the applicant for more details.

- **Infrastructure (LDS Chapter 6):**

The plan indicates the location of proposed water and sewer service lines. Public Services Director (Jeff Stines) confirmed via attached letter that the Town could provide water and sewer distribution to this development. The Country Club had a hotel that was demolished a few years back, and that freed sewer allocations for the property. *Additionally, the developer has provided the memorandum by the NC DEQ that is attached to your agenda. It clarifies the calculations for new sewer allocations, as established by the State. Based on it, our Public Services Director has confirmed via the attached letter that the Town can allocate sewer for this project.*



LDS 6.4. Connectivity: the project will connect to Longview Drive on both sides of the development via a proposed 20 ft roadway (“Lane”). The Fire Marshall and Building Inspections requested the proposed lane to be wider at both fire hydrant locations (past entrances) for fire access and to avoid blocking the road with fire trucks. At both hydrant locations, the lane needs to be at least 26 ft wide. The plan needs to be adjusted prior to issuance of the building permit. The developer agreed to comply with this requirement in his application.

LDS 6.6 Street Classification: As a part of Cond. District, the developer asks:

“Due to the limited number of homes and low traffic volumes generated by the development, allow the developer to provide new transportation infrastructure per LDS 6.6.2. E- Lane design standards with a 20 ft driving width and not having a maximum length to allow connection to Longview Drive.”

The proposed Lane design within the development has been reviewed by Town’s zoning, building inspectors, fire, and public services. The staff finds that this “Lane” design as a street type is appropriate for this development with one addition of widening the road at fire hydrants, as noted above. In general, a Lane is a 20-ft wide street, maximum 800 ft-long, with a 5-ft sidewalk on one side (LDS 6.6.2. E). The plan shows these elements and in compliance with LDS Lane design standards.

LDS 6.6, 6.8- Pedestrian Facilities: LDS 6.8.1 states that “alternative facilities may be considered in RL District.” The project proposes a 5-ft sidewalk along the new roadway within the development (a.k.a. Lane). Due to the steep topography of the site along the edge of the road and in consideration of pedestrian safety, staff submits that a sidewalk along the new Lane and away from the steep and curved areas of Longview Drive is appropriate and preferred. The sidewalk will connect to Longview Drive on both ends of the Lane.

LDS 6.10: Transportation Impact Analysis: the project does not fall under any of the thresholds.

- **Civic Space (LDS Chapter 7):**

The lots are created within the Existing Golf Course and its amenities. The developer is asking for credit for existing amenities. The staff finds it appropriate because dozens of acres of golf course and its amenities will greatly exceed a 5% civic space requirement (LDS 7.3: 0-14 lots / units require 5% civic space).

- **Landscape (LDS Chapter 8):**

The applicant is requesting to remove specific requirements of this section and prepare a “site specific landscape plan commensurate with the nature of the plantings contemplated on the Master Plan. Per LDS 8.2.4, “alternative landscaping plans may be used where unreasonable or impractical situations would result.” The situations include but not limited to lot configurations, topography, utility easements, or other site conditions.

The project shows a conceptual Landscape Plan in the application materials (*see colored copy*). It includes several dense tree areas along Longview Drive and canopy trees along the newly proposed Lane within the development.

LDS 8.4.1 Buffer: There is no buffer requirements for adjacent properties because the project is surrounded by the areas within Low Density district.

LDS 8.7: All dumpsters, loading docks, or utility structures visible visible from a public street or adjacent property shall be screened. None are shown on the plan.

- **Parking and Driveways (LDS Chapter 9):**

The applicant asks the removal of the requirements of this section. The proposed development will include the internal roadway within the development (Lane). It shows general compliance with Town's street classification as described in LDS section 6 above.

LDS 9.8.3 Driveway Access: Each lot will include individual driveways that will connect to the proposed Lane within the development. Individual residential driveways shall have a width of 10 ft minimum. The proposed plan is compliant. The minimum spacing between the driveways in RL district is 40 ft. The developer asks to remove specific requirements, as stated above. Each driveway will connect to the Lane within the development traveled only by the residents. The proposal has been reviewed by Town's public services, fire, and building inspections with no additional comments or concerns.

LDS 9.2, 9.3 Parking Requirements: one parking spot is required per single-family unit. Parking location for houses in RL district can be at the front (such as on proposed driveways), side, or rear yard. Compliant.

- **Lighting (LDS Chapter 10):**

No additional lighting is proposed. Otherwise, detailed lighting plan will be required.

- **Signage (LDS Chapter 11):**

All signage will require a sign permit.

- **Environmental (LDS Chapter 12):**

The applicant provided the environmental survey prepared by the CDC engineering firm. It contains the following information:

- ✓ Current conditions (grassy area, part of golf course)
- ✓ The property is not in the floodplain
- ✓ There are no jurisdictional wetlands or streams on site
- ✓ Soil classification (a mix of well-drained soils)
- ✓ Proposed erosion control measures (silt fences, sediment basins, temporary diversion ditches)
- ✓ Because the project will disturb more than an acre, they will obtain Erosion and Sedimentation permit from the state. The Town will need a copy
- ✓ The plan shows post-construction stormwater conveyance systems (pipes). The applicant also submitted stormwater management narrative. The development does not require a stormwater permit because the project will decrease the impervious surface on site (previously removed golf course paths) and treat runoff by the existing Gold Course pond adjacent to the proposed Longview Development (*see application materials*).

### **Consistency with the 2035 Comprehensive Land Use Plan**

Staff submits that this Conditional District request is consistent with the 2035 Comprehensive Plan's goals:

Goal 1: Continue to promote smart growth principles in land use planning and zoning.

- Encourage in-fill, mixed use, and context-sensitive development.



- Promote conservation design to preserve important natural resources.

Goal 2: Create a range of housing opportunities and choices.

- Encourage new housing inside Waynesville's city limits and Extraterritorial Jurisdiction (ETJ)
- Promote a diverse housing stock including market rate, workforce housing and affordable options that appeal to a variety of households

In the application materials, the applicant states:

"This development provides infill and context-sensitive development and will enhance an already established and attractive neighborhood. The development will add to the range of housing opportunities within the Town, and by limiting the required land area through the use of smaller lots it will serve to protect the natural resources by applying a conservation design to previous golf course land that will enhance the Waynesville Golf Club redevelopment."

Although the district is classified low-density in LDS, the property is designated as *Residential- Medium to High Density* on the Future Land Use Map within 2035 Comp Plan:

"Located on lands suitable for higher density residential development that are readily accessible and where utilities are available. Uses are the same as those in the low/medium category above but with increased densities generally five to ten units per acre (5-10 units /acre) with some higher density in the Urban Residential zoning district and/or with Special Use Permits. Development should provide sidewalks or multi-use paths and connect to parks, schools, and commercial areas."

Although this Country Club's property is designated for *medium/high density* on the Future Land Use Map, it is surrounded by properties designated as *Residential- Low to Medium Density*. It means that the long-range vision for the Country Club specifically is to develop as medium to higher density.

#### **Motions for Consideration:**

1. Motion to find the Conditional District Map Amendment as proposed (or amended) as being consistent with the 2035 Land Use Plan and reasonable and in the public interest.
2. Motion to recommend approval/denial/approval with conditions to the Town Council.

#### **Attachments:**

- Application materials
- Consistency Statement Worksheet
- Property maps and images
- Utilities letter
- Public notices
- Neighborhood meeting documents
- LDS, 2035 Comp. Plan, Building and Fire codes are incorporated by reference



To: Town of Waynesville Planning Board  
From: Olga Grooman, Land Use Administrator  
Date: February 26, 2024  
Subject: Conditional District Rezoning Statement of Consistency  
Description: Waynesville Inn and Golf Club- Longview Development Area

The Planning Board hereby adopts and recommends to the Town Council 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 Use 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*)

\_\_\_\_\_  
Susan Teas Smith, Planning Board Chair      Date      \_\_\_\_\_  
Esther Coulter, Administrative Assistant      Date





## Transmittal

**Date:** January 29, 2024

**Project Name:** Waynesville Inn and Golf Club – Longview Development Area

**CDC Project:** 22265

**To:** Elizabeth Teague – Development Services Director  
Town of Waynesville  
9 South Main Street  
Waynesville, NC 28786

**Via:** ☐ Mail ☐ Overnight ☒ Hand Delivered ☐ Pick up @ CDC Office ☐ Digital

Copies	Date	Description
1	1/29/2024	Land Development Map Amendment Application
1	1/29/2024	Land Development Map Amendment Check in the amount of \$800
3	1/08/2024	Masterplan Rendering
3	1/29/2024	Conditional District Request Letter & Project Narrative
3	1/29/2024	Environmental Survey
3	1/29/2024	Proposed Development Plan

**Remarks:**

Elizabeth,

Attached is the Conditional District Submittal for this proposed residential project. Please let us know if you have any questions or comments.

Thank you,

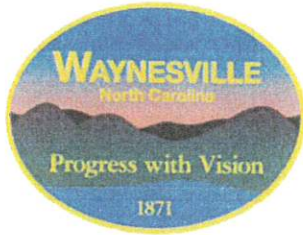
David Braun, P.E

S:\ACAD\11855\docs\Planning\submittal parts\Transmittal TRC.docx

**Mailing Address: P.O. Box 5432, Asheville, NC 28813**

**168 Patton Avenue Asheville, NC 28801**  
**Phone 828-252-5388 Fax 828-252-5365**

**52 Walnut Street – Suite 9, Waynesville, NC 28786**  
**Phone: 828-452-4410 Fax: 828-456-5455**



**TOWN OF WAYNESVILLE**  
**Development Services Department**  
**PO Box 100**  
**9 South Main Street**  
**Waynesville, NC 28786**  
**Phone (828) 456-8647 • Fax (828) 452-1492**  
[www.waynesvillenc.gov](http://www.waynesvillenc.gov)

**Application for Land Development Standards Map Amendment**

Application is hereby made on January 29, 20 24 to the Town of Waynesville for the following map amendment:

Property owner of record: WGC Hospitality, LLC  
 Address/location of property: 176 Country Club Drive Waynesville, NC 28786  
 Parcel identification number(s): A Portion of PIN # 8604-99-9023  
 Deed/Plat Book/Page, (attach legal description): DB 1027 / PG 2044  
 The property contains 3.49 acres.  
 Current district: Country Club Residential - (CC-RL)  
 Requested district: Country Club Residential - (CC-RL) - Conditional District


The property is best suited for the requested change for the following reason(s), (attach additional sheets if necessary): **Longview Development Area**

This development provides infill and context-sensitive development and will enhance an already established and attractive neighborhood. The development will add to the range of housing opportunities within the Town, and by limiting the required land area through the use of smaller lots it will serve to protect the natural resources by applying a conservation design to previous golf course land that will enhance the Waynesville Golf Club redevelopment. All of these are goals of the Town's 2035 land use plan.

**Applicant Contact Information**

Applicant Name (Printed): WGC Hospitality, LLC  
 Mailing Address: 1943 Hoffmeyer Road - Suite C, Florence, South Carolina, 29501-3939  
 Phone(s): 843-799-2306  
 Email: david.tart@rainsco.com

Signature of Property Owner(s) of Record Authorizing Application:

  
**Note: Map Amendment Requests require a fee based on the size and number of lots being requested for amendment. The request will be scheduled for the next agenda opening for the Waynesville Planning Board. Please submit application to: Town of Waynesville Development Services Department, 9 South Main Street, Waynesville, NC 28786.**





**To:** Elizabeth Teague – Development Services Director

**From:** David Braun, PE

**Date:** January 29, 2024

**Re:** Waynesville Golf Club - Longview Development Area - Conditional District Request

Per Section 2.7 and Section 15.15 of the Town of Waynesville Land Development Standards and in accordance with the enclosed Master Plan drawing and other supporting information, WGC Hospitality, LLC as the Developer respectfully requests the following items be incorporated as part of the proposed Conditional District for the portion of Haywood County PIN # 8604-99-9023 as shown on the attached documents, located within the Town of Waynesville, Country Club Residential– Low Density (CC-RL) zoning district.

The project consists of the initial proposed subdivision of approximately 3.49 acres out of the property noted above and then further subdivision into a combination of 12 individual lots of varying sizes with the balance of the development area to remain in a private common area as represented on the attached masterplan.

- Chapter 2, Table 2.4.1
  - 2.c – Civic Space requirement shall not apply
  - 3.a – Lot standard of ½ acre shall not apply
  - 3.c – Lot width requirement shall not apply
  - 4.a, b, c, d and e – Specific building setback requirements shall not apply, but the developments building separation will meet the building code requirements.
- Chapter 2, 2.5.1 – Being part of the historic “Waynesville Country Club” property and parent tract, this specific proposed conditional district area, even upon further subdivision would continue to retain the same privileges afforded to the parent tract with respect to “Golf Course / Country Club” use as further defined in the Land Development Standards in Chapter 17, Section 17.3 – Definitions, Use Type which allow residential, lodging, recreational and other golf related uses.
- Chapter 3, 3.6 – Supplemental Use Standards-Entertainment/Recreation
  - 3.6.2 Recreation Facilities, Outdoor –Due to the Golf Course being existing and the proposed development being part of the Golf Course Community, this section shall not apply.

**Mailing Address: P.O. Box 5432, Asheville, NC 28813**

**168 Patton Avenue Asheville, NC 28801  
Phone 828-252-5388 Fax 828-252-5365**

**52 Walnut Street Ste. 9, Waynesville, NC 28786  
Phone: 828-452-4410 Fax: 828-456-5455**

- Chapter 4 – 4.3 – Basic Lot and Use Standards  
4.3.3 – Dimensional Standards shall not apply, although the developments building separation will ensure compliance with building code
- Chapter 5 – Sections 5.3 through 5.8 shall not apply
- Chapter 6, Section 6.6 – Town Street Classification and Design and 6.7 Street Engineering Standards – Due to the limited number of homes and low traffic volumes generated by the development, allow the developer to provide the new transportation infrastructure per 6.6.2E-Lane design standards with a 20' wide driving width and not having a maximum length to allow connection to Longview Drive. All other portions of these sections shall not apply
- Chapter 6, Section 6.8 – Pedestrian Facilities – See proposed Master Plan for the sidewalk locations as proposed along the new roadway within the development.
- Chapter 7 – Civic Space – The requirements of this section are removed under Chapter 2, Section 2.c above. The lots created within this new development will have use of the Existing Golf Course and its amenities areas that area located on the original parcel from which this development is being platted.
- Chapter 8, - Tree Protection / Landscaping and Screening – Remove the specific requirements of this section and grant the developer the right to prepare a site specific landscape plan commensurate with the nature of the plantings contemplated on the Master Plan.
- Chapter 9, 9.8 Driveway Access – The developer requests the removal of the requirements of these sections. The proposed Master Plan shall represent the proposed driveway layout for this development which will include driveways for each new lot.

#### Conclusion

We believe that the proposed development is consistent with the Town's comprehensive land use plan as it provides infill and context-sensitive development and will enhance an already established and attractive neighborhood. The development will add to the range of housing opportunities within the Town, and by limiting the required land area through the use of smaller lots it will serve to protect the natural resources by applying a conservation design to previous golf course land that will enhance the Waynesville Golf Club redevelopment. All of these are goals of the Town's 2035 land use plan.

The Town's comprehensive land use plan Recommendation #2 includes promotion of the re-use and redevelopment areas through zoning tools such as flexible standards, conditional districts and special use permits.

Additionally, the proposed development serves as a redevelopment of existing golf course area and proposes to use flexible standards to limit the amount of land area required for development, further preserving available open space.

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**To: Elizabeth Teague – Development Services Director**

**From: David Braun, PE**

**Date: February 16, 2024**

**Re: Waynesville Golf Club - Longview Development Area - Conditional District Request**

Per Section 2.7 and Section 15.15 of the Town of Waynesville Land Development Standards and in accordance with the enclosed Master Plan drawing and other supporting information, WGC Hospitality, LLC as the Developer respectfully requests the following items be incorporated as part of the proposed Conditional District for the portion of Haywood County PIN # 8604-99-9023 as shown on the attached documents, located within the Town of Waynesville, Country Club Residential– Low Density (CC-RL) zoning district.

The project consists of the initial proposed subdivision of approximately 3.49 acres out of the property noted above and then further subdivision into a combination of 12 individual lots of varying sizes with the balance of the development area to remain in a private common area as represented on the attached masterplan.

- Chapter 2, Table 2.4.1
  - 2.c – Civic Space requirement shall not apply
  - 3.a – Lot standard of ½ acre shall not apply
  - 3.c – Lot width requirement shall not apply
  - 4.a, b, c, d and e – Specific building setback requirements shall not apply, but the developments building separation will meet the building code requirements.
- Chapter 2, 2.5.1 – Being part of the historic “Waynesville Country Club” property and parent tract, this specific proposed conditional district area, even upon further subdivision would continue to retain the same privileges afforded to the parent tract with respect to “Golf Course / Country Club” use as further defined in the Land Development Standards in Chapter 17, Section 17.3 – Definitions, Use Type which allow residential, lodging, recreational and other golf related uses.
- Chapter 3, 3.6 – Supplemental Use Standards-Entertainment/Recreation
  - 3.6.2 Recreation Facilities, Outdoor –Due to the Golf Course being existing and the proposed development being part of the Golf Course Community, this section shall not apply.

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- Chapter 9, 9.8 Driveway Access – The developer requests the removal of the requirements of these sections. The proposed Master Plan shall represent the proposed driveway layout for this development which will include driveways for each new lot.
- Developer is in agreement for the widening of the road at each fire hydrant location to improve fire department access to the site. This will be reflected on the final construction documents for the development.
- **Stormwater Treatment:**
  - As part of the Waynesville Inn and Golf Club redevelopment, 2.54 acres of impervious surfaces, which comprised of golf course cart path were removed and not reconstructed.
  - The proposed Longview and Greenview developments plan to construct a total of 2.76 acres of impervious areas which include but are not limited to streets, sidewalks, homes, driveways, etc.
  - Based on the new developments constructing 0.22 acres more impervious area than what has been demolished, these developments plan to treat 0.44 acres of impervious surface stormwater runoff using an existing Golf Course pond that is located adjacent to the Longview Development.
  - With stormwater runoff from this 0.44 acres of impervious area being treated, the developments are left with 2.32 acres of new impervious area compared to the 2.54 acres of impervious surfaces that have been removed. This amounts to an overall reduction of 0.22 acres of impervious surface stormwater runoff on the Golf Club properties.

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Conclusion

We believe that the proposed development is consistent with the Town's comprehensive land use plan as it provides infill and context-sensitive development and will enhance an already established and attractive neighborhood. The development will add to the range of housing opportunities within the Town, and by limiting the required land area through the use of smaller lots it will serve to protect the natural resources by applying a conservation design to previous golf course land that will enhance the Waynesville Golf Club redevelopment. All of these are goals of the Town's 2035 land use plan.

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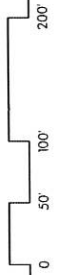


# WAYNESVILLE INN & GOLF CLUB

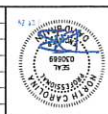
WAYNESVILLE, NORTH CAROLINA



LONGVIEW ROAD (NO. 10)





[illegible]

FOR REVIEW ONLY

2

**CDC INSPECTIONS HOTLINE:**  
828-771-4755 OR INSPECTION@CDC.GOV



Know what's below.  
Call before you dig.



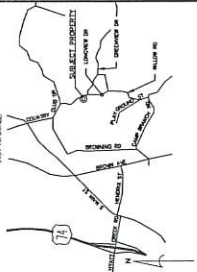
AIC

## CONDITIONAL DISTRICT - REZONING PLAN

GRAPHIC SCALE



### VICINITY MAP



#### DEVELOPMENT DATA

OWNER/DEVELOPER:	WCC HOSPITALITY LLC 1943 HORTON RD STE C FLORENCE, SC 29501-3839 JAY HAM	CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 188 PATTON AVENUE ASHFORD, NC 28801 DAVID BIRDAK, P.E. (919) 257-5368
	CONTACT:		(943) 799-3308
	CONTACT:		
	SURVEYOR:		MCABEE & ASSOCIATED, P.A. 3 MCABEE TRAIL FAIRVIEW, NC 28730 (704) 929-1295
CONTACT:			

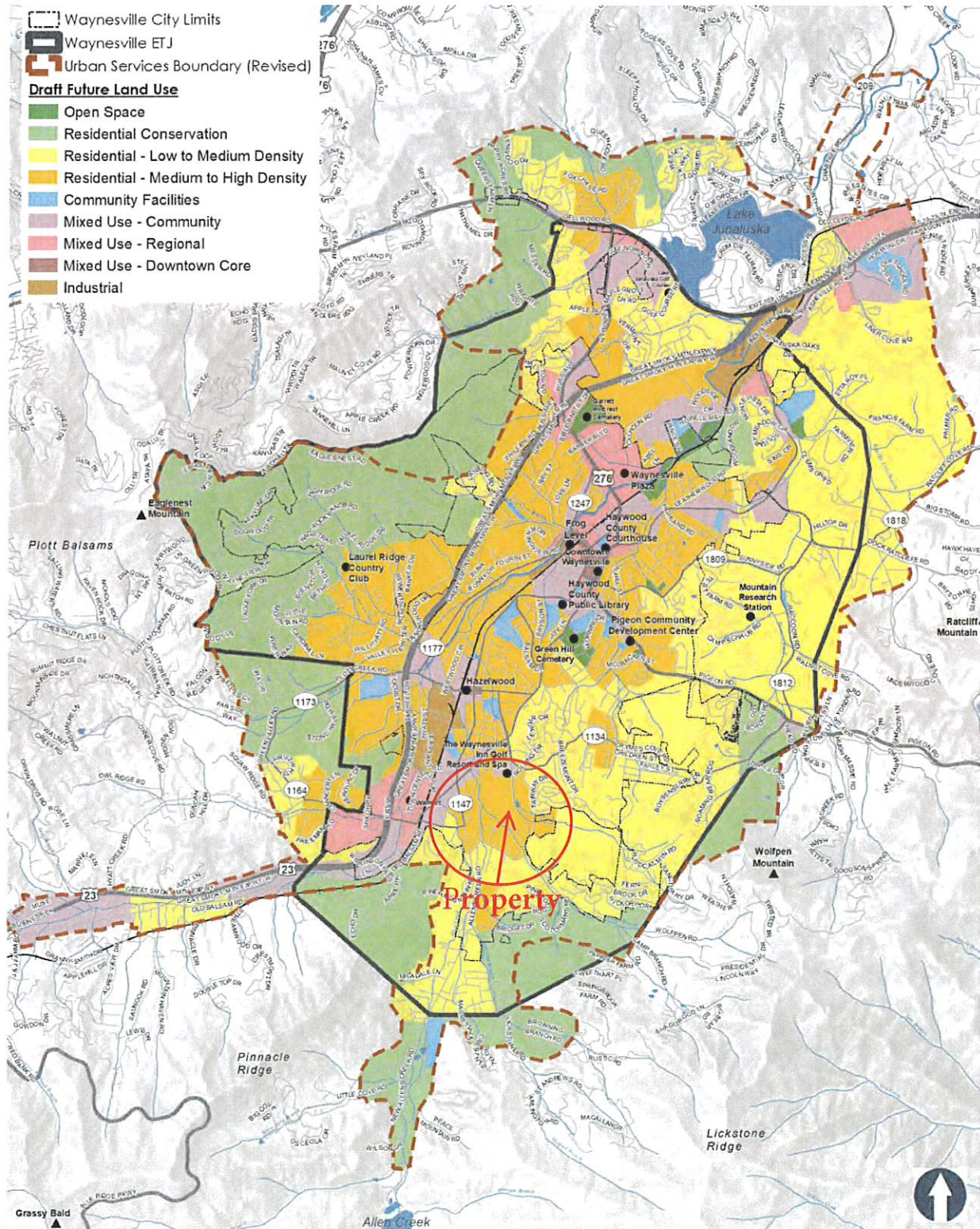
PROJECT DATA

800-439-9023 CLUB RD, TOWN OF  
 MATTHEWILL, NC 28786  
 10/27/2014  
 3.49% ACRES  
 WITHIN SPOT FROM GOLF CLUB PROPERTY.  
 WITHIN CLUB RESIDENTIAL-LOW DENSITY;  
 CC-RL  
 COUNTRY CLUB RESIDENTIAL-CONDITIONAL  
 DISTRICT: CC-RL (CD)  
 1/2 SINGLE FAMILY LOTS



# 7 APPENDIX

## Future Land Use Map





# Report For

WGC HOSPITALITY LLC A SC LLC  
1943 HOFFMEYER RD STE C  
FLORENCE, SC 29501-3939

## Account Information

PIN: 8604-99-9023

Legal Ref: 1027/2044

Add Ref: 1086/2006  
CABC/6641

## Site Information

MOTEL/HOTEL, MOTEL/HOTEL, MOTEL/HOTEL  
Commercial Use, Commercial Use, Commercial Use  
176 COUNTRY CLUB DR

Heated Area: 0

Year Built: 1965

Total Acreage: 102.662

Township: Town of Waynesville

## Site Value Information

Land Value:

Building Value:

Market Value:

Deferred Value:

Assessed Value:

Sale Price: \$7,174,500

Sale Date: 04/18/2021



1 inch = 400 feet

February 13, 2024

Disclaimer: The maps on this site are not surveys. They are prepared from the inventory of real property found within this jurisdiction and are compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public primary information sources should be consulted for verification of any information contained on these maps. Haywood county and the website provider assume no legal responsibility for the information contained on these maps.



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WGC HOSPITALITY LLC A SC LLC  
1943 HOFFMEYER RD STE C  
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176 COUNTRY CLUB DR

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Year Built: 1965

Total Acreage: 102.662

Township: Town of Waynesville

## Site Value Information

Land Value:

Building Value:

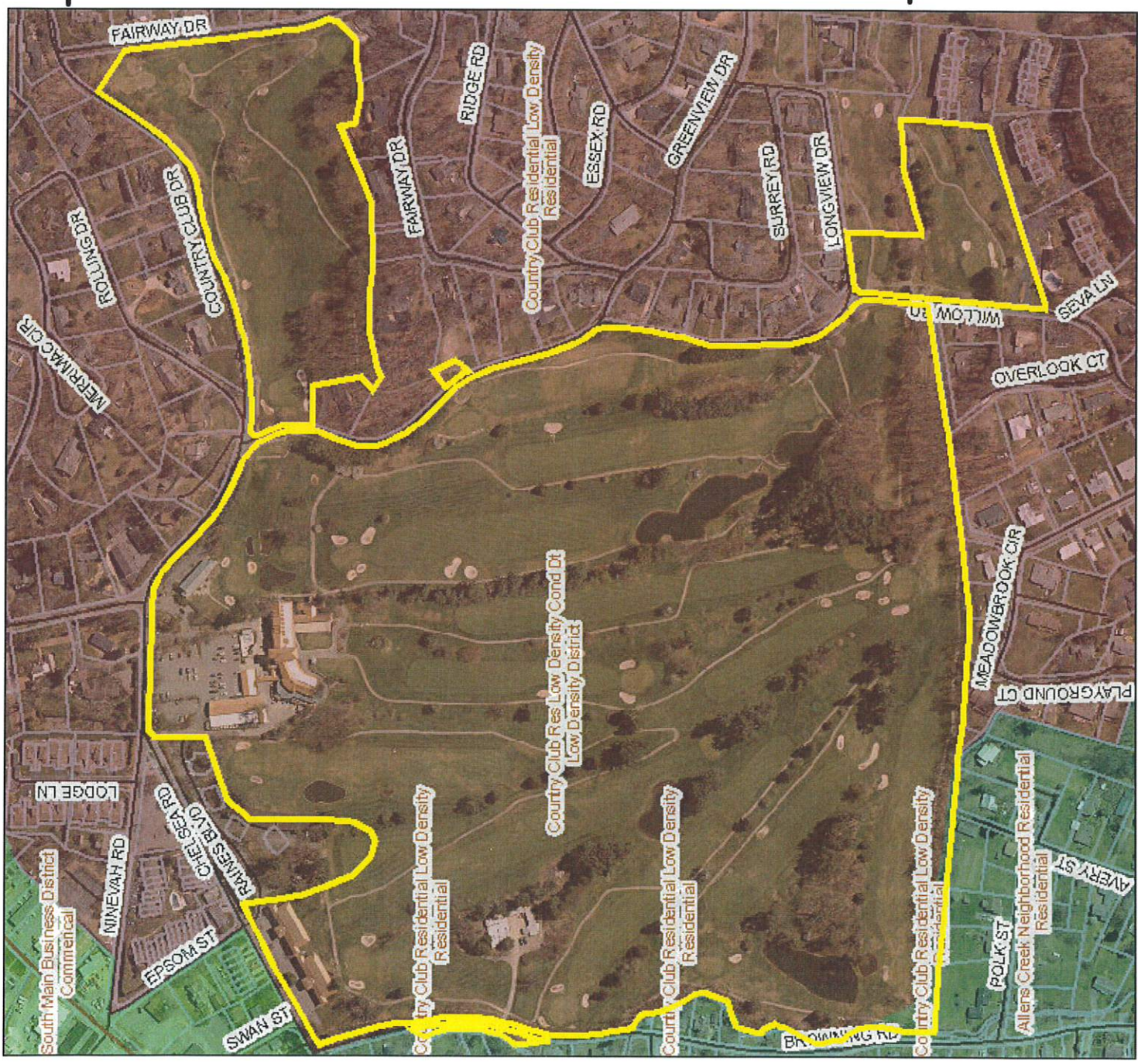
Market Value:

Deferred Value:

Assessed Value:

Sale Price:

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1943 HOFFMEYER RD STE C  
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CABC/6641

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Year Built: 1965

Total Acreage: 102.662

Township: Town of Waynesville

## Site Value Information

Land Value:

Building Value:

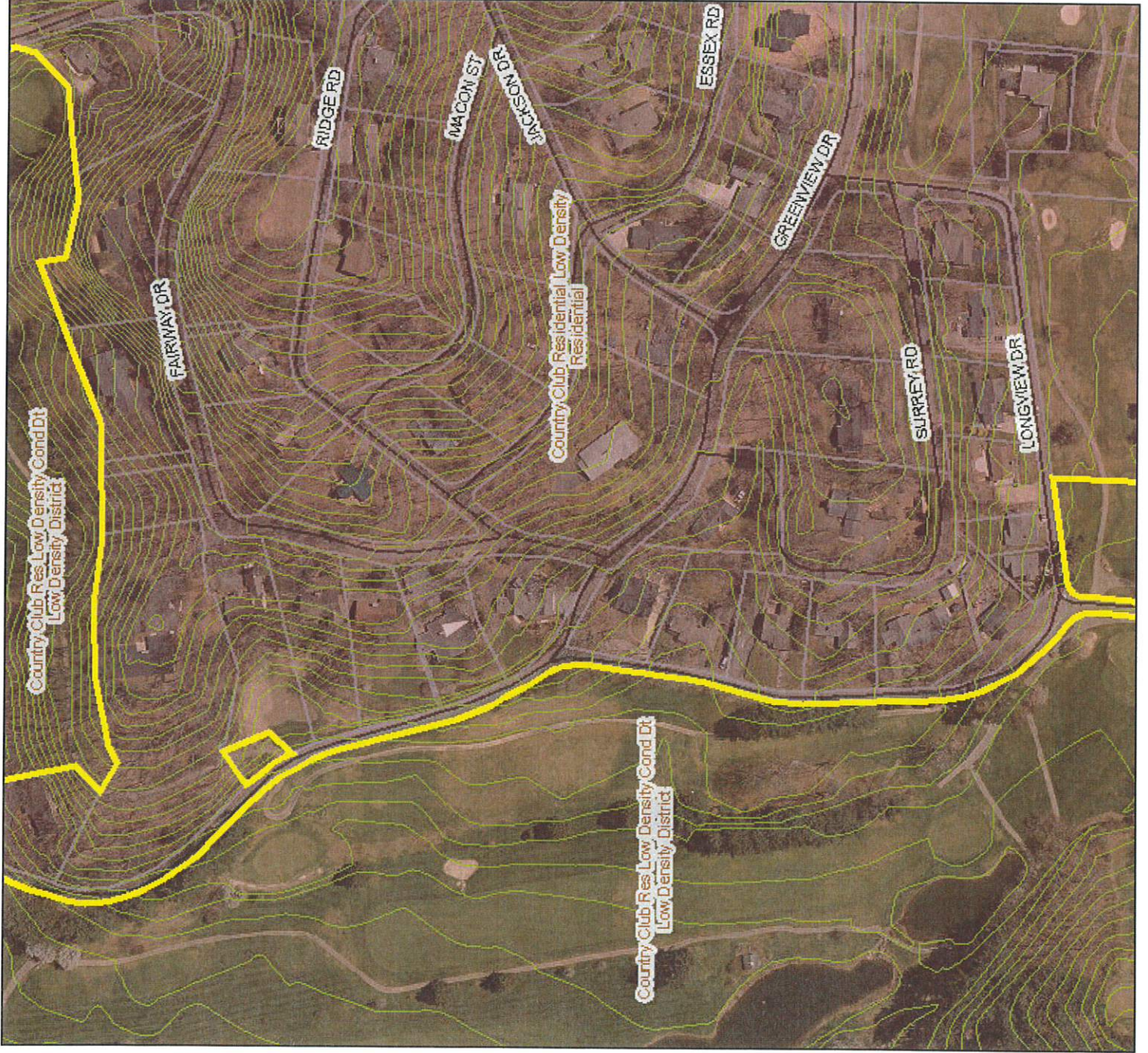
Market Value:

Deferred Value:

Assessed Value:

Sale Price: \$7,174,500

Sale Date: 04/18/2021



1 inch = 200 feet

February 13, 2024

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DATE 2021-04-19 BY HW

**2021004648**

HAYWOOD COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$14349.00**

PRESENTED & RECORDED  
04/19/2021 11:21:09 AM

**SHERRI C. ROGERS**  
REGISTER OF DEEDS  
BY: STACY C. MOORE  
ASSISTANT

**BK: RB 1027**  
**PG: 2044 - 2047**

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$14,349.00

Tax Parcel Identifier Nos. 8604-99-9017; 8605-90-5202; 8614-18-6366;  
8614-27-7912

Mail after recording to:  
Womble Bond Dickinson (US) LLP  
5 Exchange Street  
Charleston, South Carolina 29401  
Attention: James M. Wilson, Esq.

**Delinquent Taxes to be paid by the closing  
attorney to the County tax collector upon  
disbursement of closing proceeds.**

This instrument was prepared without title examination by:  
Paul M. Fogleman, Esq., Womble Bond Dickinson (US) LLP

Brief description for the Index:                      Waynesville Golf & Country Club

**NORTH CAROLINA  
HAYWOOD COUNTY**

**THIS SPECIAL WARRANTY DEED** is made this 15 day of April, 2021 by **MOUNTAIN PRESERVATION, LLC**, a North Carolina limited liability company ("Grantor") with a mailing address of 234 Queen Cove Road, Waynesville, North Carolina 28786, Attention: Samuel N. Carver, to **WGC HOSPITALITY, LLC**, a South Carolina limited liability company (collectively, "Grantee"), with a mailing address of 1943 Hoffmeyer Road, Suite C, Florence, South Carolina 29501, Attention: M. Grey Raines.

**WITNESSETH**

For and in consideration of \$10.00 cash in hand paid by Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Haywood County, North Carolina, together with all of the improvements situated thereon, which lot or parcel of land is more particularly described as follows (the "Property"):

**See Exhibit A attached.**

Submitted electronically by "Chicago Title Company, LLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Haywood County Register of Deeds.



The Property was acquired by Grantor by instrument recorded in Book 914, Page 150, Haywood County Registry.

The Property does not include the primary residence of Grantor.

**TO HAVE AND TO HOLD** the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the following:

1. Ad valorem property taxes for 2021 due and payable but not yet delinquent, and subsequent years, not yet due and payable.
2. All easements, restrictions, covenants and rights of ways and other matters of record, if any.
3. All matters that would be revealed by a current and accurate survey of the property and the improvements thereon.

The designation "Grantor", and "Grantee" as used herein shall include said named parties and their respective heirs, personal representatives, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

[SIGNATURES ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has executed this instrument, under seal, as of the day and year first above written.

GRANTOR:

**MOUNTAIN PRESERVATION, LLC,**  
a North Carolina limited liability company

By: *Samuel Ned Carver* (SEAL)  
Name: Samuel Ned Carver  
Title: Manager

STATE OF NORTH CAROLINA

COUNTY OF Swain

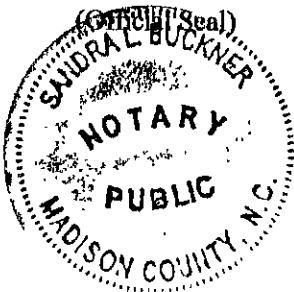
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Samuel Ned Carver

Date: April 14, 2021

Official Signature of Notary: *Sandra L Buckner*

Notary's Printed or Typed Name: Sandra L Buckner, Notary Public

My Commission Expires: 9-10-2025





**EXHIBIT A  
ATTACHED TO DEED  
FROM  
MOUNTAIN PRESERVATION, LLC  
TO  
WGC HOSPITALITY, LLC  
  
LEGAL DESCRIPTION**

Lying and being in Waynesville, Haywood County, North Carolina, and being described as follows:

Being that 105.41 acre tract; .55 acre tract; 2.39 acre tract; 37.30 acre tract as set forth in those plats recorded in Plat Cabinet C, Slots 6641, 6642 and 6643, Haywood County Registry, entitled Waynesville County Club & Inc., dated March 17, 2006 and revised on September 26, 2014, prepared by Joel Johnson Land Surveying, Inc. Project # 06-007.

LESS AND EXCEPT that portion of the Land described in Deed recorded in Book 914, page 153, Haywood County Registry.

TOGETHER WITH easements contained or conveyed by Deed recorded in Book 208, page 64 and as shown in Plat Cabinet C, Slot 4602 and Plat Cabinet C, Slot 6643, Haywood County Registry.

**ENVIRONMENTAL SURVEY**  
**FOR**  
**A Proposed 3.49 Acre Development**  
**Longview**  
**A Portion of PIN #'s 8604-99-9023**

**APPLICANT:**

**WGC Hospitality, LLC**  
**1943 Hoffmeyer Road, Suite C**  
**Florence, SC 29501**

**PREPARED BY:**



168 Patton Ave.  
Asheville, NC 28801  
Phone: 828-252-5388  
Fax: 828-252-5365

52 Walnut Street – Suite 9  
Waynesville, NC 28786  
Phone: 828-452-4410  
Fax: 828-456-5455

[www.cdngo.com](http://www.cdngo.com)

NCBELS LICENSE #: C-2184



Haywood County



Longview  
Development Area

January 25, 2024

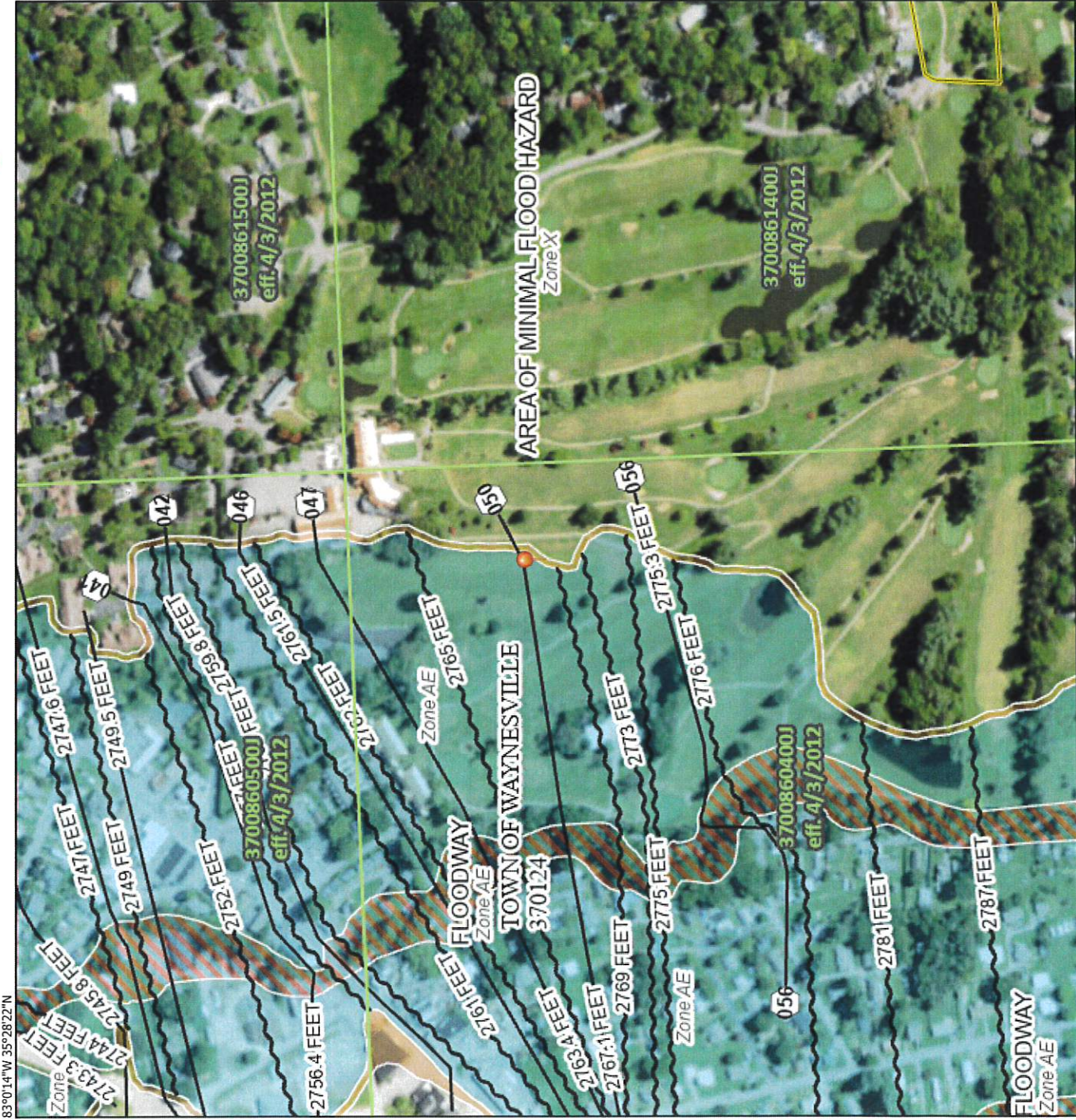




# National Flood Hazard Layer FIRMette



83°0'14"W 35°28'22"N

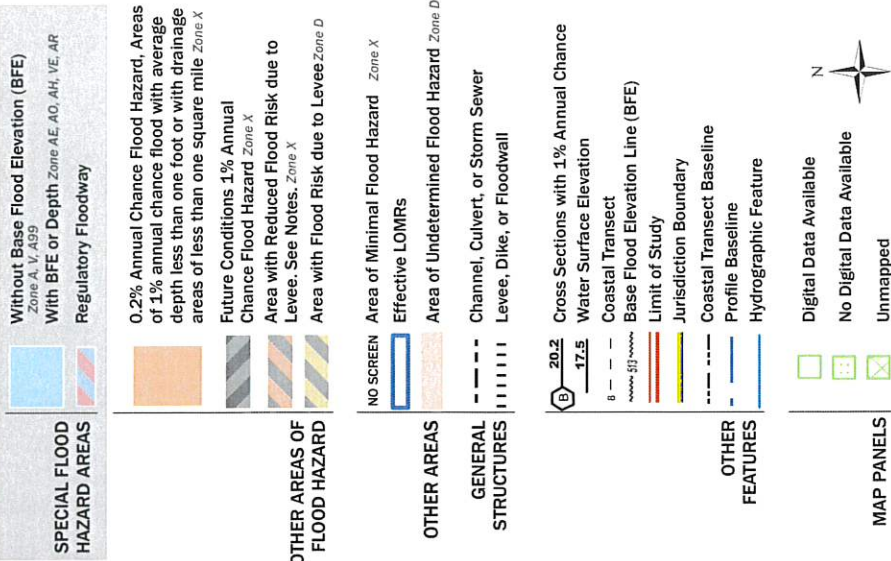


82°59'36"W 35°27'52"N

Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/26/2024 at 8:06 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



89

# Custom Soil Resource Report Soil Map (Longview Development Area)







## Custom Soil Resource Report

## Map Unit Legend (Longview Development Area)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DsB	Dillsboro loam, 2 to 8 percent slopes	1.4	41.1%
ExD	Evard-Cowee-Urban land complex, 15 to 30 percent slopes	2.1	58.9%
<b>Totals for Area of Interest</b>		<b>3.5</b>	<b>100.0%</b>

## Map Unit Descriptions (Longview Development Area)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

PAYMENT SUMMARY RECEIPT

TOWN OF WAYNESVILLE  
16 S MAIN ST

DATE: 02/12/24 CUSTOMER#:  
TIME: 12:00:17  
CLERK: 2044ecou

RECPT#: 3013967 PREV BAL: 700.00  
TP/YR: P/2024 AMT PAID: 700.00  
BILL: 3013967 ADJSTMNT: .00  
EFF DT: 02/12/24 BAL DUE: .00  
Misc Cash Receipts

-----TOTALS-----

PRINCIPAL PAID: 700.00  
INTEREST PAID: .00  
ADJUSTMENTS: .00  
DISC TAKEN: .00

AMT TENDERED: 700.00  
AMT APPLIED: 700.00  
CHANGE: .00

PAID BY: Civil Design map Ame  
PAYMENT METH: CHECK  
PAYMENT REF: 9024

TOT PREV BAL DUE: 700.00  
TOT BAL DUE NOW : .00



**AUTHORIZATION FOR AGENT TO  
APPEAR BEFORE WAYNESVILLE PLANNING BOARD,  
ZONING BOARD OF ADJUSTMENT, OR BOARD OF ALDERMEN**

The undersigned Owner or Party with a lease, or a contract or option to purchase that real property located at Longview Drive in Waynesville or the ETJ area of Waynesville, North Carolina, has submitted an application which is to be heard in a proceeding by Board(s) of the Town of Waynesville, North Carolina. I hereby authorize the following named individual to present my application and case, as my agent at such hearings.

Name of Authorized Agent: Dave Braun

Title and Company: Civil Design Concepts, PA

Address: 52 Walnut Street, Suite 9, Waynesville NC 28786

Phone and email: 828.252.5388 dbraun@cdcgo.com

This authorization shall be good through the completion of the project for which the zoning text or map amendment, special use permit, subdivision, variance or appeal, or other Town approval is requested, or until revoked in writing. The Town of Waynesville may rely on this authorization until it is given notice of the revocation of this authorization or of a change of property ownership takes place.

This the 31th day of January, 2024.

Owner or Party with Contractual Interest in Property:



Address and phone number:

1943 Hoffmeyer Road – Suite C

Florence, SC 29501-3939

843.799.2306

**AUTHORIZATION FOR AGENT TO  
APPEAR BEFORE WAYNESVILLE PLANNING BOARD,  
ZONING BOARD OF ADJUSTMENT, OR BOARD OF ALDERMEN**

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Name of Authorized Agent: Emily Clark

Title and Company: Clark Lanning Architects

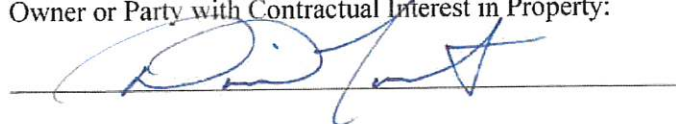
Address: PO Box 201, Waynesville NC 28786

Phone and email: 828.243.5348 emily@clarklanning.com

This authorization shall be good through the completion of the project for which the zoning text or map amendment, special use permit, subdivision, variance or appeal, or other Town approval is requested, or until revoked in writing. The Town of Waynesville may rely on this authorization until it is given notice of the revocation of this authorization or of a change of property ownership takes place.

This the 31th day of January, 2024.

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Address and phone number:

1943 Hoffmeyer Road – Suite C

Florence, SC 29501-3939

843.799.2306



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Name of Authorized Agent: Patrick Bradshaw

Title and Company: Civil Design Concepts, PA

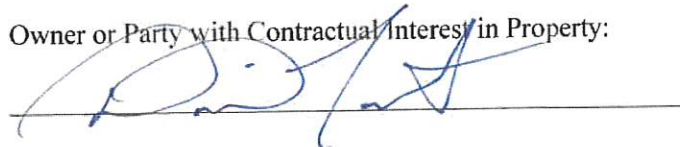
Address: 52 Walnut Street, Suite 9, Waynesville NC 28786

Phone and email: 828.252.5388 patrick@cdcgo.com

This authorization shall be good through the completion of the project for which the zoning text or map amendment, special use permit, subdivision, variance or appeal, or other Town approval is requested, or until revoked in writing. The Town of Waynesville may rely on this authorization until it is given notice of the revocation of this authorization or of a change of property ownership takes place.

This the 31th day of January, 2024.

Owner or Party with Contractual Interest in Property:

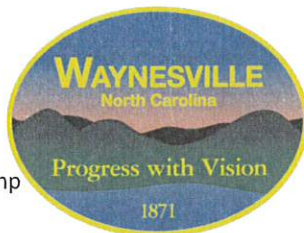


Address and phone number:

1943 Hoffmeyer Road – Suite C

Florence, SC 29501-3939

843.799.2306



Gary Caldwell, Mayor  
Clarence "Chuck" Dickson, Mayor Pro Temp  
Julia Freeman, Council Member  
Jon Feichter, Council Member  
Anthony Sutton, Council Member

Robert W. Hites, Jr. Town Manager  
Martha Bradley, Town Attorney

February 13, 2024

**Re: PIN# PIN 8604-99-9023**  
**Waynesville Country Club – Longview Property**

To whom it may concern,  
Please accept this letter as confirmation that the Town of Waynesville can provide water and sewer utility services for the referenced PIN. This sewer connection would be deemed a sewer extension and would require a sewer extension permit but based on the previous structure(s) and flow(s), the surplus of flow from the previous structures would equate to this development and would not affect the SOC by additional flow. Electric Service will be available from Duke Energy. If you have any questions, feel free to contact me.

Town of Waynesville  
Director of Public Services  
Jeff Stines



ROY COOPER  
Governor

ELIZABETH S. BISER  
Secretary

RICHARD E. ROGERS, JR.  
Director



NORTH CAROLINA  
Environmental Quality

December 13, 2023

## **MEMORANDUM**

**To:** File

**From:** Michael Montebello, Supervisor, NPDES Branch Chief

**Subject:** Session Law 2023-137 – Changes to Wastewater Design Flow Rates in 15A NCAC 02T .0114(b)

The noted guidance applies to existing Local Programs, Fast Track permits issued via the Regional offices, and Alternative Sewer Collection Permits and any other wastewater collection system permit issued by the Central Office.

### **SUMMARY:**

Section 18 of [Session Law 2023-137](#), enacted October 10, 2023, establishes a wastewater design flow rate of 75 gallons per day per bedroom (GPD/BR) for wastewater systems serving two or more dwelling units. Accordingly, wastewater collection system extension permits issued pursuant to [15A NCAC 02T](#), with wastewater systems serving two or more dwelling units shall use a wastewater design flow rate of 75 GPD/BR.

Pursuant to Section 18.1.(e) of SL 2023-137, the 75 GPD/BR rate shall apply for all wastewater collection system extension permits issued on or after November 1, 2023.

### **15A NCAC 02T .0114(b) AMENDMENT:**

Section 18.1.(d) of SL 2023-137 instructs the Environmental Management Commission (EMC) to amend [15A NCAC 02T .0114\(b\)](#) to be consistent with G.S. 143-215.1(f3). Until the EMC adopts the required amendment, the proposed 15A NCAC 02T .0114(b) language shall read as:

“In determining the volume of sewage from dwelling units with a wastewater system serving two or more dwelling units, the flow rate shall be 75 gallons per day per bedroom. The minimum volume of sewage from each dwelling unit with a wastewater system serving two or more dwelling units shall be 75 gallons per day and each additional bedroom above one bedroom shall increase the volume by 75 gallons per day. In determining the volume of sewage from dwelling units with a wastewater system serving a single dwelling unit, the flow rate shall be 120 gallons per day per bedroom. The minimum volume of sewage from each dwelling unit with a wastewater system serving a single dwelling unit shall be 240 gallons per day and each additional bedroom above two bedrooms shall increase the volume by 120 gallons per day. Each bedroom or any other room or addition that can function as a bedroom shall be considered a bedroom for design purposes. When the occupancy of a dwelling unit exceeds two persons per bedroom, the volume of sewage shall be determined by the maximum occupancy at a rate of 60 gallons per person per day.”



**APPLICATION & LOCAL PROGRAM GUIDANCE:**

- Applications received prior to November 1, 2023, may calculate wastewater flows utilizing 75 GPD/BR for dwelling units that have not yet been connected. Otherwise, they must use [15A NCAC 02T .0114\(b\)](#) or a lower rate shown on any previously approved flow reduction.
- Applications received on or after November 1, 2023, must calculate wastewater flows utilizing 75 GPD/BR for dwelling units that have not yet been connected unless they have an approved flow reduction for a lower rate.
- Previously issued permits for collection systems that have not been connected (not tributary) may submit a revised application and application fee to change the flow to 75 GPD/BR and submit any necessary design documents as required for the change.
- Per G.S. 143-215.1 (f)-(f3) Local Permit Programs for Sewer Extension and Reclaimed Water Utilization, the same requirements (related to the wastewater flows for dwelling units) noted above would apply, however it would be up to the local program to determine how to address requests to modify existing permits.
- The flow rate change also applies to habitable rooms as defined by 15A NCAC 02T .0114(e).





## TOWN OF WAYNESVILLE

### Development Services Department

PO Box 100

9 South Main Street

Waynesville, NC 28786

Phone (828) 456-8647 • Fax (828) 452-1492

[www.waynesvillenc.gov](http://www.waynesvillenc.gov)

FOR PUBLICATION IN THE MOUNTAINEER: February 7<sup>th</sup> and February 14<sup>th</sup> (Wednesday) editions

Date: February 1, 2024

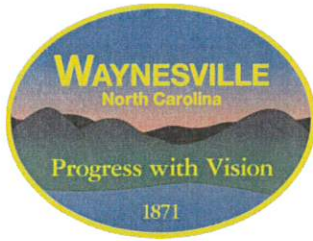
Contact: Olga Grooman, (828) 356-1172

### **Notice of Public Hearing Town of Waynesville Planning Board Special Called Meeting**

The Town of Waynesville Planning Board will hold three (3) public hearings on Monday, February 26, 2024 at 5:30 pm, in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider:

1. Conditional district zoning amendment for a 7.9-acre unaddressed parcel between Asheville Road and Ratcliff Cove Road (PIN 8626-00-1383). The proposal is a site plan for Biltmore Baptist Church.
2. Conditional district zoning amendment for a 3.49-acre portion of the parcel (PIN 8604-99-9023) off Longview Drive within Waynesville Inn and Golf Club property. The proposal is to create a subdivision of 12 residential units.
3. Conditional district zoning amendment for 10.99-acre portion of the parcels (PIN 8614-27-1901 and PIN 8614-27-7912) off Greenview Drive within Waynesville Inn and Golf Club property. The proposal is to create a subdivision of 13 residential units.

For more information contact the Development Services Department at: (828) 356-1172, email: [ogrooman@waynesvillenc.gov](mailto:ogrooman@waynesvillenc.gov), mail: 9 South Main Street, Suite 110, Waynesville, NC 28786.



## TOWN OF WAYNESVILLE

### Development Services Department

PO Box 100

9 South Main Street

Waynesville, NC 28786

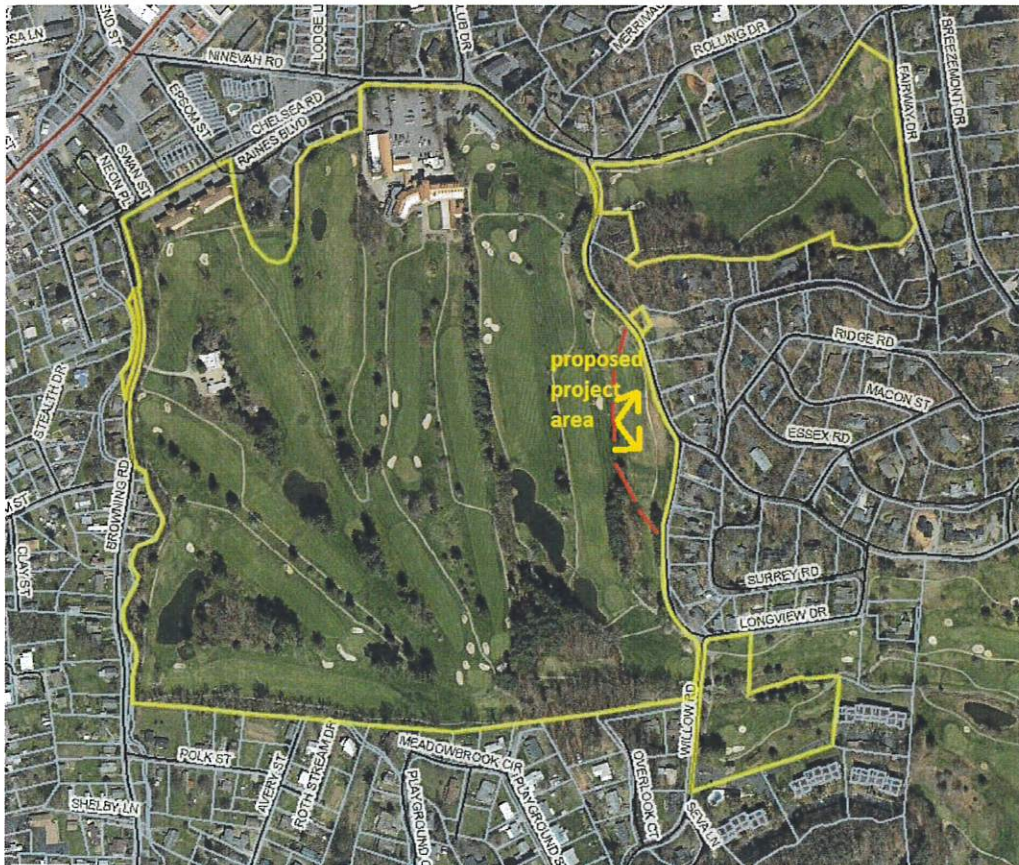
Phone (828) 456-8647 • Fax (828) 452-1492

[www.waynesvillenc.gov](http://www.waynesvillenc.gov)

February 2, 2024

### Notice of Public Hearing for Town of Waynesville Planning Board Special Called Meeting

The Town of Waynesville Planning Board will hold a **public hearing on Monday, February 26, 2024 at 5:30 pm**, in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider a conditional district zoning amendment for a 3.49-acre portion of the parcel (PIN 8604-99-9023) off Longview Drive within Waynesville Inn and Golf Club property. The proposal is to create a subdivision of 12 residential units.



Questions related to the hearing itself should be directed to the Waynesville Development Services Department, (828) 356-1172, [ogrooman@waynesvillenc.gov](mailto:ogrooman@waynesvillenc.gov).



Property posted on  
2/2/2024  
Longview Drive

THE TOWN OF WAYNESVILLE  
PLANNING BOARD  
WILL HOLD A PUBLIC HEARING  
ON FEBRUARY 26, 2023 AT 5:30 PM  
IN THE TOWN HALL BOARD ROOM AT  
9 SOUTH MAIN ST.  
TO CONSIDER A  
CONDITIONAL DISTRICT REQUEST  
CONTACT  
THE DEVELOPMENT SERVICES DEPARTMENT  
T: 828 - 456 - 8647



# NOTICE OF NEIGHBORHOOD MEETING

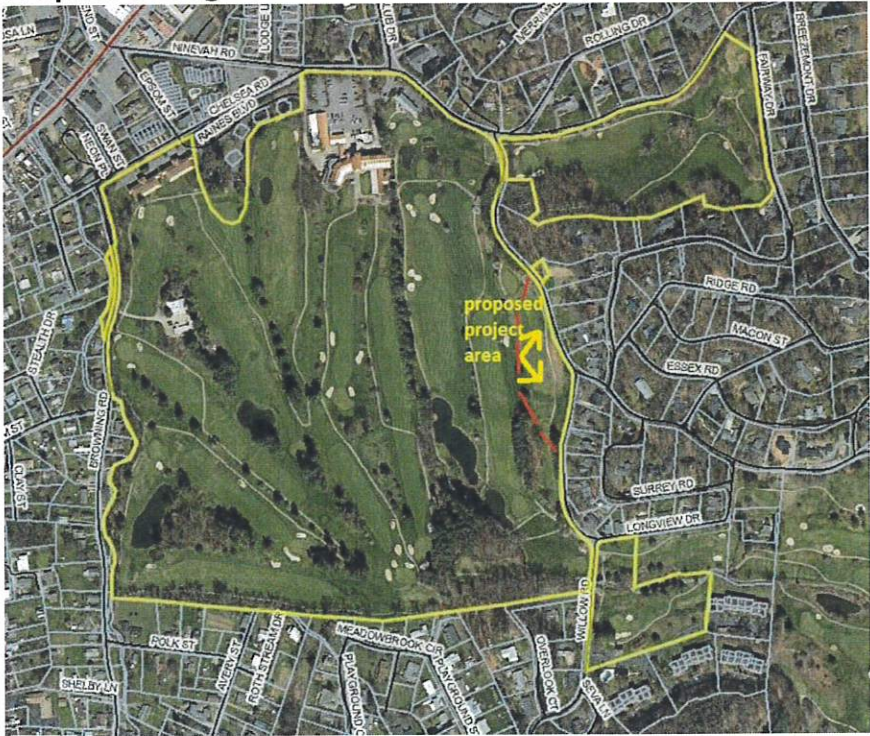
Dear Property Owner,

In accordance with Section 15.3.7 of the Town of Waynesville Land Development Standards, this letter serves as notification that there will be a neighborhood informational meeting held to discuss two proposed land development projects within your community. You are being notified as you own or reside at a property in proximity to one, or both, of these proposed developments. The details of the meeting and locations of the projects are as follows:

## Meeting Information

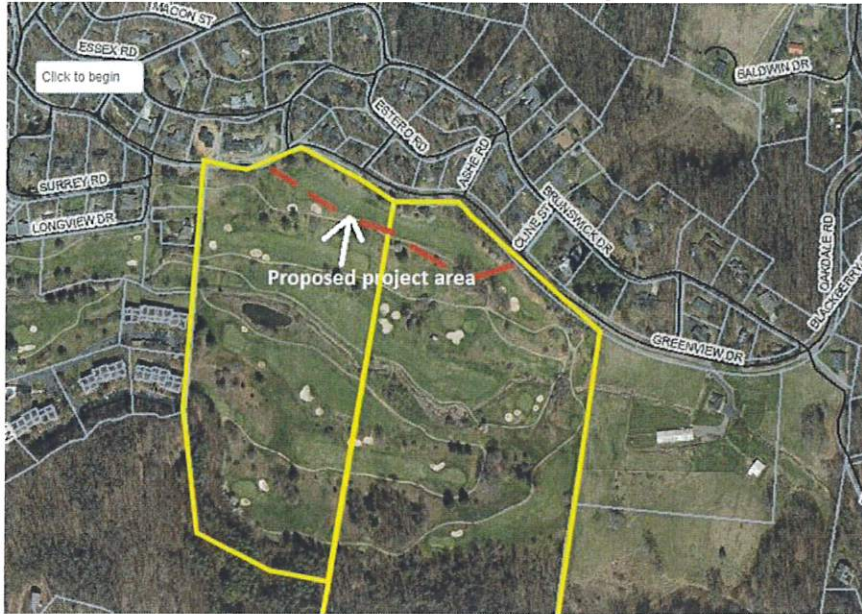
What	Longview and Greenview Subdivisions – 2 Projects
When	February 19, 2024, 3 :00 PM – 5:00 PM Feel free to drop in anytime during this window of time, there will not be a formal presentation
Where	Waynesville Inn and Golf Club 176 Country Club Drive Waynesville, NC 28786 Meeting will be held in “The Grill”

## Proposed Longview Subdivision Development Area





### Proposed Greenview Subdivision Development Area



More detailed information for both proposed developments will be available for review at the Neighborhood Meeting noted above.

We hope that you can attend.

**Planning Board Staff Report**  
**Waynesville Inn and Golf Club- Greenview Subdivision Conditional District**  
**Legislative Hearing**

**Meeting Date:** February 26, 2024  
**Project:** Greenview Subdivision Conditional District  
**Location:** 10.99-acre portion of the unaddressed parcels at Waynesville Inn and Golf Club (PINs 8614-27-1901 and 8614-27-7912)  
**Zoning District:** Country Club Residential Low Density (CC-RL)  
**Owner:** WGC Hospitality, LLC  
**Applicant:** WGC Hospitality, LLC (Authorized Agents: Patrick Bradshaw, Emily Clark, Dave Braun)  
**Presenter:** Olga Grooman, Land Use Administrator, Development Services

**Background:**

The 10.99-acre portion of Waynesville Inn and Golf Club off Greenview Drive is the proposed subdivision of 13 single-family homes. The area is within Waynesville Inn and Golf Country Club's property and within Waynesville ETJ. The applicant is requesting a Conditional District Rezoning in order to develop the property on 13 individual lots and as the application states, "with the balance of the development areas to remain in a private common area as represented on the attached master plan." The project is seeking flexibility in lot width, pedestrian facilities, civic space, alternative landscape plan, and driveway. The requests are described in detail below.

If approved, the request would amend the zoning map and create a Country Club Residential Low Density Conditional District (CC-RL-CD). It would relax the LDS requirements specifically for that property and as shown on the proposed master plan. According to Waynesville Land Development Standards (LDS), section 15.15:

"Conditional Districts (Section 2.7) are districts with conditions voluntarily added by the applicant and approved in a legislative procedure by the Town Council in accordance with G.S. 160D. Conditional Districts provide for orderly and flexible development under the general policies of this Ordinance without the constraints of some of the prescribed standards guiding by-right development."

Conditional Districts are handled in the same way as a text or map amendment. The Planning Board holds a hearing and has to determine if this request is consistent with the Comprehensive Land Use Plan and is reasonable and in the public interest. Per LDS 15.2.3 and 15.15.2. A-B, Conditional District is a legislative procedure where "the Planning Board shall review the application and make a recommendation relevant to the following: uses proposed, compatibility with surrounding property, area impacts and adequate facilities, infrastructure, building and site design, immediate context and compatibility, etc." If approved, the site plan and CD designation will replace any conflicting development regulations which would otherwise apply.

Per LDS 15.15.2. D, "the Planning Board may recommend and the Town Council may attach reasonable and appropriate conditions including, but not limited to the location, nature, hours of operation and extent of the proposed use." Such conditions or additional standards imposed shall be limited to improve conformance with the existing ordinance and/or address expected impacts generated by the development and use of the site. The applicant will have a reasonable opportunity to consider and respond to any conditions and site-specific standards proposed by either the Planning Board or Council prior to final action."



WGC Hospitality, LLC gave permission to Patrick Bradshaw, Emily Clark, and Dave Braun to represent the project and appear before the board (*see Authorization forms*). The applicant met with the Town's Technical Review Committee back on November 29, 2022 and submitted the Cond. District application on January 29, 2024. Staff provided notices of this public hearing in the Mountaineer newspaper (2/7/24 and 2/14/24), by posting the property (2/2/24), and via first-class mail to adjacent property owners within 500 ft (2/2/24).

Per LDS section 15.3.7, the project team held the neighborhood meeting at Waynesville Inn and Golf Club on February 19, 2024 between 3-5 pm. Two staff members (Olga Grooman and Esther Coulter) attended the meeting.

### **Conditional District Application and Ordinance Request:**

A subdivision of 13 residential units is proposed on the 10.99-acre portion of the property along Greenview Drive. Single-family dwellings are permitted outright in CC-RL (LDS 2.5.3). Chapter 17.3 of the LDS defines this use:

**“Dwelling—Single-Family.** A free standing building designed for and/or occupied by one household. These residences may be individually owned as residences or residences owned by rental or management companies. Also includes factory-built, modular housing units that comply with NC State Building Code.”

The applicant provided an environmental survey and a master plan as a part of the application. The applicant has also provided a Map Amendment Conditional District Application and a summary of requests associated with the site plan. The requests are described in red below. Building elevations were not provided because each home will be custom built.

### **Zoning Compliance:**

- **District Provisions and Dimensional Requirements (LDS Chapters 2-4):**

The subject property lies within Country Club Residential Low Density (CC-RL) district, which has the following purpose and intent statement (LDS 2.3.1):

**“The Country Club Residential—Low Density District (CC-RL)** is an area predominately comprised of large lot subdivisions with the Waynesville Country Club serving as its social and recreational center. While single-family homes are the dominant residential use in this area, townhouses and accessory apartments are also permitted. Connections to the South Main Street Business District should be enhanced as new development takes place. A residential scale is required for all new development. Tree preservation and proliferation along the South Main Street corridor is critical to the ambiance of the area.”

Single-family dwellings are permitted outright without supplemental standards in CC-RL (LDS 2.5.3).

### **LDS 2.4.2 Dimensional Standards:**

- CC-RL is a residential district with a base density of 6 units/acre and up to 12 units/acre with a special use permit. The project proposes 13 units on 10.99 acres and is within the base density.
- CC-RL has a minimum size of 0.5 acre. Lot sizes are compliant. The lot sizes range from 0.5 to 0.93 acre.

- CC-RL has a minimum lot width of 60 ft. Per LDS 17.4, **lot width** is “ the distance between side lot lines measured at the front building line.” Although the developer is asking for leniency from the minimum district’s lot width of 60 ft, the project is compliant with this requirement as shown on the plan (*see attached scaled, colored plan*). **The board may still consider this request in case house placements will need to be modified on individual lots.**
- CC-RL has the following setbacks: front, street side, and rear- 20 ft, side from adjacent lot- 10 ft, and setback between buildings is 15 ft (10 ft min.). The project is compliant. The building separation will also meet building and fire code requirements.
- Minimum pervious surface requirement in CC-RL is 20%. The project uses 10.99-acre portion of the 102-acre property. Compliant.
- Maximum building height is 3 stories. **There is no uniform house design. According to the applicant, each home will be custom built and reviewed against the HOA guidelines. Staff defers to the developer for more information about the design and height of the dwellings.**

LDS 4.3 Basic Lot and Use Standards: The plan shows that houses appear to front the proposed internal roadway, and that would be compliant with the requirement that “all lots shall front upon a public street right-of-way or a driveway constructed to the standards of this ordinance.” **Because the primary entrances are not indicated on the plan and developer is asking leniency from this section of the ordinance, further clarification is needed on whether the units will face the internal roadway or the golf course.**

LDS 4.4 Building Height: maximum building height in RL is 60 ft. Maximum number of stories is 3. “A story is a habitable level of no more than 14 ft in height from finished floor to finished floor.” **Height clarification is needed.**

- **Building Design Guidelines (LDS Chapter 5.8 House/ Townhouse/ Apartment):**

LDS 5.8.1 Applicability: The applicant asked for design flexibility as a part of the Cond. District. However, house building types on lots 50 ft or greater in width are exempt from the design guidelines. None of the lots shown are narrower than 50 ft. Therefore, specific design guidelines of the ordinance will not apply.

The developer claims that each home will be individually designed and reviewed by the HOA. Staff defers to the applicant for more details.

- **Infrastructure (LDS Chapter 6):**

The plan indicates the location of proposed water and sewer service lines. Public Services Director (Jeff Stines) confirmed via attached letter that the Town could provide water and sewer distribution to this development. The Country Club had a hotel that was demolished a few years back, and that freed sewer allocations for the property. **Additionally, the developer has provided the memorandum by the NC DEQ that is attached to your agenda. It clarifies the calculations for new sewer allocations, as established by the State. Based on it, our Public Services Director has confirmed via the attached letter that the Town can allocate sewer for this project.**

LDS 6.4. Connectivity: the project will connect to Greenview Drive via a proposed 20 ft roadway (“Lane”). **The Fire Marshall and Building Inspections requested the proposed lane to be wider at both fire hydrant locations (beside lots 4,5 and lot 11) for fire access and to avoid blocking the road with fire trucks. At both**



hydrant locations, the lane needs to be at least 26 ft wide. The plan needs to be adjusted prior to issuance of the building permit. The developer agreed to comply with this requirement in his application.

LDS 6.6 Street Classification: As a part of Conditional District, the developer asks:

“Due to the limited number of homes and low traffic volumes generated by the development, allow the developer to provide new transportation infrastructure per LDS 6.6.2. E- Lane design standards with a 20 ft driving width and not having a maximum length to allow connection to Greenview Drive.”

The proposed Lane will connect to Greenview Drive in one point- at the entrance to the subdivision. It will have a turnaround at the end of the proposed neighborhood. The design of this roadway has been reviewed by Town’s zoning, building inspectors, fire, and public services. The staff finds that this “Lane” design as a street type is appropriate for this development with one addition of widening the road at fire hydrants, as noted above. In general, a Lane is a 20-ft wide street, maximum 800 ft-long, with a 5-ft sidewalk on one side (LDS 6.6.2. E). The project proposes a 20-ft wide Lane, longer than 800 ft, within a development and is requesting payment-in-lieu for a sidewalk.

LDS 6.6, 6.8- Pedestrian Facilities: LDS 6.8.1 states that “alternative facilities may be considered in RL District.” The applicant is requesting a payment-in-lieu for a sidewalk. Due to steep topography along Greenview Drive and for pedestrian safety, staff recommends the payment-in-lieu request. The internal Lane will only connect to Greenview Drive at the entrance, and a sidewalk that dead ends within the development will only benefit the residents of that development and not the community at large. Additionally, as a limited access street that does not connect to another public right-of-way or adjacent development, there is less overall risk to pedestrians. Instead, payment collected for the fee-in-lieu option could go towards extending sidewalk in other areas of the neighborhood to greater public benefit such as along Longview or Ninevah.

If the Board recommends payment-in-lieu, it shall consider the following factors (any one or all), per LDS 6.8.1:

1. Steep slopes;
2. Absence of existing sidewalks along the corridor and in the general neighborhood;
3. Where sidewalks are not shown on an adopted Comprehensive Pedestrian Plan.

LDS 6.10: Transportation Impact Analysis: the project does not fall under any of the thresholds.

- **Civic Space (LDS Chapter 7):**

The lots are created within the existing Golf Course property and will be connected to its amenities. The developer is asking for credit for existing amenities. The staff finds it appropriate because dozens of acres of golf course and its amenities will greatly exceed a 5% civic space requirement (LDS 7.3: 0-14 lots / units require 5% civic space).

In the application materials, the developer states:

“Being part of the historic Waynesville Country Club property and parent tract, this specific proposed conditional district area, even upon further subdivision would continue to retain the same privileges afforded to the parent tract with respect to Golf Course/ Country Club...”

- **Landscape (LDS Chapter 8):**

The applicant is requesting to remove specific requirements of this section and prepare a “site specific landscape plan commensurate with the nature of the plantings contemplated on the Master Plan. Per LDS 8.2.4, “alternative landscaping plans may be used where unreasonable or impractical situations would result.” The situations include but not limited to lot configurations, topography, utility easements, or other site conditions.

The project shows a conceptual Landscape Plan in the application materials (*see colored copy*). It includes dense tree areas along Greenview Drive and canopy trees along the newly proposed Lane within the development.

LDS 8.4.1 Buffer: There is no buffer requirements for adjacent properties because the project is surrounded by the areas within Low Density district.

LDS 8.7: All dumpsters, loading docks, or utility structures visible from a public street or adjacent property shall be screened. None are shown on the plan.

- **Parking and Driveways (LDS Chapter 9):**

The applicant asks the removal of the requirements of this section. The proposed development will include the internal roadway within the development (Lane) as described above.

LDS 9.8.3 Driveway Access: Each lot will include individual driveways that will connect to the proposed Lane within the development. Individual residential driveways shall have a width of 10 ft minimum. The minimum spacing between the driveways in RL district is 40 ft. The developer asks to remove specific requirements. Each driveway will connect to the Lane within the development traveled only by the residents. The proposal has been reviewed by Town’s public services, fire, and building inspections with no additional comments or concerns.

LDS 9.2, 9.3 Parking Requirements: one parking spot is required per single-family unit. Parking location for houses in RL district can be at the front (such as on proposed driveways), side, or rear yard. Compliant.

- **Lighting (LDS Chapter 10):**

No additional lighting is proposed. Otherwise, detailed lighting plan will be required.

- **Signage (LDS Chapter 11):**

All signage will require a sign permit.

- **Environmental (LDS Chapter 12):**

The applicant provided the environmental survey prepared by the CDC engineering firm. It contains the following information:

- ✓ Current conditions (grassy area, part of golf course)
- ✓ The property is not in the floodplain
- ✓ There are no jurisdictional wetlands or streams on site
- ✓ Soil classification (a mix of well-drained soils)



- ✓ Proposed erosion control measures (silt fences, sediment basins, temporary diversion ditches)
- ✓ Because the project will disturb more than an acre, they will obtain Erosion and Sedimentation permit from the state. The Town will need a copy
- ✓ The plan shows post-construction stormwater conveyance systems (pipes). The applicant also submitted stormwater management narrative. The development does not require a stormwater permit because the project will decrease the impervious surface on site (previously removed golf course paths) and treat runoff by the existing Gold Course pond (*see application materials*).

### **Consistency with the 2035 Comprehensive Land Use Plan**

Staff submits that this Conditional District request is consistent with the 2035 Comprehensive Plan's goals:

Goal 1: Continue to promote smart growth principles in land use planning and zoning.

- Encourage in-fill, mixed use, and context-sensitive development.
- Promote conservation design to preserve important natural resources.

Goal 2: Create a range of housing opportunities and choices.

- Encourage new housing inside Waynesville's city limits and Extraterritorial Jurisdiction (ETJ)
- Promote a diverse housing stock including market rate, workforce housing and affordable options that appeal to a variety of households

In the application materials, the applicant states:

"We believe that the proposed development is consistent with the Town's Comprehensive Land Use Plan as it provides infill and context-sensitive development and will enhance an already established and attractive neighborhood. The development will add to the range of housing opportunities within the Town, it will serve to protect the natural resources by applying a conservation design to previous golf course land that will enhance the Waynesville Golf Club redevelopment."

The property is designated as *Residential- Low to Medium Density* on the Future Land Use Map within 2035 Comp Plan (p. 26):

"This designation should be located within the urban service boundary. The roadway network is not likely to accommodate higher density development. Types of development include:

- Single family uses at average densities of 3-4 units/acre, occasional small-scale attached housing types
- Compatible development such as educational, civic, and faith-based uses, as well as parks, etc.."

The developer is not asking for any increase in density and is staying well below the allowed threshold. The proposed development will be single-family residences.

### **Motions for Consideration:**

1. Motion to find the Conditional District Map Amendment as proposed (or amended) as being consistent with the 2035 Land Use Plan and reasonable and in the public interest.
2. Motion to recommend approval/denial/approval with conditions to the Town Council.

**Attachments:**

- Application materials
- Consistency Statement Worksheet
- Property maps and images
- Utilities letter
- Public notices
- Neighborhood meeting documents
- LDS, 2035 Comp. Plan, Building and Fire codes are incorporated by reference





To: Town of Waynesville Planning Board  
 From: Olga Grooman, Land Use Administrator  
 Date: February 26, 2024  
 Subject: Conditional District Rezoning Statement of Consistency  
 Description: Waynesville Inn and Golf Club- Greenview Development Area

The Planning Board hereby adopts and recommends to the Town Council 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 Use 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*)

\_\_\_\_\_  
 Susan Teas Smith, Planning Board Chair

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Esther Coulter, Administrative Assistant

\_\_\_\_\_  
 Date



## Transmittal

**Date:** January 29, 2024

**Project Name:** Waynesville Inn and Golf Club – Greenview Development Area

**CDC Project:** 22265

**To:** Elizabeth Teague – Development Services Director  
Town of Waynesville  
9 South Main Street  
Waynesville, NC 28786

**Via:** ☐ Mail ☐ Overnight ☒ Hand Delivered ☐ Pick up @ CDC Office ☐ Digital

Copies	Date	Description
1	1/29/2024	Land Development Map Amendment Application
1	1/29/2024	Land Development Map Amendment Check in the amount of \$1500
3	1/08/2024	Masterplan Rendering
3	1/29/2024	Conditional District Request Letter & Project Narrative
3	1/29/2024	Environmental Survey
3	1/29/2024	Proposed Development Plan

**Remarks:**

Elizabeth,

Attached is the Conditional District Submittal for this proposed residential project. Please let us know if you have any questions or comments.

Thank you,

---

David Braun, P.E

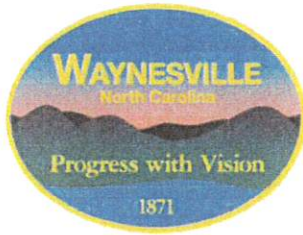
S:\ACAD\11855\docs\Planning\submittal parts\Transmittal TRC.docx

**Mailing Address: P.O. Box 5432, Asheville, NC 28813**

168 Patton Avenue Asheville, NC 28801  
Phone 828-252-5388 Fax 828-252-5365

52 Walnut Street – Suite 9, Waynesville, NC 28786  
Phone: 828-452-4410 Fax: 828-456-5455





**TOWN OF WAYNESVILLE**  
**Development Services Department**  
**PO Box 100**  
**9 South Main Street**  
**Waynesville, NC 28786**  
**Phone (828) 456-8647 • Fax (828) 452-1492**  
[www.waynesvillenc.gov](http://www.waynesvillenc.gov)

### **Application for Land Development Standards Map Amendment**

Application is hereby made on January 29, 20 24 to the Town of Waynesville for the following map amendment:

Property owner of record: WGC Hospitality, LLC  
 Address/location of property: 176 Country Club Drive Waynesville, NC 28786  
 Parcel identification number(s): A Portion of PIN # 8614-27-1901 & 8614-27-7912  
 Deed/Plat Book/Page, (attach legal description): DB 1027 / PG 2048 , DB 1027 / PG 2044  
 The property contains 10.99 acres.  
 Current district: Country Club Residential - (CC-RL)  
 Requested district: Country Club Residential - (CC-RL) - Conditional District

The property is best suited for the requested change for the following reason(s), (attach additional sheets if necessary): **Greenview Development Area**

This development provides infill and context-sensitive development and will enhance an already established and attractive neighborhood. The development will add to the range of housing opportunities within the Town, and it will serve to protect the natural resources by applying a conservation design to previous golf course land that will enhance the Waynesville Golf Club redevelopment. All of these are goals of the Town's 2035 land use plan.

#### **Applicant Contact Information**

Applicant Name (Printed): WGC Hospitality, LLC  
 Mailing Address: 1943 Hoffmeyer Road - Suite C, Florence, South Carolina, 29501-3939  
 Phone(s): 843-799-2306  
 Email: david.tart@rainsco.com

Signature of Property Owner(s) of Record Authorizing Application:

**Note: Map Amendment Requests require a fee based on the size and number of lots being requested for amendment. The request will be scheduled for the next agenda opening for the Waynesville Planning Board. Please submit application to: Town of Waynesville Development Services Department, 9 South Main Street, Waynesville, NC 28786.**



# WAYNESVILLE INN & GOLF CLUB

WAYNESVILLE, NORTH CAROLINA

GREENVIEW ROAD (NO. 12)







**To: Elizabeth Teague – Development Services Director**

**From: David Braun, PE**

**Date: January 29, 2024**

**Re: Waynesville Golf Club - Greenview Development Area - Conditional District Request**

Per Section 2.7 and Section 15.15 of the Town of Waynesville Land Development Standards and in accordance with the enclosed Master Plan drawing and other supporting information, WGC Hospitality, LLC as the Developer respectfully requests the following items be incorporated as part of the proposed Conditional District for the portion of Haywood County PIN # 8614-27-7912 and 8614-27-1901 as shown on the attached documents, located within the Town of Waynesville, Country Club Residential– Low Density (CC-RL) zoning district.

The project consists of the initial proposed subdivision of approximately 10.99 acres out of the property noted above and then further subdivision into a combination of 13 individual lots of varying sizes with the balance of the development area to remain in a private common area as represented on the attached masterplan.

- Chapter 2, Table 2.4.1  
2.c – Civic Space requirement shall not apply  
3.c – Lot width requirement shall not apply
- Chapter 2, 2.5.1 – Being part of the historic “Waynesville Country Club” property and parent tract, this specific proposed conditional district area, even upon further subdivision would continue to retain the same privileges afforded to the parent tract with respect to “Golf Course / Country Club” use as further defined in the Land Development Standards in Chapter 17, Section 17.3 – Definitions, Use Type which allow residential, lodging, recreational and other golf related uses.
- Chapter 3, 3.6 – Supplemental Use Standards-Entertainment/Recreation  
3.6.2 Recreation Facilities, Outdoor –Due to the Golf Course being existing and the proposed development being part of the Golf Course Community, this section shall not apply.
- Chapter 4 – 4.3 – Basic Lot and Use Standards  
4.3.3 – Dimensional Standards shall not apply, although the developments building separation will ensure compliance with building code
- Chapter 5 – Sections 5.3 through 5.8 shall not apply

**Mailing Address: P.O. Box 5432, Asheville, NC 28813**

**168 Patton Avenue Asheville, NC 28801  
Phone 828-252-5388 Fax 828-252-5365**

**52 Walnut Street Ste. 9, Waynesville, NC 28786  
Phone: 828-452-4410 Fax: 828-456-5455**



- Chapter 6, Section 6.6 – Town Street Classification and Design and 6.7 Street Engineering Standards – Due to the limited number of homes and low traffic volumes generated by the development, allow the developer to provide the new transportation infrastructure per 6.6.2E-Lane design standards with a 20' wide driving width and not having a maximum length to allow connection to Longview Drive. All other portions of these sections shall not apply
- Chapter 6, Section 6.8 – Pedestrian Facilities – See proposed Master Plan for the sidewalk locations as proposed along the new roadway within the development.
- Chapter 7 – Civic Space – The requirements of this section are removed under Chapter 2, Section 2.c above. The lots created within this new development will have use of the Existing Golf Course and its amenities areas that area located on the original parcel from which this development is being platted.
- Chapter 8, - Tree Protection / Landscaping and Screening – Remove the specific requirements of this section and grant the developer the right to prepare a site specific landscape plan commensurate with the nature of the plantings contemplated on the Master Plan.
- Chapter 9, 9.8 Driveway Access – The developer requests the removal of the requirements of these sections. The proposed Master Plan shall represent the proposed driveway layout for this development which will include driveways for each new lot.

#### Conclusion

We believe that the proposed development is consistent with the Town's comprehensive land use plan as it provides infill and context-sensitive development and will enhance an already established and attractive neighborhood. The development will add to the range of housing opportunities within the Town, it will serve to protect the natural resources by applying a conservation design to previous golf course land that will enhance the Waynesville Golf Club redevelopment. All of these are goals of the Town's 2035 land use plan.

The Town's comprehensive land use plan Recommendation #2 includes promotion of the re-use and redevelopment areas through zoning tools such as flexible standards, conditional districts and special use permits.

Additionally, the proposed development serves as a redevelopment of existing golf course area and proposes to use flexible standards to limit the amount of land area required for development, further preserving available open space.



**To: Elizabeth Teague – Development Services Director**

**From: David Braun, PE**

**Date: February 16, 2024**

**Re: Waynesville Golf Club - Greenview Development Area - Conditional District Request**

Per Section 2.7 and Section 15.15 of the Town of Waynesville Land Development Standards and in accordance with the enclosed Master Plan drawing and other supporting information, WGC Hospitality, LLC as the Developer respectfully requests the following items be incorporated as part of the proposed Conditional District for the portion of Haywood County PIN # 8614-27-7912 and 8614-27-1901 as shown on the attached documents, located within the Town of Waynesville, Country Club Residential– Low Density (CC-RL) zoning district.

The project consists of the initial proposed subdivision of approximately 10.99 acres out of the property noted above and then further subdivision into a combination of 13 individual lots of varying sizes with the balance of the development area to remain in a private common area as represented on the attached masterplan.

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- Chapter 8, - Tree Protection / Landscaping and Screening – Remove the specific requirements of this section and grant the developer the right to prepare a site specific landscape plan commensurate with the nature of the plantings contemplated on the Master Plan.
- Chapter 9, 9.8 Driveway Access – The developer requests the removal of the requirements of these sections. The proposed Master Plan shall represent the proposed driveway layout for this development which will include driveways for each new lot.
- Developer is in agreement for the widening of the road at each fire hydrant location to improve fire department access to the site. This will be reflected on the final construction documents for the development.
- Developer is requesting to pay a payment-in-lieu of constructing sidewalks along the street in the Greenview development.
- **Stormwater Treatment:**
  - As part of the Waynesville Inn and Golf Club redevelopment, 2.54 acres of impervious surfaces, which comprised of golf course cart path were removed and not reconstructed.
  - The proposed Longview and Greenview developments plan to construct a total of 2.76 acres of impervious areas which include but are not limited to streets, sidewalks, homes, driveways, etc.
  - Based on the new developments constructing 0.22 acres more impervious area than what has been demolished, these developments plan to treat 0.44 acres of impervious surface stormwater runoff using an existing Golf Course pond that is located adjacent to the Longview Development.
  - With stormwater runoff from this 0.44 acres of impervious area being treated, the developments are left with 2.32 acres of new impervious area compared to the 2.54 acres of impervious surfaces that have been removed. This amounts to an overall reduction of 0.22 acres of impervious surface stormwater runoff on the Golf Club properties.

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Conclusion

We believe that the proposed development is consistent with the Town's comprehensive land use plan as it provides infill and context-sensitive development and will enhance an already established and attractive neighborhood. The development will add to the range of housing opportunities within the Town, it will serve to protect the natural resources by applying a conservation design to previous golf course land that will enhance the Waynesville Golf Club redevelopment. All of these are goals of the Town's 2035 land use plan.

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Additionally, the proposed development serves as a redevelopment of existing golf course area and proposes to use flexible standards to limit the amount of land area required for development, further preserving available open space.



PENDING REVIEW FOR TAX PURPOSES

DATE 9-23-16 BY MHW

## HAYWOOD COUNTY TAX CERTIFICATION

There are no delinquent taxes due that are a lien  
 against parcel number(s) 8605-90-2497/5202  
8614-18-6366, 8614-27-7912

Mike Matthews, Haywood County Tax Collector

Date: 9-23-16 By: cel**2016008051**

HAYWOOD CO, NC FEE \$26.00

**NO TAXABLE CONSIDERATION**

PRESENTED &amp; RECORDED

09-23-2016 12:49:30 PM

SHERRI C. ROGERS

REGISTER OF DEEDS

BY: STACY C. MOORE  
ASSISTANT**BK: RB 914****PG: 150-152****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: -0-

Parcel Identifier No. 8604-99-9017 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: 8605-90-2497; 8605-90-5202; 8614-18-6366; 8614-27-7912

Mail/Box to: James W. Kirkpatrick, III, PA, 37 Branner Avenue, Waynesville, NC 28786This instrument was prepared by: James W. Kirkpatrick, III, PA, 37 Branner Avenue, Waynesville, NC 28786

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 20th day of September, 2016, by and between**GRANTOR**

SN Carver, LLC, a North  
 Carolina Limited Liability Co  
 176 Country Club Drive  
 Waynesville, NC 28786

**GRANTEE**

Mountain Preservation, LLC,  
 a North Carolina Limited Liability Company  
 176 Country Club Drive  
 Waynesville, NC 28786

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g.  
 corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of \_\_\_\_\_, Waynesville Township, Haywood County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

TITLE NOT SEARCHED BY PREPARER

The property hereinabove described was acquired by Grantor by instrument recorded in Book 679 page 2345.  
 All or a portion of the property herein conveyed \_\_\_\_\_ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

SN Carver, LLC, a North Carolina Limited Liability Co (SEAL)  
 By: (Signature) Print/Type Name: \_\_\_\_\_  
 Print/Type Name & Title: Samuel N. Carver, Member-Manager (SEAL)  
 By: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_  
 Print/Type Name & Title: \_\_\_\_\_ (SEAL)  
 By: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_  
 Print/Type Name & Title: \_\_\_\_\_ (SEAL)

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
 (Affix Seal)

\_\_\_\_\_  
 Notary Public  
 Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

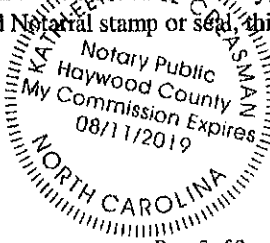
My Commission Expires: \_\_\_\_\_  
 (Affix Seal)

\_\_\_\_\_  
 Notary Public  
 Notary's Printed or Typed Name

State of North Carolina - County or City of Haywood

I, the undersigned Notary Public of the County or City of Haywood and State aforesaid, certify that Samuel N. Carver personally came before me this day and acknowledged that he is the Member-Manager of SN Carver, LLC, a North Carolina, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 20th day of September, 2016.

My Commission Expires: August 11, 2019  
 (Affix Seal)



(Signature)  
 Notary Public  
 Notary's Printed or Typed Name



**EXHIBIT "A"**

**BEING** that 105.41 acre tract; that .55 acres tract; that 1.20 acre tract; that 2.39 acre tract and that 37.30 acre tract as set forth in those plat recorded in Plat Cabinet C, Slots 6641, 6642 and 6643, Haywood County Registry, entitled Waynesville County Club & Inc., dated March 17, 2006 and revised on September 26, 2014, prepared by Joel Johnson Land Surveying, Inc. Project # 06-007.

**SUBJECT TO** and **TOGETHER WITH** those road rights of way as set forth on the above referenced plats of survey.

**SUBJECT TO** those utility easements as set forth on the above referenced plats of survey.

**TOGETHER WITH** that right of way and easement recorded in Deed Book 208, Page 64, Haywood County Registry and as set forth in Plat Cabinet C, Slot 4602, Haywood County Registry.

**BEING** a portion of that property conveyed in a deed dated August 31, 2006, from Waynesville Country Club Inn, Limited Partnership, a Florida Limited Partnership to Mountain Preservation, LLC, a North Carolina Limited Liability Company (as an Exchange Accommodation Titleholder of a 50% common tenancy interest) and SN Carver, LLC a North Carolina Limited Liability Company (as an Exchange Accommodation Titleholder of a 50% common tenancy interest), recorded in Book 679, Page 2345, Haywood County Registry.

In furtherance of the dissolution of said Grantor, SN Carver, LLC, a North Carolina Limited Liability Company, does hereby grant, bargain, sell, and convey to the Grantee, its successors and assigns, in fee simple all that certain parcels of land described above and situated in Waynesville Township, Haywood County, North Carolina under North Carolina General Statutes 57D-6-07.

The sole member of SN Carver executes this deed in furtherance of the dissolution of SN Carver, LLC and the Grantor herein, Mountain Preservation, LLC is also solely owned and managed by Samuel N. Carver.

PENDING REVIEW FOR TAX LISTING

DATE 12-14-17 BY SD

HAYWOOD COUNTY TAX CERTIFICATION  
~~8614-27-1901; 8614-17-6059;~~  
 There are no delinquent taxes due that are a lien  
~~8614-06-9802;~~  
 against parcel number(s) 8614-18-3202

Mike Matthews, Haywood County Tax Collector

Date: 12/14/17 By: HBM



**2017011590**

HAYWOOD CO, NC FEE \$26.00

**NO TAXABLE CONSIDERATION**

PRESENTED & RECORDED  
 12-14-2017 10:21:21 AM

SHERRI C. ROGERS  
 REGISTER OF DEEDS  
 BY: STACY C. MOORE  
 ASSISTANT

**BK: RB 942**

**PG: 1630-1632**

**WARRANTY DEED**

This instrument prepared without  
 title examination by:  
 J. K. Coward, Jr.  
 Attorney-at-Law  
 Coward, Hicks & Siler, PA  
 705 West Main Street  
 Sylva, NC 28779

PIN 8614-27-1901  
 PIN 8614-17-6059  
 PIN 8614-06-9802  
 PIN 8614-18-3202

NO CONSIDERATION PAID

Delinquent taxes, if any, to be  
 paid by the closing attorney to  
 the county tax collector upon  
 disbursement of closing proceeds,  
 if any.

NORTH CAROLINA  
 HAYWOOD COUNTY

THIS DEED, made and entered into this the 11 day of  
December, 2017, by and between NANCY L. FARMER, unmarried  
 widow of Jack M. Farmer, party of the first part, whose address is:  
 210 Rolling Green Drive, Sylva, NC, 28779, and BRUCE ALAN FARMER,  
 a married man, an undivided one-third (1/3) interest; PHILLIP M.  
 FARMER, a married man, an undivided one-third (1/3) interest; and,  
 NANCY L. FARMER, unmarried, an undivided one-third (1/3) interest,  
 parties of the second part, whose address is: 210 Rolling Green  
 Drive, Sylva, NC, 28779.

**W I T N E S S E T H :**

That the party of the first part in consideration of the sum  
 of Ten Dollars (\$10.00) and other good and valuable considerations  
 paid by the parties of the second part, the receipt of which hereby  
 is acknowledged, has bargained and sold and by these presents does



bargain, sell and convey unto the parties of the second part, their heirs and assigns, the following described property lying and being in Haywood County, North Carolina, to wit:

All that property owned by the Seller containing four parcels located at Greenview Drive, Waynesville, North Carolina bearing PIN 8614-27-1901 and being more particularly described as containing 18.4911 acres as described in Deed Book 308, Page 186, Haywood County Registry; Off Campbranch Road, Waynesville, North Carolina bearing PIN 8614-17-6059 and being more particularly described as containing 18.66 acres as described in Deed Book 308, Page 186, Haywood County Registry; 285 Willow Road, Waynesville, North Carolina bearing PIN 8614-06-9802 and being more particularly described as containing 3.99 acres as described in Deed Book 842, Page 753, Haywood County Registry; and 618 Longview, Waynesville, North Carolina bearing PIN 8614-18-3202 and being more particularly described as containing 2.05 acres as described in Deed Book 327, Page 466, Haywood County Registry.

\_\_\_ If checked, the property includes the primary residence of at least one of the Grantors. (NCGS105-317.2)

TO HAVE AND TO HOLD said property and all privileges and appurtenances thereunto belonging to the parties of the second part, and their heirs and assigns forever.

AND the said party of the first part, for herself and her heirs, executors and administrators, covenants to and with the said parties of the second part, their heirs and assigns, executors and administrators, that she is seized of said lands and premises in fee, and has a good and lawful right and power to convey the same in fee simple; that said lands and premises are free and clear from all liens and encumbrances, and that the said party of the first part, and her heirs, executors and administrators, will, have and by these presents, does hereby forever warrant and will forever defend the said title to the same unto the said parties of the second part, their heirs and assigns, executors and administrators, against all lawful claims, whatsoever, of all persons, whomsoever.

IN TESTIMONY WHEREOF, the party of the first part has set her hand and seal, this the day and year first above written.

Nancy L. Farmer (SEAL)  
NANCY L. FARMER

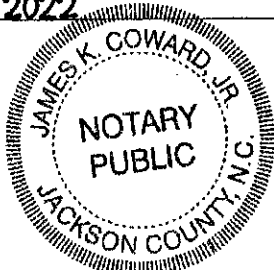
STATE OF NORTH CAROLINA  
COUNTY OF JACKSON

I, James K. Coward Jr. a Notary Public of aforesaid County and State, do hereby certify that NANCY L. FARMER personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal, this the 11 day of December, 2017.

My Commission Expires:

6/13/2022



James K. Coward, Jr.  
Signature of Notary Public

James K. Coward, Jr.  
Printed Name of Notary Public

Z:\JM\leases\2011j282.farmer.deed.wpd



**ENVIRONMENTAL SURVEY**  
**FOR**  
**A Proposed 10.99 Acre Development**  
**Greenview**

**A Portion of PIN #'s 8614-27-7912 & 8614-27-1901**

**APPLICANT:**

**WGC Hospitality, LLC**  
**1943 Hoffmeyer Road, Suite C**  
**Florence, SC 29501**

**PREPARED BY:**



168 Patton Ave.  
Asheville, NC 28801  
Phone: 828-252-5388  
Fax: 828-252-5365

52 Walnut Street – Suite 9  
Waynesville, NC 28786  
Phone: 828-452-4410  
Fax: 828-456-5455

[www.cdngo.com](http://www.cdngo.com)

NCBELS LICENSE #: C-2184

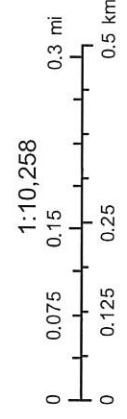


# Haywood County



Greenview  
Development Area

January 25, 2024





# National Flood Hazard Layer FIRMette



82°59'36"W 35°28'8"N



82°58'58"W 35°27'39"N

1:6,000

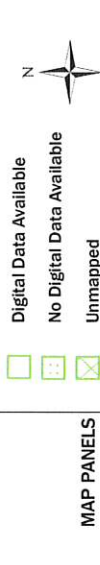
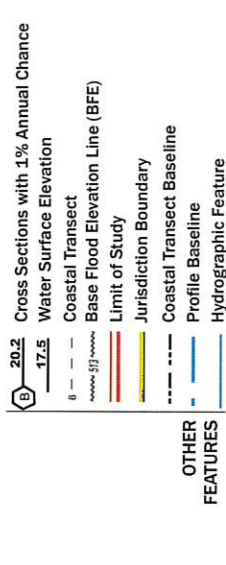
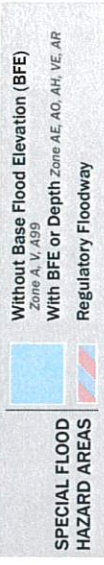
Feet

0 250 500 1,000 1,500 2,000

Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/26/2024 at 8:10 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

129



Custom Soil Resource Report  
Soil Map (Greenview Development Area )



Map Scale: 1:2,210 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84





## Custom Soil Resource Report

## Map Unit Legend (Greenview Development Area )

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
DsB	Dillsboro loam, 2 to 8 percent slopes	2.9	29.0%
EvD	Evard-Cowee complex, 15 to 30 percent slopes	7.0	70.9%
ExD	Evard-Cowee-Urban land complex, 15 to 30 percent slopes	0.0	0.1%
<b>Totals for Area of Interest</b>		<b>9.9</b>	<b>100.0%</b>

## Map Unit Descriptions (Greenview Development Area )

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.





## Report For

WGC HOSPITALITY LLC A SC LLC  
1943 HOFFMEYER RD STE C  
FLORENCE, SC 29501-3939

### Account Information

PIN: 8614-27-7912

Legal Ref: 1027/2044

Add Ref: CAB C/6641

CAB C/4600

### Site Information

GREENVIEW DR

Heated Area:

Year Built:

Total Acreage: 37.3

Township: Waynesville Out

### Site Value Information

Land Value:

Building Value:

Market Value:

Deferred Value:

Assessed Value:

Sale Price:

Sale Date: 4/19/2021



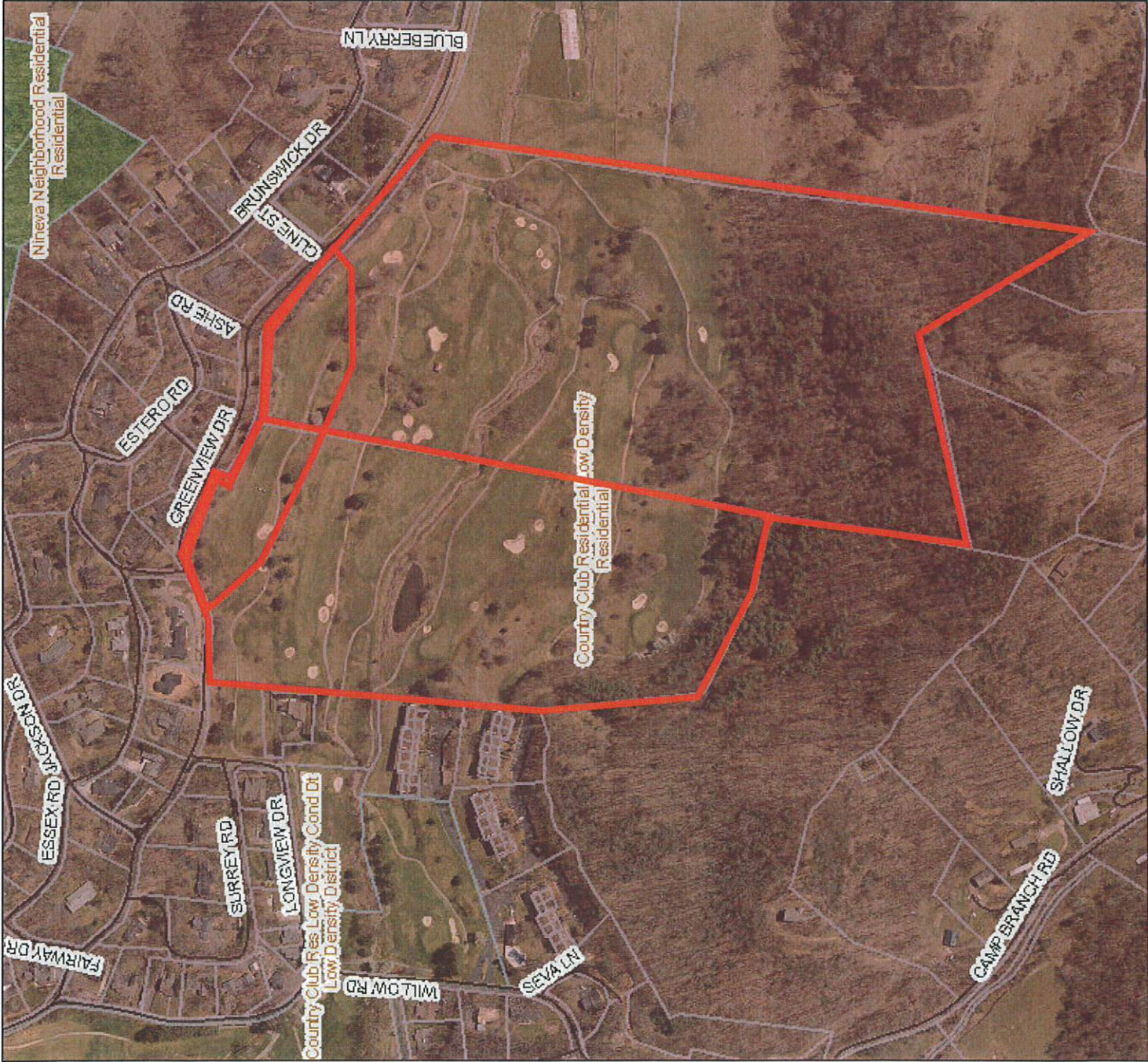
1 inch = 400 feet

February 14, 2024

Disclaimer: The maps on this site are not surveys. They are prepared from the inventory of real property found within this jurisdiction and are compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public primary information sources should be consulted for verification of any information contained on these maps. Heywood county and the website provider assume no legal responsibility for the information contained on these maps.

This map print out contains graphics





# Report For

WGC HOSPITALITY LLC A SC LLC  
1943 HOFFMEYER RD STE C  
FLORENCE, SC 29501-3939

## Account Information

PIN: 8614-27-7912  
Legal Ref: 1027/2044  
Add Ref: CABC/6641  
CAB C/4600

## Site Information

GREENVIEW DR  
Heated Area:  
Year Built:  
Total Acreage: 37.3  
Township: Waynesville Out

## Site Value Information

Land Value:  
Building Value:  
Market Value:  
Deferred Value:  
Assessed Value:  
Sale Price:  
Sale Date: 4/19/2021



1 inch = 400 feet  
February 14, 2024

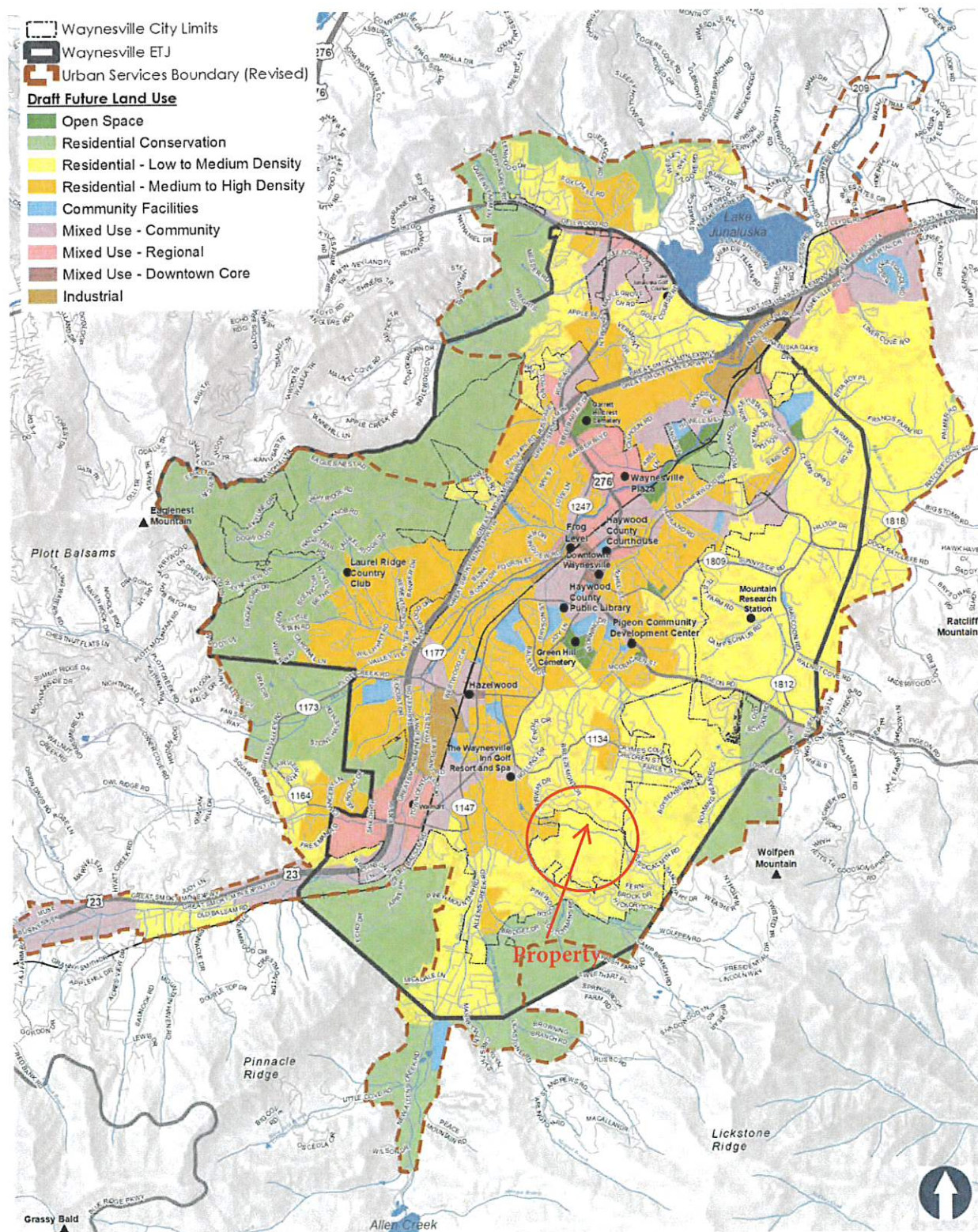
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This map print out contains graphics



# 7 APPENDIX

## Future Land Use Map







## Report For

WGC HOSPITALITY LLC A SC LLC  
1943 HOFFMEYER RD STE C  
FLORENCE, SC 29501-3939

### Account Information

PIN: 8614-27-7912  
Legal Ref: 1027/2044

Add Ref: CAB C/6641  
CAB C/4600

### Site Information

GREENVIEW DR

Heated Area:  
Year Built:  
Total Acreage: 37.3  
Township: Waynesville Out

### Site Value Information

Land Value:  
Building Value:  
Market Value:  
Deferred Value:  
Assessed Value:  
Sale Price:  
Sale Date: 4/19/2021



1 inch = 400 feet  
February 14, 2024

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This map print out contains graphics







**AUTHORIZATION FOR AGENT TO  
APPEAR BEFORE WAYNESVILLE PLANNING BOARD,  
ZONING BOARD OF ADJUSTMENT, OR BOARD OF ALDERMEN**

The undersigned Owner or Party with a lease, or a contract or option to purchase that real property located at Greenview Drive in Waynesville or the ETJ area of Waynesville, North Carolina, has submitted an application which is to be heard in a proceeding by Board(s) of the Town of Waynesville, North Carolina. I hereby authorize the following named individual to present my application and case, as my agent at such hearings.

Name of Authorized Agent: Patrick Bradshaw

Title and Company: Civil Design Concepts, PA

Address: 52 Walnut Street, Suite 9, Waynesville NC 28786

Phone and email: 828.252.5388 patrick@cdego.com

This authorization shall be good through the completion of the project for which the zoning text or map amendment, special use permit, subdivision, variance or appeal, or other Town approval is requested, or until revoked in writing. The Town of Waynesville may rely on this authorization until it is given notice of the revocation of this authorization or of a change of property ownership takes place.

This the 31th day of January, 2024.

Owner or Party with Contractual Interest in Property:



Address and phone number:

1943 Hoffmeyer Road – Suite C

Florence, SC 29501-3939

843.799.2306



**AUTHORIZATION FOR AGENT TO  
APPEAR BEFORE WAYNESVILLE PLANNING BOARD,  
ZONING BOARD OF ADJUSTMENT, OR BOARD OF ALDERMEN**

The undersigned Owner or Party with a lease, or a contract or option to purchase that real property located at Greenview Drive in Waynesville or the ETJ area of Waynesville, North Carolina, has submitted an application which is to be heard in a proceeding by Board(s) of the Town of Waynesville, North Carolina. I hereby authorize the following named individual to present my application and case, as my agent at such hearings.

Name of Authorized Agent: Emily Clark

Title and Company: Clark Lanning Architects

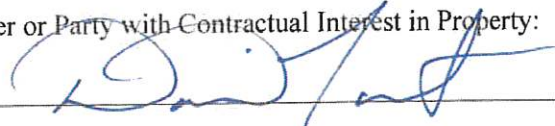
Address: PO Box 201, Waynesville NC 28786

Phone and email: 828.243.5348 emily@clarklanning.com

This authorization shall be good through the completion of the project for which the zoning text or map amendment, special use permit, subdivision, variance or appeal, or other Town approval is requested, or until revoked in writing. The Town of Waynesville may rely on this authorization until it is given notice of the revocation of this authorization or of a change of property ownership takes place.

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Name of Authorized Agent: Dave Braun

Title and Company: Civil Design Concepts, PA

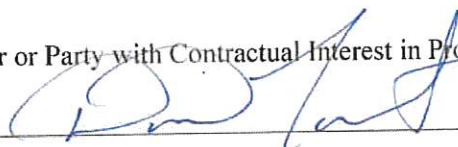
Address: 52 Walnut Street, Suite 9, Waynesville NC 28786

Phone and email: 828.252.5388 dbraun@cdcgo.com

This authorization shall be good through the completion of the project for which the zoning text or map amendment, special use permit, subdivision, variance or appeal, or other Town approval is requested, or until revoked in writing. The Town of Waynesville may rely on this authorization until it is given notice of the revocation of this authorization or of a change of property ownership takes place.

This the 31th day of January, 2024.

Owner or Party with Contractual Interest in Property:



Address and phone number:

1943 Hoffmeyer Road – Suite C

Florence, SC 29501-3939

843.799.2306



## PAYMENT SUMMARY RECEIPT

TOWN OF WAYNESVILLE  
16 S MAIN ST

DATE: 01/31/24 CUSTOMER#:  
TIME: 11:48:14  
CLERK: 2044ogro

RECPT#:	3009767	PREV BAL:	1500.00
TP/YR:	P/2024	AMT PAID:	1500.00
BILL:	3009767	ADJSTMNT:	.00
EFF DT:	01/31/24	BAL DUE:	.00

Misc Cash Receipts

-----TOTALS-----

PRINCIPAL PAID:	1500.00
INTEREST PAID:	.00
ADJUSTMENTS:	.00
DISC TAKEN:	.00

AMT TENDERED:	1500.00
AMT APPLIED:	1500.00
CHANGE:	.00

PAID BY: CDC Cond Dist Greenv  
PAYMENT METH: CHECK  
PAYMENT REF: 9007

TOT PREV BAL DUE:	1500.00
TOT BAL DUE NOW :	.00

## APPENDIX D

### FIRE APPARATUS ACCESS ROADS

*The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.*

#### SECTION D101 GENERAL

**D101.1 Scope.** Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

#### SECTION D102 REQUIRED ACCESS

**D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

#### SECTION D103 MINIMUM SPECIFICATIONS

**D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

**D103.2 Grade.** Fire apparatus access roads shall not exceed 10 percent in grade.

**Exception:** Grades steeper than 10 percent as *approved* by the fire chief.

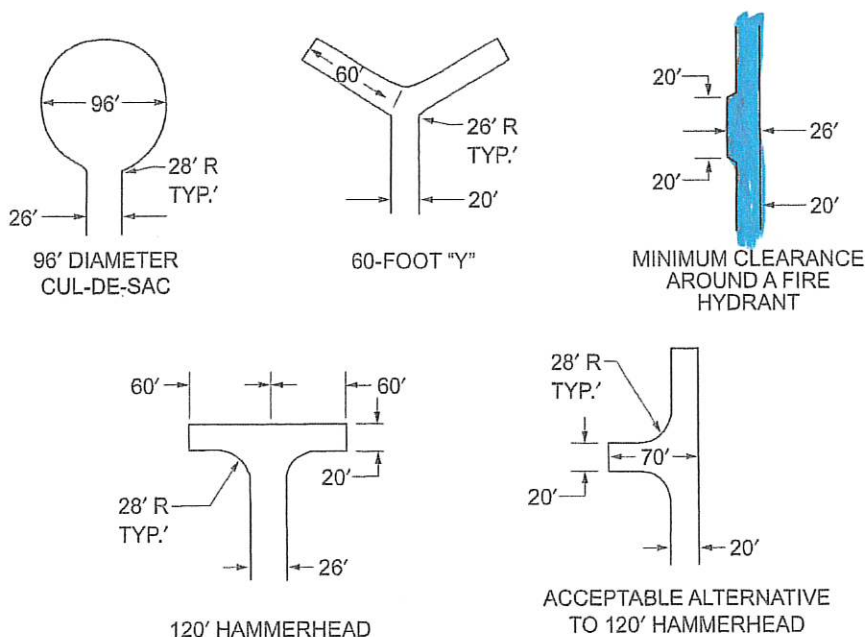
**D103.3 Turning radius.** The minimum turning radius shall be determined by the *fire code official*.

**D103.4 Dead ends.** Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

**TABLE D103.4  
REQUIREMENTS FOR DEAD-END  
FIRE APPARATUS ACCESS ROADS**

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

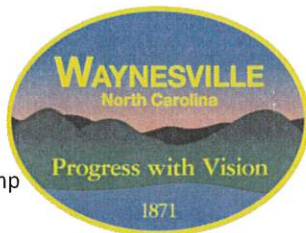
For SI: 1 foot = 304.8 mm.



For SI: 1 foot = 304.8 mm.

**FIGURE D103.1  
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND**





Gary Caldwell, Mayor  
Clarence "Chuck" Dickson, Mayor Pro Temp  
Julia Freeman, Council Member  
Jon Feichter, Council Member  
Anthony Sutton, Council Member

Robert W. Hites, Jr. Town Manager  
Martha Bradley, Town Attorney

February 13, 2024

**Re: PIN# PIN 8614-27-1901 and PIN 8614-27-7912  
Waynesville Country Club – Greenview Property**

To whom it may concern,

Please accept this letter as confirmation that the Town of Waynesville can provide water and sewer utility services for the referenced PIN. The Town of Waynesville entered a SOC on December 31, 2020, which granted an additional flow allocation of 155,000 gallons for the duration of the SOC. These allocations are regulated by the sewer extension permitting process through NCDEQ. As of now the additional flow allocations have been exhausted due to other developments. Electric Service will be available from Duke Energy. This property is located in the ETJ so a petition for annexation will be required for connection to sanitary sewer. If you have any questions, feel free to contact me.

Town of Waynesville  
Director of Public Services  
Jeff Stines

ROY COOPER  
Governor

ELIZABETH S. BISER  
Secretary

RICHARD E. ROGERS, JR.  
Director



NORTH CAROLINA  
Environmental Quality

December 13, 2023

## **MEMORANDUM**

**To:** File

**From:** Michael Montebello, Supervisor, NPDES Branch Chief

**Subject:** Session Law 2023-137 – Changes to Wastewater Design Flow Rates in 15A NCAC 02T .0114(b)

The noted guidance applies to existing Local Programs, Fast Track permits issued via the Regional offices, and Alternative Sewer Collection Permits and any other wastewater collection system permit issued by the Central Office.

### **SUMMARY:**

Section 18 of [Session Law 2023-137](#), enacted October 10, 2023, establishes a wastewater design flow rate of 75 gallons per day per bedroom (GPD/BR) for wastewater systems serving two or more dwelling units. Accordingly, wastewater collection system extension permits issued pursuant to [15A NCAC 02T](#), with wastewater systems serving two or more dwelling units shall use a wastewater design flow rate of 75 GPD/BR.

Pursuant to Section 18.1.(e) of SL 2023-137, the 75 GPD/BR rate shall apply for all wastewater collection system extension permits issued on or after November 1, 2023.

### **15A NCAC 02T .0114(b) AMENDMENT:**

Section 18.1.(d) of SL 2023-137 instructs the Environmental Management Commission (EMC) to amend [15A NCAC 02T .0114\(b\)](#) to be consistent with G.S. 143-215.1(f3). Until the EMC adopts the required amendment, the proposed 15A NCAC 02T .0114(b) language shall read as:

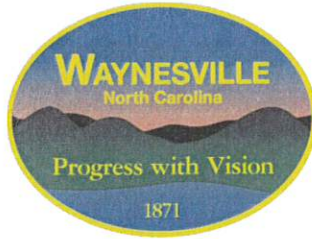
“In determining the volume of sewage from dwelling units with a wastewater system serving two or more dwelling units, the flow rate shall be 75 gallons per day per bedroom. The minimum volume of sewage from each dwelling unit with a wastewater system serving two or more dwelling units shall be 75 gallons per day and each additional bedroom above one bedroom shall increase the volume by 75 gallons per day. In determining the volume of sewage from dwelling units with a wastewater system serving a single dwelling unit, the flow rate shall be 120 gallons per day per bedroom. The minimum volume of sewage from each dwelling unit with a wastewater system serving a single dwelling unit shall be 240 gallons per day and each additional bedroom above two bedrooms shall increase the volume by 120 gallons per day. Each bedroom or any other room or addition that can function as a bedroom shall be considered a bedroom for design purposes. When the occupancy of a dwelling unit exceeds two persons per bedroom, the volume of sewage shall be determined by the maximum occupancy at a rate of 60 gallons per person per day.”





#### APPLICATION & LOCAL PROGRAM GUIDANCE:

- Applications received prior to November 1, 2023, may calculate wastewater flows utilizing 75 GPD/BR for dwelling units that have not yet been connected. Otherwise, they must use [15A NCAC 02T .0114\(b\)](#) or a lower rate shown on any previously approved flow reduction.
- Applications received on or after November 1, 2023, must calculate wastewater flows utilizing 75 GPD/BR for dwelling units that have not yet been connected unless they have an approved flow reduction for a lower rate.
- Previously issued permits for collection systems that have not been connected (not tributary) may submit a revised application and application fee to change the flow to 75 GPD/BR and submit any necessary design documents as required for the change.
- Per G.S. 143-215.1 (f)-(f3) Local Permit Programs for Sewer Extension and Reclaimed Water Utilization, the same requirements (related to the wastewater flows for dwelling units) noted above would apply, however it would be up to the local program to determine how to address requests to modify existing permits.
- The flow rate change also applies to habitable rooms as defined by 15A NCAC 02T .0114(e).



## TOWN OF WAYNESVILLE

### Development Services Department

PO Box 100

9 South Main Street

Waynesville, NC 28786

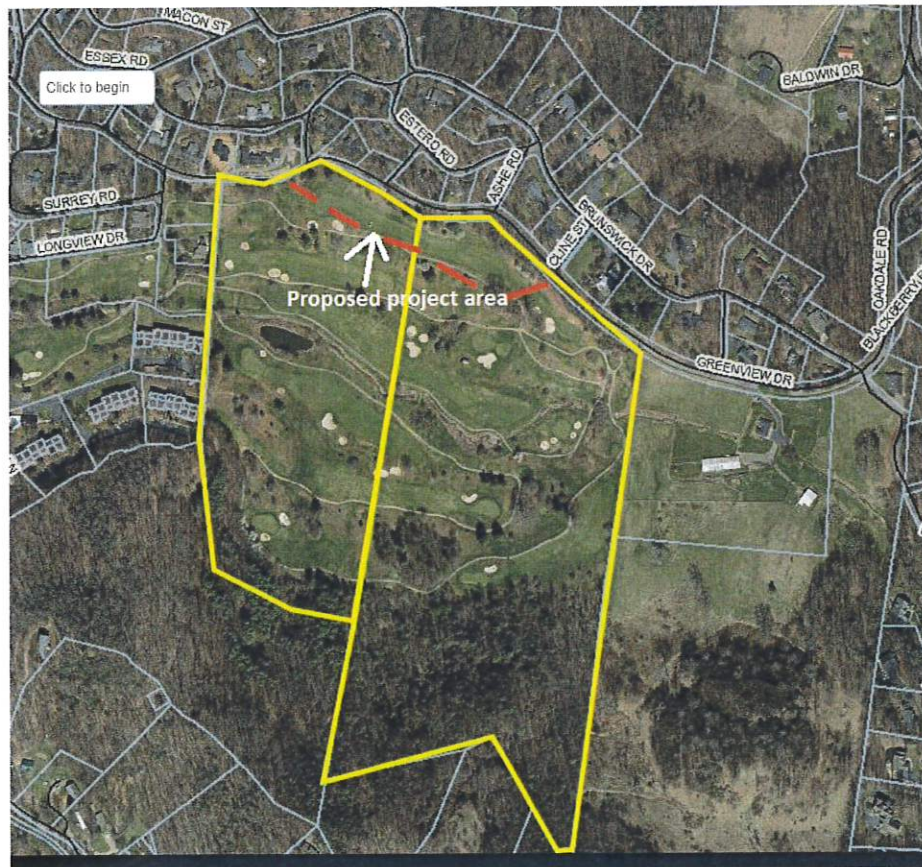
Phone (828) 456-8647 • Fax (828) 452-1492

[www.waynesvillenc.gov](http://www.waynesvillenc.gov)

February 2, 2024

### Notice of Public Hearing for Town of Waynesville Planning Board Special Called Meeting

The Town of Waynesville Planning Board will hold a **public hearing on Monday, February 26, 2024 at 5:30 pm**, in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider a conditional district zoning amendment for 10.99-acre portion of the parcels (PIN 8614-27-1901 and PIN 8614-27-7912) off Greenview Drive within Waynesville Inn and Golf Club property. The proposal is to create a subdivision of 13 residential units.



Questions related to the hearing itself should be directed to the Waynesville Development Services Department, (828) 356-1172, [ogrooman@waynesvillenc.gov](mailto:ogrooman@waynesvillenc.gov).





## TOWN OF WAYNESVILLE

### Development Services Department

PO Box 100

9 South Main Street

Waynesville, NC 28786

Phone (828) 456-8647 • Fax (828) 452-1492

[www.waynesvillenc.gov](http://www.waynesvillenc.gov)

FOR PUBLICATION IN THE MOUNTAINEER: February 7<sup>th</sup> and February 14<sup>th</sup> (Wednesday) editions

Date: February 1, 2024

Contact: Olga Grooman, (828) 356-1172

### **Notice of Public Hearing Town of Waynesville Planning Board Special Called Meeting**

The Town of Waynesville Planning Board will hold three (3) public hearings on Monday, February 26, 2024 at 5:30 pm, in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider:

1. Conditional district zoning amendment for a 7.9-acre unaddressed parcel between Asheville Road and Ratcliff Cove Road (PIN 8626-00-1383). The proposal is a site plan for Biltmore Baptist Church.
2. Conditional district zoning amendment for a 3.49-acre portion of the parcel (PIN 8604-99-9023) off Longview Drive within Waynesville Inn and Golf Club property. The proposal is to create a subdivision of 12 residential units.
3. Conditional district zoning amendment for 10.99-acre portion of the parcels (PIN 8614-27-1901 and PIN 8614-27-7912) off Greenview Drive within Waynesville Inn and Golf Club property. The proposal is to create a subdivision of 13 residential units.

For more information contact the Development Services Department at: (828) 356-1172, email: [ogrooman@waynesvillenc.gov](mailto:ogrooman@waynesvillenc.gov), mail: 9 South Main Street, Suite 110, Waynesville, NC 28786.



PROPERTY POSTED ON 2/2/24  
GREENVIEW DRIVE

THE TOWN OF WAYNESVILLE  
PLANNING BOARD  
WILL HOLD A PUBLIC HEARING  
ON FEBRUARY 26, 2023 AT 5:30 PM  
IN THE TOWN HALL BOARD ROOM AT  
9 SOUTH MAIN ST.  
TO CONSIDER A  
CONDITIONAL DISTRICT REQUEST  
CONTACT  
THE DEVELOPMENT SERVICES DEPARTMENT  
T: 828-456-8647



# NOTICE OF NEIGHBORHOOD MEETING

Dear Property Owner,

In accordance with Section 15.3.7 of the Town of Waynesville Land Development Standards, this letter serves as notification that there will be a neighborhood informational meeting held to discuss two proposed land development projects within your community. You are being notified as you own or reside at a property in proximity to one, or both, of these proposed developments. The details of the meeting and locations of the projects are as follows:

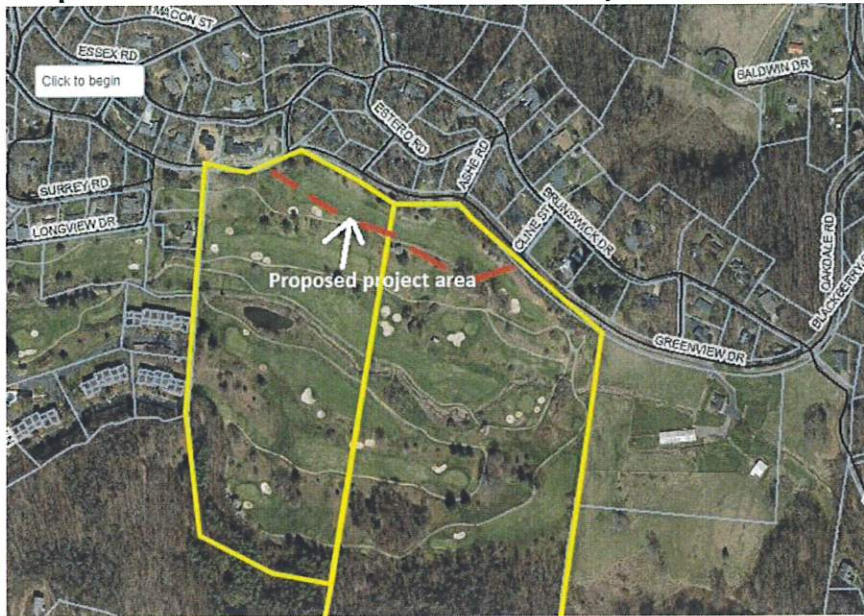
## Meeting Information

What	Longview and Greenview Subdivisions – 2 Projects
When	February 19, 2024, 3 :00 PM – 5:00 PM Feel free to drop in anytime during this window of time, there will not be a formal presentation
Where	Waynesville Inn and Golf Club 176 Country Club Drive Waynesville, NC 28786 Meeting will be held in “The Grill”

## Proposed Longview Subdivision Development Area



### Proposed Greenview Subdivision Development Area



More detailed information for both proposed developments will be available for review at the Neighborhood Meeting noted above.

We hope that you can attend.