

TOWN OF WAYNESVILLE

Planning Board

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

Page 1

Development Services
Director
Elizabeth Teague

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

Regular Meeting of the Planning Board

Town Hall, 9 South Main Street, Waynesville, NC 28786
Monday, March 18, 2024, 5:30 PM

A. CALL TO ORDER

1. Welcome/Calendar/Announcements

- Summary of Council actions on recent Planning Board recommendations
- Special Called Meeting of the Planning Board scheduled for April 1, 2024 for a hearing on a Special Use Permit Major Site Plan Amendment for Haywood Christian Academy to allow the addition of two classroom buildings.

B. BUSINESS

1. Continuation of 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.
2. Continuation of 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.
3. Public Hearing for a major site plan for an 8-unit townhome development at 1471 Sulphur Springs Road (PIN 8605-74-1259).

C. PUBLIC COMMENT/CALL ON THE AUDIENCE

D. ADJOURN

Waynesville Town Council Votes on the Planning Board Items 2022-2024

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).

Council voted to rezone 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 re-designating 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 façade material.*
3. *The use of metal panels and siding as a façade 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.

March 12, 2024

- The Town Council approved the Conditional District Rezoning for Biltmore Baptist Church with the following conditions:
 1. Comply with the façade standards and include architectural elements on the north and south side building elevations in accordance with Land Development Standards (LDS) section 5.10.
 2. Preserve existing street trees along Asheville Rd (LDS 8.4.1).
 3. Require 5-ft sidewalks along Asheville Rd and Ratcliff Cove Rd (LDS 6.6.2 B, D).
 4. Allow parking at the principal frontage, as proposed on the Master Plan (LDS 9.3).

Applicant submitted Transportation Impact Analysis at hearing, and Council accepted it with no further comments.

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

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

Meeting Date: March 18, 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 the 2/26/24 Planning Board 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). On February 26, 2024, the Planning Board voted to continue the hearing on March 18, 2024, and staff provided an additional notice by re-posting the property on 2/27/24.

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 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



11

To: Town of Waynesville Planning Board
From: Olga Grooman, Land Use Administrator
Date: March 18, 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 _____

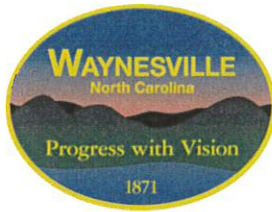
The motion passed _____. (*unanimously or vote results here*)

Susan Teas Smith, Planning Board Chair

Date

Esther Coulter, Administrative Assistant

Date



To: Town of Waynesville Planning Board
Subject: Conditional District Rezoning Worksheet
Project: Longview Subdivision
Date: March 18, 2024

The Planning Board hereby recommends to the Town Council the following conditions for the proposed Conditional District Rezoning:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

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



13

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,

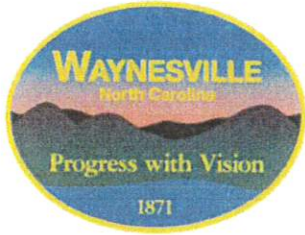
Attached is the Conditional District Submittal for this proposed residential project. Please let us know if you have any questions or comments.

Thank you,

David Braun, P.E

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Mailing Address: P.O. Box 5432, Asheville, NC 28813
168 Patton Avenue Asheville, NC 28801 52 Walnut Street – Suite 9, Waynesville, NC 28786
Phone 828-252-5388 Fax 828-252-5365 Phone: 828-452-4410 Fax: 828-456-5455



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Development Services Department
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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.



15

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



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.
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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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Phone: 828-452-4410 Fax: 828-456-5455

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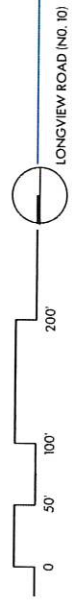
Additionally, the proposed development serves as a redevelopment of existing golf course area and proposes to use flexible standards to limit the amount of land area required for development, further preserving available open space.



20

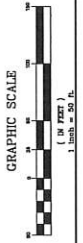
WAYNESVILLE INN & GOLF CLUB

WAYNESVILLE, NORTH CAROLINA



21

SHEET
C001



CONDITIONAL DISTRICT -
REZONING PLAN

NORTH



Know what's below.
Call before you dig.



CDC INSPECTIONS HOTLINE.
800-777-7233 (TOLL FREE) OR 703-688-0000 (LOCAL)

WAYNESVILLE INN & GOLF CLUB
LONGVIEW ROAD
WAYNESVILLE, NORTH CAROLINA



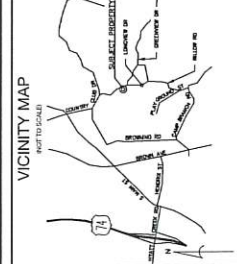
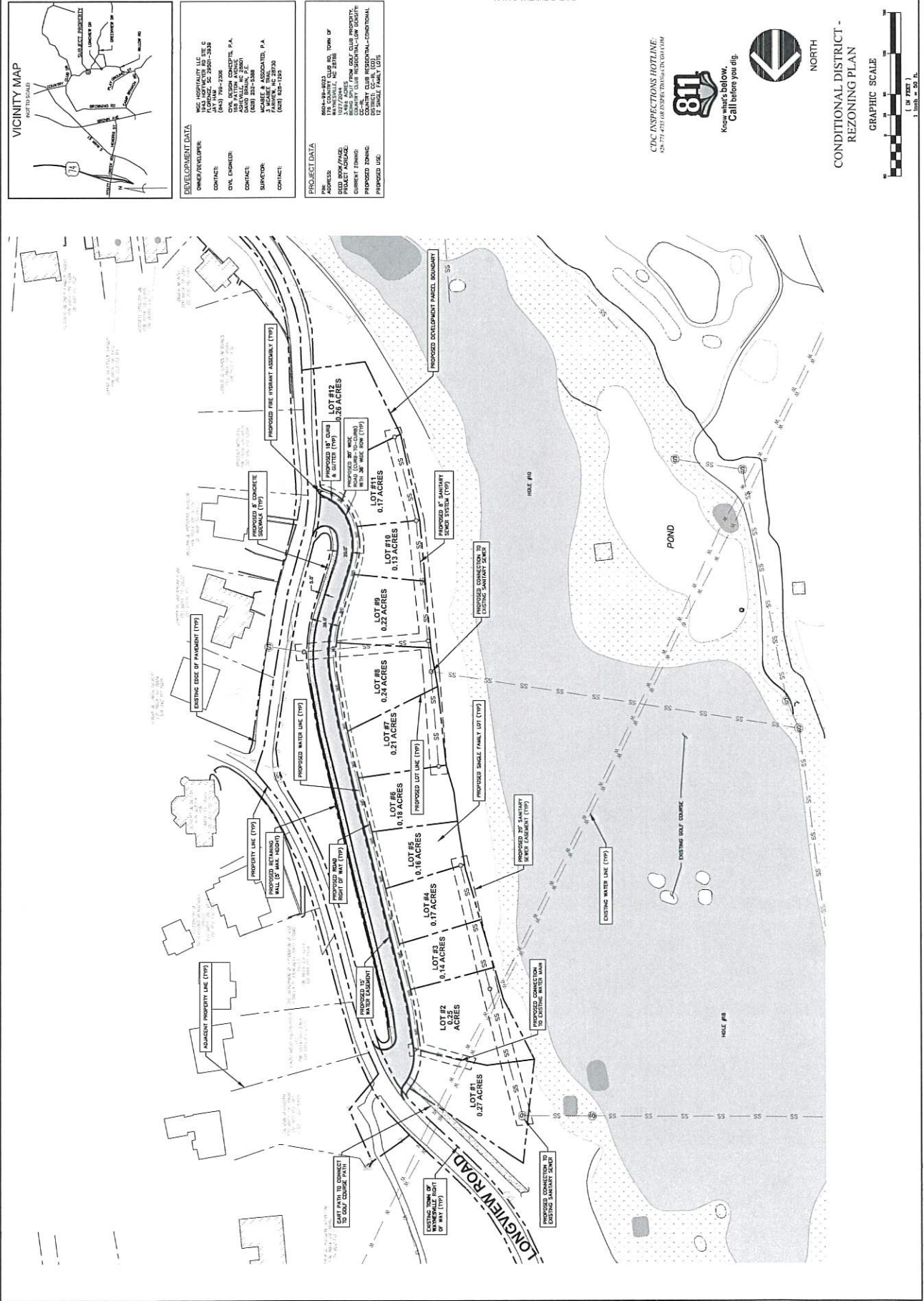
FOR REVIEW ONLY

NO.	DATE	DESCRIPTION	BY



188 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE 828.253.3388
FAX 828.253.3389

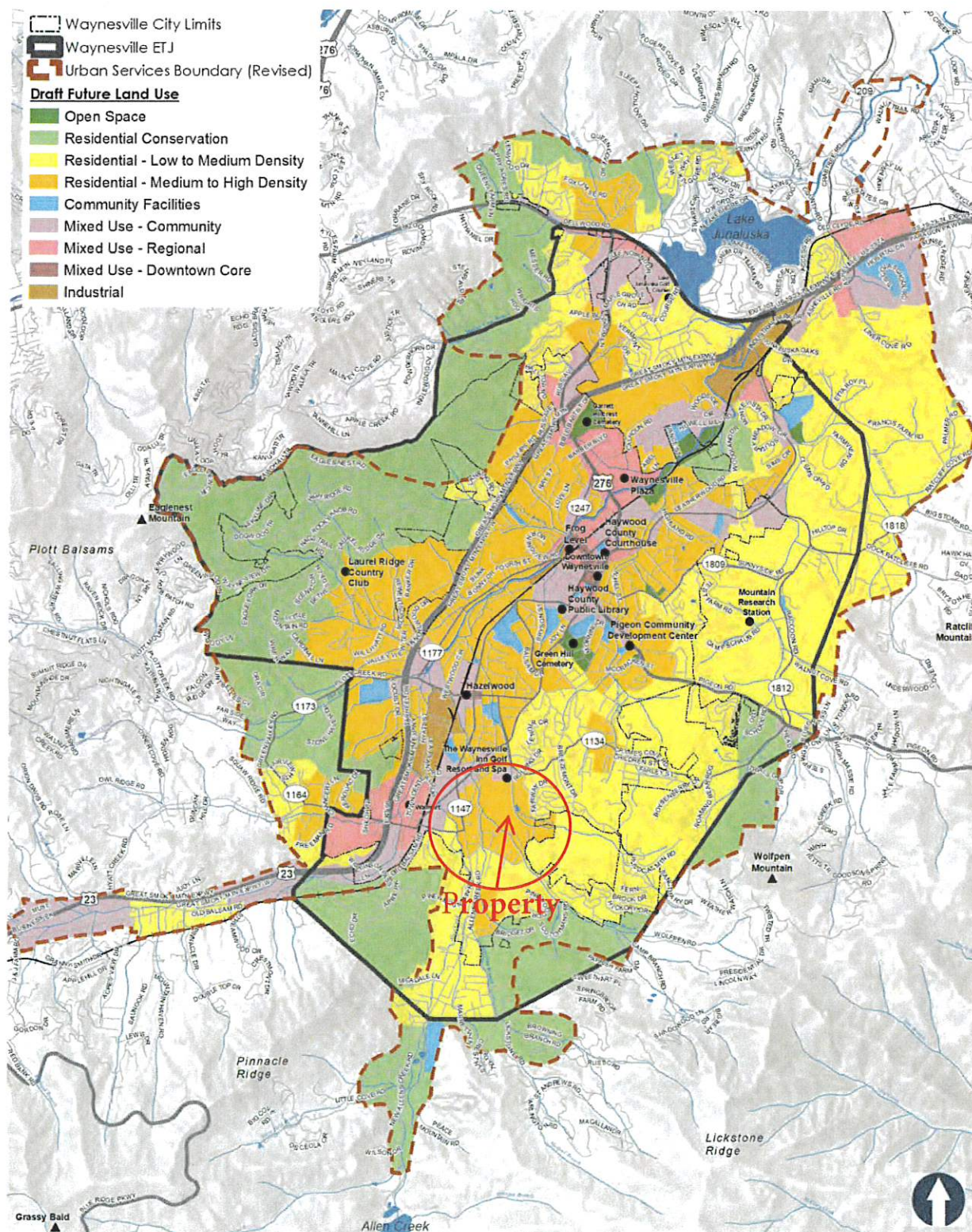
15 MAURICE STREET, SUITE #
WAYNESVILLE, NC 27686
PHONE 828.438.5488
FAX 828.438.5489



DEVELOPMENT DATA
OWNER/DEVELOPER:
WGC HOSPITALITY LLC
1100 W. GOLF COURSE RD., SUITE 200
WAYNESVILLE, NC 27686
(843) 799-2308
CITY ENGINEER:
TOM ATWOOD, CIVIL ENGINEER, P.E.
1000 W. GOLF COURSE RD., SUITE 200
WAYNESVILLE, NC 27686
(843) 293-1388
SURVEYOR:
J. MICHAEL R. HARRIS, S.D.
1000 W. GOLF COURSE RD., SUITE 200
WAYNESVILLE, NC 27686
(843) 824-1235

PROJECT DATA
PROJECT NO.:
2008-00000000
PROJECT NAME:
WGC HOSPITALITY LLC
1100 W. GOLF COURSE RD., SUITE 200
WAYNESVILLE, NC 27686
(843) 799-2308
CURRENT ZONING:
R-10
PROPOSED ZONING:
R-10
PROPOSED USE:
12 SINGLE FAMILY LOTS

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 information contained on this site is for informational purposes only and 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.



Report For

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

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1 inch = 400 feet

February 13, 2024

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24

Report For

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

Account Information

PIN: 8604-99-9023

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Commercial Use, Commercial Use, Commercial U
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:

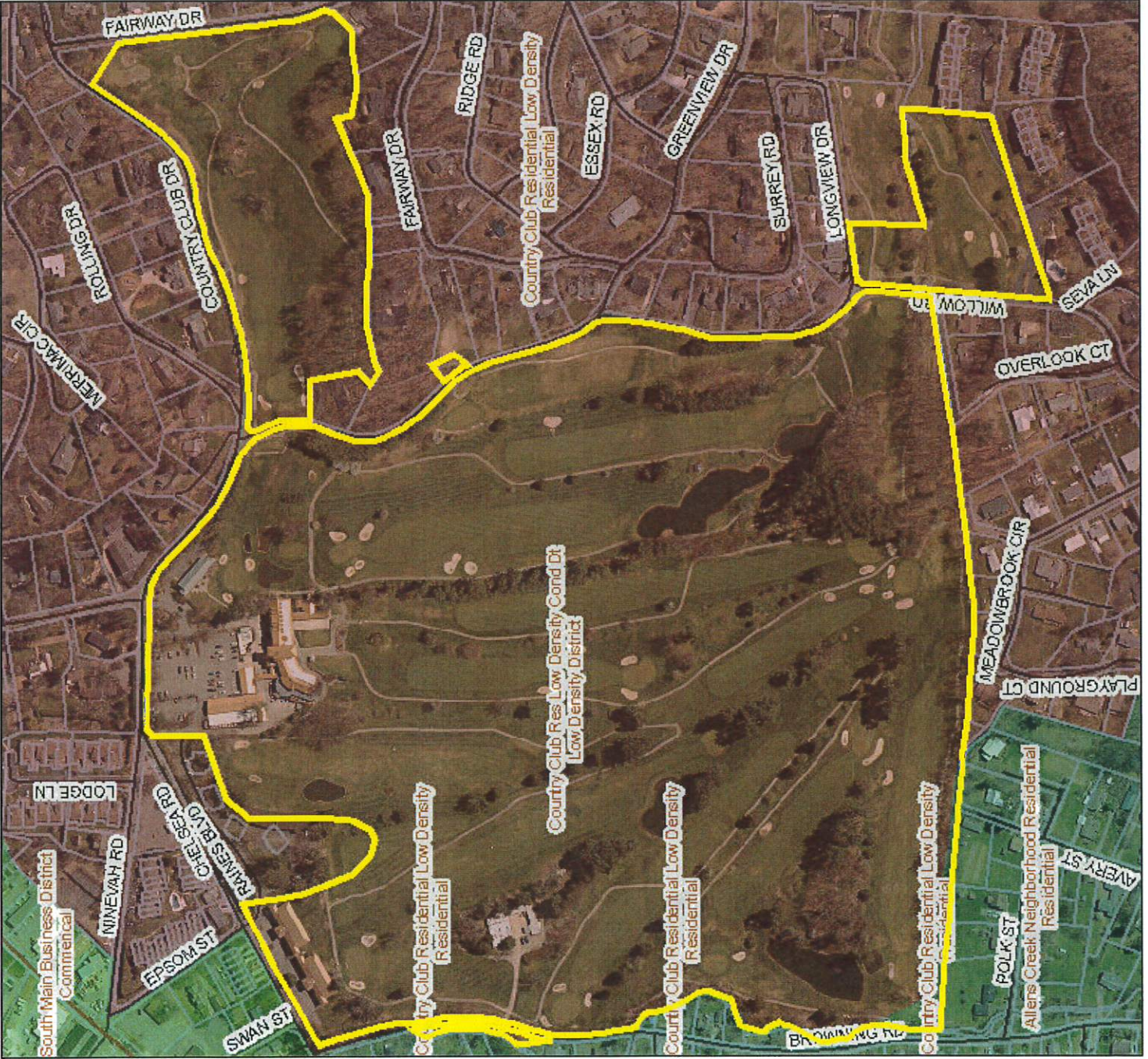
Market Value:

Deferred Value:

Assessed Value:

Sale Price:

Sale Date: 04/18/2021

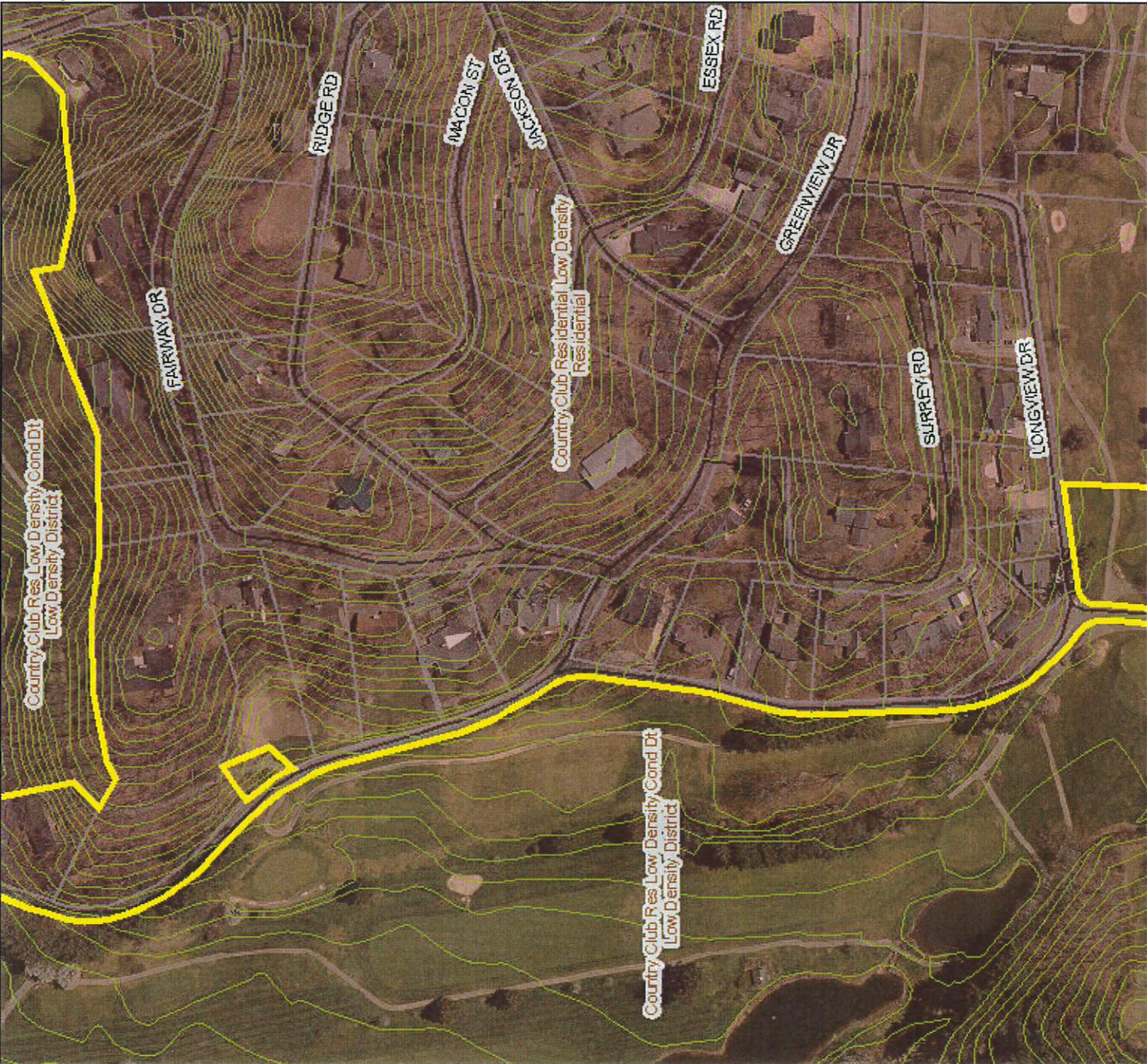


1 inch = 400 feet

February 13, 2024

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25



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

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Commercial Use, Commercial Use, Commercial Use
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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: \$7,174,500
Sale Price:
Sale Date: 04/18/2021



1 inch = 200 feet
February 13, 2024

26

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.

DATE 2021-04-19 BY HW

27

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.

28

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 Sumner

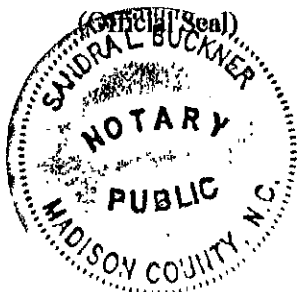
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Samuel Ned Carver

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



30

**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

NCBELS LICENSE #: C-2184



Longview
Development Area

January 25, 2024

1:10,258
0 0.075 0.15 0.3 mi
0 0.125 0.25 0.5 km

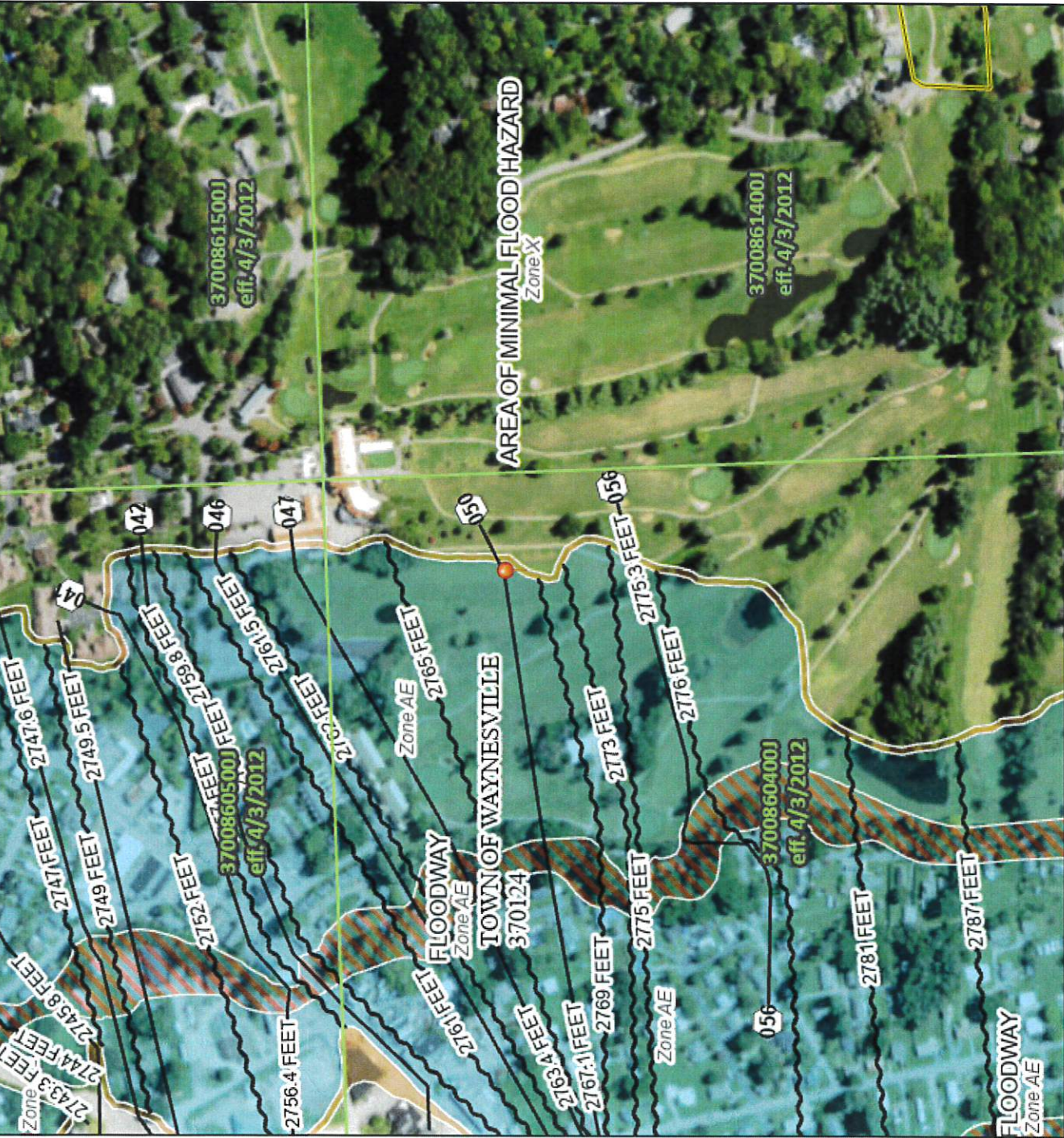
National Flood Hazard Layer FIRMette

33°01'41"N 35°28'22"W



Legend

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



Basemap Imagery Source: USGS National Map 2023

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A33
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee, See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped



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.

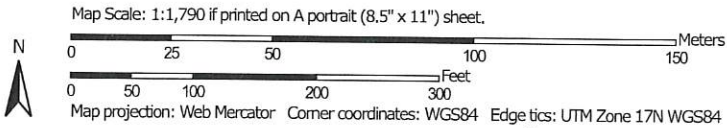
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/26/2024 at 8:06 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by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

33

Custom Soil Resource Report Soil Map (Longview Development Area)

34



MAP LEGEND

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.


















































































This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Haywood County Area, North Carolina
Survey Area Data: Version 25, Sep 13, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 1, 2022—May 9, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Area of Interest (AOI)	
	Area of Interest (AOI)
	Soils
	Soil Map Unit Polygons
	Soil Map Unit Lines
	Soil Map Unit Points
Special Point Features	
	Blowout
	Borrow Pit
	Clay Spot
	Closed Depression
	Gravel Pit
	Gravelly Spot
	Landfill
	Lava Flow
	Marsh or swamp
	Mine or Quarry
	Miscellaneous Water
	Perennial Water
	Rock Outcrop
	Saline Spot
	Sandy Spot
	Severely Eroded Spot
	Sinkhole
	Slide or Slip
	Sodic Spot
Water Features	
	Blowout
	Borrow Pit
	Clay Spot
	Closed Depression
	Gravel Pit
	Gravelly Spot
	Landfill
	Lava Flow
	Marsh or swamp
	Mine or Quarry
	Miscellaneous Water
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	Rock Outcrop
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	Sandy Spot
	Severely Eroded Spot
	Sinkhole
	Slide or Slip
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Transportation	
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	Marsh or swamp
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	Miscellaneous Water
	Perennial Water
	Rock Outcrop
	Saline Spot
	Sandy Spot
	Severely Eroded Spot
	Sinkhole
	Slide or Slip
	Sodic Spot

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%
Totals for Area of Interest		3.5	100.0%

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.

37

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

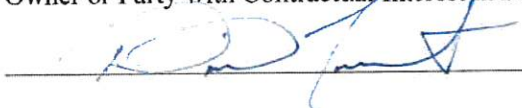
Address: 52 Walnut Street, Suite 9, Waynesville NC 28786

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

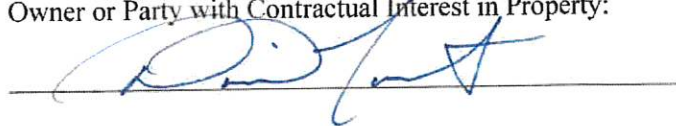
Address: PO Box 201, Waynesville NC 28786

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.

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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:



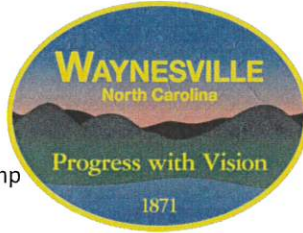
Address and phone number:

1943 Hoffmeyer Road – Suite C

Florence, SC 29501-3939

843.799.2306

41



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

42

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:

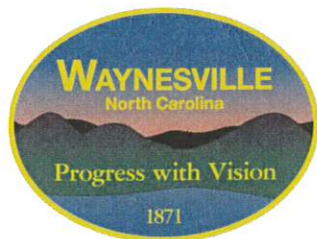
“In determining the volume of sewage from dwelling units with a wastewater system serving two or more dwelling units, the flow rate shall be 75 gallons per day per bedroom. The minimum volume of sewage from each dwelling unit with a wastewater system serving two or more dwelling units shall be 75 gallons 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.”



North Carolina Department of Environmental Quality | Division of Water Resources
512 North Salisbury Street | 1617 Mail Service Center | Raleigh, North Carolina 27699-1617
919.707.9000

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

44

FOR PUBLICATION IN THE MOUNTAINEER: February 7th and February 14th (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, 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

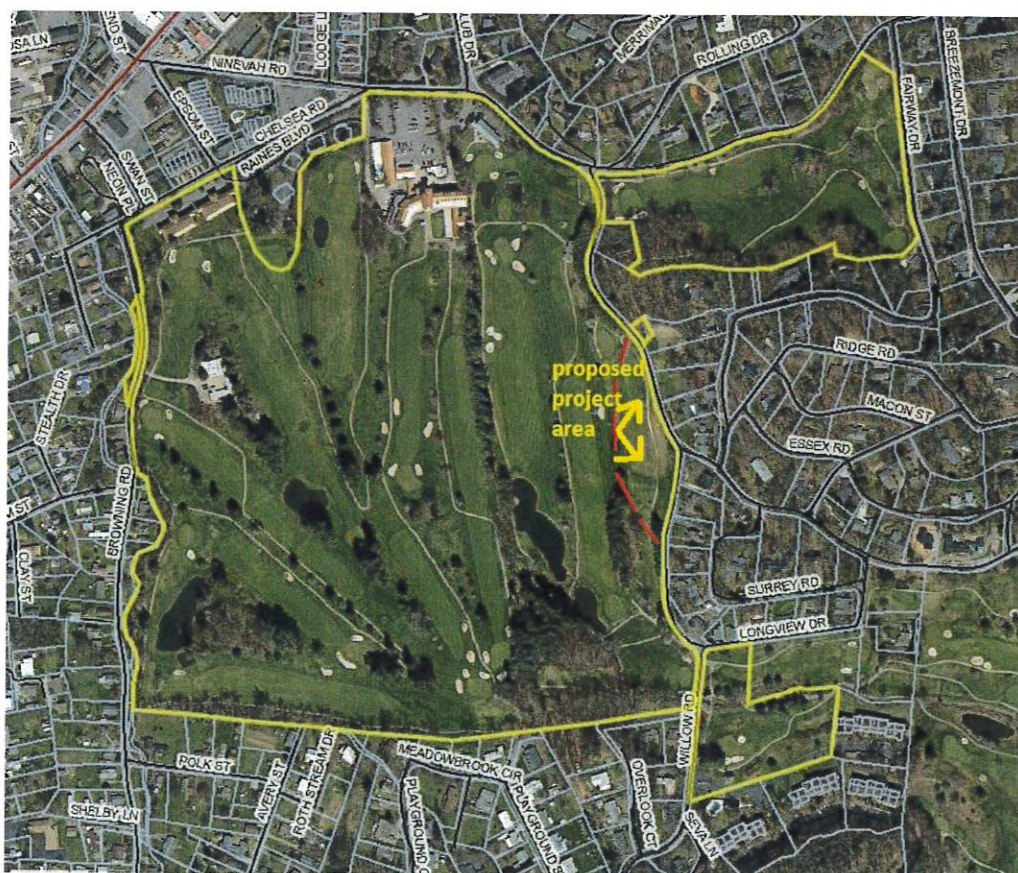
Phone (828) 456-8647 • Fax (828) 452-1492

www.waynesvillenc.gov

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.

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

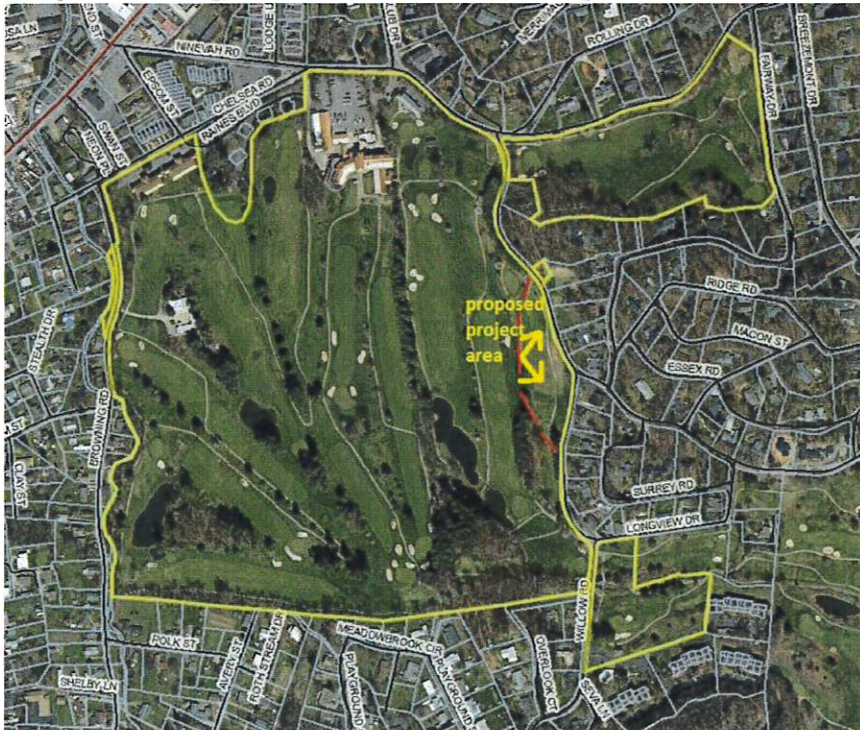
Dear Property Owner,

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:

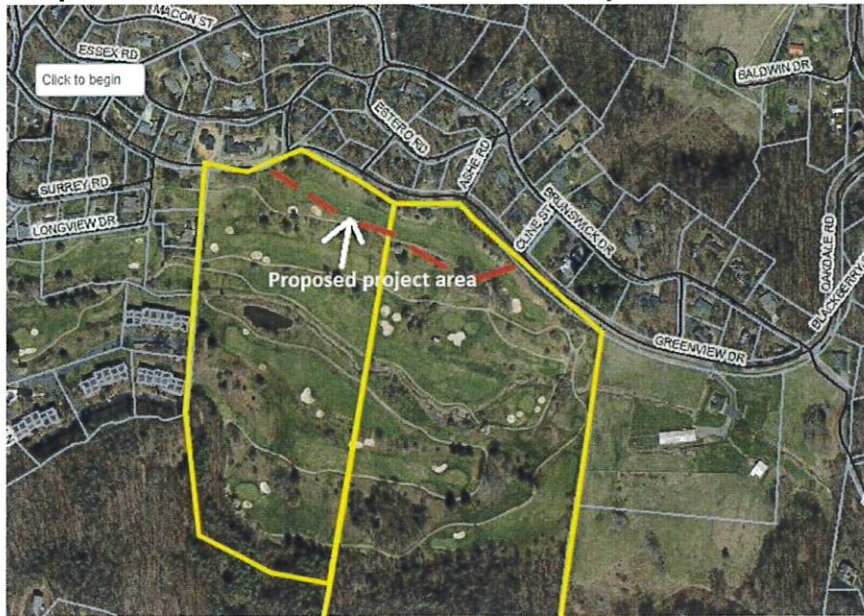
Meeting Information

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.

49

Longview Property Posted
on 2-27-24

THE TOWN OF WAYNESVILLE
PLANNING BOARD
WILL CONTINUE A PUBLIC HEARING
ON MARCH 18, 2024 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,

As a follow up to the Town of Waynesville Planning Board meeting that was held on February 26, 2024, there is a follow-up Neighborhood Meeting scheduled to discuss the proposed Longview Subdivision Development. We hope that you are able to attend.

Meeting Information

What	Longview Subdivision
When	March 14, 2024, 5:00 PM
Where	Waynesville Inn and Golf Club 176 Country Club Drive Waynesville, NC 28786 Meeting will be held in "The Watershed"

Proposed Longview Subdivision Development Area



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

Meeting Date: March 18, 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 the 2/26/24 Planning Board 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). On February 26, 2024, the Planning Board voted to continue the hearing on March 18, 2024, and staff provided an additional notice by re-posting the property on 2/27/24.

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 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



58

To: Town of Waynesville Planning Board
From: Olga Grooman, Land Use Administrator
Date: March 18, 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



59

To: Town of Waynesville Planning Board
Subject: Conditional District Rezoning Worksheet
Project: Greenview Subdivision
Date: March 18, 2024

The Planning Board hereby recommends to the Town Council the following conditions for the proposed Conditional District Rezoning:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

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



60

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

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.

62 9007

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
01/29/2024		22265 WIGC-Subdivision Development Rezoning/Map A		1,500.00
DATE 01/29/24 VENDOR Town of Waynesville			TOTAL	1,500.00

CIVIL DESIGN CONCEPTS, PA
168 PATTON AVENUE
ASHEVILLE, NC 28801
828-252-5388

FIRST CITIZENS BANK
239 FAYETTEVILLE ST
RALEIGH, NC 27601
66-30/531

9007

PAY

One Thousand Five Hundred and no/100

DATE	CHECK	CHECK AMOUNT
01/29/24	9007	\$1,500.00

TO THE
ORDER
OF

TOWN OF WAYNESVILLE
16 S. MAIN STREET
PO BOX 100
WAYNESVILLE NC 28786



Void after 90 days

[Handwritten Signature]
AUTHORIZED SIGNATURE

22265 Greenville Area
Rezoning / Map Amendment

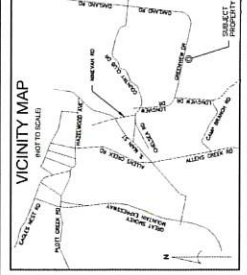
⑈009007⑈ ⑆053100300⑆001212944577⑈



WAYNESVILLE INN & GOLF CLUB

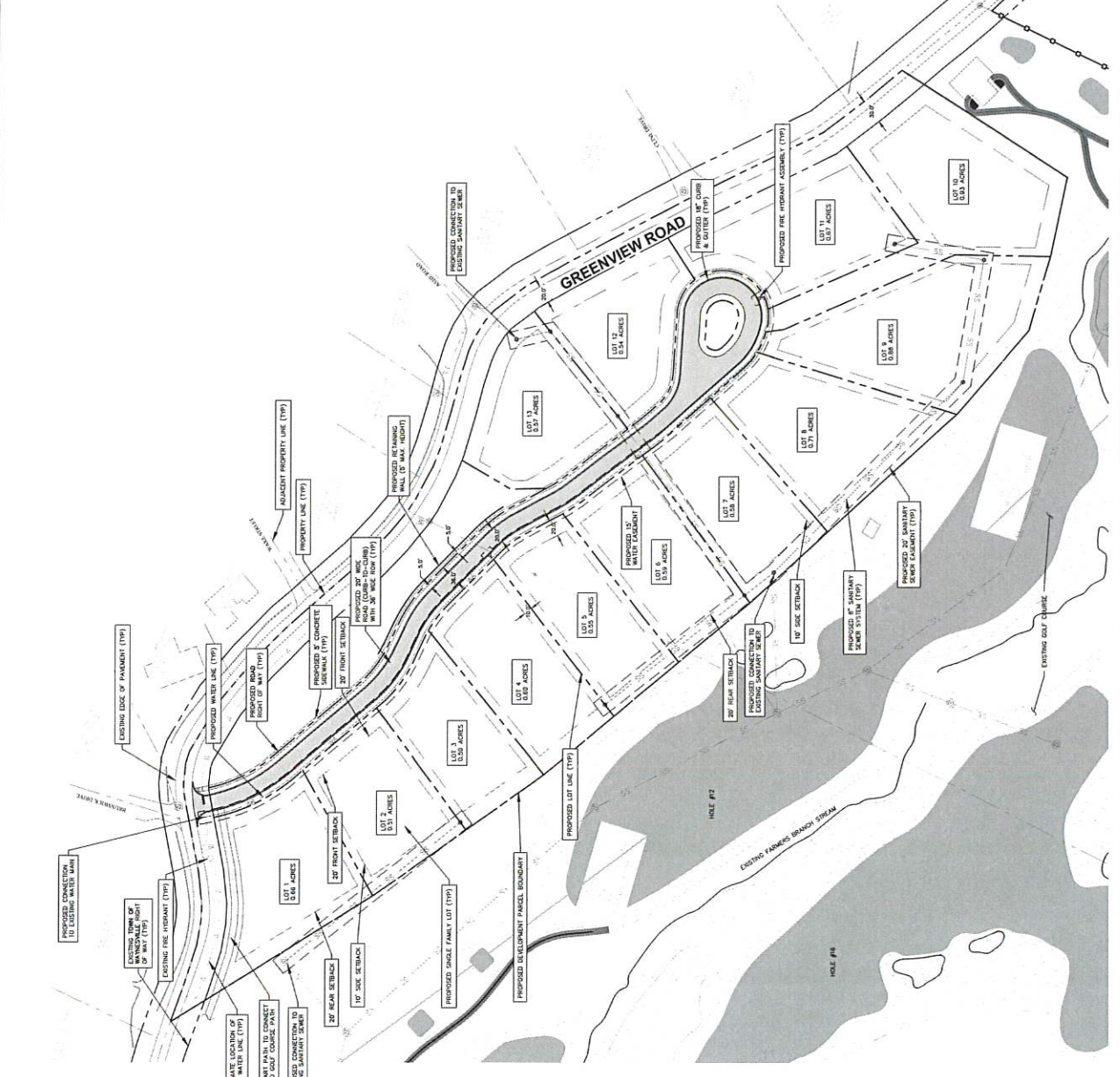
WAYNESVILLE, NORTH CAROLINA

63



DEVELOPMENT DATA	
OWNER/DEVELOPER	
CONTACT:	CIVIL ENGINEER:
WDC HOSPITALITY LLC 1745 NORTHSHORE BLVD STE C FALLS CHURCH, VA 22034-3528 (847) 799-2308	CIVIL DESIGN CONCEPTS, P.A. 10000 WOODBURN RD ASHVILLE, NC 28805 (813) 252-5388
CONTACT:	SURVEYOR:
D&D BRAUN, P.E. (813) 252-5388	MOORE & ASSOCIATES, P.A. 10000 WOODBURN RD FALLS CHURCH, NC 28805 (813) 252-5388

PROJECT DATA
PIN: _____
ADDRESS: _____
DEED BOOK/PAGE: _____
DEVELOPMENT AREA: _____
CURRENT ZONING: _____
PROPOSED ZONING: _____
PROPOSED USE: _____
SUBJECTS: _____
FRONT: _____
SOCK: _____
REAR: _____





65

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	52 Walnut Street Ste. 9, Waynesville, NC 28786
Phone 828-252-5388 Fax 828-252-5365	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.

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Phone 828-252-5388 Fax 828-252-5365**

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



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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Phone 828-252-5388 Fax 828-252-5365	Phone: 828-452-4410 Fax: 828-456-5455

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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.

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.

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Phone: 828-452-4410 Fax: 828-456-5455**

PENDING REVIEW FOR TAXES

70

DATE 9-23-16 BY MHW

2016008051

HAYWOOD CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & 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

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: lll

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; 8614-27-7912Mail/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 _____.

71

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: (Entity Name) 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)
 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____.

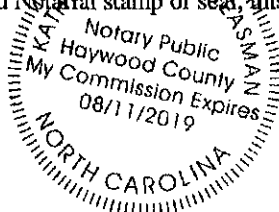
My Commission Expires: _____ Notary Public
 (Affix Seal) Notary's Printed or Typed Name

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: _____ Notary Public
 (Affix Seal) 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)



Kathleen Mull Creamer 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



73

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

DATE 12-14-17 BY SO

HAYWOOD COUNTY TAX CERTIFICATION

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

Mike Matthews, Haywood County Tax Collector

Date: 12/14/17 By: HBM

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

74

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.

75

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

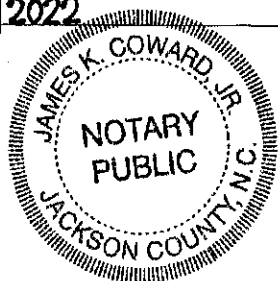
STATE OF NORTH CAROLINA
COUNTY OF JACKSON

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.cdcgo.com

NCBELS LICENSE #: C-2184

Haywood County



January 25, 2024

1:10,258

0 0.075 0.15 0.3 mi

0 0.125 0.25 0.5 km

77

National Flood Hazard Layer FIRMette

82°59'36"W 35°28'8"N



Legend

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

Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth Zone AE, AO, AH, VE, AR

Regulatory Floodway

SPECIAL FLOOD HAZARD AREAS

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee, See Notes, Zone X

Area with Flood Risk due to Levee Zone D

OTHER AREAS OF FLOOD HAZARD

NO SCREEN

Area of Minimal Flood Hazard Zone X

Effective LOMRs

Area of Undetermined Flood Hazard Zone D

OTHER AREAS

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

OTHER FEATURES

Cross Sections with 1% Annual Chance

Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

MAP PANELS

Digital Data Available

No Digital Data Available

Unmapped



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

78

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.



82°58'58"W 35°27'39"N

1:6,000

Feet

0

250

500

1,000

1,500

2,000

2,500

3,000

3,500

4,000

4,500

5,000

Basemap Imagery Source: USGS National Map 2023

Custom Soil Resource Report Soil Map (Greenview Development Area)








































79

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



MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Story Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
Special Point Features	 Special Line Features
 Blowout	Water Features
 Borrow Pit	 Streams and Canals
 Clay Spot	Transportation
 Closed Depression	 Rails
 Gravel Pit	 Interstate Highways
 Gravelly Spot	 US Routes
 Landfill	 Major Roads
 Lava Flow	 Local Roads
 Marsh or swamp	Background
 Mine or Quarry	 Aerial Photography
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Haywood County Area, North Carolina
Survey Area Data: Version 25, Sep 13, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 1, 2022—May 9, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

80

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%
Totals for Area of Interest		9.9	100.0%

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

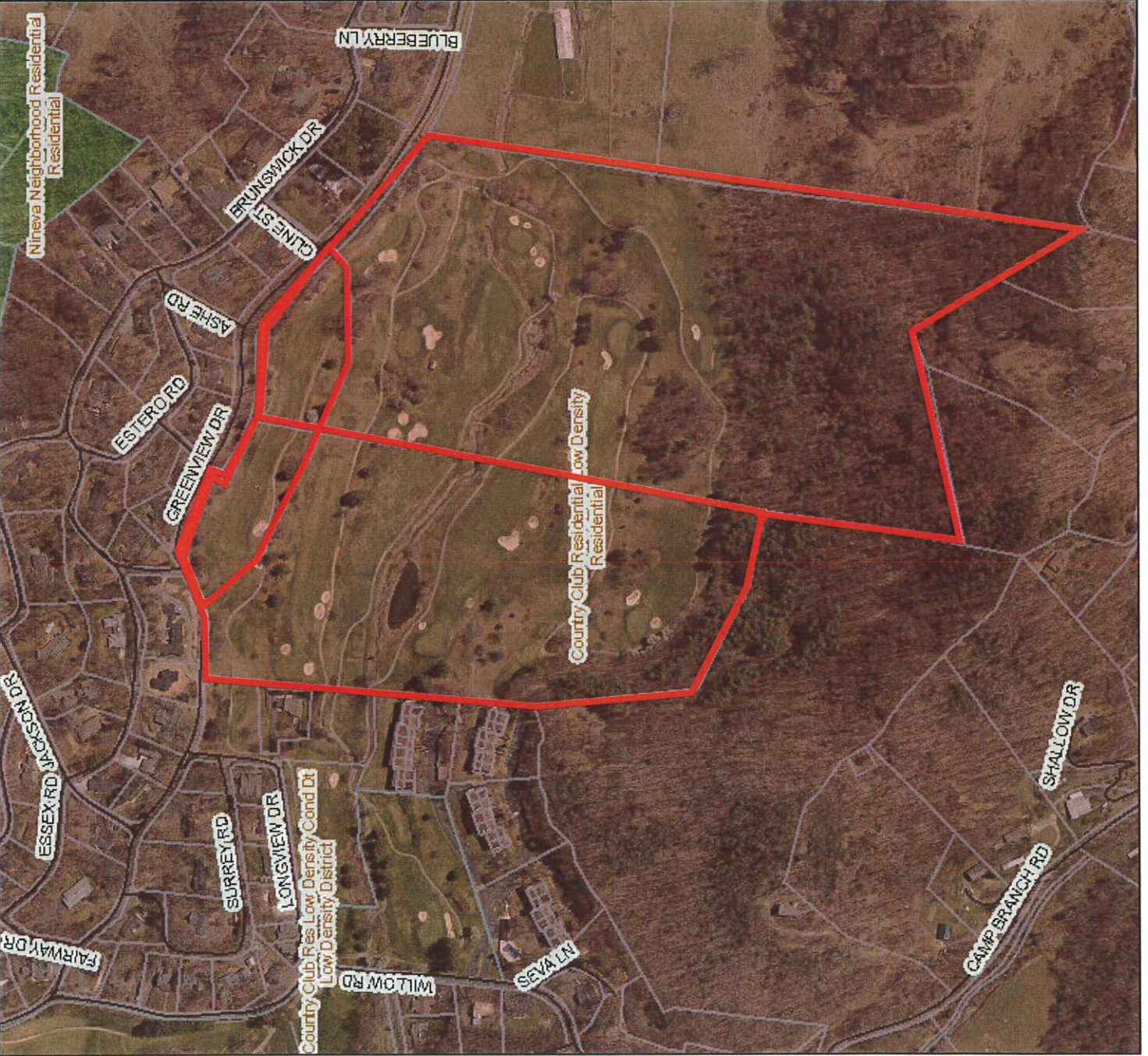
February 14, 2024

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. Haywood county and the website provider assume no legal responsibility for the information contained on these maps.

This map print out contains graphics



82



Report For

WGC HOSPITALITY LLC A SC LLC
1943 HOFFMEYER RD SITE 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

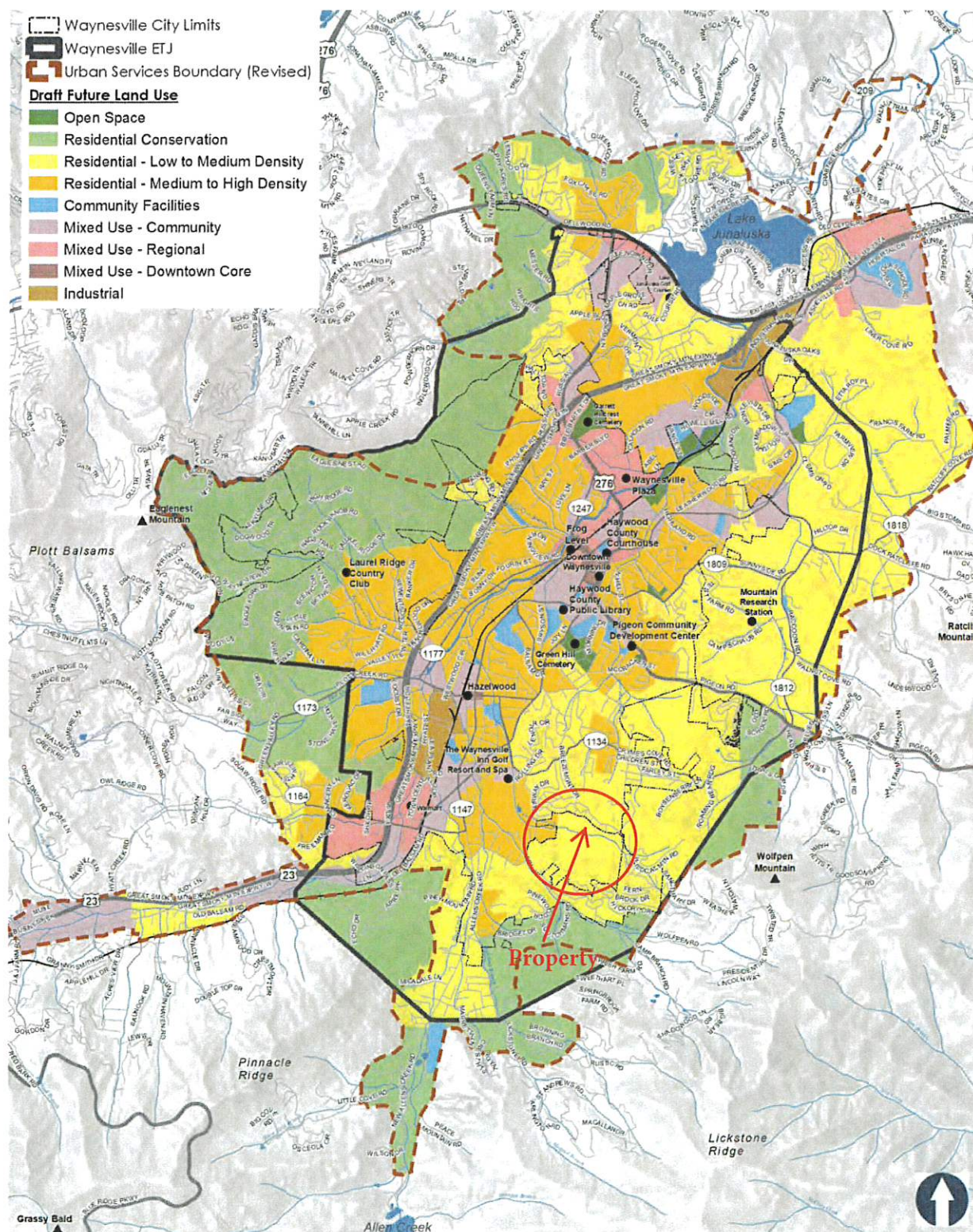
February 14, 2024

83

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This map print out contains graphics

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

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.

This map print out contains graphics

85

86

BRUNSWICK DR

CLINE ST

GREENVIEW DR

Country Club Residential Low Density Residential

ASHE RD

ESTERO RD

WAKE ST

ESSEX RD

Cond Dt



**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

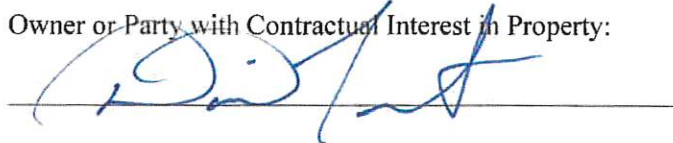
Address: 52 Walnut Street, Suite 9, Waynesville NC 28786

Phone and email: 828.252.5388 patrick@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**

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.

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,
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Name of Authorized Agent: Dave Braun

Title and Company: Civil Design Concepts, PA

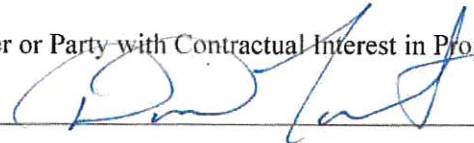
Address: 52 Walnut Street, Suite 9, Waynesville NC 28786

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

90

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.

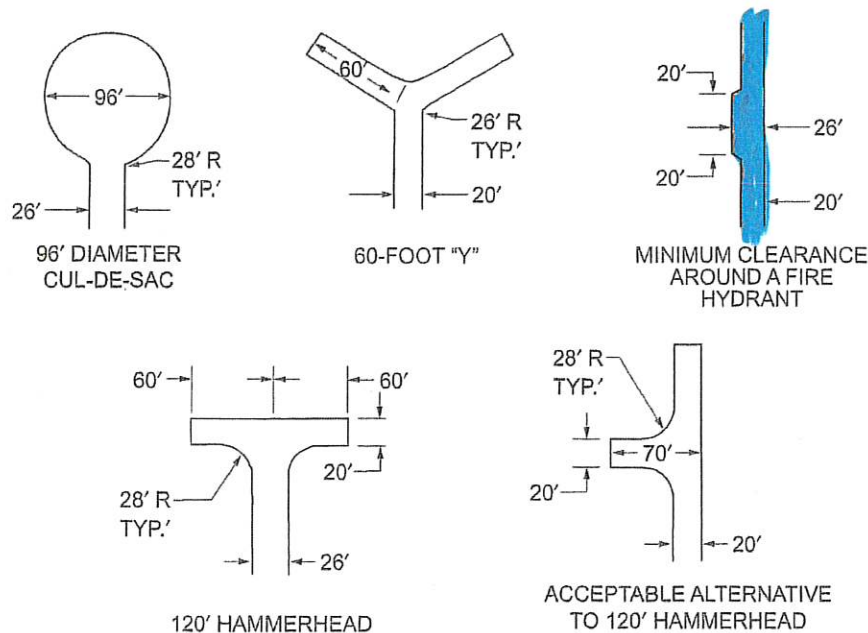
D103.3 Turning radius. The minimum turning radius shall be determined by the *fire code official*.

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**

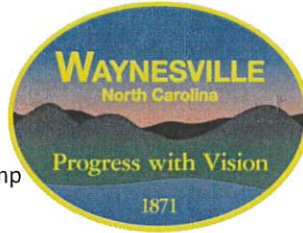
LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special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

93

ROY COOPER
Governor

ELIZABETH S. BISER
Secretary

RICHARD E. ROGERS, JR.
Director



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:

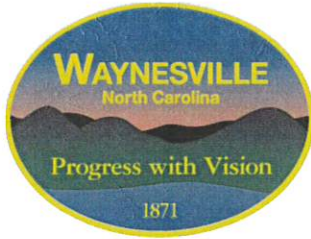
“In determining the volume of sewage from dwelling units with a wastewater system serving two or more dwelling units, the flow rate shall be 75 gallons per day per bedroom. The minimum volume of sewage from each dwelling unit with a wastewater system serving two or more dwelling units shall be 75 gallons 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.”



North Carolina Department of Environmental Quality | Division of Water Resources
512 North Salisbury Street | 1617 Mail Service Center | Raleigh, North Carolina 27699-1617
919.707.9000

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

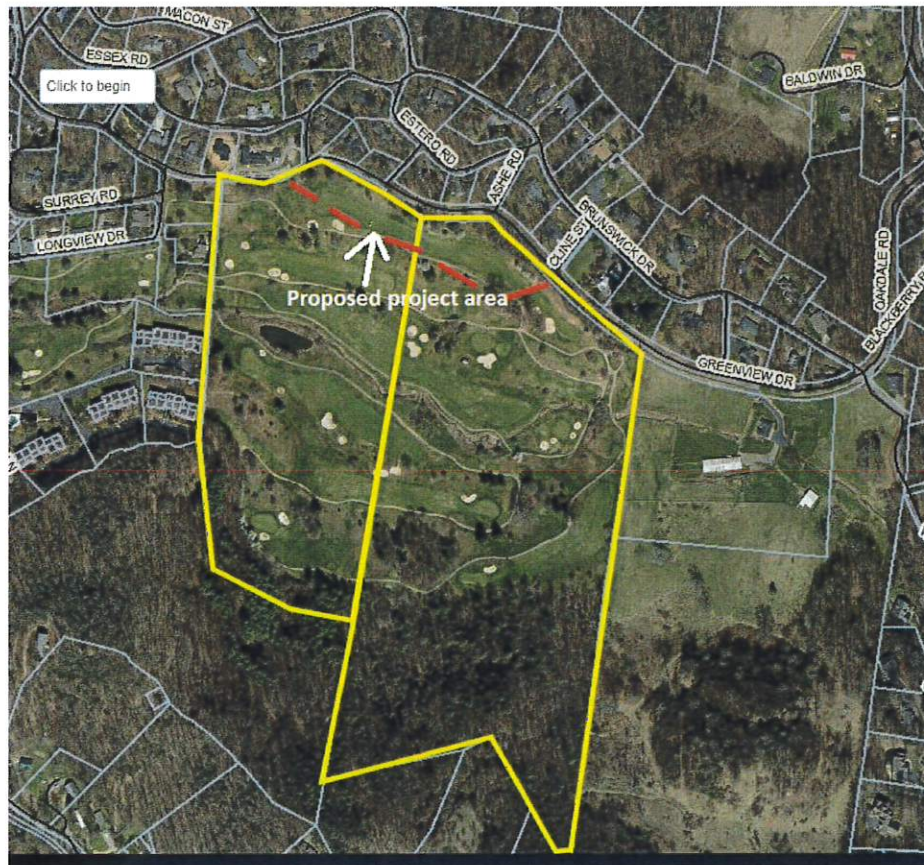
www.waynesvillenc.gov

95

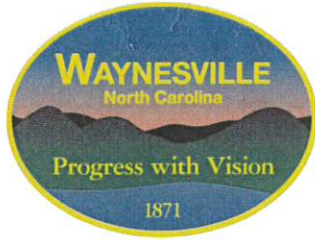
February 2, 2024

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.



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

96

FOR PUBLICATION IN THE MOUNTAINEER: February 7th and February 14th (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, 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

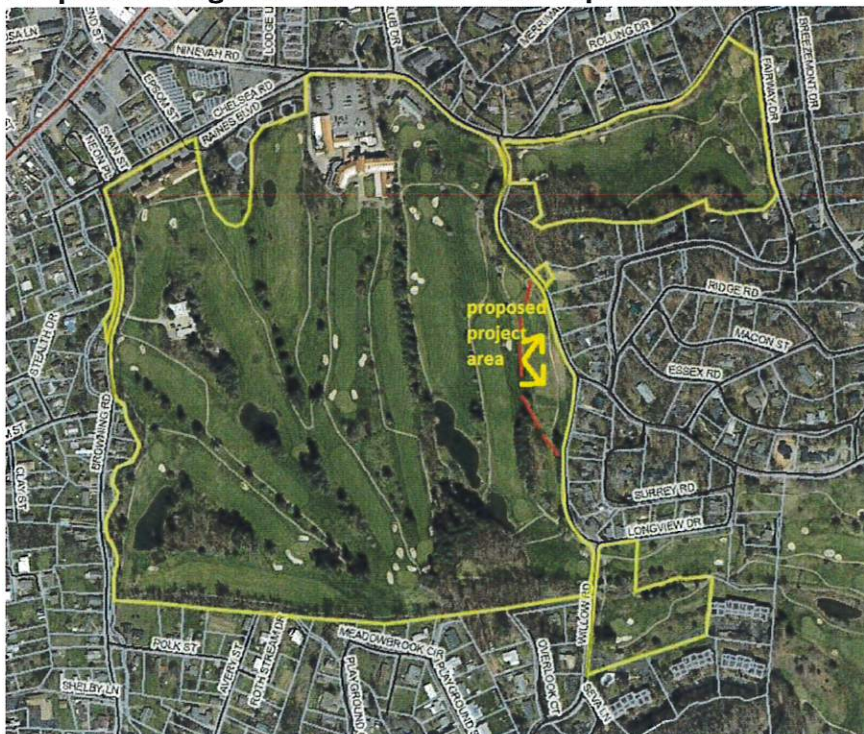
Dear Property Owner,

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 Greenvue 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.

Property Posted on 2/27/24

THE TOWN OF WAYNESVILLE
PLANNING BOARD
WILL CONTINUE A PUBLIC HEARING
ON MARCH 18, 2024 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

Planning Board Staff Report
Major Site Plan Review of Townhome Development on 1.12 acres
Administrative Site Plan Review

Meeting Date: March 18, 2024
Subject: Public hearing for a major site plan review
Project: 8-unit Townhome Development on 1.12 acres
Location: Parcel off Sulphur Springs Road, PIN 8605-74-1259
Zoning District: Hazelwood Business District (H-BD)
Applicant: Kalon Stiggins on behalf of Root & Branch Properties, LLC
Presenter: Olga Grooman, Land Use Administrator, Development Services

Background:

This is an application for the 8-unit townhome development- a major site plan review. The proposed project would create 2 buildings. Each building will have 4 attached townhomes with separate entrances from the street:

- The larger, southern building is 3/2.5 units will be approximately 1540 sq ft each
- The smaller, northern building is 2/2.5 units at approximately 1200 sq ft.

All units will face Sulphur Springs Road. The project will connect to Sulphur Springs Road via a 20-ft wide driveway and create 15 shared parking spaces for the residents. The property is 1.12 acres and is zoned as Hazelwood Business District (H-BD).

The property is located at the intersection of Sulphur Springs Road and Elysina Avenue. The lot is currently vacant. The two houses that existed there were in a dilapidated state and were demolished in October 2023. The site is surrounded by the gas station (across), offices, retail businesses, and professional services buildings on all sides.

The applicant first met with the Town's Technical Review Committee (TRC) consisting of zoning, Public Services, building inspections, and fire staff on January 31, 2024. Based on the TRC feedback, the developer officially submitted the application on February 28, 2024. Staff provided notices of this public hearing in the Mountaineer newspaper (03/03/24 and 03/10/24), by posting the property (02/28/24), and via first-class mail to adjacent property owners within 100 ft (02/28/24). Per LDS section 15.3.7, the applicant held a neighborhood meeting on site on March 15, 2024.

Project Overview:

This is a major site plan review, a procedure of an administrative review— **an objective evaluation**. The planning board is the *Administrator* in accordance with LDS Section 15.8.2 Site Plan/Design Review (Major). Because this project is a development of 8 or more units, it is reviewed by the Planning Board as a major site plan, and a public hearing is required.

For the major site plan review, the Planning Board must find that each of the following facts to be true in order to approve, or approve with conditions, a major site plan (LDS 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

The project proposes 8 townhomes: 2 buildings of 4 units each with front and rear access to the outside for each unit, as indicated on the plan. Per LDS 17.3:

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 fire walls, and the land underneath each unit is titled to the unit.*

Staff Review Comments:

Consistency with adopted plans and policies of the Town (LDS Chapter 1)- 2035 Comprehensive Land Use Plan:

In the 2035 Comprehensive Land Use Plan, this property is designated as *Mixed Use-Community* on the Future Land Use Map:

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. Residential single and multifamily development of medium densities may be vertically or horizontally integrated with the commercial. These areas will likely have access to municipal utilities and development should be connected to transit and pedestrian ways. Scale of these areas should vary based on context (p. 27).

The proposed project is also consistent with the 2035 Comp. Plan's goals:

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

- Encourage infill, mixed-use and context-sensitive development.

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.

Purpose and Intent by Zoning District (LDS Chapter 2): H-BD

The property is within Hazelwood Business District (H-BD). The residential use of the property remains consistent with the district's purpose and intent (LDS 2.3.6. B):

The Hazelwood Business District (H-BD) *is a small scale center for business, retail and institutional activity serving the residents of Hazelwood, Plott Creek, Eagles Nest and other surrounding neighborhoods. A broad mixture of uses is permitted, however, development in the future must be sensitive in design and provide for a high level of pedestrian safety and comfort. The large undeveloped tracts of land in this district must be well connected both to the neighborhood and the center as they develop. On-street parking is permitted and encouraged on many streets. Articulation in this area should occur at the scale of the pedestrian with buildings built at the scale of a neighborhood center. Connections among properties within this district and to surrounding districts are very important.*

The proposed project is an in-fill development. Sidewalks are available to the north of the property along Sulphur Springs Road and Elysina Avenue. The project would connect to the existing sidewalk at the intersection of Elysina Avenue and Sulphur Springs Road (*see site plan*).

Zoning Compliance and Dimensional Requirements (LDS Chapter 2-4):

LDS 2.5.3- Table of Permitted Uses: Townhomes are permitted outright in H-BD.

LDS 2.4.1 Dimensional Standards for NR:

- There is no density, minimum lot size, or minimum pervious surface requirements for H-BD. The district is also exempt from civic space.
- District's front and street side setbacks are 0-10 ft, side setback from adjacent lot is 0 ft, and rear setback is 20 ft. The setbacks between the buildings are 0 per LDS and a minimum of 6 ft between overhangs by the NC Residential Building Code.

The proposed setbacks are at least 50+ ft to the rear property line and 23 ft between the buildings, which are compliant. As for the front and street-side setbacks, the developer is asking for a variance to accommodate parking in the front and stay away from the floodway. Because of that, the buildings will need to be set further than the **maximum setback** of 10 ft at the front and street side. Any site approval will be contingent on the **parking location and maximum setback variances** that the Zoning Board of Adjustment will review on April 2, 2024. The reason for these variances is to stay away from the floodway area that could be potentially developed, but it should rather be reserved to store flood waters.

- All dwellings are designed so that the primary façade is two (2) stories, and the height is 27.2 ft. The height allowed in H-BD is 3 stories maximum (building height is measured from the highest adjacent grade to the peak of the sloped roof at the primary façade). The project is compliant.

LDS 3 Supplemental Standards: There are no supplemental standards for townhomes. They are permitted outright in H-BD.

LDS 4.3- Basic Lot and Use Standards: all proposed units will face Sulphur Springs Road. The orientation of the façade is compliant. Per LDS 4.3.1, *all lots shall front upon a public street or a driveway.*

LDS 4.4- Measurement of the Building Height: the proposed dwellings are 2-story with the height of 27.2 ft measured from the the highest adjacent grade to the top of the sloped roof. Compliant.

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

LDS 5.8.2- Roofs and Eaves: The buildings have sloped roofs with eaves, which meet design standards.

LDS 5.8.3- Building Entrances: Usable porches and stoops are recommended. The developer proposes stoops at the main entrances with the number of steps to be determined based on the exact floodplain elevations.

LDS 5.8.4-Garages: no garages are proposed, and they are not required.

LDS 5.8.5(A)- Façade Design: at least 15% of the area of the façade that faces a street must be windows or main entrance doors. The dwellings front Sulphur Springs Road, and a side façade of one building is adjacent to Elysina Avenue. A rough calculation indicates that about 20% of the primary façade and about 15% of the northern façade consist of windows and doors.

LDS 5.8.5(B)- Detailed Design for Townhomes and Apartment Buildings: Any façade facing a public street shall have at least five architectural elements from the list in the ordinance. The front and street-side facades are compliant, as they propose:

- Window trims
- Gables
- Eaves
- Decorative patterns on the exterior finish
- Off-sets in building roof
- Door grilles, panels, and overhangs

LDS 5.8.6- Materials: a list of allowed wall and roof materials per LDS includes natural or *synthetic materials similar and/or superior in appearance and durability*. Vinyl may be used on buildings that are at least 20 ft away from the next closest building. Allowed roof materials include *synthetic or asphalt shingles*. The project proposes the following materials which are compliant:

- Architectural roof shingles
- Vinyl siding and soffits
- Composite material fascia and trim

Infrastructure (LDS Chapter 6):

- The development will connect to the Sulphur Springs Road via a 20-ft asphalt driveway.
- The closest fire hydrant is located at the intersection of Eagles Nest Road and Sulphur Springs Road to the north of the property. Each dwelling is within 600' from a hydrant, per Section 507.5.1 of the 2018 NC Fire Code. Compliant.
- The project is designed to have 15 shared parking spaces. A bike rack is proposed between the buildings. The development will not create new streets.
- Existing utilities (water, sewer) are shown on the attached maps. The Public Services confirmed via the attached letter that the Town will be able to provide water and sewer distribution to the dwellings. By each duplex connecting to the sewer line via an individual tap, the SOC allocations will not be affected. The development will make individual taps to the sewer line located across the road beside Eagles Nest Grocery (*see maps*). Under the current SOC, no sewer line extensions are allowed. The project will not be applying for a sewer line extension, and the taps are allowed to be made to the existing sewer lines under the current order.
- Duke Energy will provide electric service for the parcel.
- **LDS 6.6.2. D- Residential Street:** Sulphur Springs is the principal frontage of the project. LDS requires a 5-ft sidewalk with a 5-ft planting strip along residential streets. The project is compliant and proposes a 5-ft sidewalk with landscaping strip along Sulphur Springs Road.

Civic Space (LDS Chapter 7):

Per LDS 7.3 and 2.4.2, Business Districts are exempt from civic space requirements.

Landscape (LDS Chapter 8):

LDS 8.4- Buffer Yard: The north-eastern corner of the property borders Hazelwood Urban Residential district. Therefore, a Type C Buffer is required. This type of buffer is a semi-opaque 10-20 ft deep buffer consisting of canopy and/or understory trees, and shrubs. There is an existing dense planting of canopy trees on that corner (along the creek). The developer will preserve them and satisfy the buffer requirement. The street view maps are attached.

LDS 8.5- Street Tree Planting: Within H-BD district, street trees are required at a rate of 1 canopy tree for every 50 feet of street frontage, with a maximum spacing of 50 feet on-center. These trees must be planted in a planting strip at least 5 feet in width. The Master Plan satisfies this requirements. Additionally, there are existing trees along Sulphur Springs and Elysina Avenue that the developer will preserve (*see exhibit*).

LDS 8.6.1- Parking Lot Screening: 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 ft along with canopy trees planted with a maximum spacing of 30 feet on-center. The developer meets this requirement and proposes a landscaping screen along the parking areas adjacent Sulphur Springs Road and abutting property to the south in addition to canopy trees.

LDS 8.6.2- 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 space is required.* The project will have 15 parking spaces, and all of the parking spaces are within 40 ft of the proposed trees. Compliant.

LDS 8.7.1- Screening of Dumpsters: No dumpsters are proposed.

Parking and Driveways (LDS Chapter 9):

LDS 9.2: Required parking for townhomes is 1.5 spaces per unit. Therefore, 12 spots are required for 8 units, and the project will have 15, which is compliant. There is one bike rack required per 20 auto spaces, and the project proposes one bike rack between the buildings.

LDS 9.3: The permitted locations for parking areas for townhomes are side and rear yards in H-BD. The developer has applied for a variance to the Zoning Board of Adjustment to allow the parking at the front of the lot in order to stay away from the floodway area.

LDS 9.8.3- Driveway Standards:

- The minimum distance between the driveways is H-BD is 50 ft, and the minimum distance between the driveway and a street is 100 ft. The project is compliant.
- Two-way drives must be between 18-24 ft wide. The project will connect to Sulphur Springs Road via a 20-ft drive, which is compliant. The driveway access has also been reviewed by the Fire Marshall and Building Inspections.
- The proposed driveway and parking areas will be asphalted. Compliant.

Lighting and Signs (LDS Chapters 10, 11):

No additional lighting or signage is proposed.

Environmental (LDS Chapter 12):

The applicant submitted an Environmental Survey which includes:

- Existing conditions of the site show mostly flat topography with a gentle slope towards the creek at the back of the lot.
- The lot is mostly grassy with several mature trees along the perimeter of the property.
- The property is in the 100-year floodplain, with the back of the property (0.41 acre) in the floodway. All the buildings constructed in the floodplain will require an elevation certificate and will need to be elevated to at least one foot above the determined base flood elevation. There is no construction proposed in the floodway. Base flood elevations are between 2,696-2,696.5 ft.
- The site does not fall within the steep slope and hillside regulations, and the entirety of the lot is under 2,900 ft in elevation. The majority of the lot is at 2,695 ft elevation.
- There is an existing grassy ditch line that manages stormwater runoff along the full length of the property. The developer will be preserving it and shows drainage on the plan towards the northern side of the property.
- Net increased impervious surface is 11,575 sf. Because it is under 24,000 sf, the stormwater master plan and permit are not required.
- Because the project disturbs less than an acre, it will obtain Land Disturbing Permit from Development Services. The applicant will need to provide a sedimentation and erosion control plan as a part of the permit application.

Comment:

Staff submits that:

1. The proposed Major Site Plan is consistent with the 2035 Comp. Land Use Plan, Goals 1 and 2.
2. The master plan shows general compliance with the ordinance. However, site approval will be contingent on the two variances (parking lot location and front/street-side setbacks), as determined by the Zoning Board of Adjustment. The approval of the site plan does not exempt it from the requirements of the Building, Fire Codes, and any other laws, rules, or regulations.
3. The plan has infrastructure as required by the ordinance to support the plan as proposed.

The staff recommends that the Board approves this application for the Major Site Plan as proposed.



107

To: Town of Waynesville Planning Board
From: Olga Grooman, Land Use Administrator
Date: March 18, 2024
Subject: Major Site Plan Statement of Consistency
Description: Sulphur Springs Townhomes (PIN 8605-74-1259)

The Planning Board hereby adopts 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 _____

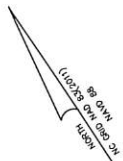
The motion passed _____. (*unanimously or vote results here*)

Susan Teas Smith, Planning Board Chair

Date

Esther Coulter, Administrative Assistant

Date



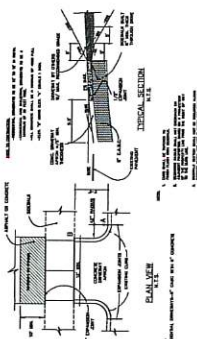
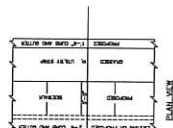
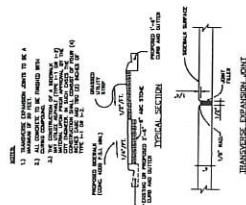
LEGEND:
 PROBABLY DRY
 PROBABLY WET
 ADJONER LINE (NOT SURVIVED)
 AGONER LINE (NOT SURVIVED)
 ADJONER LINE (SURVIVED)
 AGONER LINE (SURVIVED)
 BOUNDARY WITH WATERCOURSE

- | | |
|----|-----------------------|
| | CALCULATED POINT |
| | EXISTING REBAR OR PIN |
| #5 | REBAR SET |
| PB | PLAT BOX |
| DB | DEED BOOK |
| PG | PAGE |

NOTES:

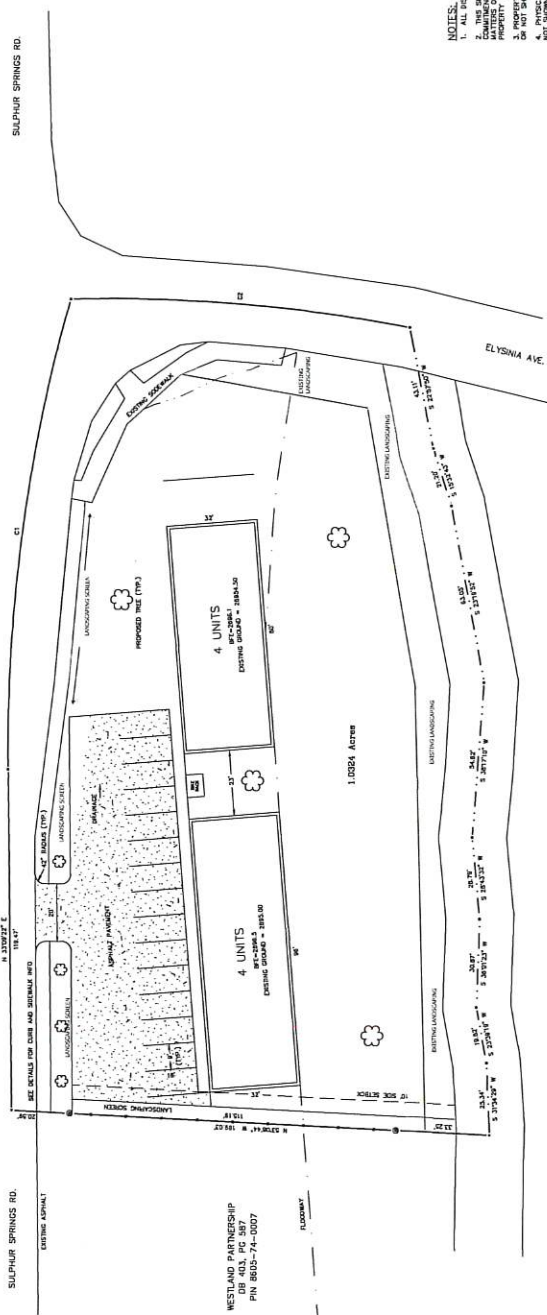
1. ALL DISTANCES ARE GROUND DISTANCES, UNLESS OTHERWISE SHOWN.
2. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE INSURANCE POLICY. THEREFORE, THE SURVEYOR ASSUMES ALL MATTERS OF RECORD THAT MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SECOND HAND.
3. PROPERTY SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS SHOWN OR NOT SHOWN, VISIBLE OR NOT VISIBLE.
4. THERE IS NO RECORDABLE ACCESS HORIZONTAL CONTROL WITHIN 2000' OF THE SUBJECT PROPERTY.
5. SEE SURVEY FOR COORDINATES.


SITE PLAN FOR:
ROOT & BRANCH, LLC
TOWN OF HAYNESVILLE, HAYWOOD COUNTY, NC
HAZELWOOD BUSINESS DISTRICT ZONING
1.12 ACRES
DEED BOOK 109-100 PAGES 1047
PIN 8600-74-1259
OWNERS OF RECORD: ROOT & BRANCH PROPERTY, LLC

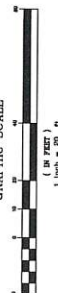


STANDARD DRIVEWAY APRON

STANDARD CONCRETE SIDEWALK



DATE	NAME	AGE	SEX	CHURCH	CHURCH LEADER	CHURCH BAPTISM	CHURCH ADDRESS
1900	JOHN	25	M	1900	1900	1900	1900
1901	JANE	24	F	1901	1901	1901	1901
1902	JAMES	23	M	1902	1902	1902	1902
1903	JANET	22	F	1903	1903	1903	1903
1904	JACK	21	M	1904	1904	1904	1904
1905	JANE	20	F	1905	1905	1905	1905
1906	JAMES	19	M	1906	1906	1906	1906
1907	JANET	18	F	1907	1907	1907	1907
1908	JACK	17	M	1908	1908	1908	1908
1909	JANE	16	F	1909	1909	1909	1909
1910	JAMES	15	M	1910	1910	1910	1910
1911	JANET	14	F	1911	1911	1911	1911
1912	JACK	13	M	1912	1912	1912	1912
1913	JANE	12	F	1913	1913	1913	1913
1914	JAMES	11	M	1914	1914	1914	1914
1915	JANET	10	F	1915	1915	1915	1915
1916	JACK	9	M	1916	1916	1916	1916
1917	JANE	8	F	1917	1917	1917	1917
1918	JAMES	7	M	1918	1918	1918	1918
1919	JANET	6	F	1919	1919	1919	1919
1920	JACK	5	M	1920	1920	1920	1920
1921	JANE	4	F	1921	1921	1921	1921
1922	JAMES	3	M	1922	1922	1922	1922
1923	JANET	2	F	1923	1923	1923	1923
1924	JACK	1	M	1924	1924	1924	1924
1925	JANE	0	F	1925	1925	1925	1925



FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS
LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON
MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT
AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED
APRIL 03, 2012
MAP NUMBER: 3700800500

PRELIMINARY
FOR REVIEW PURPOSES ONLY
NOT INTENDED FOR SALES, CONVEYANCES,
OR TRANSACTION OR RECORDING



SURVEYOR'S CERTIFICATE.

[illegible]

NOV 1991

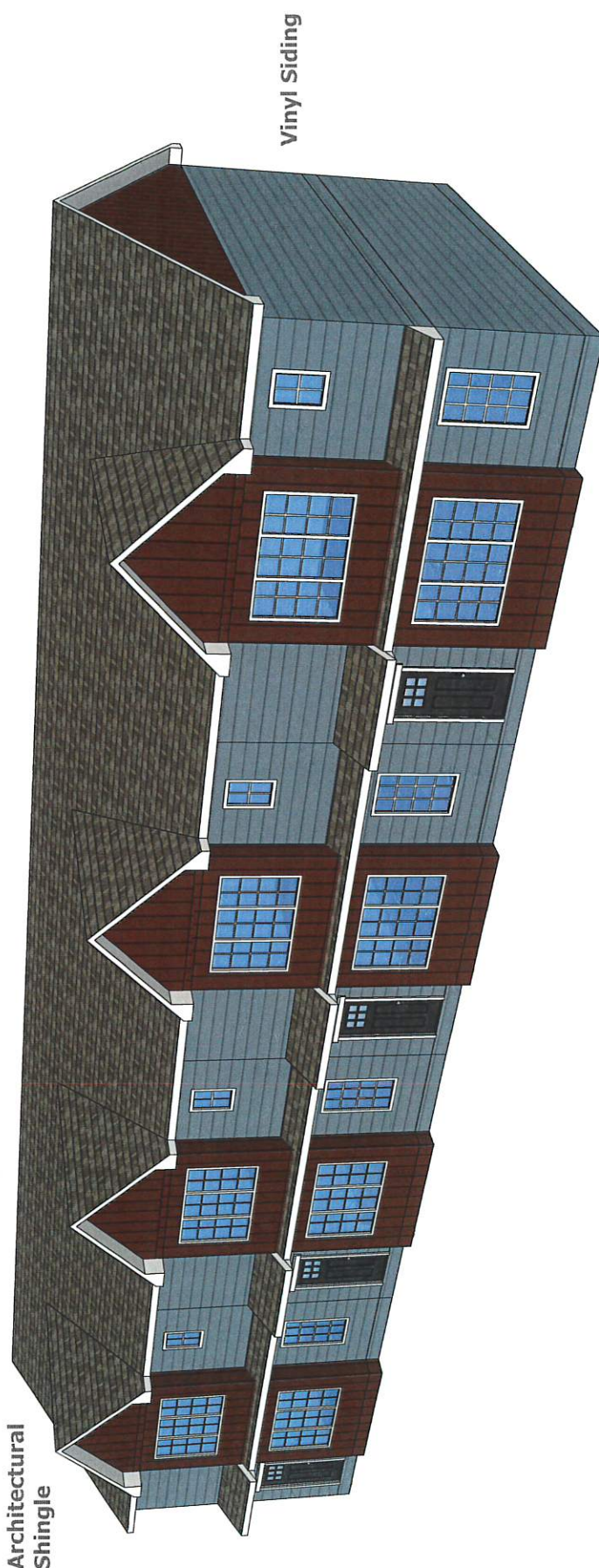
MILLHORN, A. J. 1980.

ROD NORTON LAND SURVEYING c-3667

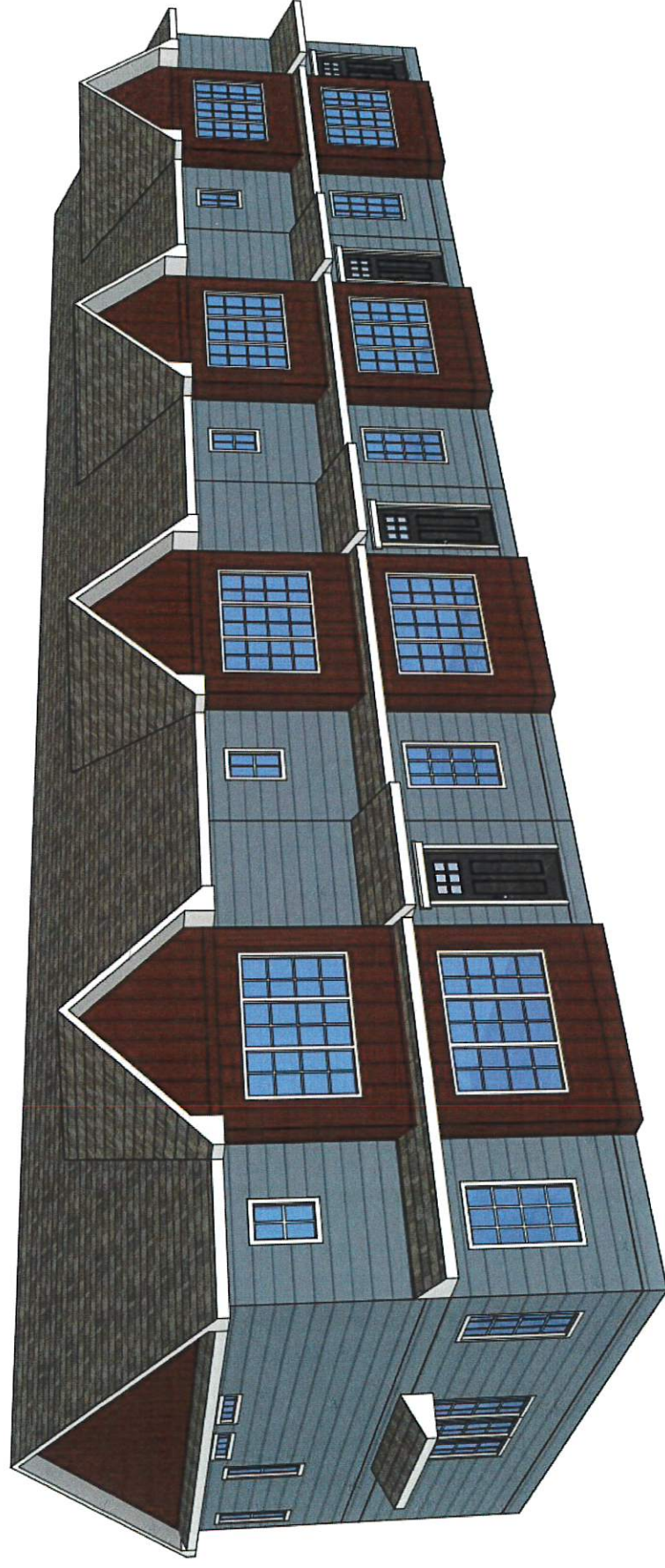
2445 RUSH ROAD
CLYDE, NC 28721
828-316-1594
NORTONSURVEYING@GMAIL.COM

DATE: 11/30/2023
SCALE: 1"=30'
SURVEY BY: MRS/JD
PLAT BY: RAN

2. Building Elevations



2. Building Elevations



11

A

04

DESCRIPTION:
Elevations
Scale:
1/4" = 1' - 0"

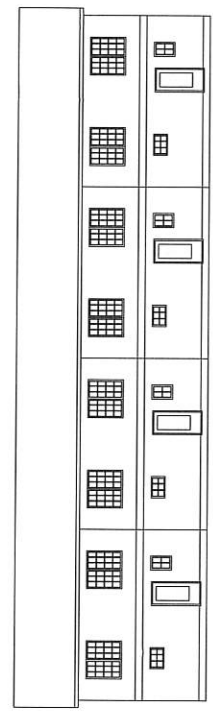
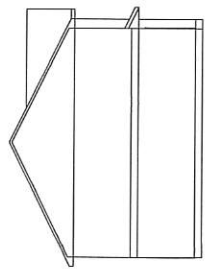
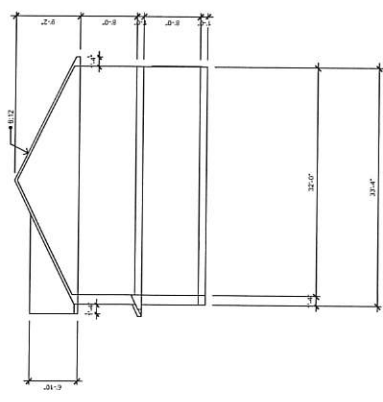
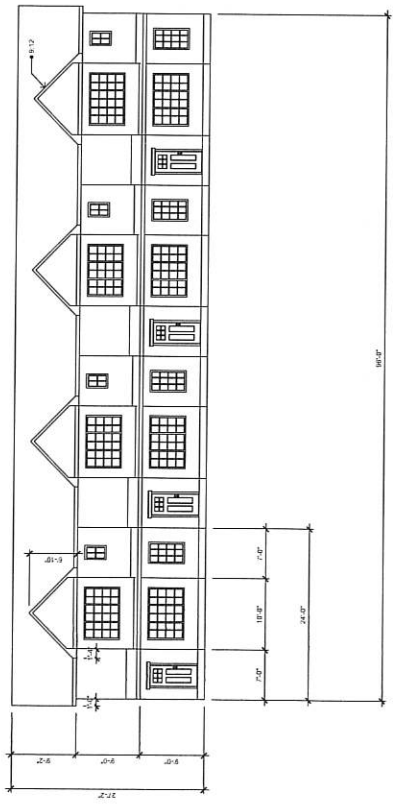
PROJECT

ISSUE

CLIENT

DRAWN BY
J. Rex

2. Building Elevations





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

112

3. Application Materials

APPLICATION FOR MAJOR SUBDIVISION OR SITE PLAN

DESCRIPTION OF PROPERTY

PROPERTY OWNER(S) OF RECORD: Root & Branch Properties, LLC
PARENT PARCEL IDENTIFICATION NUMBER(S): 8605-74-1259
PROPERTY LOCATION: Sulphur Springs Rd across from Eagles Nest Grocery
ZONING: Hazelwood Business
LAND USE AT TIME OF APPLICATION: Empty lot

APPLICANT (IF DIFFERENT FROM OWNER): _____
Note: Authorization to apply form must be submitted with the application if applicant is different from owner.

MAILING ADDRESS: Po Box 1005 Waynesville, NC 28786

PHONE NUMBER: 863-557-5167

RELATIONSHIP TO PROPERTY OWNER: _____

DESCRIPTION OF PROJECT

NUMBER OF ORIGINAL LOTS: 1 NUMBER OF PROPOSED LOTS: 8

NUMBER OF UNITS/DENSITY: 8 units - townhomes

REGISTERED LAND SURVEYOR/DRAWING NUMBER: _____

APPLICATION COMPLETENESS (See LDS Section 15.9):

☒ ENVIRONMENTAL SURVEY

☒ MASTER PLAN OR PRELIMINARY PLAT

☒ OTHER INFORMATION / PROJECT DESCRIPTION (attach sheets as necessary):

SIGNATURE OF APPLICANT:

[Signature]

DATE: 2/27/24

This institution is an equal opportunity provider

Root & Branch Properties, LLC

3. Application Materials

February 28, 2024

Town of Waynesville
16 S Main St.
Waynesville, NC 28786

RE: Proposed townhomes at PIN # 8605-74-1259

To whom it may concern:

The proposed townhome project on parcel PIN # 8605-74-1259 is on Sulphur Springs Rd, and will be referred to "Sulphur Springs lot."

The Sulphur Springs lot is 1.0324 acres, and includes portions of the property in the floodway and the 100/500 year flood plain. According to the survey, 0.42 acres of the lot are in the floodway, and 0.6124 are in the 100/500 year floodplain. All development including parking lot and buildings will be in the floodplain.

The Sulphur Springs lot is grass covered and mainly flat, gently sloping to the creek at the back of the lot. The majority of the lot is at elevation 2695 ft, with the base flood elevation at 2696 - 2696.5 ft. All buildings constructed will be elevated to the NC Flood elevation requirements.

Trees and vegetation along the creek bank will not be disturbed by development, and the grass covered floodway will remain a buffer zone to the creek. See attached Site Plan for additional proposed tree and vegetation locations.

Sincerely,

Kalon Stiggins
Root & Branch Properties, LLC
863.557.5167

3. Application Materials

February 27, 2024

Re: Proposed townhomes on Pin 8605-74-1259

To whom it may concern:

The proposed impervious surface, including paved parking lot, sidewalk and buildings, is 11,575 sqft, or 0.26 acres.

Sincerely,

Kevin Berner

Root & Branch Properties, LLC
PO Box 1005
Waynesville, NC 28786
License #101953
General Contractor

115

PAYMENT SUMMARY RECEIPT

TOWN OF WAYNESVILLE
16 S MAIN ST

DATE: 03/04/24 CUSTOMER#:
TIME: 13:38:53
CLERK: 2044ecou

RECPT#: 3022244 PREV BAL: 100.00
TP/YR: P/2024 AMT PAID: 100.00
BILL: 3022244 ADJSTMNT: .00
EFF DT: 03/04/24 BAL DUE: .00
Misc Cash Receipts

-----TOTALS-----

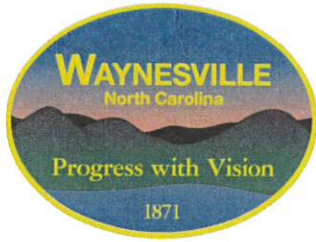
PRINCIPAL PAID: 100.00
INTEREST PAID: .00
ADJUSTMENTS: .00
DISC TAKEN: .00

AMT TENDERED: 100.00
AMT APPLIED: 100.00
CHANGE: .00

PAID BY: Root & Branch Major
PAYMENT METH: CHECK
PAYMENT REF: 2510

TOT PREV BAL DUE: 100.00
TOT BAL DUE NOW : .00

3. Application Materials



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

116

4. Public Notices

FOR PUBLICATION IN THE MOUNTAINEER: March 3rd and 10th (Sunday) editions

Date: February 28, 2024

Contact: Olga Grooman, (828) 356-1172

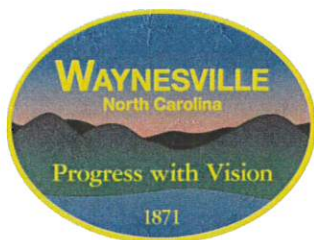
February 28, 2024

Notice of Public Hearing

Town of Waynesville Planning Board

The Town of Waynesville Planning Board will hold a public hearing on Monday, March 18, 2024 at 5:30 pm in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider a major site plan application for eight (8) townhomes at 1471 Sulphur Springs Road in Waynesville, NC 28786 (PIN 8605-74-1259).

For more information contact the Development Services Department at: (828) 356-1172, email: 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

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4. Public Notices

February 28, 2024

Notice of Public Hearing Town of Waynesville Planning Board

The Town of Waynesville Planning Board will hold a public hearing **on Monday, March 18, 2024 at 5:30 pm** in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider a major site plan application for eight (8) townhomes at 1471 Sulphur Springs Road in Waynesville, NC 28786 (PIN 8605-74-1259).



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

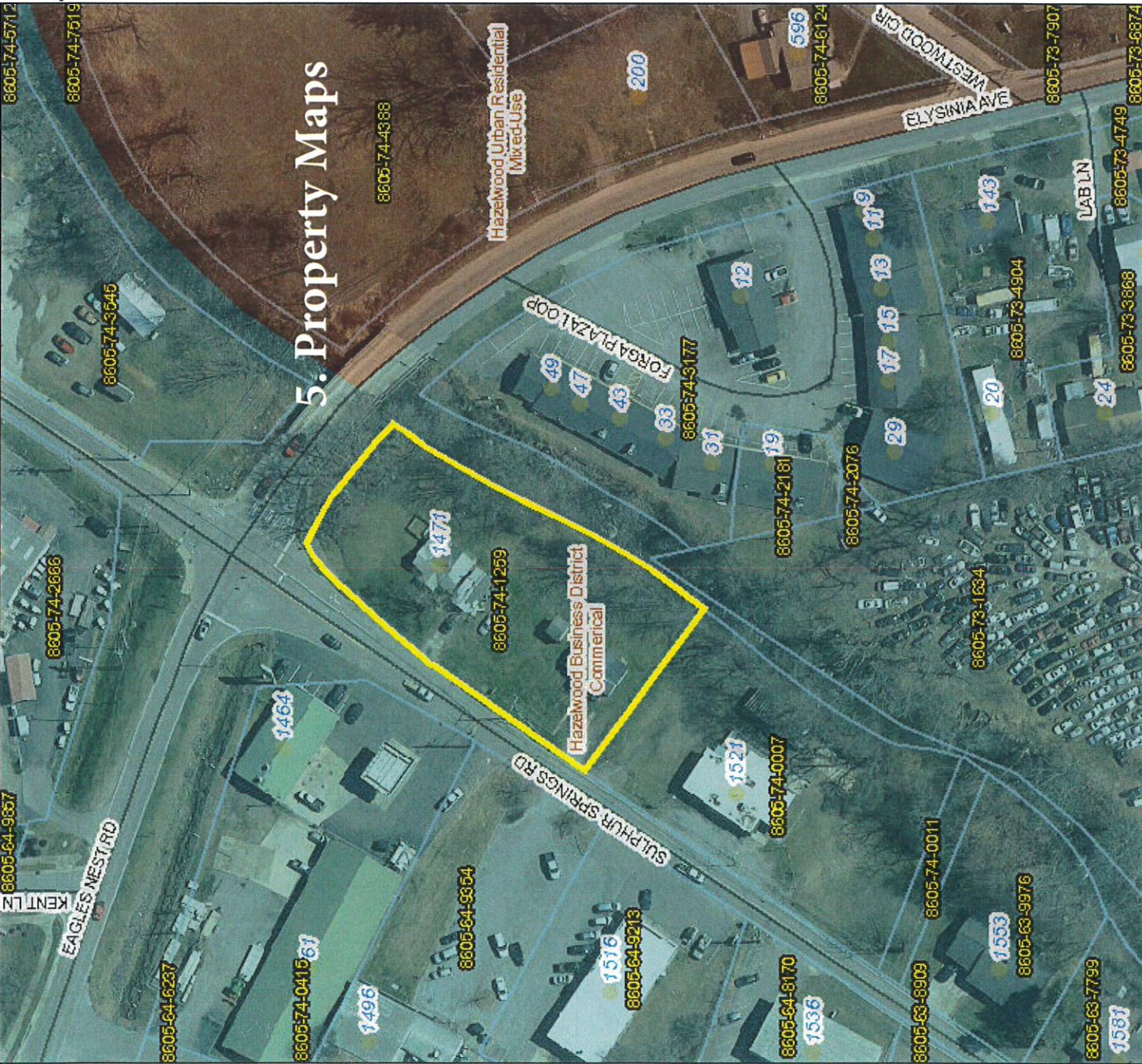
118

4. Public Notices

Property posted on 2-28-24

THE TOWN OF WAYNESVILLE
PLANNING BOARD
WILL HOLD A
PUBLIC HEARING ON
MARCH 18, 2024 AT 5:30 PM
IN THE TOWN HALL BOARD ROOM AT
9 SOUTH MAIN ST.
TO CONSIDER A MAJOR SITE PLAN
CONTACT THE DEVELOPMENT SERVICES DEPARTMENT
828-456-8647





Report For

ROOT & BRANCH PROPERTY LLC A NC LLC
PO BOX 1005
WAYNESVILLE, NC 28786-1005

Account Information

PIN: 8605-74-1259

Legal Ref: 1094/1047

Add Ref: DC97/229
463/187

Site Information

Heated Area:

Year Built:

Total Acreage: 0.767

Township: Town of Waynesville

Site Value Information

Land Value: \$126,900

Building Value: \$35,300

Market Value: \$162,200

Deferred Value: \$0

Assessed Value: \$162,200

Sale Price: \$156,000

Sale Date: 09/14/2023

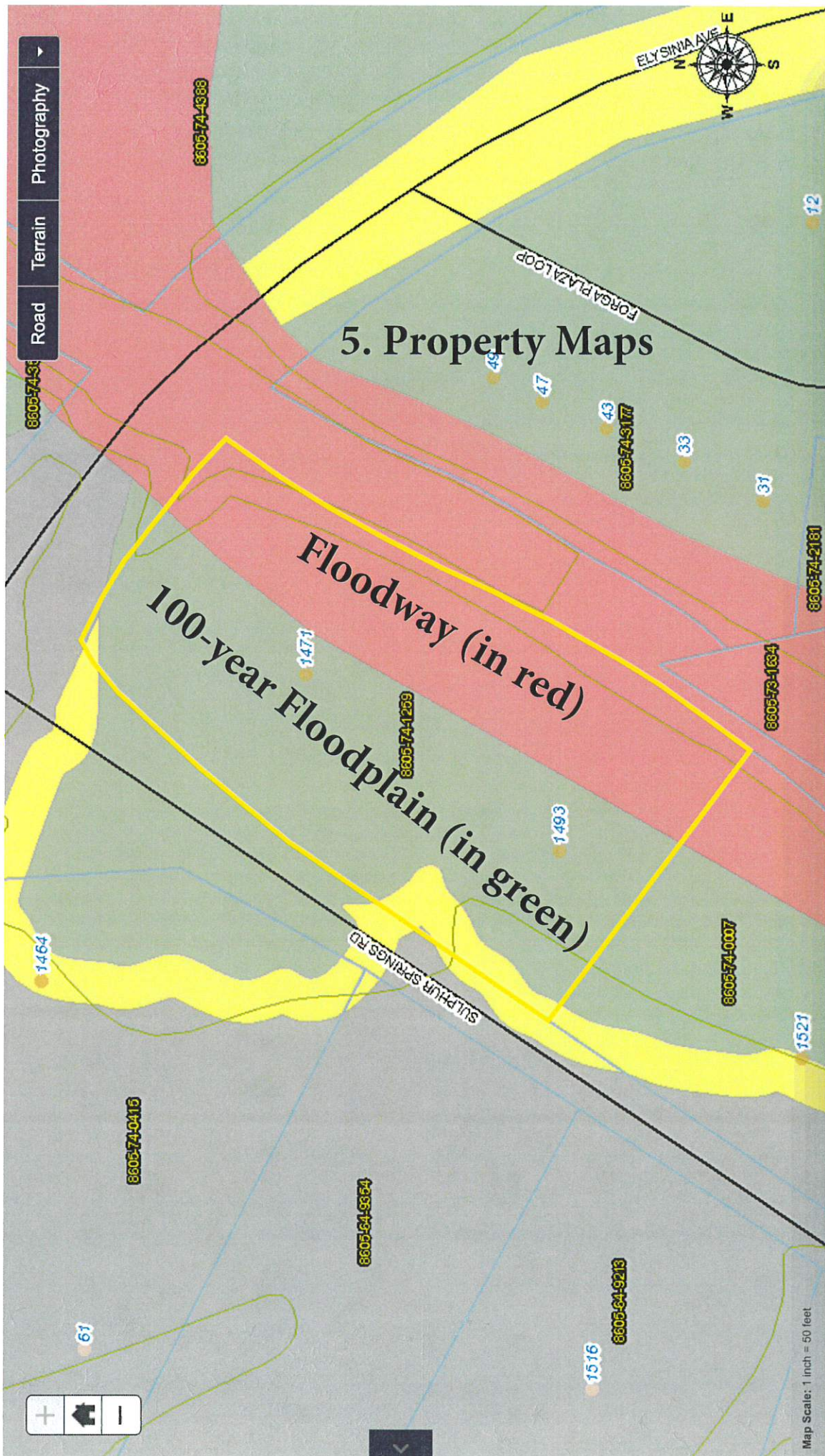


1 inch = 100 feet

March 4, 2024

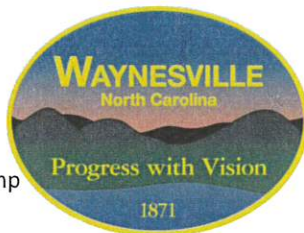
Disclaimer: The maps on this site are not surveys. They are prepared from the inventory of real property found within this jurisdiction and are compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public primary information 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.

120





123



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

March 4, 2024

Re: PIN# 8605-74-1259



6. Utility Letter



To whom it may concern,
The Town of Waynesville can provide water and sewer services to the referenced parcel. These connections would be direct taps and not an extension of the water and sewer system, therefore not affecting the SOC. Duke Energy will provide electric service for this parcel. If you have any question, feel free to contact me.

Sincerely,
Jeff Stines
Director of Public Services
Town of Waynesville



124.





Get directions

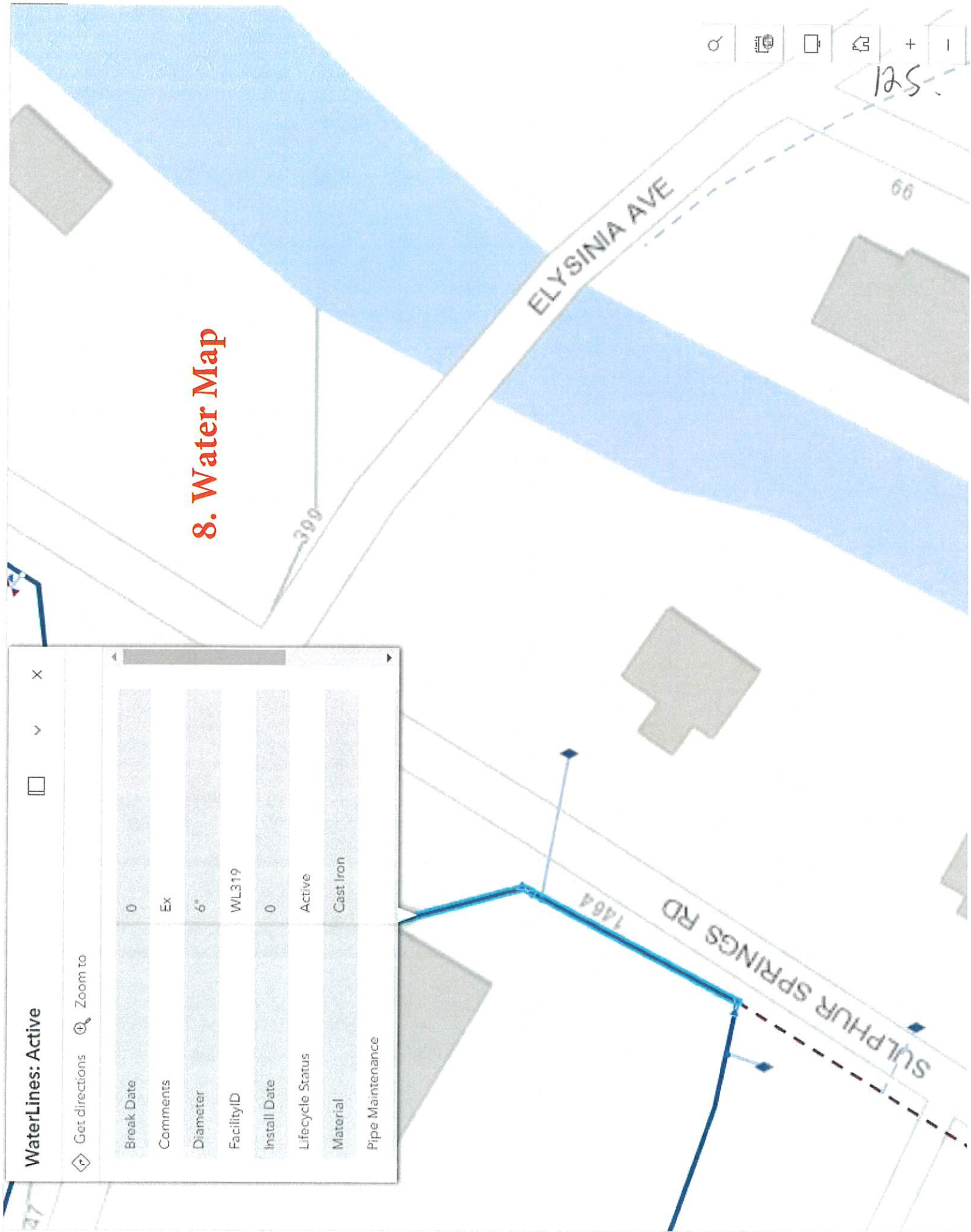
Zoom to

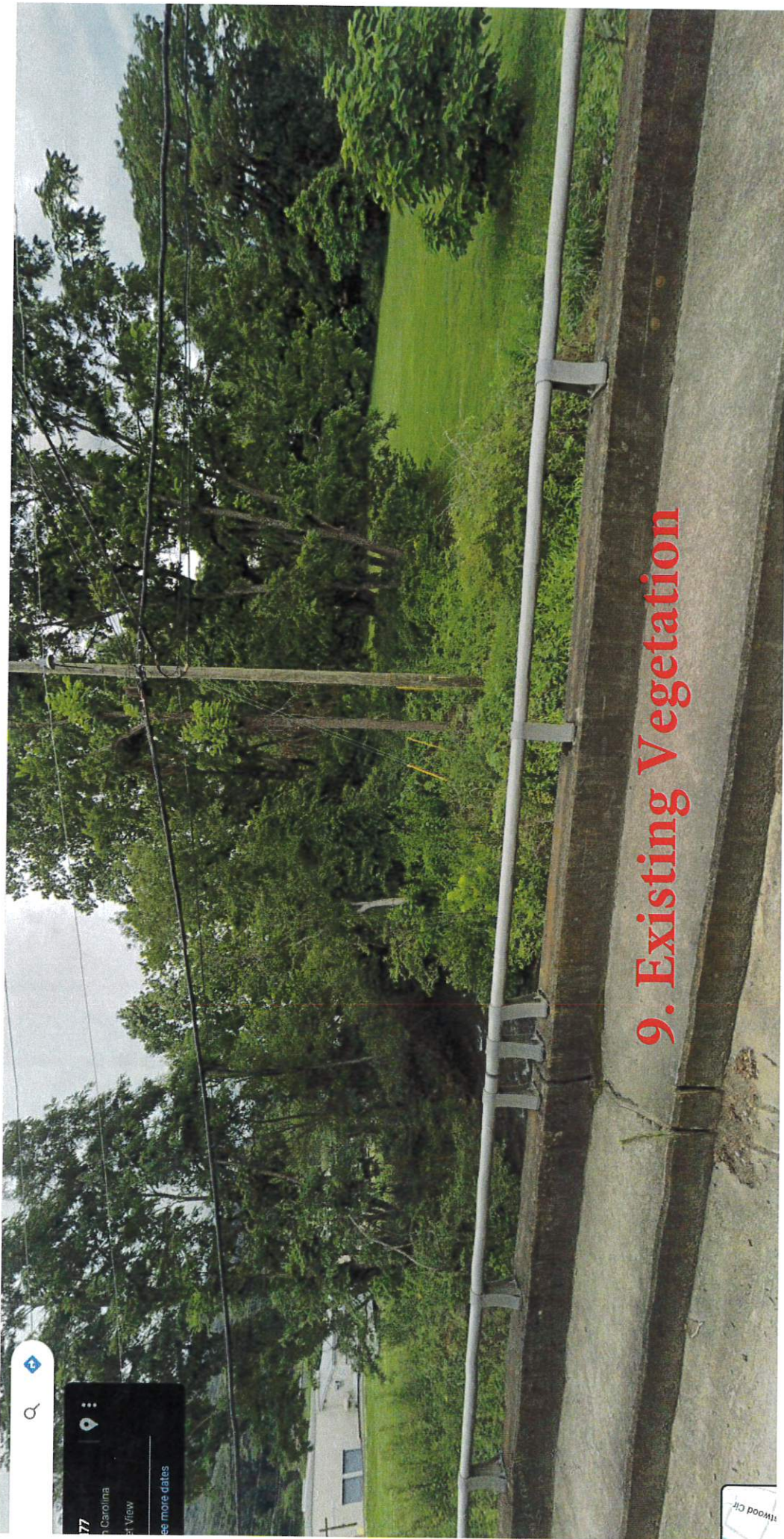
sGravityMain: 8" Clay

7. Sewer Map

FacilityID	
Nominal Diameter	8"
Material	Clay
Lifecycle Status	Active
Upstream Invert	0.00
Downstream Invert	0.00
Slope	0.00
LiftStation ID	Unknown

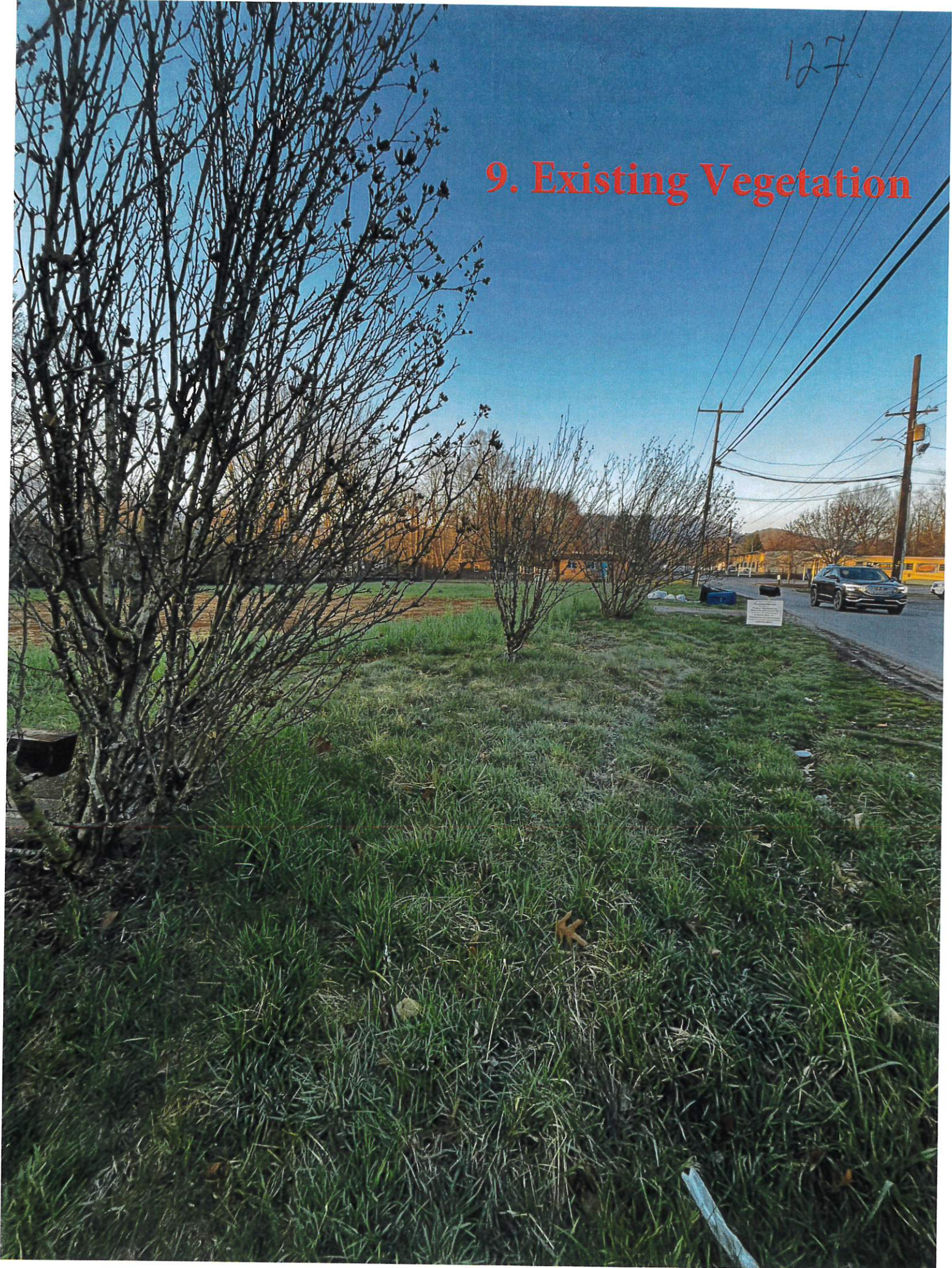
8. Water Map





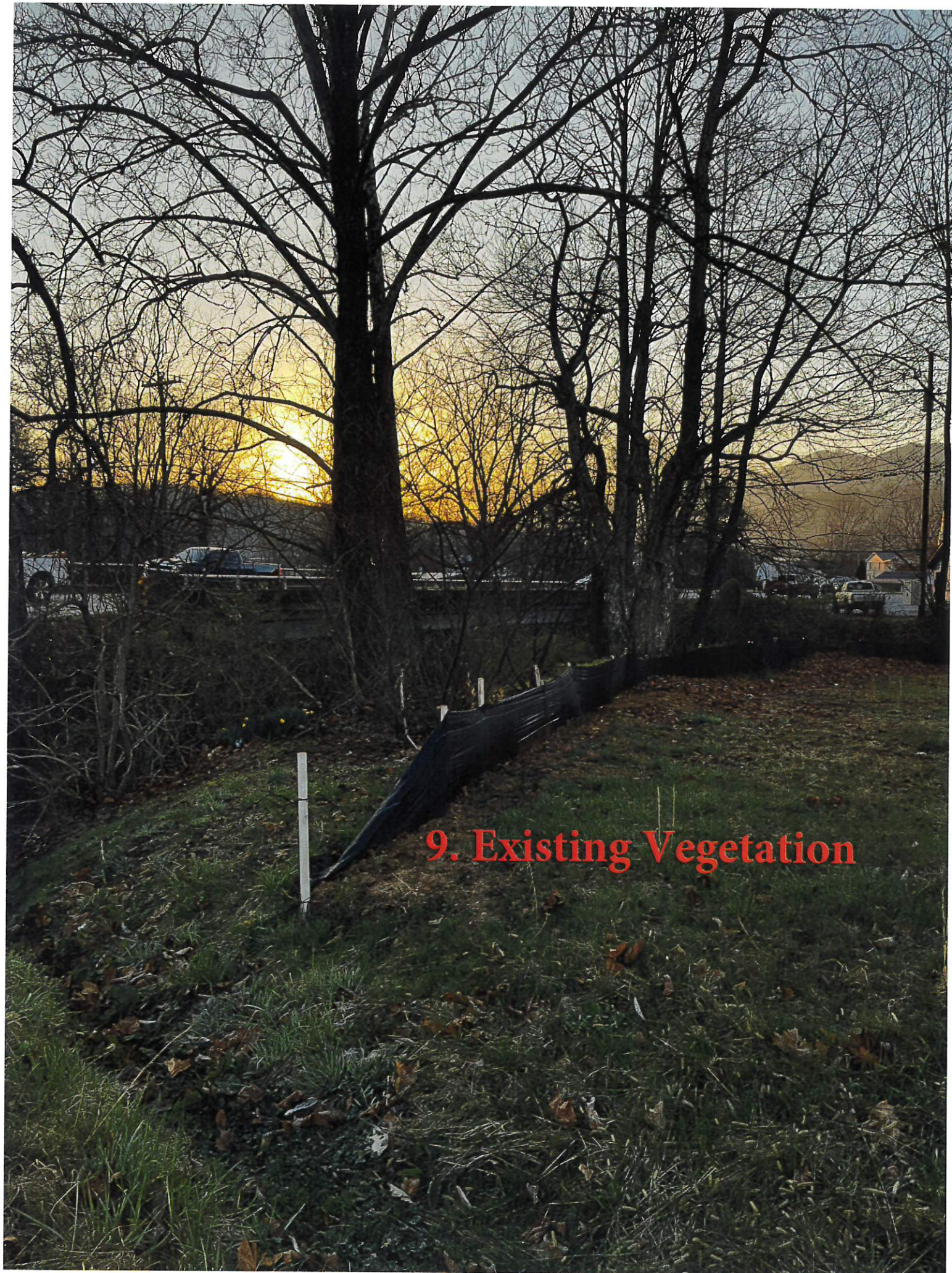
127

9. Existing Vegetation



9. Existing Vegetation





9. Existing Vegetation