

STAFF REPORT

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

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

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

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

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

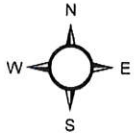
Upslope/north of the lakefront corridor development become primarily detached residential structures, most of which are single-family dwellings, but a significant number are duplexes or have accessory dwelling units. Many residences are seasonal vacation rentals. Further upslope, the degree of slope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

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

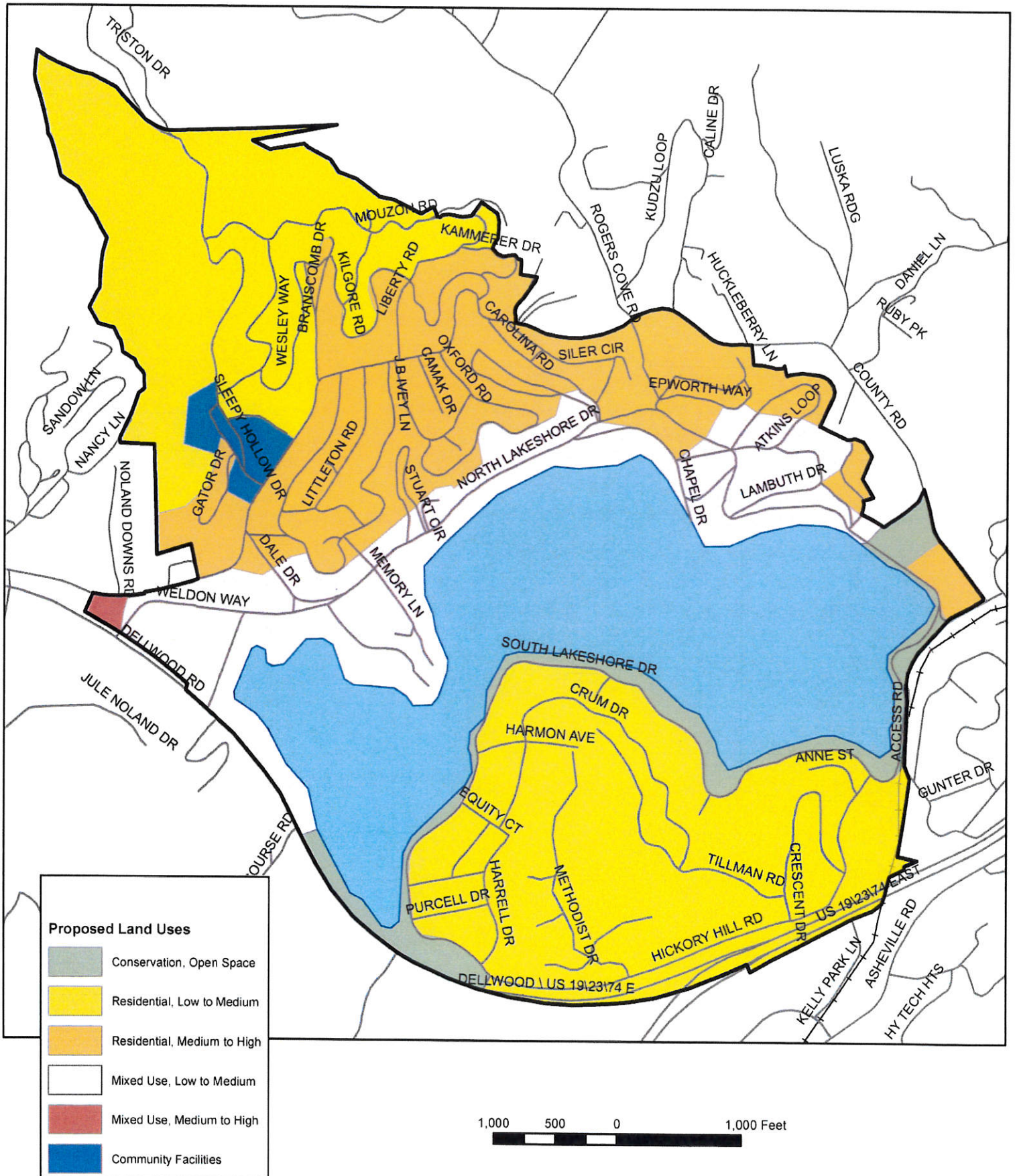
For Planning Board Consideration and Public Review: the staff has attached a proposed Lake Junaluska Land Use Plan Map. This map is a generalized representation of the existing land use pattern and forms a basis for the attached Proposed Zoning Districts Map.

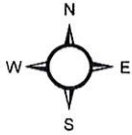
Next Steps:

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



Lake Junaluska Area Planned Land Use





Lake Junaluska Area Proposed Zoning

