



# Town of Waynesville Comprehensive Plan Implementation Worksession

Worksession

4/28/23



# Agenda

- **Welcome & Introductions (5 min)**
- **Presentation (35 min)**
  - Comp Plan Overview
  - Trends / Recent Developments
  - Zoning Framework and Recent UDO Changes
  - Future Land Use Recommendations
  - Future Land Use / Zoning Comparison
  - Density and Standards Options
- **Discussion (50 min)**
- **Public Comments (3 min per speaker)**
- **Next Steps (5 min)**

# WAYNESVILLE 2035

PLANNING WITH PURPOSE



Adopted  
September, 8  
2020

COMPREHENSIVE LAND USE PLAN

- Two year process, 2018-2020
- Built on the previous 2020 Comprehensive Plan
- Involved
  - Board appointed Steering Committee
  - Public Involvement (survey, workshops, focus groups, public hearings)
  - Mapping of current conditions and desired future land use
  - Stewart Consulting
  - Planning Board
  - Board of Aldermen

# WAYNESVILLE 2035

PLANNING WITH PURPOSE



Adopted  
September, 8  
2020

## Major Discussion Topics

- Jobs/Economic development
- Housing need and affordability
- Growth management and environmental protection
- Infill and redevelopment
- Town character

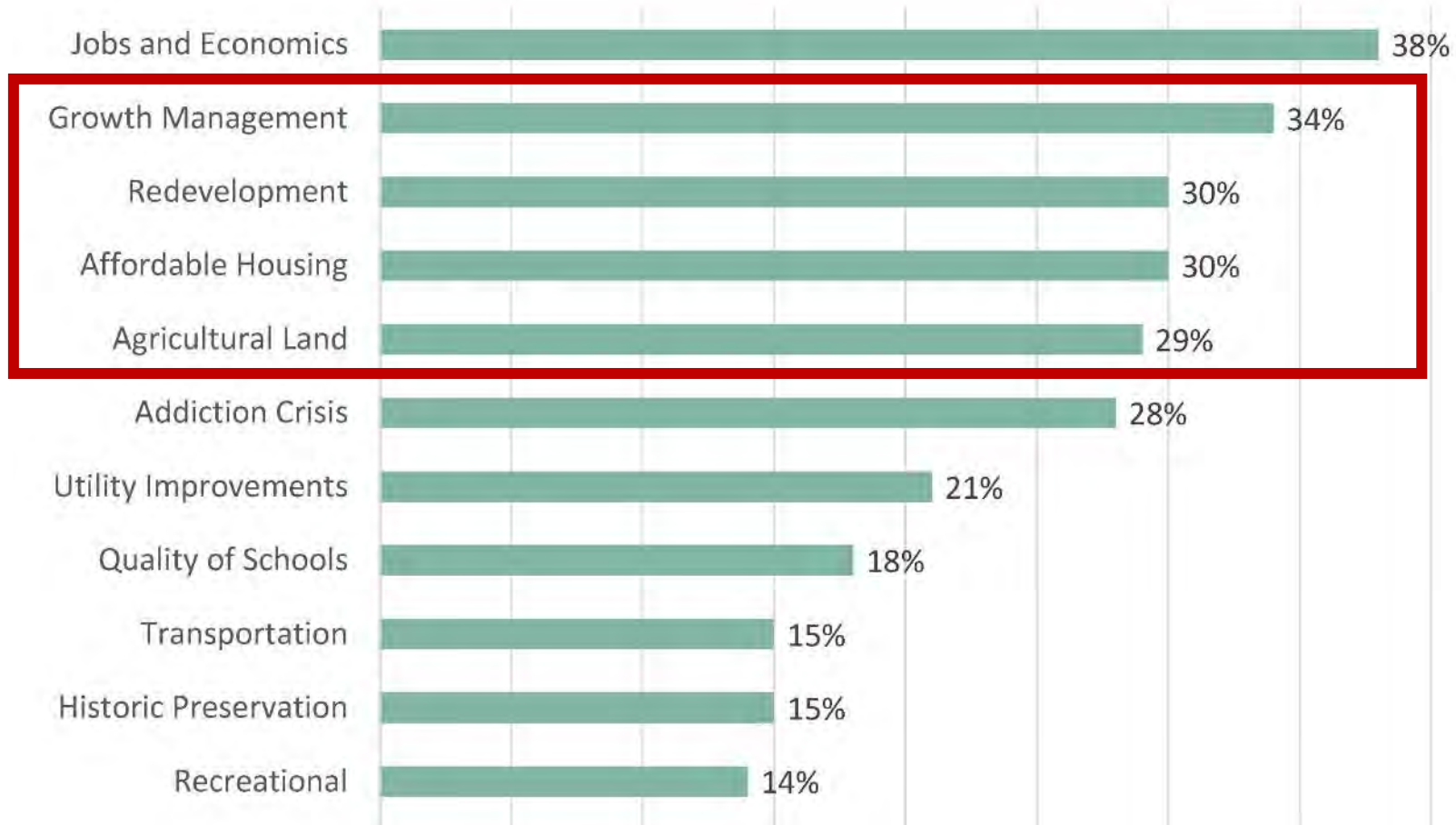
COMPREHENSIVE LAND USE PLAN



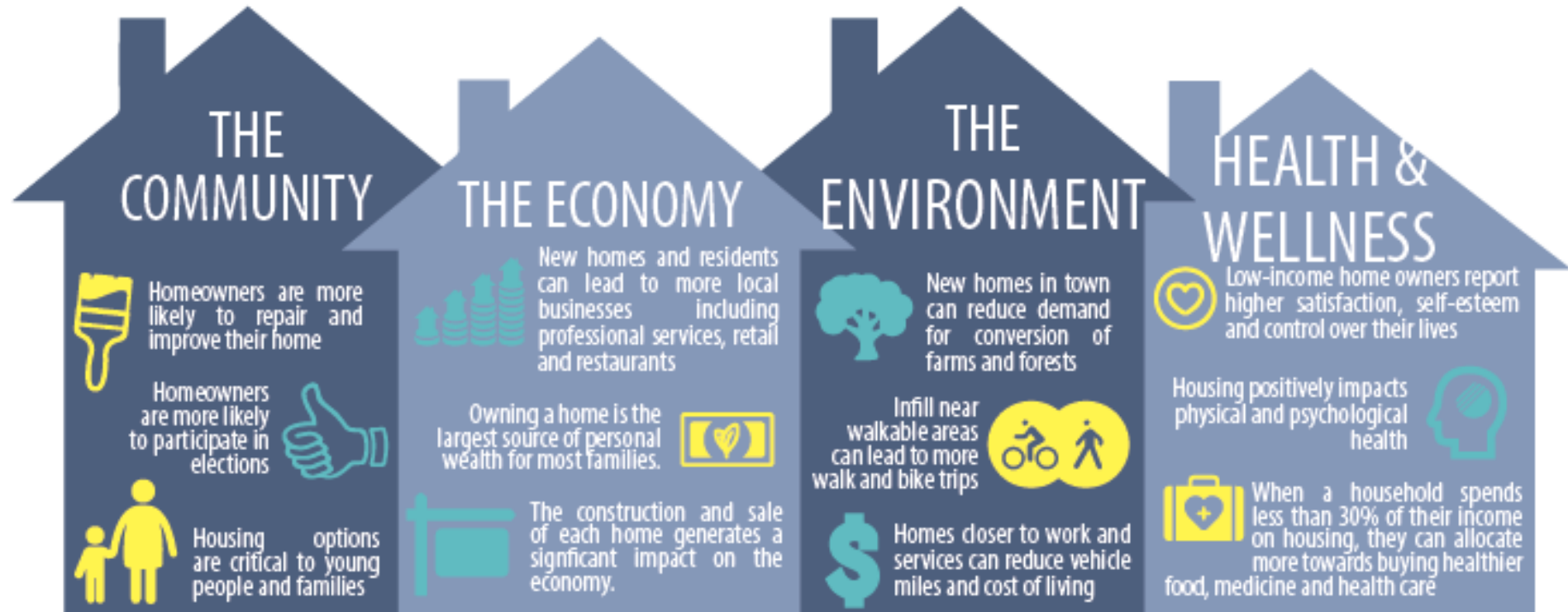
# What do you value most about Waynesville?



# The Most Pressing Issues Facing Waynesville Are...



# Housing is Key



The graphic above illustrates the importance of housing to the success of the Town of Waynesville and the myriad impacts that housing options and home ownership can have on the community, the economy, the environment and health.



# Smart Growth Principles carried over from 2020 Plan

*Smart growth is an approach to development that encourages a **mix of building types and uses** in walkable centers and **prioritizes infill** over urban sprawl to **avoid negative impacts on natural systems**.*





## Waynesville Decennial Census:

2020: 10,140 residents    2010: 9,869 residents = 2.7% Increase  
(not including seasonal or part time residents)

-National average: 7.4% for the last decade

-North Carolina +9.5% for the last decade

-Median Household Income in 2020 was \$40,911

## Housing in Haywood County (MLS):

Year	Average Home Sales Price*
2020	\$301,606
2021	\$357,768
2022	\$379,990

*“Haywood County home sales in February 2023 declined 27.3 percent to 56 homes sold, compared to 77 in February 2022. However, buyer demand is up 15.2 percent year-over-year. . . .New listings indicated seller confidence was down, as sellers listed 66 homes for sale compared to 77 homes in February 2022. . . . Both the median sales price (\$356,900) and the average sales price (\$438,521) increased 8.5 percent and 23.8 percent year-over-year respectively, while the average list price increased 12.7 percent to \$424,162.” (Canopy MLS Report for February, 2023)*

# Major Projects Approved by Planning Board since Comp Plan Adoption in 2020

## 2021:

1. **84- unit multi-family development** site plan off Howell Mill Rd. (RC-NR)
2. **Corporate manufacturing expansion**, conditional district amendment at 75 Giles Place (CI)
3. **60-unit multi-family development** conditional district at 104 Locust Drive (PC-NR)
4. **8-unit cottage development conditional district/ demo of hotel** at Waynesville Country Club (CC-RL)
5. **115 single family homes major subdivision** off Sunnyside Road-at Queen's Farm (RC-NR)
6. **14-unit townhome development** at Richland and Church Street (MS-NR)
7. **150- unit multi-family development SUP** at 1426 Howell Mill Road (HM-UR)

## 2022:

1. **60-unit multi-family development** off Preservation Way (WS-NR)
2. **59-unit townhome** units at Allison Acres (EW-UR)
3. **Shining Rock Classical Academy** 3-story building expansion and 2 additional parking lots D-RM

## 2023 (as of 4/2023):

1. **Renovation of Haywood County Detention Facility** and parking lots (RC-CD)

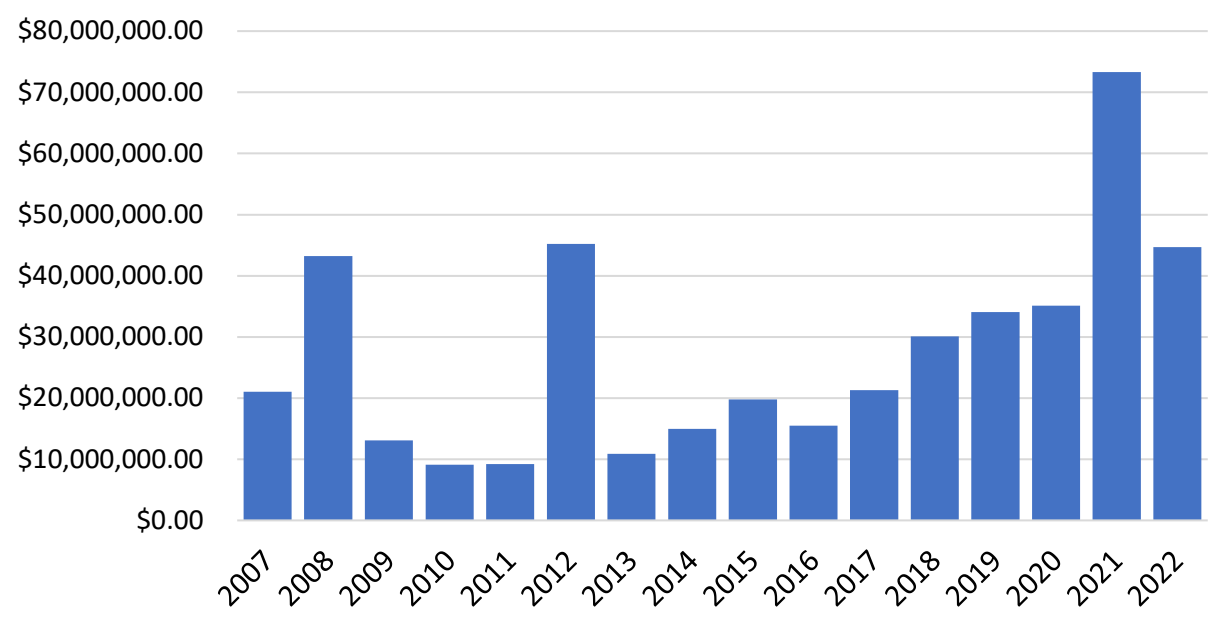
Notes: *\*This totals 1,235 new units which are not yet built.*

*\*In 2019, Town approved 210 unit Mountain Creek Apartments*

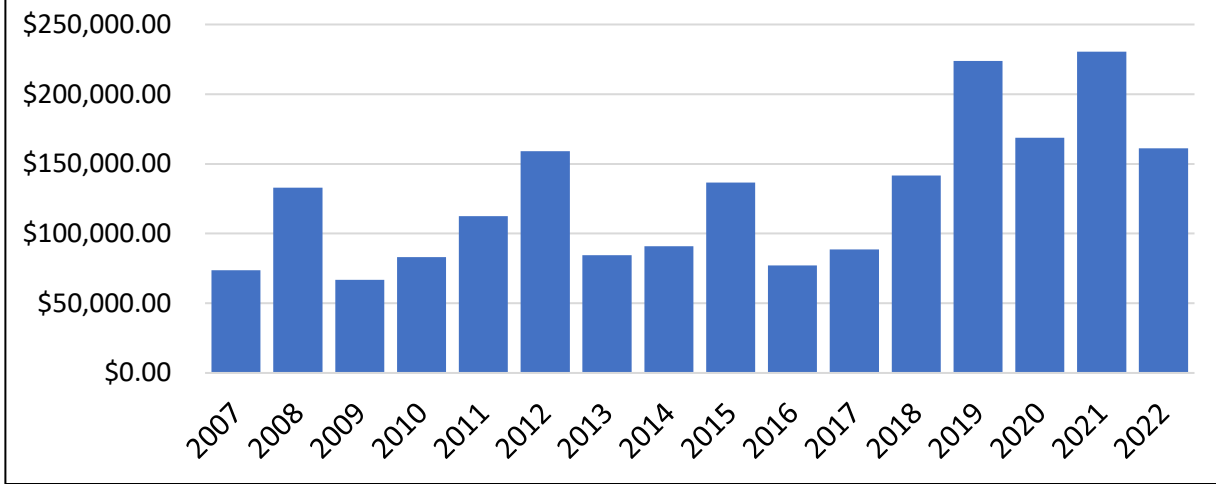
# Yearly Valuation, Permit, and Fee Summary

## 2007-2022 Calendar Years

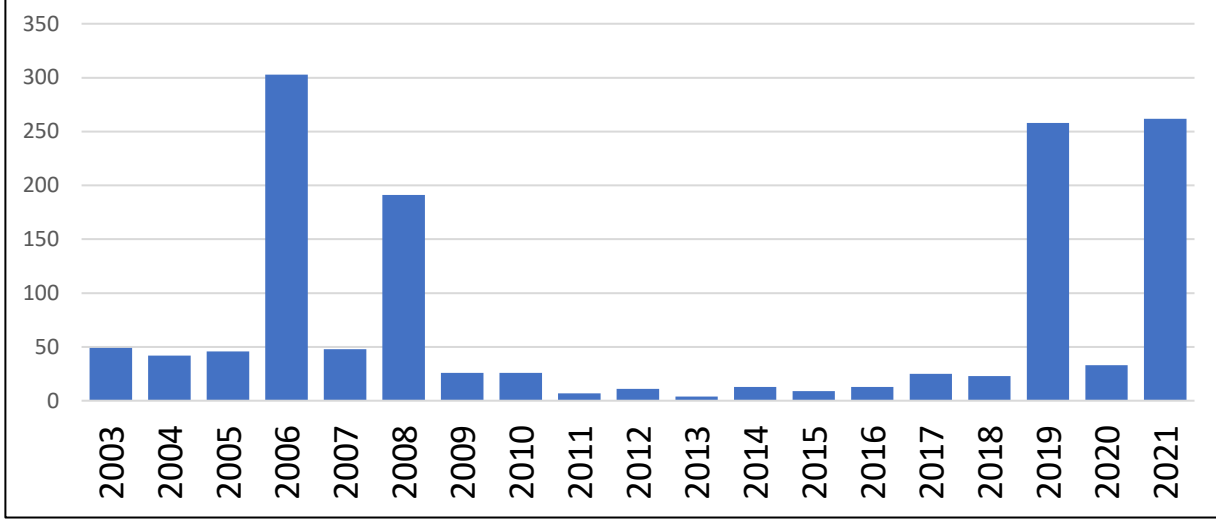
### Valuations of the Projects



### Fees Collected



### New Residential Permits





# Plan Goals for Area of Discussion

- Goal 1: Continue to **promote smart growth** principles in land use planning and zoning.
- Goal 2: **Create a range of housing opportunities** and choices.
- Goal 3: **Protect and enhance** Waynesville's **natural resources**.

## *Implementation Analysis:*

- *Protect steep slopes, mountains, and floodplain;*
- *Limit extent of water and sewer service;*
- *Designate growth areas near existing infrastructure (railroad corridor, major roadways, redevelopment of existing sites, residential infill);*
- *Update and clarify Land Development Standards;*
- *Housing development within allowable zoning*

# Regulatory Changes Since Comp Plan Adoption

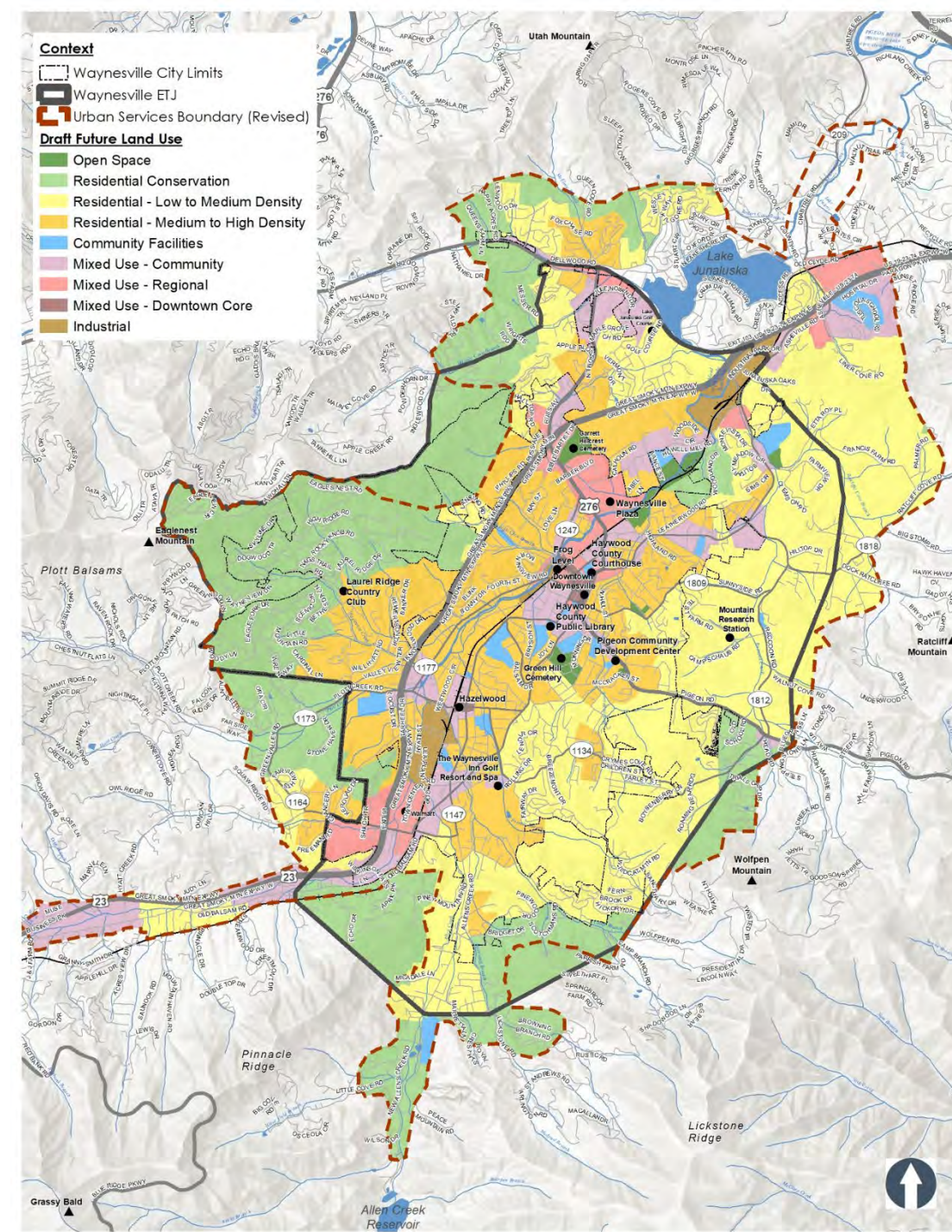
- **Land Development Standards updated for 160D compliance**
- **Lowered TIA requirement**
- **Buffer requirements for major subdivisions**
- **Updated roadway and driveway standards**
- **Updated stormwater requirements (more coming soon)**
- **Cottage and Conservation options introduced**
- **Civic space requirements increased**
- **Required neighborhood meetings**

## *Current and Future Study:*

- *Railroad Corridor Overlay or Zoning District*
- *Short Term Rentals – impact and potential regulation*
- *Future Land Use Map and Current Zoning discrepancies*

# Future Land Use Map

- **Accommodate existing development and/or zoning (i.e. Walmart / Best Buy)**
- **Encourage infill and redevelopment**
  - Downtown Core: Downtown, Frog Level and Hazelwood
  - Railroad corridor to US 74 / 23
  - Great Smoky Mountains Expressway / Old Balsam Road (MXU areas)
  - Med/High Density areas
- **Residential Conservation Area**





# Future Land Use Map

## More Intense Areas

### Mixed Use - Downtown Core

The Downtown Core mixed use designation encompasses the central business districts and is characterized by pedestrian-oriented commercial uses that may be mixed vertically or horizontally with office and residential and is surrounded by traditional residential pattern neighborhoods of single-family and small multifamily structures. These areas are connected to municipal utilities, typically on grid street network with access to transit, parks, and civic uses. Site redevelopment and infill is encouraged on underutilized parcels.



### Mixed Use - Community

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.



### Mixed Use - Regional

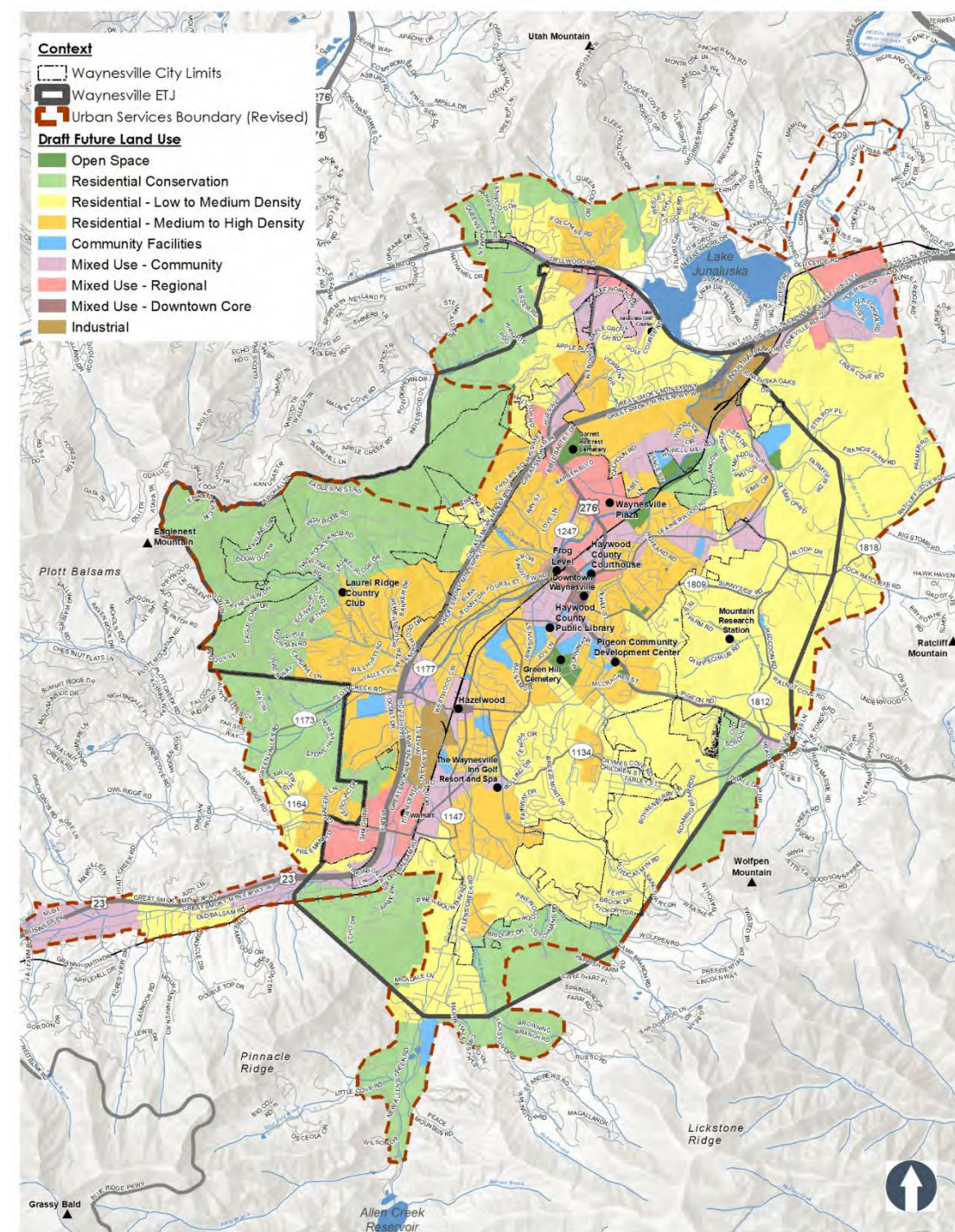
Major nodes of activity located on major thoroughfares or adjacent to highways include commercial, lodging, entertainment, manufacturing, warehousing, tech-flex, research and development, health care facilities and light industrial uses. Uses draw visitors from the town and adjacent communities. They typically require high visibility, high traffic counts, connectivity to the region, and are sited on larger parcels. Being visible, new development should consider architectural style, building materials, and screen landscaping. Medium to high density multifamily residential may be appropriate. Connection to utilities and access management is a priority.



### Residential - Medium to High Density

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. Types of development include:

- Patio homes
- Bungalow courts
- Townhomes
- Multifamily





# Future Land Use Map Less Intense Areas



## Open Space

This designation is best suited for environmentally sensitive (floodplain, steep slopes) or preserved lands or passive recreational uses. In most instances, such land is to be preserved in its natural state or minimally developed for an intended recreational use. These areas should be well-connected to schools and neighborhoods. Passive use neighborhood and community parks, greenways, trails, community centers and cemeteries are found here.



## Residential Conservation

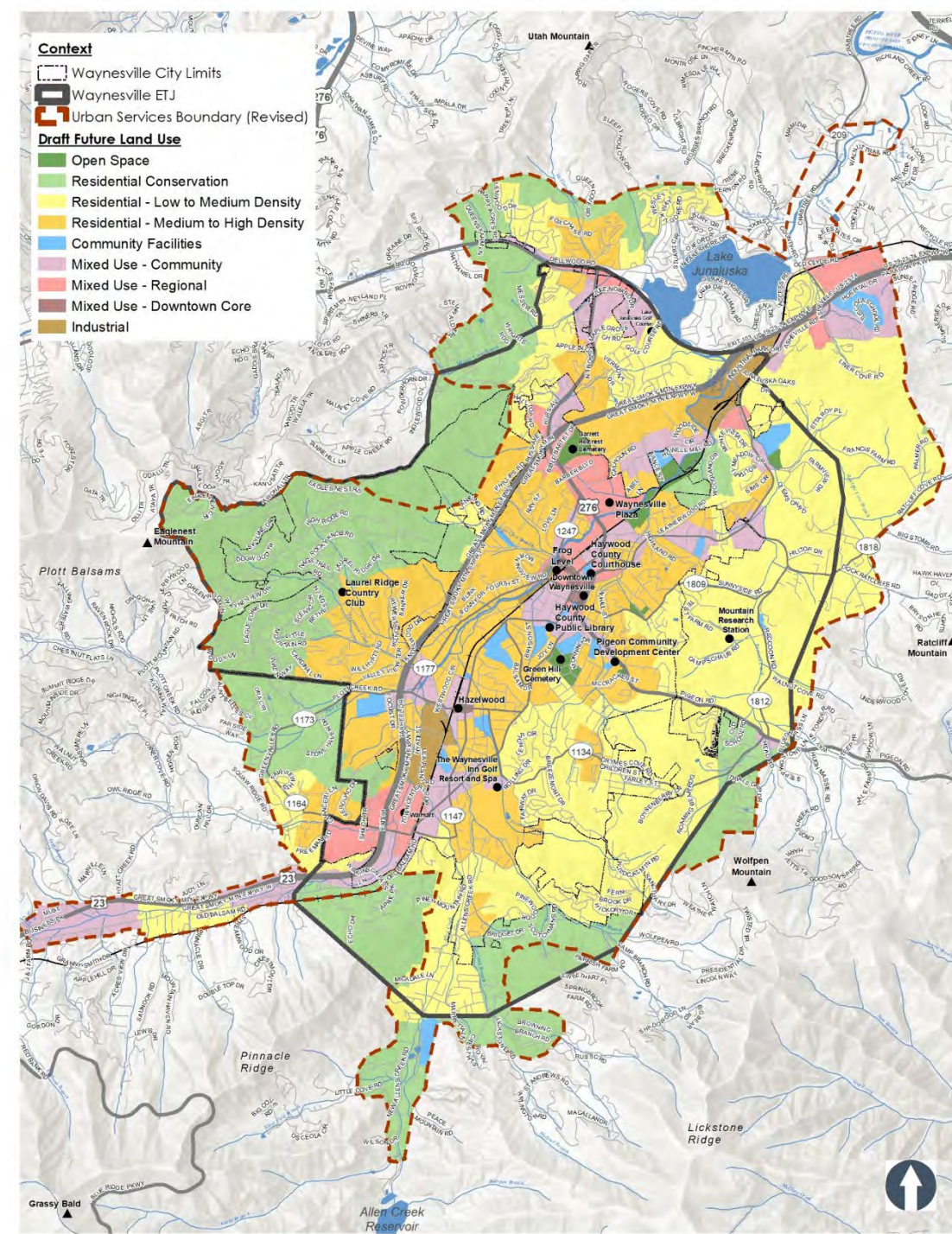
Best suited for low density residential development that is clustered or of a conservation design. Generally these areas contain steep slopes and / or working agricultural lands. These areas may have narrow streets and may or may not be connected to water and sewer utilities. Low Impact Development (LID) techniques should be encouraged to reduce stormwater runoff and development should be clustered away from resources.



## Residential - Low to Medium Density

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.



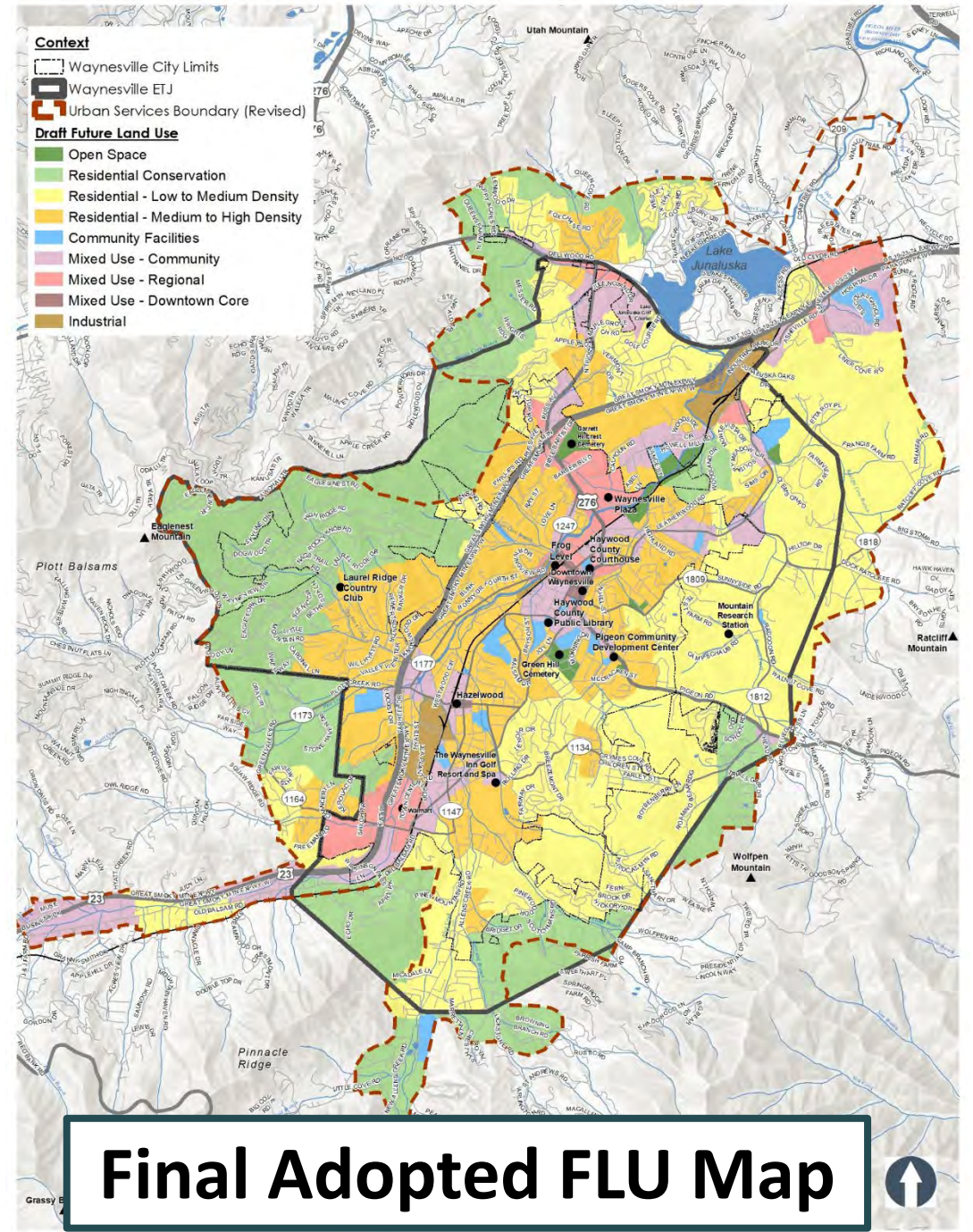
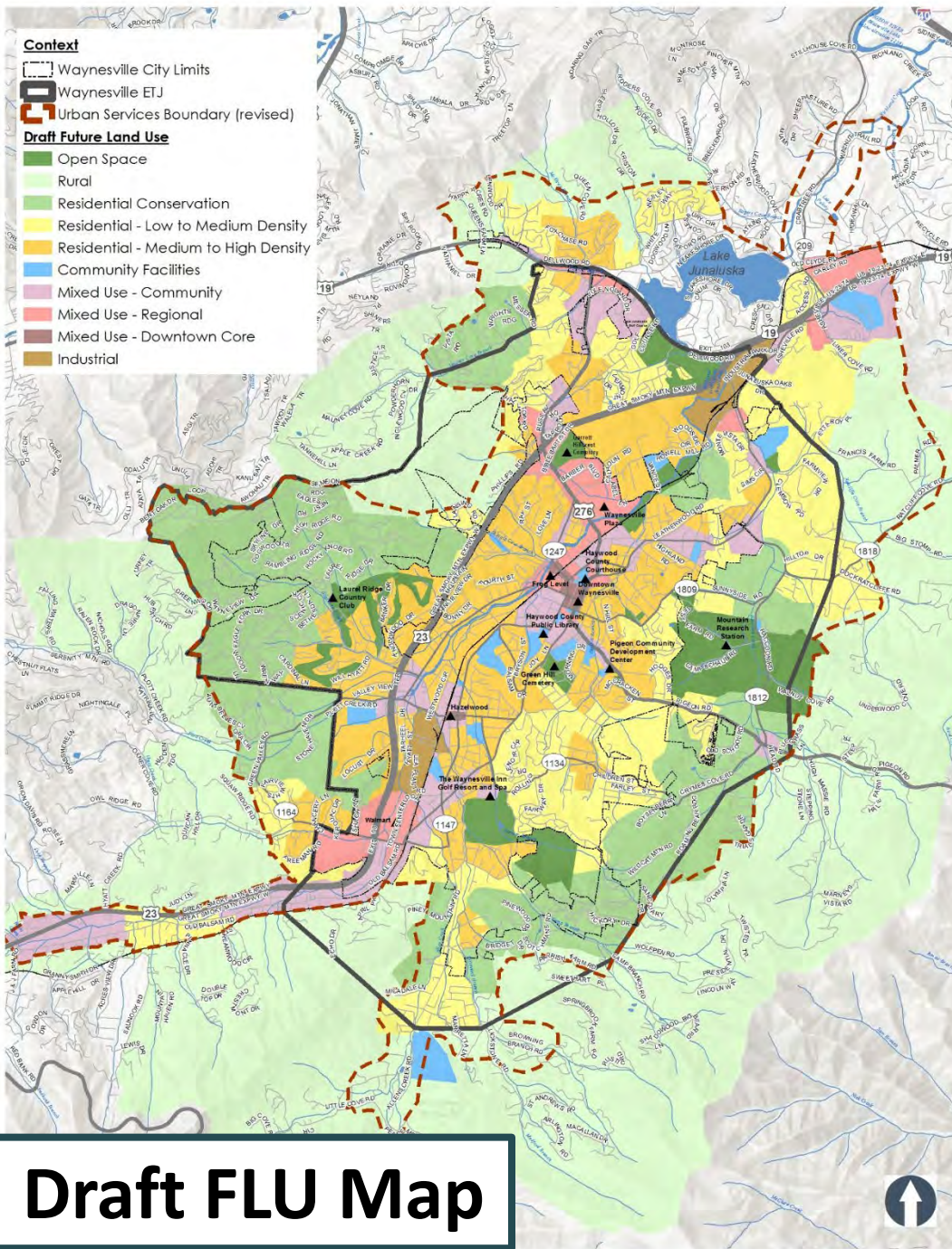


# Future Land Use Map Density Recommendations

Character Area	Description / Unit Type	Dwelling Units Per Acre (DUA)*
<b>Residential Conservation</b>	Low density residential development that is clustered or of a conservation design.	No density specified in adopted plan – originally recommendations was > 2 units/acre
<b>Residential – Low to Medium Density</b>	Single family uses at average densities of 3-4 units/acre, occasionally small-scale attached housing.	3-4 units/acre
<b>Residential – Medium to High Density</b>	Located on lands suitable for higher density residential development that are readily accessible and where utilities are available.	5-10 units/acre

*\*Gross Density*

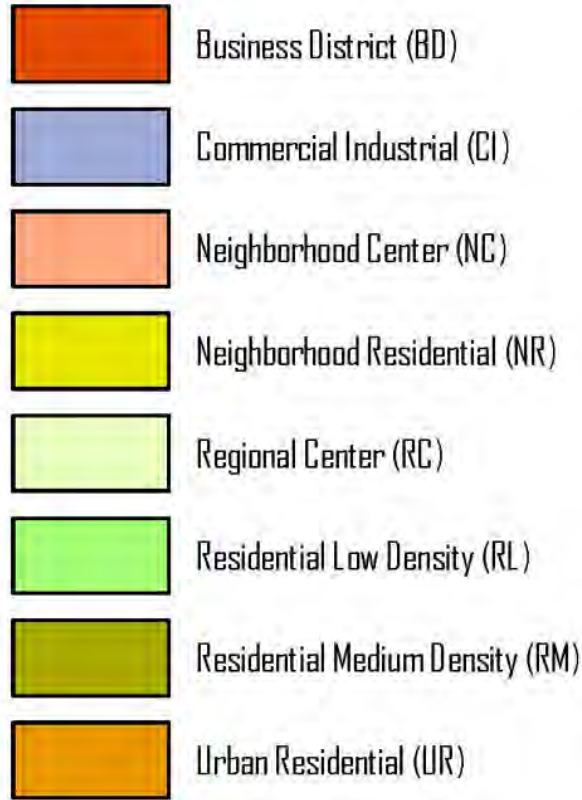




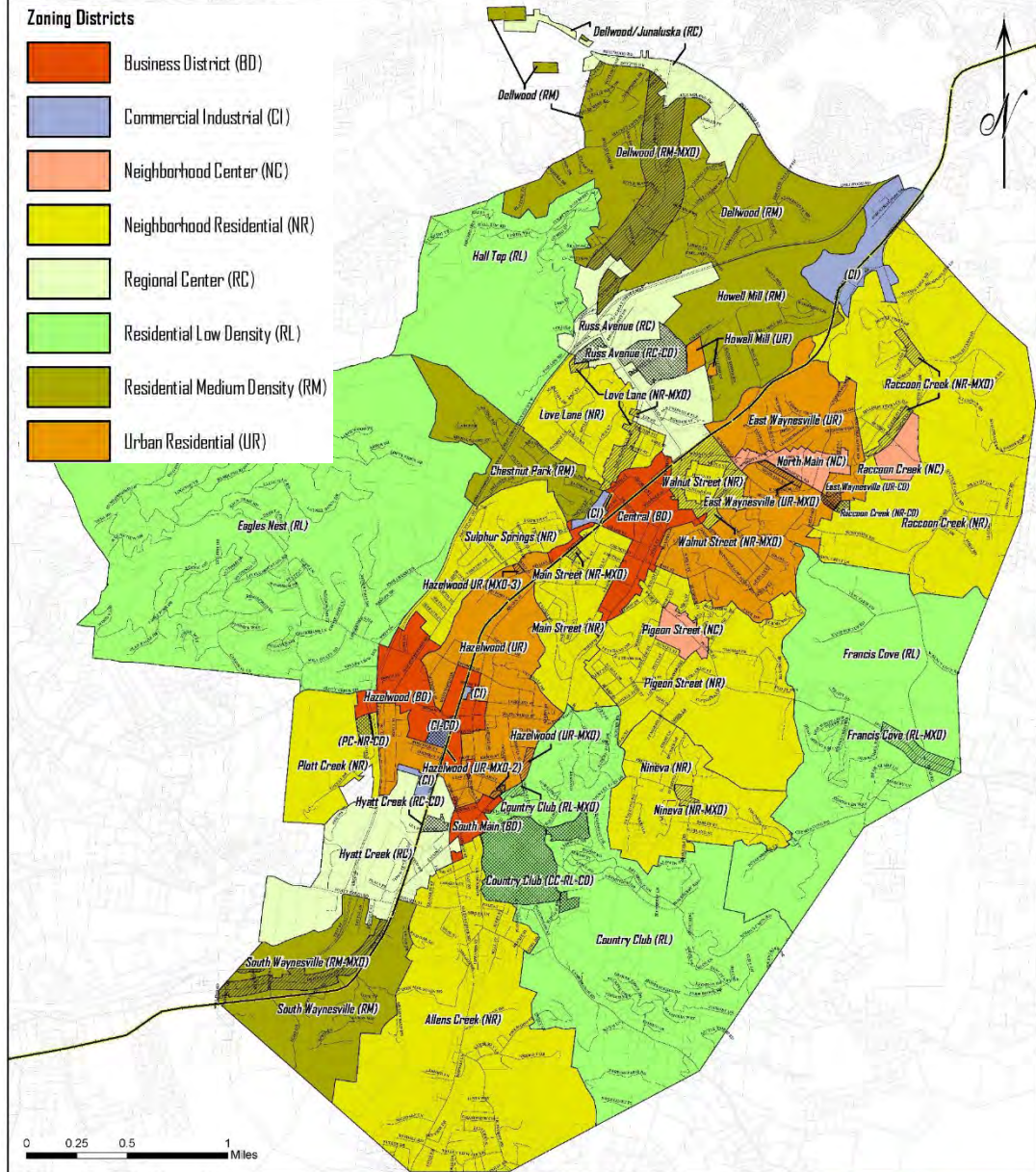


# Zoning Framework

## Zoning Districts



Cross-hatched areas are mixed-use overlays



## Official Land Development Map Town of Waynesville, North Carolina

In accordance with the Town of Waynesville Land Development Standards adopted April 12, 2011 (LOS Section 2.1)

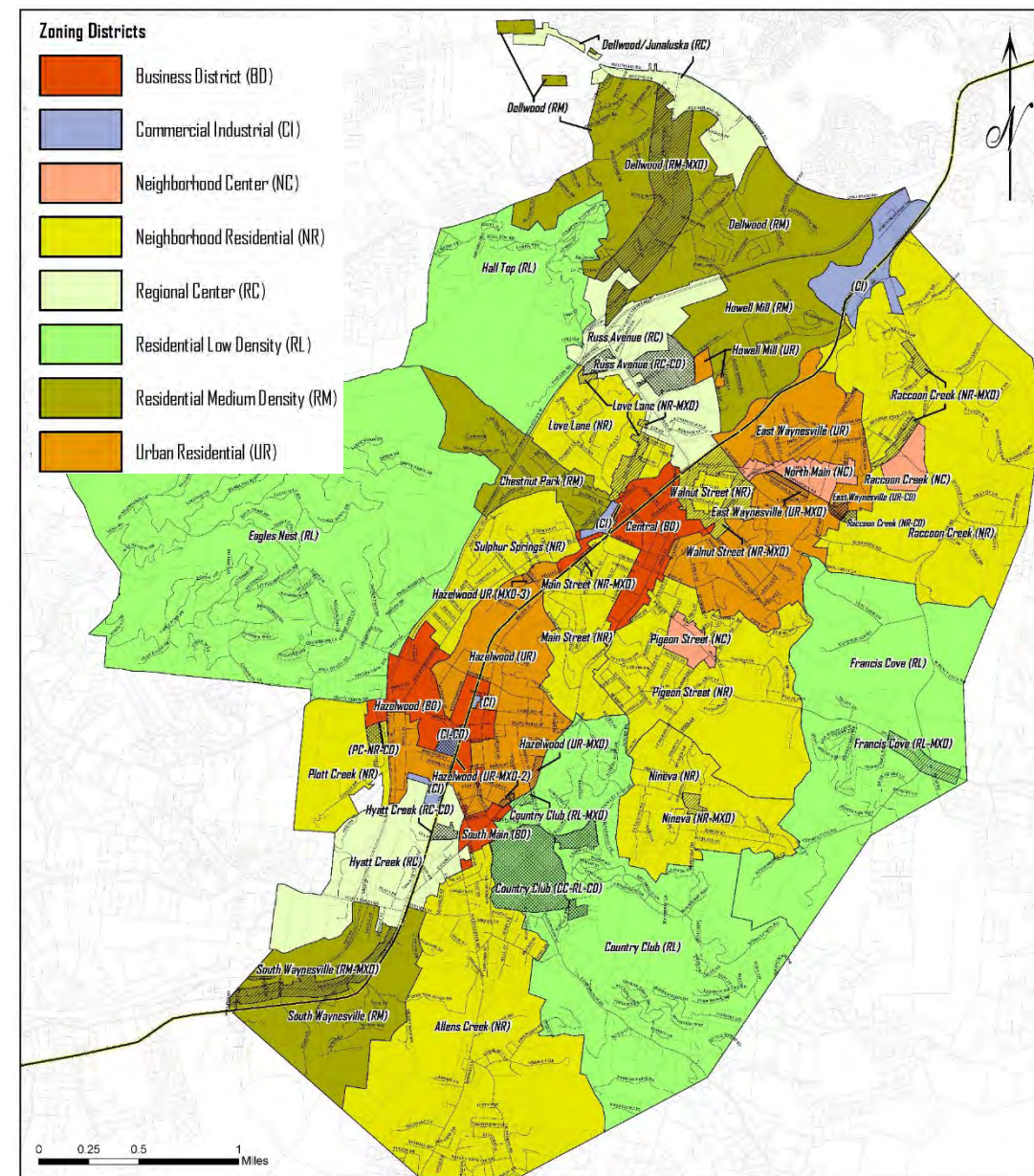


Development Services, March 17, 2023



# Zoning Framework

- **8 Base Districts**
- **Density**
  - RL 6 units/acre (12 w/SUP); min .5 acre
  - RM 8 units/acre (12 w/SUP); min .25 acre
  - NR 10 units/acre (16 w/SUP); min .16 acre
  - UR 16 units/acre (24 w/SUP); min .16 acre
  - No density maximums or min acreage in Com. or Ind.
- **Multi-family allowed, except for RL (only townhomes allowed), HM-RM, SS-NR,**
- **Civic / Recreation Space**
- **Cluster / Conservation Option**
- **LDS Approval process and regulations**

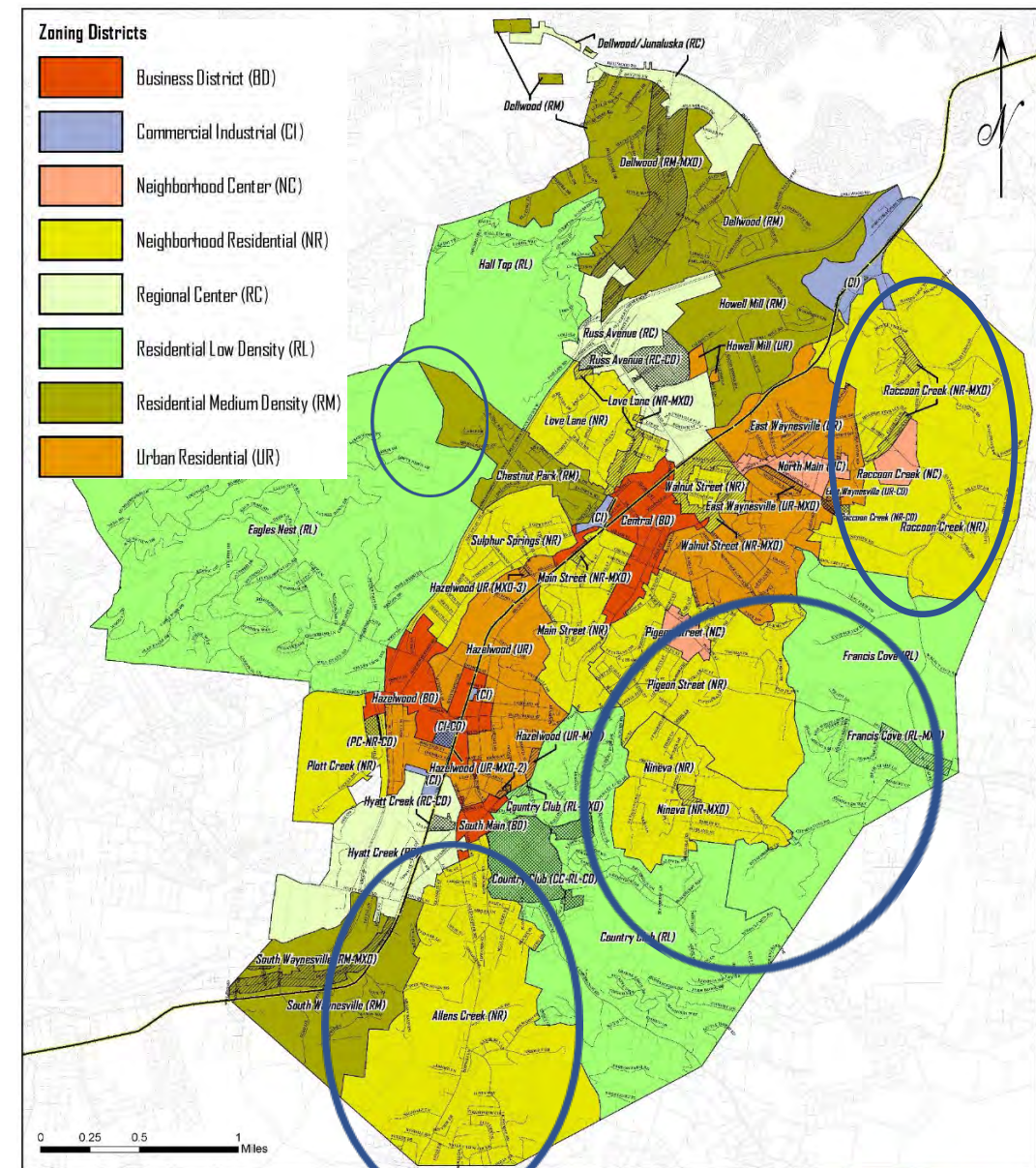




# Future Land Use / Zoning Comparison

**Differences between allowable density in existing zoning, and Comp Plan recommendations in parts of Raccoon Creek, Allen's Creek and Chestnut Park.**

- NR Zoning allows 10-16 units/acre
- RL Zoning allows 6 units/acre
- Comp Plan FLU Map recommends residential conservation or low to medium (3-4 units/acre)
- Chestnut Park (RM) extends past Urban Services Boundary



**Official Land Development Map**  
**Town of Waynesville, North Carolina**

In accordance with the Town of Waynesville Land Development Standards adopted April 12, 2011 (LDS Section 2.1)

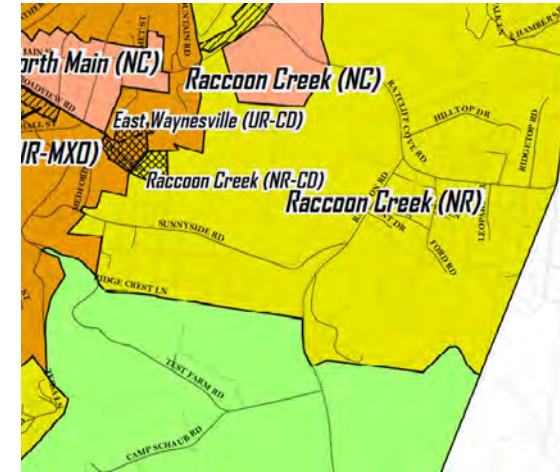


Development Services, March 17, 2023

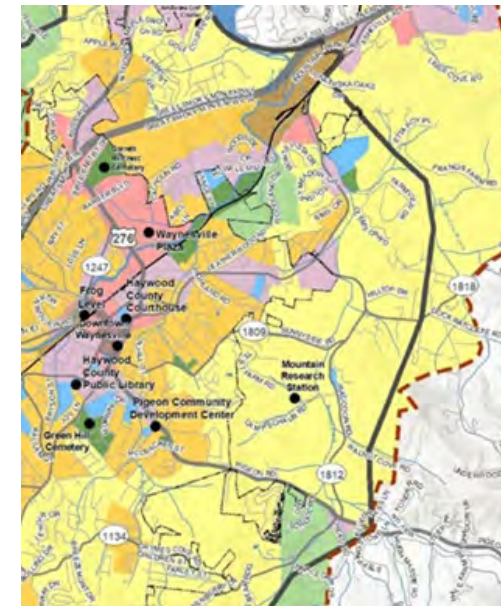
# Future Land Use / Zoning Comparison

## Example #1:

- **Neighborhood Residential (NR)**
  - 10 dua max / 16 dua w/SUP
  - 1/6 acre min lot size
  - Allows multi-family
  - Open Space of 15% > 61 lots
- **FLU Map – Residential Low to Medium Density**
  - 3-4 units/acre (gross density)
- **Parts of Raccoon Creek and Allen's Creek Districts**



Zoning Map

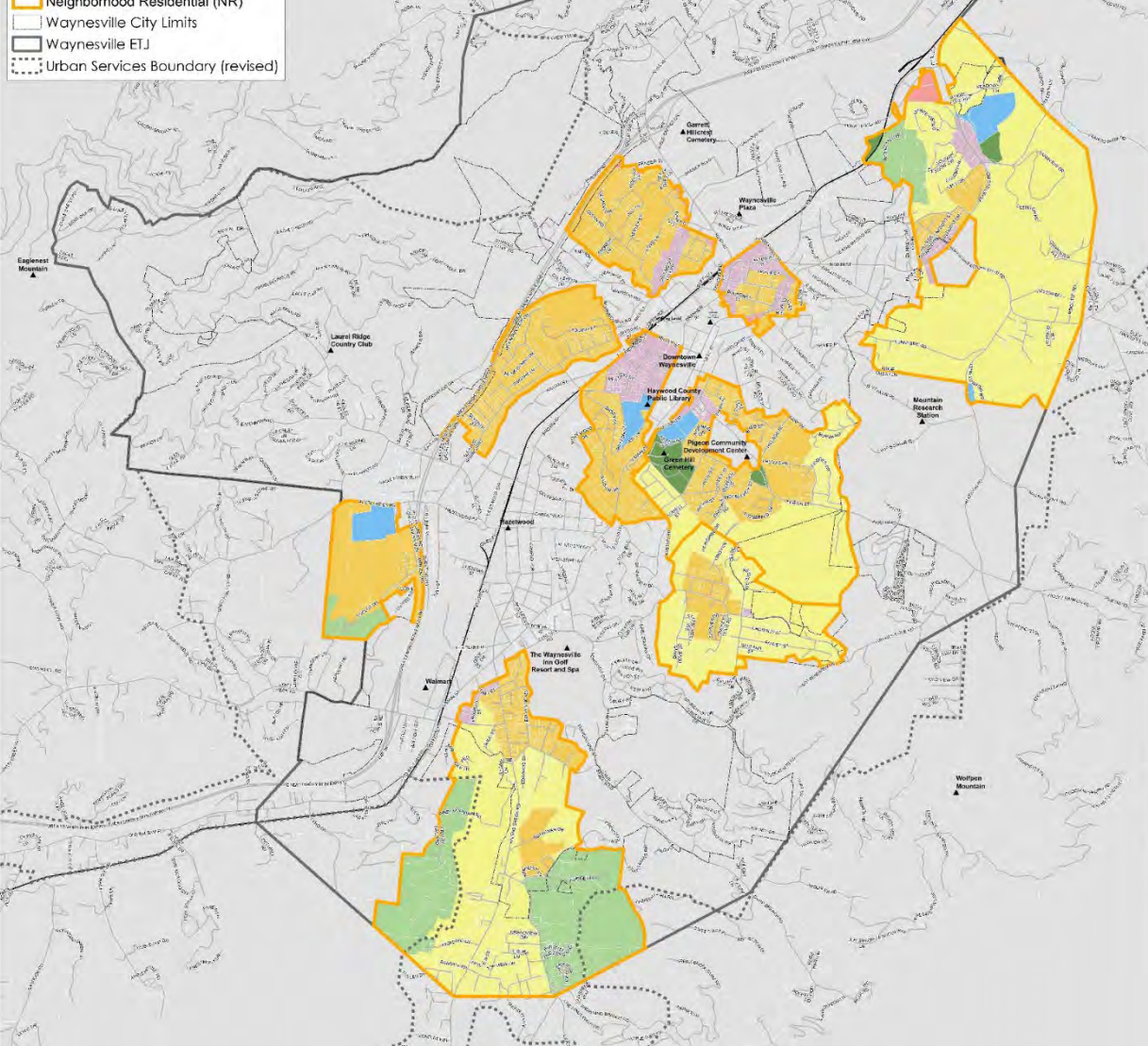


FLU Map



- Context**
- ▲ Local Landmarks
  - Draft Future Land Use**
  - Open Space
  - Residential Conservation
  - Residential - Low to Medium Density
  - Residential - Medium to High Density
  - Community Facilities
  - Mixed Use - Community
  - Mixed Use - Regional
  - Mixed Use - Downtown Core
  - Industrial
  - Neighborhood Residential (NR)
  - Waynesville City Limits
  - Waynesville ETJ
  - ⋯ Urban Services Boundary (revised)

# FLU Map in NR Zoning Districts Only



## Takeaways

- **UR and NR Zoning appropriate for urbanized areas of Med-High Density.**
- **Allowance for 10 du, including multi-family may not be in-line with Low to Medium Res Comp Plan / FLU Map**
- **Guidance needed to determine vision for these areas, and if zoning or FLU map changes should occur.**



# Example Development

## Hazelwood

- 0.18 Acre lot
- ~5 DUA
- Zoning: UR
- FLU: Med-High Res



### Report For

MOODY, CHARLES  
MOODY, KIMBERLY  
PO BOX 1113  
LK JUNALUSKA, NC 28745-1113

#### Account Information

PIN: 8605-91-0924

Legal Ref: 1071/1917

Add Ref: A/90

#### Site Information

BROOKWOOD  
DWELLING

550 CAMELOT DR

Heated Area: 1006

Year Built: 1945

Total Acreage: 0.18

Township: Town of Waynesville

#### Site Value Information

Land Value: \$15,100

Building Value: \$105,000

Market Value: \$120,100

Deferred Value: \$0

Assessed Value: \$120,100

Sale Price: \$60,000

Sale Date: 9/14/2022



1 inch = 200 feet

April 4, 2023

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.



# Example Development

## Short Street

- 0.18 Acre lot
- ~5 DUA
- Zoning: NR
- FLU: Med-High Res



## Report For

COFFEY, ELEANOR  
COFFEY, KRISTIN  
165 VALLEY VIEW TER  
WAYNESVILLE, NC 28786

### Account Information

PIN: 8615-36-8260

Legal Ref: 481/2117

481/768

Add Ref:

### Site Information

DWELLING

88 SHORT ST

Heated Area: 1540

Year Built: 1923

Total Acreage: 0.18

Township: Town of Waynesville

### Site Value Information

Land Value: \$24,300

Building Value: \$163,200

Market Value: \$187,500

Deferred Value: \$0

Assessed Value: \$187,500

Sale Price: \$0

Sale Date: 9/14/2000



1 inch = 100 feet

April 4, 2023

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# Density Examples in Waynesville Neighborhoods

PROPERTIES ON .16 ACRE  
MINIMUM LOT SIZE FOR 12  
ZONING DISTRICTS (UR, NR)





# Density Examples in Waynesville Neighborhoods





# Density Examples in Waynesville Neighborhoods

PROPERTIES ON .50 ACRE

MINIMUM LOT SIZE FOR 4  
ZONING DISTRICTS (RL)





**.16 ac**



**.25 ac**



**.5 ac**



**1 ac**



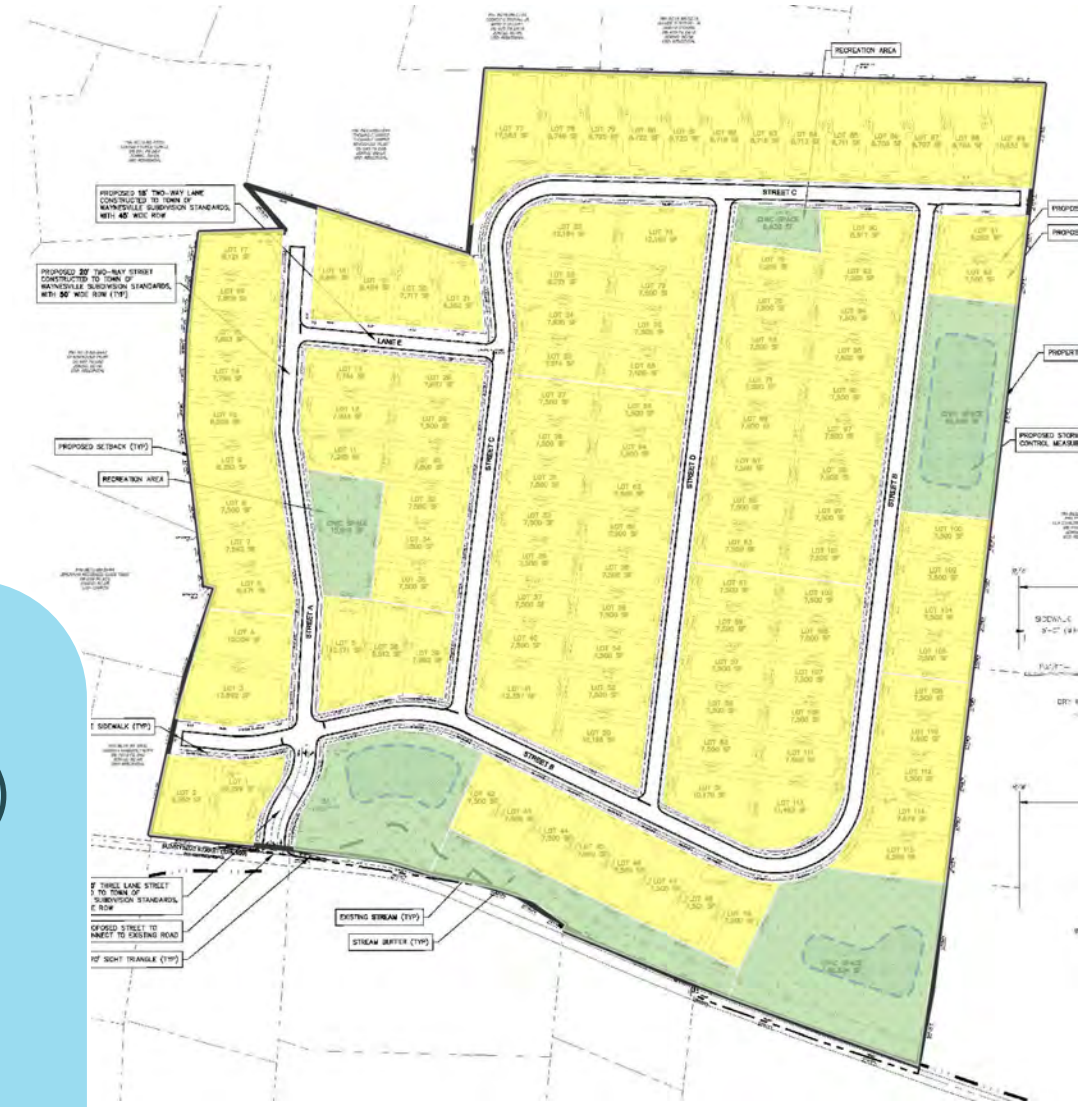


# Recent Developments / Trends / Issues

- **Queen Farm**
  - Concern over density/design of new residential
  - Approval processes

## Development Statistics

- 32 Acres, 115 Lots (**3.59 DUA**)
- Lots 7,500-12,000 sqft (.17-.27 acres)
- Civic Space
  - Required: 5% (1.63 ac)
  - Provided: 14% (4.55 ac)
- Recreation Space
  - Required: 25% of 5% (0.41 ac)
  - Provided: 0.52 ac





# Recent Developments / Trends / Issues

- **Preservation Way / Multi-family**

- Where is multi-family appropriate?
- Design requirements
- Approval processes

## Development Statistics

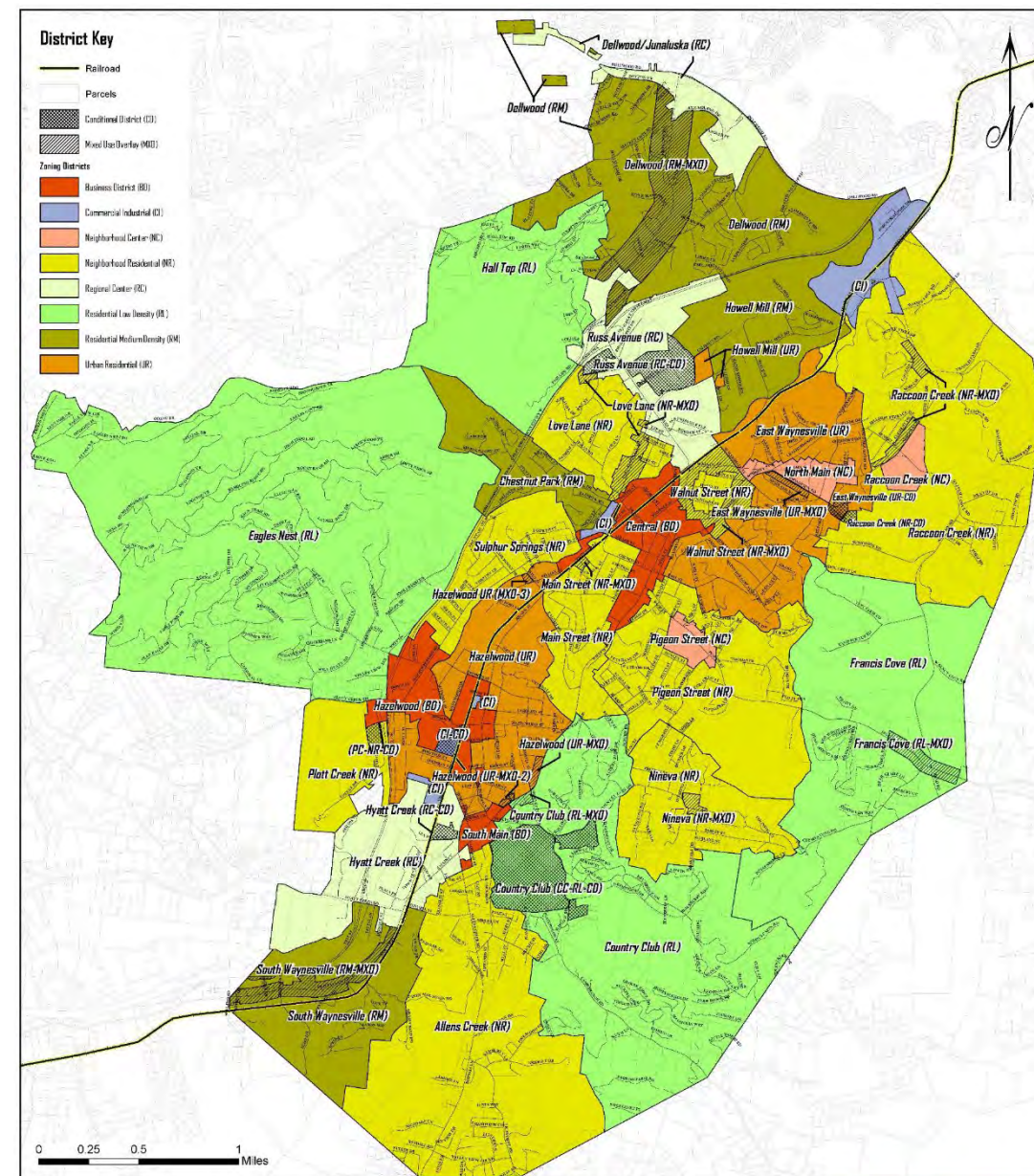
- 7.1 Acres, 60 Units
- 8.45 units/acre (gross density)
- 3.1 acres of open space provided



# Future Land Use / Zoning Comparison

## Example #2:

- **Residential – Low Density Zoning District (RL)**
  - 6 dua max / 12 dua w/SUP
  - ½ acre lot area, Allows MF
- **FLU Map – Residential Conservation**
  - low density residential
  - clustered or conservation design
  - Originally <2 dwelling units/acre, later edited to say “low density”





# Residential Conservation Area

## ○ Residential Conservation Area

- Encouraged conservation design in areas with steep slopes, high quality wildlife habitat, views and vistas (i.e. upper parts of Eagles Nest, Allens Creek Area (west of Allens Creek))
- More accurately reflects development constraints (i.e. steep slopes) and areas where clustering new development could help preserve natural assets.
- Many areas classified as Low to Medium or Medium to High Density in zoning, but actual density should be lower.



**Conventional Development**



**Conservation Design**

# Conservation Design (p. 30)

## LU-3 Promote conservation design in new residential developments

### A. Allow conservation or cluster development design as an alternative to large lot subdivisions or other development in areas designated Residential Conservation.

- Conservation design should reduce cut and fill slopes, follow the natural contours of the land, apply low-impact stormwater design, and preserve open space or sensitive habitats (e.g., water features, woodland stands, meadows).
- Update the LDS to provide flexibility in density, setbacks and unit types to preserve views and agricultural lands on the edges of town. This approach should allow new development to meet current low density designations while creating open space by clustering of structures.



# Visualizing Density / Precedent

## For RL District

- **Eagles Nest**

### Development Statistics

- 43 Acres, 51 Properties
- 1.186 units/acre (gross density at build out)





# Visualizing Density / Precedent

## For RL District

- Sweetgrass in Blowing Rock, NC



THIS PLAN ILLUSTRATES A GENERAL PLAN WHICH IS SUBJECT TO REVISION AND ANY DIMENSIONS, SCHEDULES AND SPECIFICATIONS ARE FOR INFORMATION ONLY AND ARE NOT INTENDED TO BE USED AS A CONTRACT.

## Development Statistics

- 278 Acres, 180 Residences, Including attached product
- 0.64 units/acre



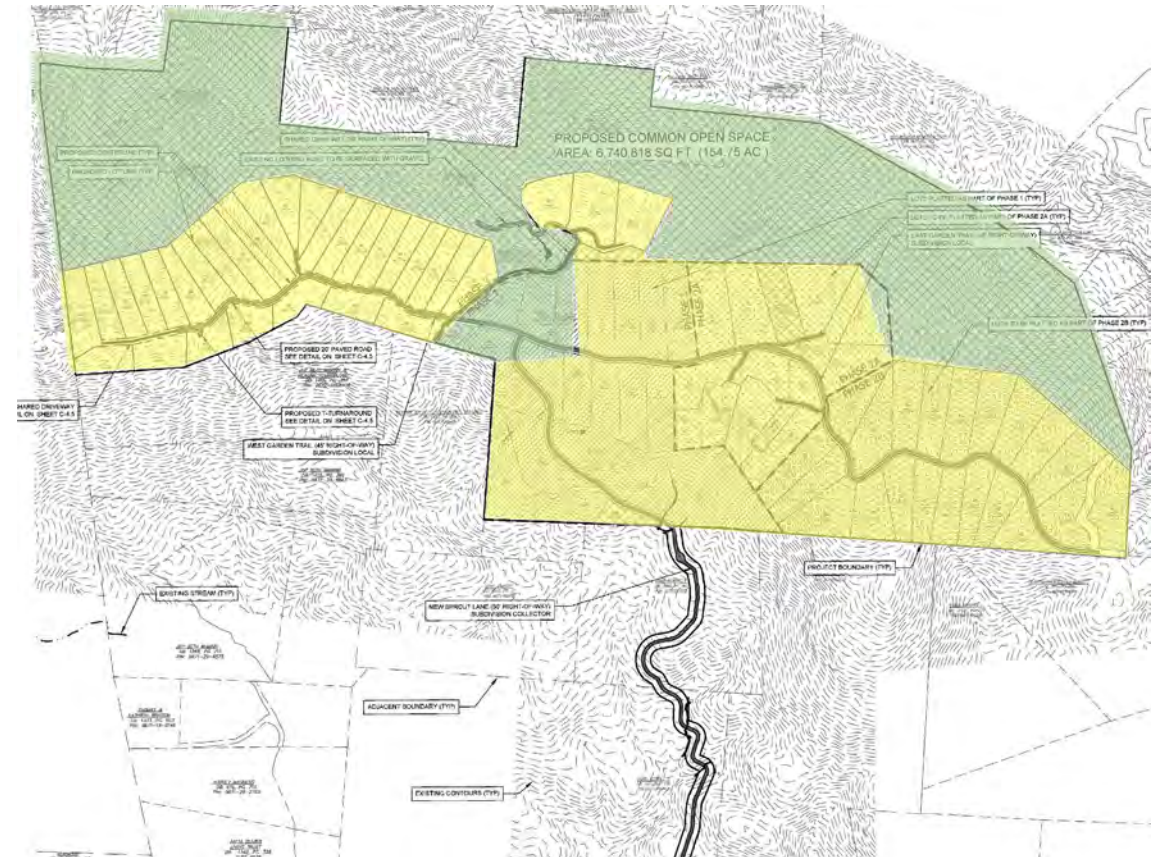
# Visualizing Density / Precedent

## For RL District

- **Sprout Mountain in Henderson County, NC**

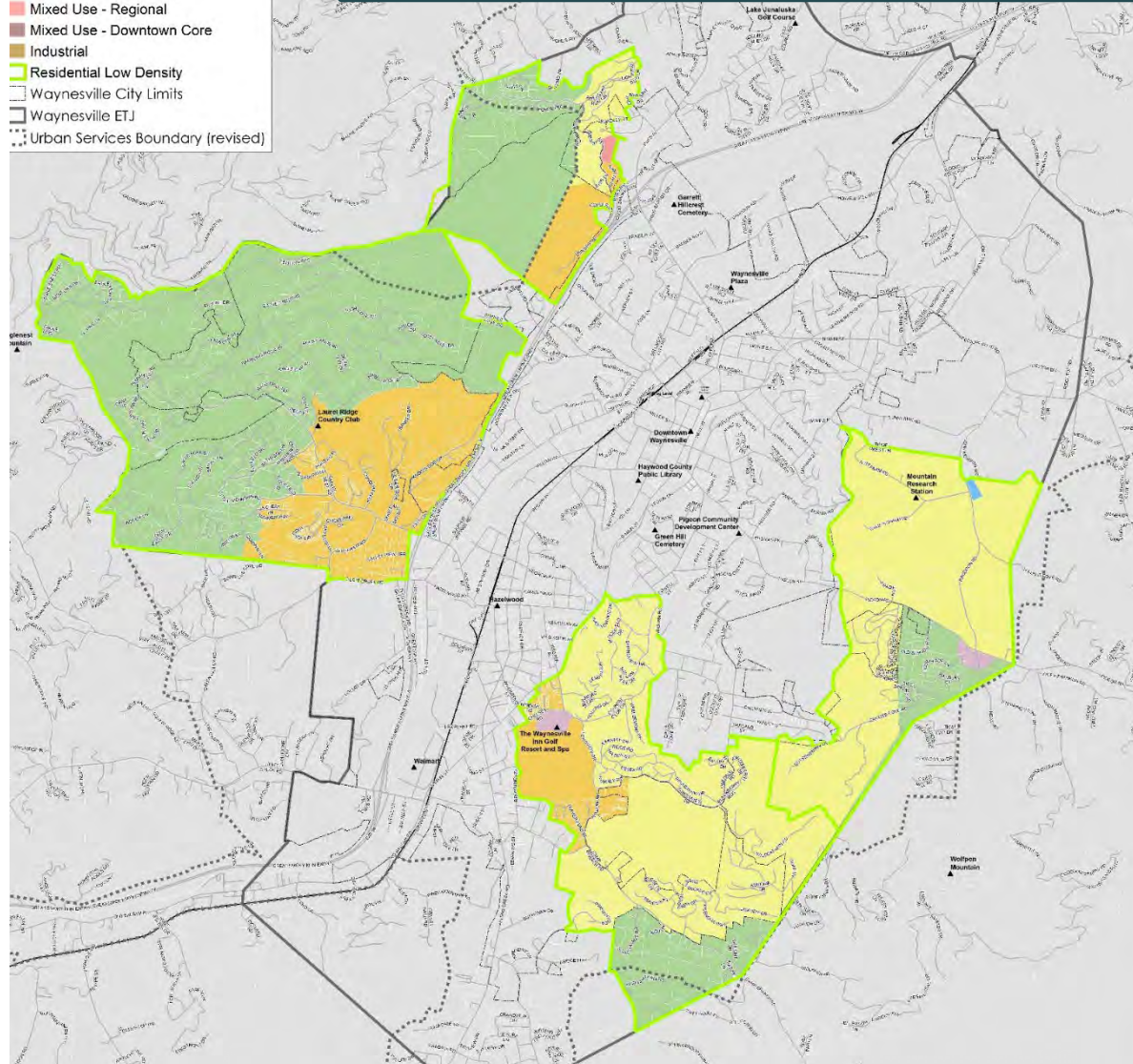
### Development Statistics

- 377 Acres, 83 Residences,
- 41% Open Space
- 0.22 units/acre



# FLU Map in RL Zoning Districts Only

- Context**
- ▲ Local Landmarks
  - Future Land Use**
  - Open Space
  - Residential Conservation
  - Residential - Low to Medium Density
  - Residential - Medium to High Density
  - Community Facilities
  - Mixed Use - Community
  - Mixed Use - Regional
  - Mixed Use - Downtown Core
  - Industrial
  - Residential Low Density
  - Waynesville City Limits
  - Waynesville ETJ
  - Urban Services Boundary (revised)



## Takeaways

- RL Zoning appropriate for some areas (Low-Med Density, Med-High Density)
- **Allowance for 6 du**, including townhomes may not be in-line with Residential Conservation on FLU Map
- **But clustering of 6 units within 1 acre may be appropriate if part of conservation or cottage design with land preservation.**



# Options: Density, Building Type, Cluster Standards

## A. Do Nothing Option

## B. Density changes

- Lower allowable density to existing districts (NR and/or RL)
- Downzoning precedent (Huntersville) / Potential issues

## C. New District

- Create and apply to Low-Med Density areas on FLU map, max density of 2-4 DUA, could incorporate site design standards or incentives

## D. Multi-family Allowances

- Could allow only with conservation design in NR/RL Districts

## E. Civic / Open space requirements

- Increase open space requirements in NR and RL
- Adjust balance between passive open space and active recreation space, less active space could be required in more undeveloped areas
- DUA < 2 exempt from civic space reqs...

## F. Cluster standards

- Adjust existing structure
- Require in certain areas or increase incentives (i.e. MF)

# Discussion

- **What is vision for development in Low-Medium Residential and/or Residential Conservation areas on FLU Plan?**
- NR Zoning District
  - *Good things*
  - *Potential changes*
- RL Zoning District
  - *Good things*
  - *Potential changes*
- Other topics / parking lot





# Public Comment

## Ground-rules

- Up to 3 minute per person
- State your name and where you live
- Be respectful and constructive
- Remember this is a discussion, not a debate

