



Town of Waynesville Density Working Group

Meeting #1
February 28, 2024



Agenda

- **Welcome & Introductions (10 min)**
- **Presentation (40 min)**
 - Working Group Overview
 - Recap of Joint Planning Board / Council Implementation Meeting
 - Comprehensive Plan Highlights
 - Zoning Framework and Issues
 - Development Trends and Regulation Options
- **Discussion (40 min)**
- **Public Comments (3 min per speaker)**
- **Debrief and Next Steps (5 min)**

Working Group Overview

- Implementation of Waynesville 2035, Planning with Purpose, Comprehensive Plan, Future Land Use Map and Goals
- Analysis of density thresholds, growth, and desired development patterns in specified areas
- Development of recommendations for Planning Board and Council Consideration



Draft Schedule

Meeting	Description	Format	Timeframe
Working Group Meeting #1	<p>Group discuss outcomes of joint Planning Board and Town Council meeting held on April 28th, and agree on:</p> <ul style="list-style-type: none"> • Issues, next steps and options. • Potential LDS amendments to be analyzed and developed. • Time/date of next meeting. 	Virtual Meeting	February 28, 2024
Working Group Meeting #2	<p>Staff and consultant present for group review and discussion:</p> <ul style="list-style-type: none"> • Draft analysis for discussion (ie. new districts, text or map amendments). • Potential housing capacity changes from GIS-based build-out model. <p>Group provide direction refine zoning recommendations.</p>	In-Person Meeting	March / April
Working Group Meeting #3	Optional working group meeting to further refine zoning amendments.	To Be Determined	April / May
Public Meetings	Community outreach meetings to gather feedback on proposed ordinance changes	In-Person Meeting(s)	May / June

Joint Planning Board / Council Meeting Recap

- Discussed recent development
- Reviewed Comp Plan recommendations
- Analysis of NR and RL zoning districts
- Discussed options

Implementation options:

- A. Do nothing**
- B. Reduce allowable density in certain districts**
- C. Create and apply a new district**
- D. Multi-family allowances and standards**
- E. Increase Civic / Open space requirements**
- F. Enhance conservation / cluster design standards**

Comprehensive Plan Highlights

WAYNESVILLE 2035

PLANNING WITH PURPOSE

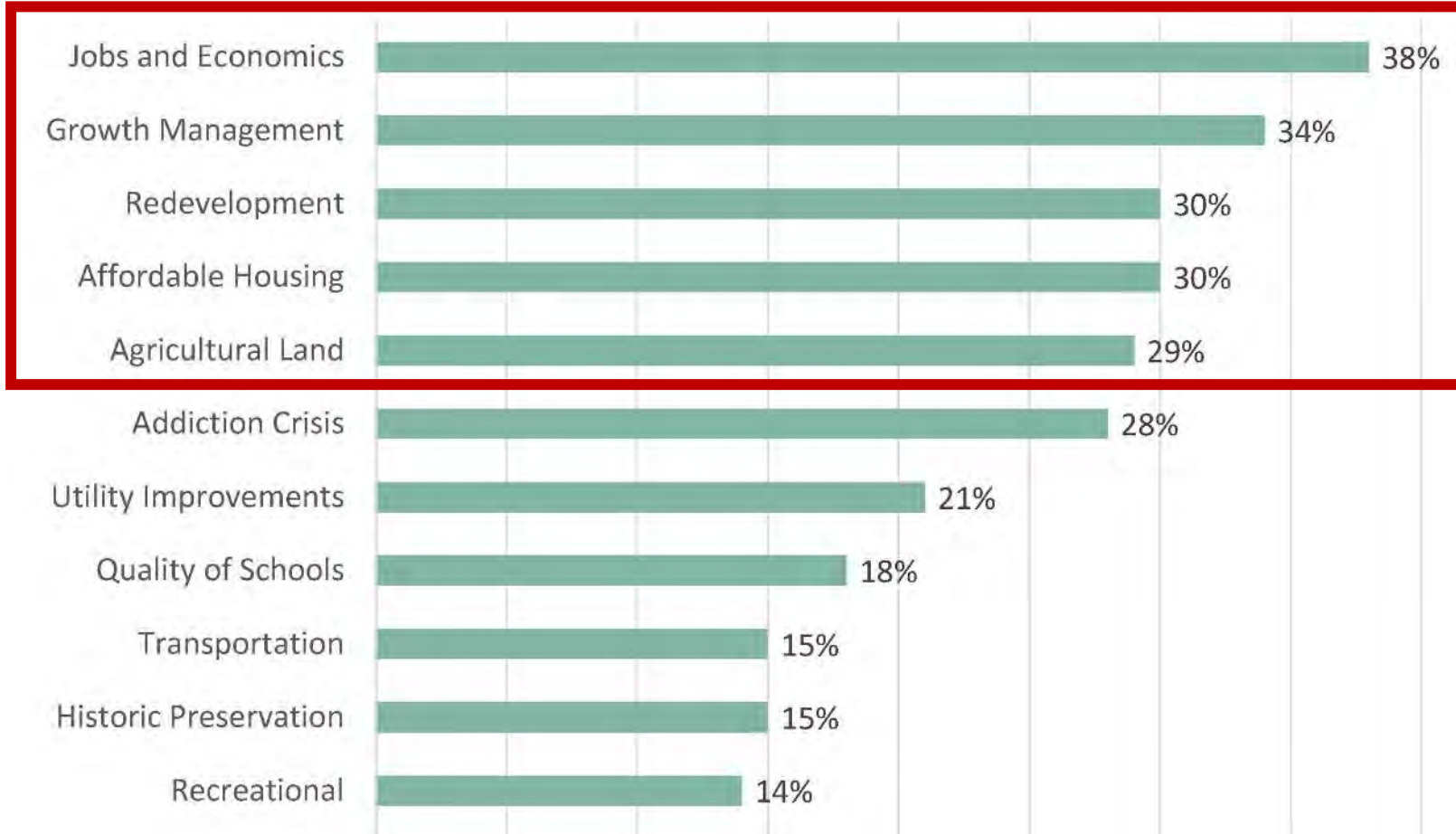


Adopted
September, 8
2020

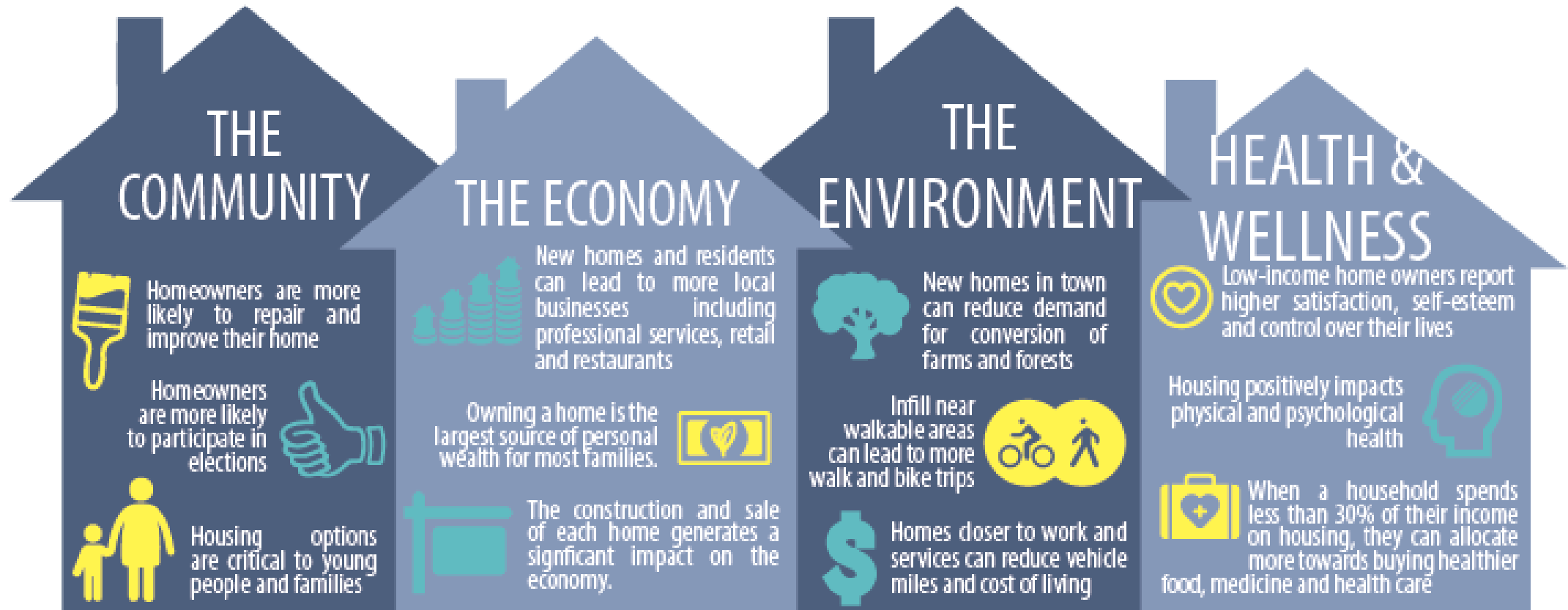
COMPREHENSIVE LAND USE PLAN

- Two year process, 2018-2020
- Built on the previous Comprehensive Plan (Adopted in 2010)
- 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

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.

Waynesville Decennial Census:

- 2010: 9,869 residents 2020: 10,140 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)

Smart Growth Principles carried over from Previous 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**.



Plan Goals for Area of Discussion

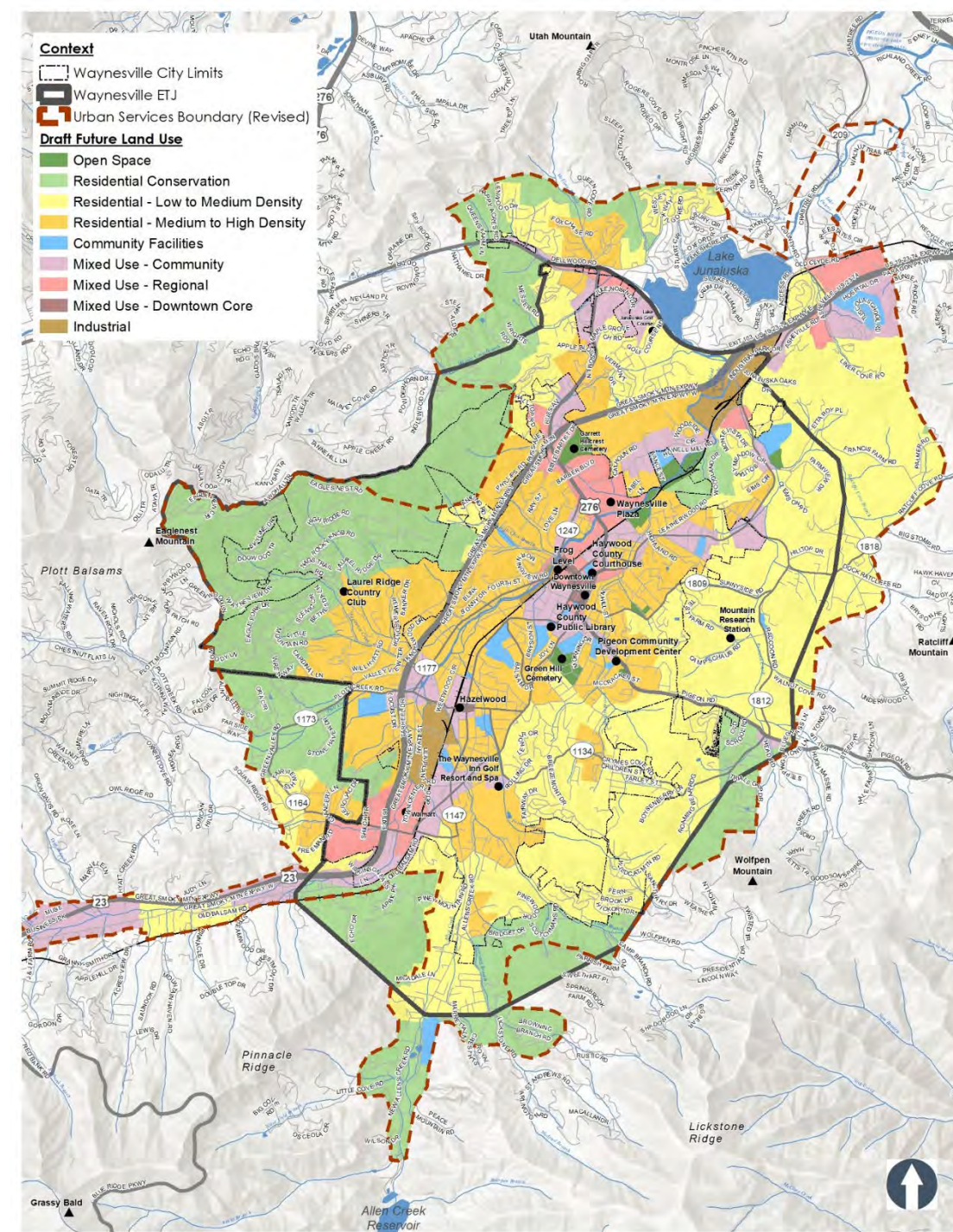
- Goal 1: Continue to **promote smart growth** principles in land use planning and zoning.
- Goal 2: **Create a range of housing opportunities** and choices.
- Goal 3: **Protect and enhance** Waynesville's **natural resources**.

Implementation areas:

- *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;***

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 Low to Medium
- Residential Conservation Area



Future Land Use Map Density Recommendations

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

**Gross 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

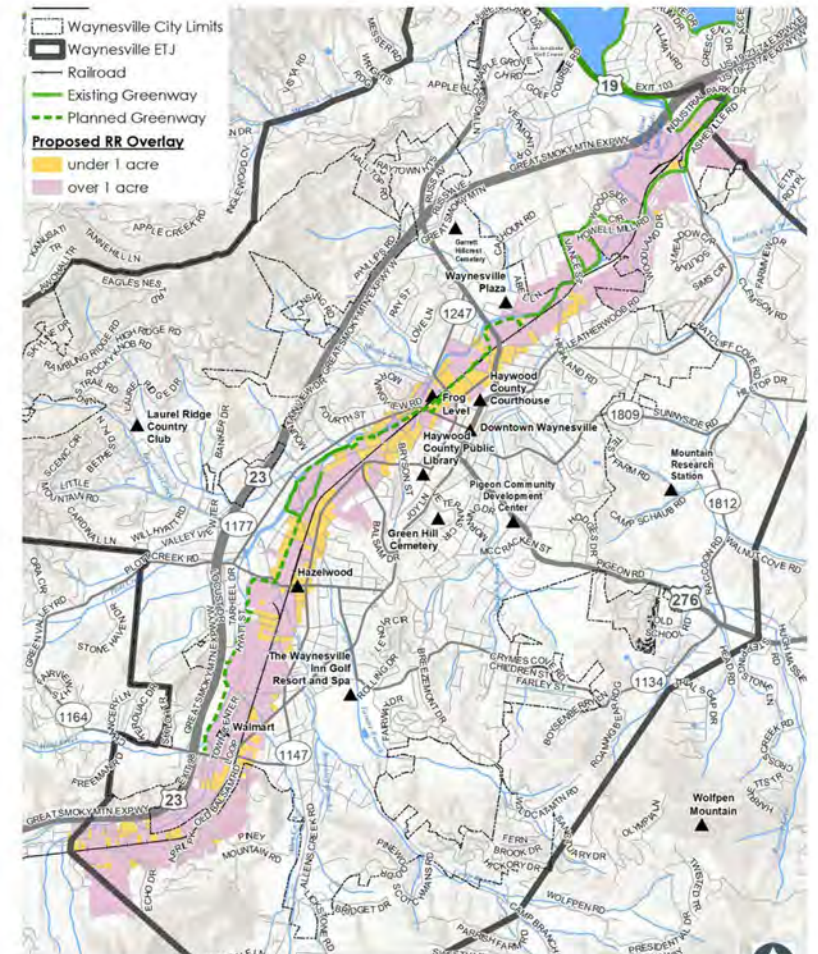


Conservation Design

Railroad Overlay

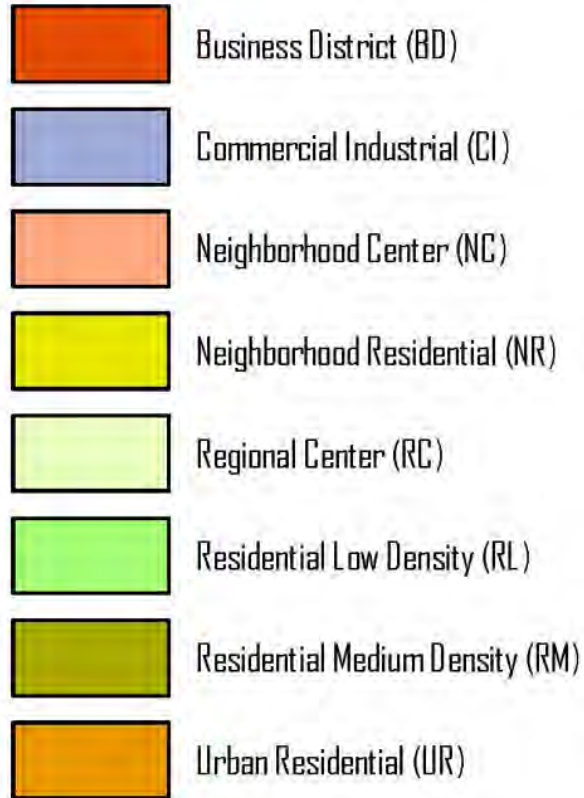
- 2035 Comprehensive Land Use Plan action item to study area along the railroad corridor for economic opportunity and redevelopment, through flexibility for mixed-uses along railroad right-of-way.
- Blue Ridge Southern Railway
- Overlay Ordinance adopted September 2023.
- Placement of Overlay under consideration this spring; Workshop scheduled for February 29, 5:30 at Recreation Center.

Potential Railroad Overlay Map

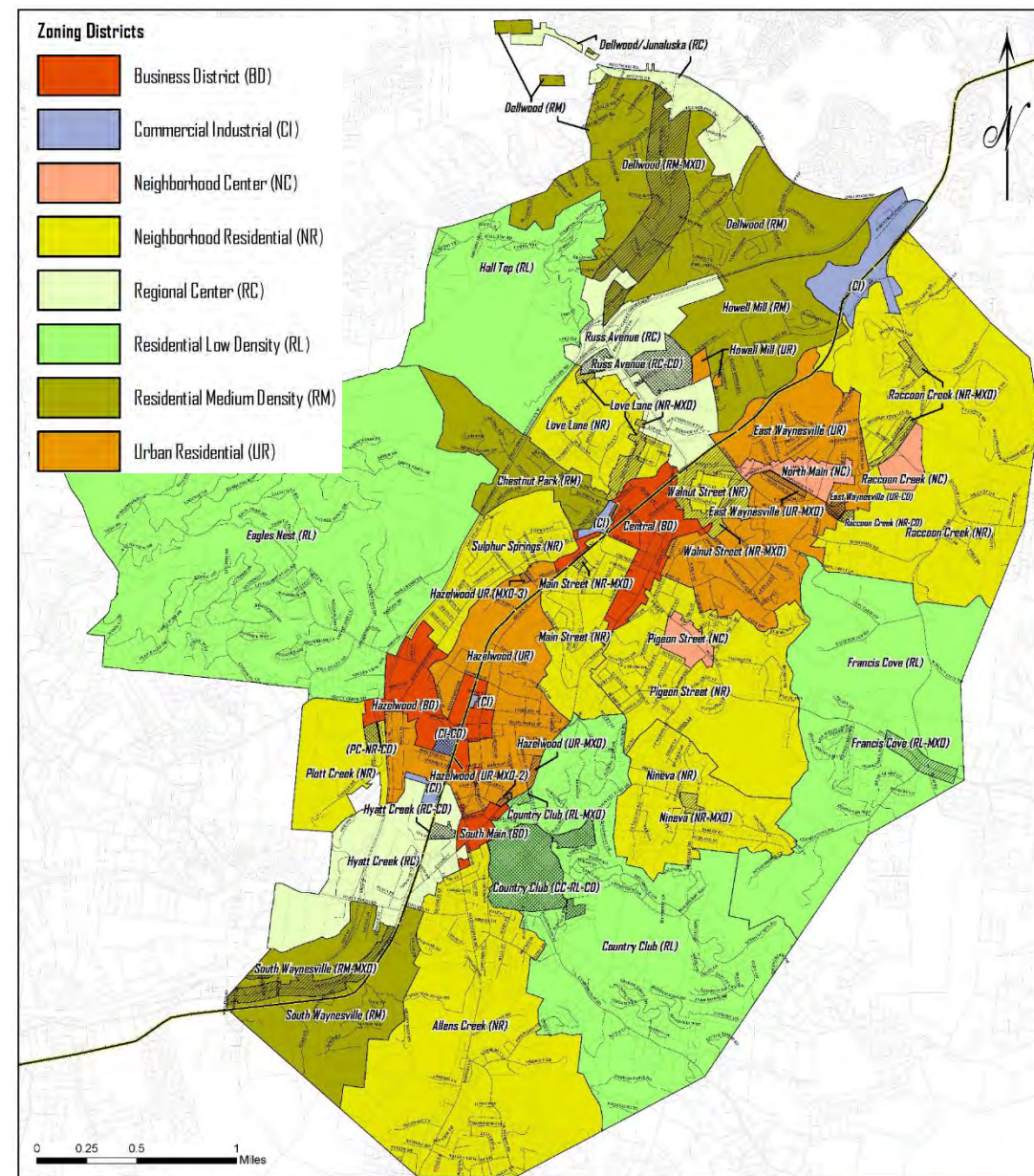


Zoning Framework

Zoning Districts

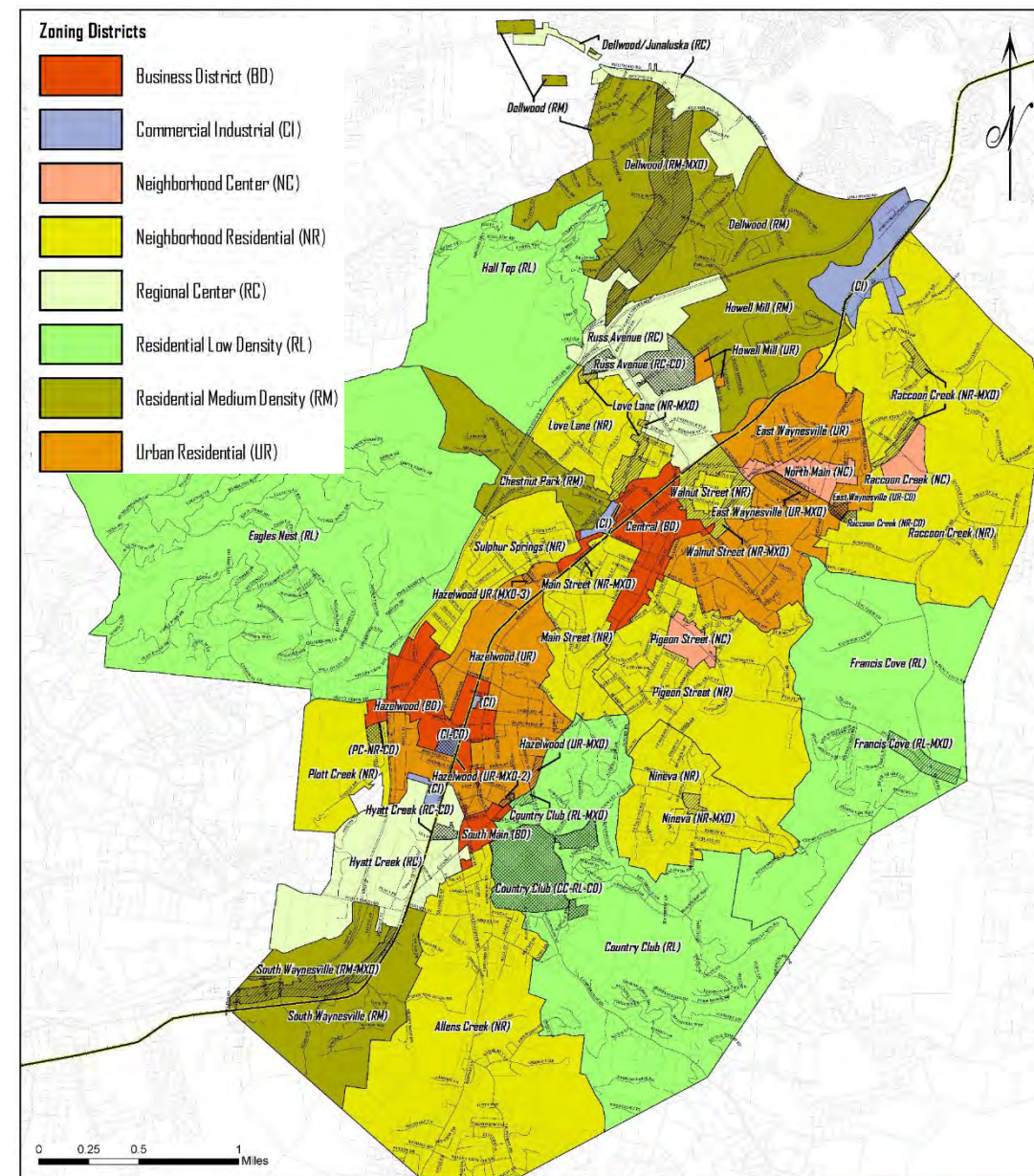


Cross-hatched areas are mixed-use overlays



Zoning Framework

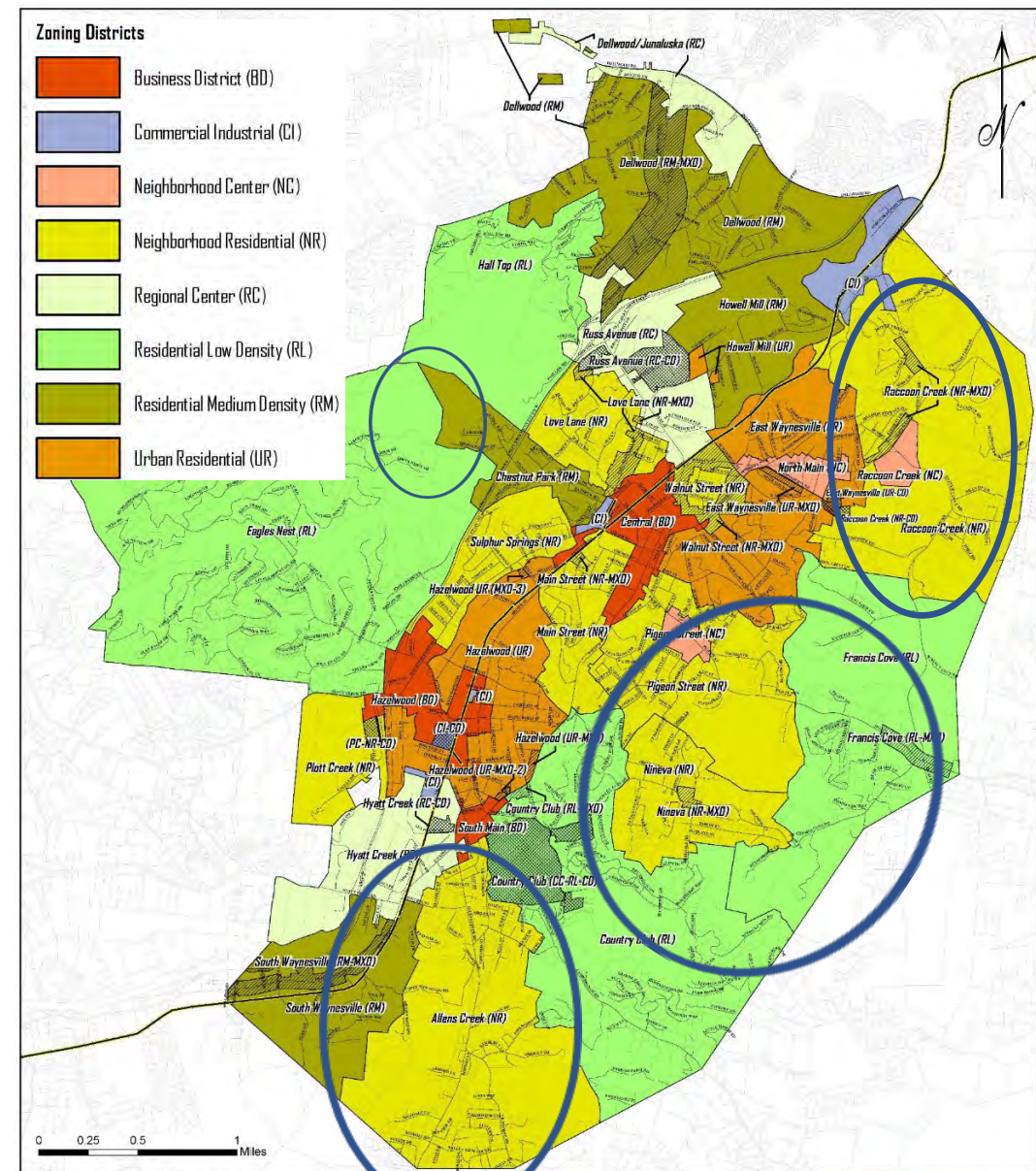
- 8 Base Districts
- Density
 - **RL 6 units/acre (12 w/SUP); min .5 acre**
 - RM 8 units/acre (12 w/SUP); min .25 acre
 - **NR 10 units/acre (16 w/SUP); min .16 acre**
 - UR 16 units/acre (24 w/SUP); min .16 acre
 - No density maximums or min acreage in Com. or Ind.
- Multi-family allowed, except for 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.

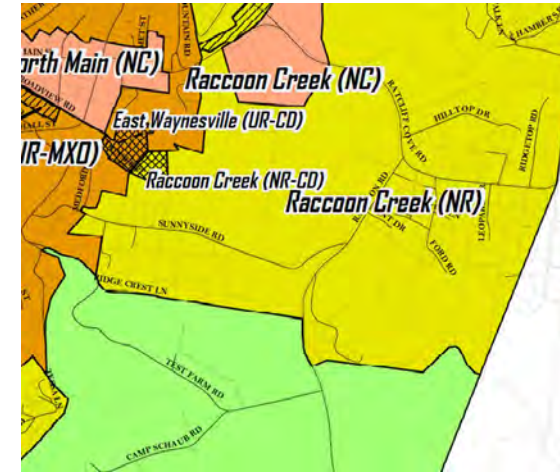
- NR Zoning allows 10-16 units/acre
- RL Zoning allows 6 units/acre
- Comp Plan FLU Map recommends residential conservation or low to medium (3-4 units/acre)
- Chestnut Park (RM) extends past Urban Services Boundary



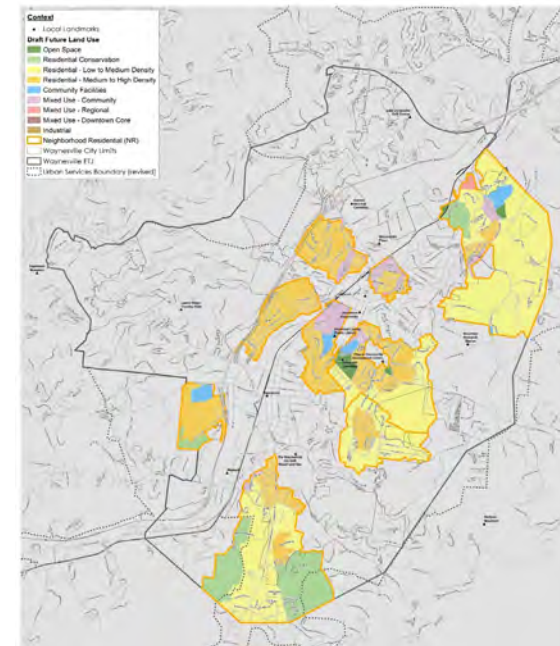
Future Land Use / Zoning Comparison

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

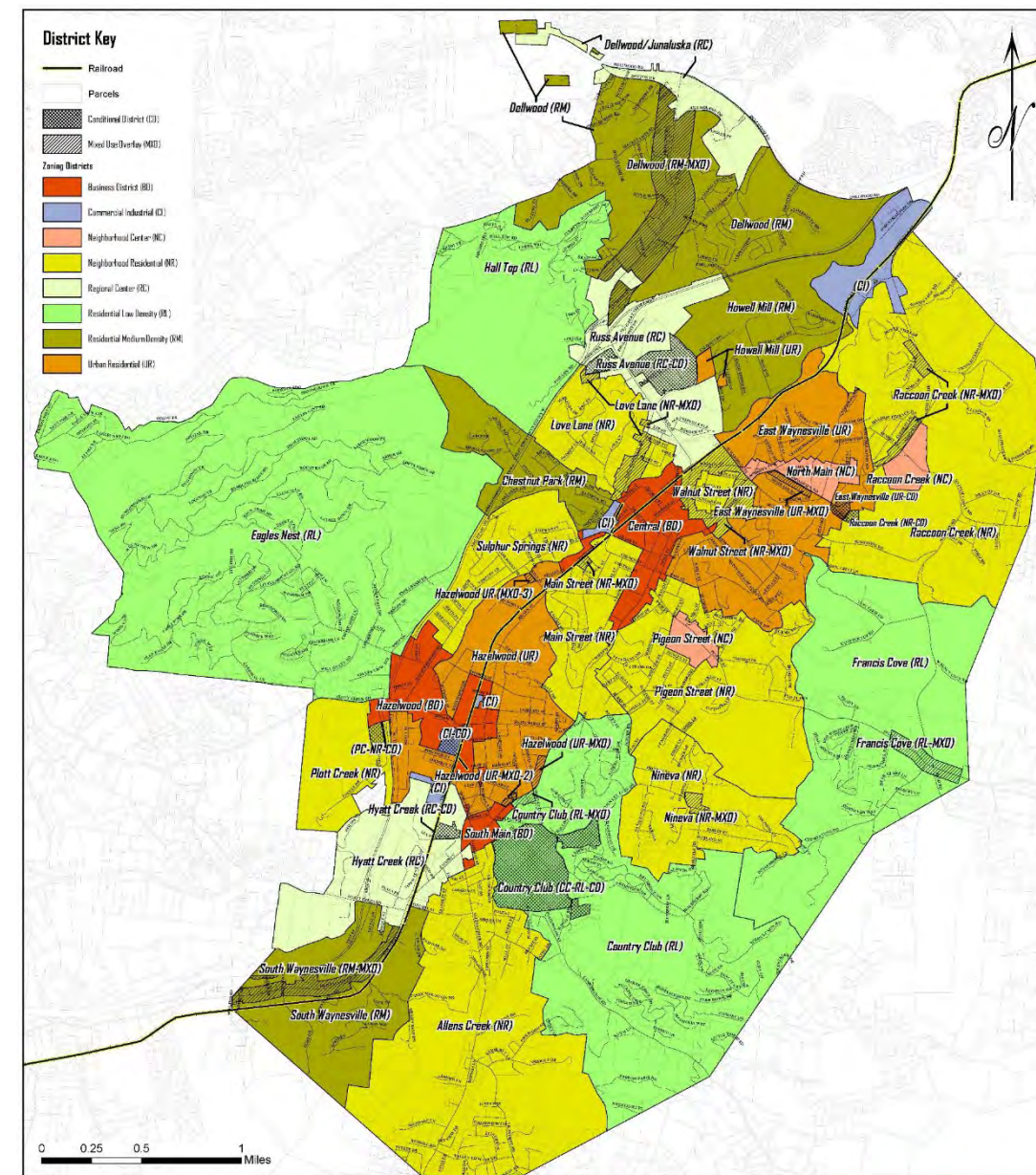


FLU Map in NR Zoning Districts Only

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”



Official Land Development Map
Town of Waynesville, North Carolina



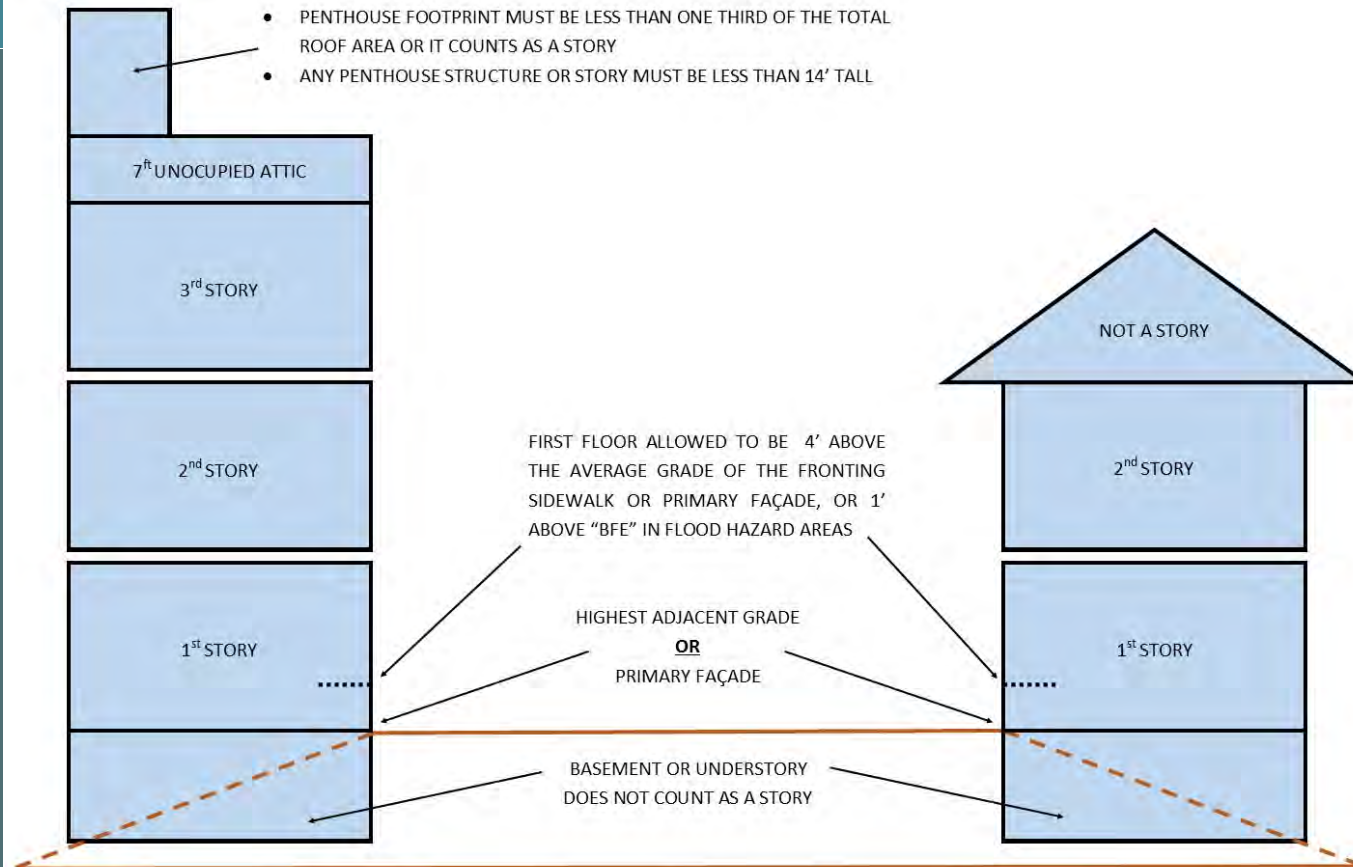
In accordance with the Town of Waynesville Land Development Standards adopted April 12, 2011 (LDS Section 2.1)

Development Services, March 17, 2023

Table of Residential Zoning Districts

<u>Zoning District</u>	<u>Max Density</u>	<u>Minimum Lot Size</u>	<u>Civic Space Requirement</u>	<u>Height</u>
NR (Neighborhood Residential)	10 units/acre (16 w/SUP)	1/6 acre	0-14 units/lots- 5% 15-30 - 10% 31-60 - 13% 61 - 15%	Principal Bldg: 3 stories max Accessory Structure: 2 stories max
RL (Residential Low Density)	6 units/acre (12 w/SUP)	½ acre	0-14 units/lots- 5% 15-30 - 10% 31-60 - 13% 61 - 15%	Principal Bldg: 3 stories max Accessory Structure: 2 stories max
RM (Residential Medium Density)	8 units/acre (12 w/SUP)	¼ acre	0-14 units/lots- 5% 15-30 - 10% 31-60 - 13% 61 - 15%	Principal Bldg: 3 stories max Accessory Structure: 2 stories max
UR (Urban Residential)	16 units/acre (24 w/SUP)	1/6 acre	0-14 units/lots- 5% 15-30 - 10% 31-60 - 13% 61 - 15%	Principal Bldg: 3 stories max Accessory Structure: 2 stories max

Building Height



- Doesn't apply to: church spires, belfries, cupolas, and domes not intended for human occupancy, monuments, water towers, mechanical penthouses (provided they are set back 20 feet from the front elevation), observation towers, transmission towers, chimneys, smokestacks, conveyors, flagpoles, masts and antennas.
- Structures within residential districts (RL, RM, NR, and UR), and neighborhood center district (NC) including mixed-use overlays, are limited to a maximum of 3 stories and a height of 60 feet as measured from the highest adjacent grade to the top of a flat roof or the peak of a sloped roof, inclusive of floodplain elevations and the number of stories (LDS 2.4).
- Structures within Hazelwood business district are limited to 3 stories; structures in CBD (Frog Level and Main Street) are limited to 4-5 stories.
- Structures in CI are limited to 3 stories.

Development Trends and Regulatory Options

- Major Projects Approved
- Recent Regulatory Changes
- Development Trends
- Visualizing Density - Example Developments



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*

Regulatory Changes Since Comp Plan Adoption

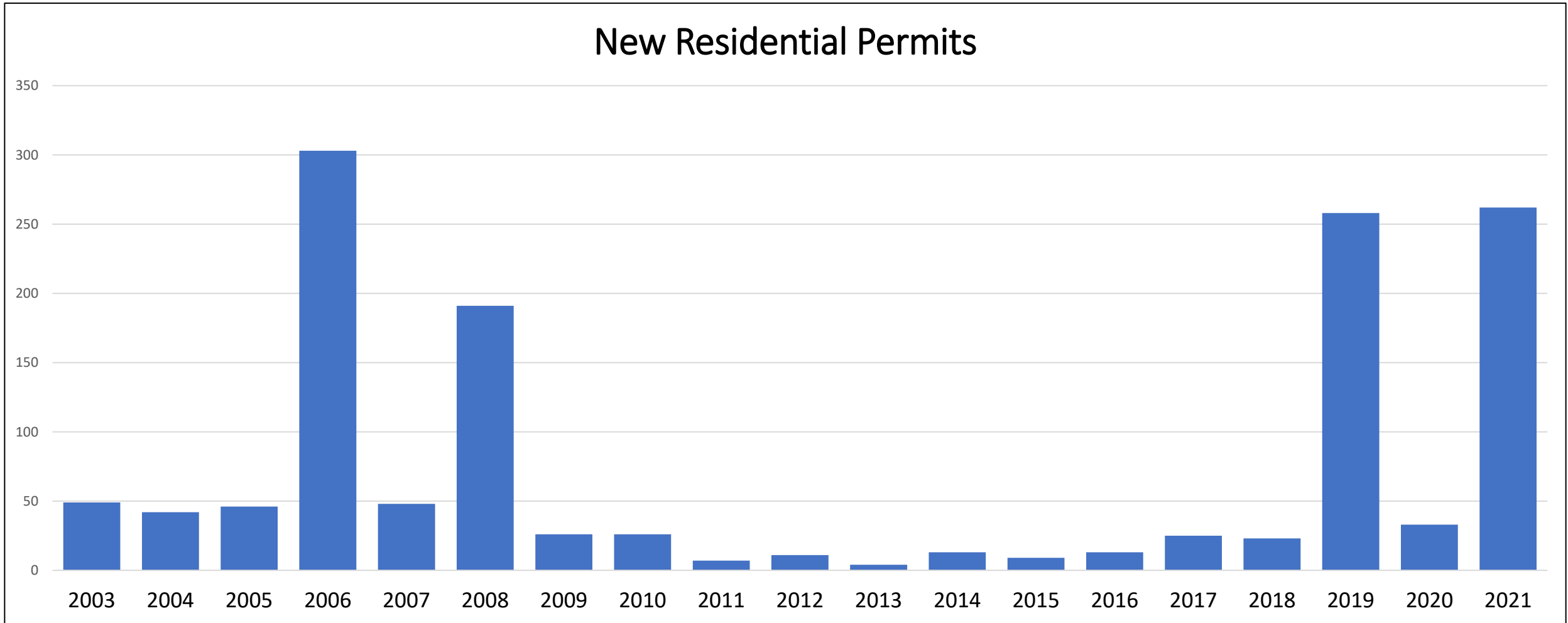
- Land Development Standards updated for 160D compliance
- Lowered TIA requirement
- Buffer requirements for major subdivisions
- Updated roadway and driveway standards
- Updated stormwater requirements (more coming soon)
- Cottage and Conservation options introduced
- Civic space requirements increased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

Residential Permit Summary

2007-2022 Calendar Years

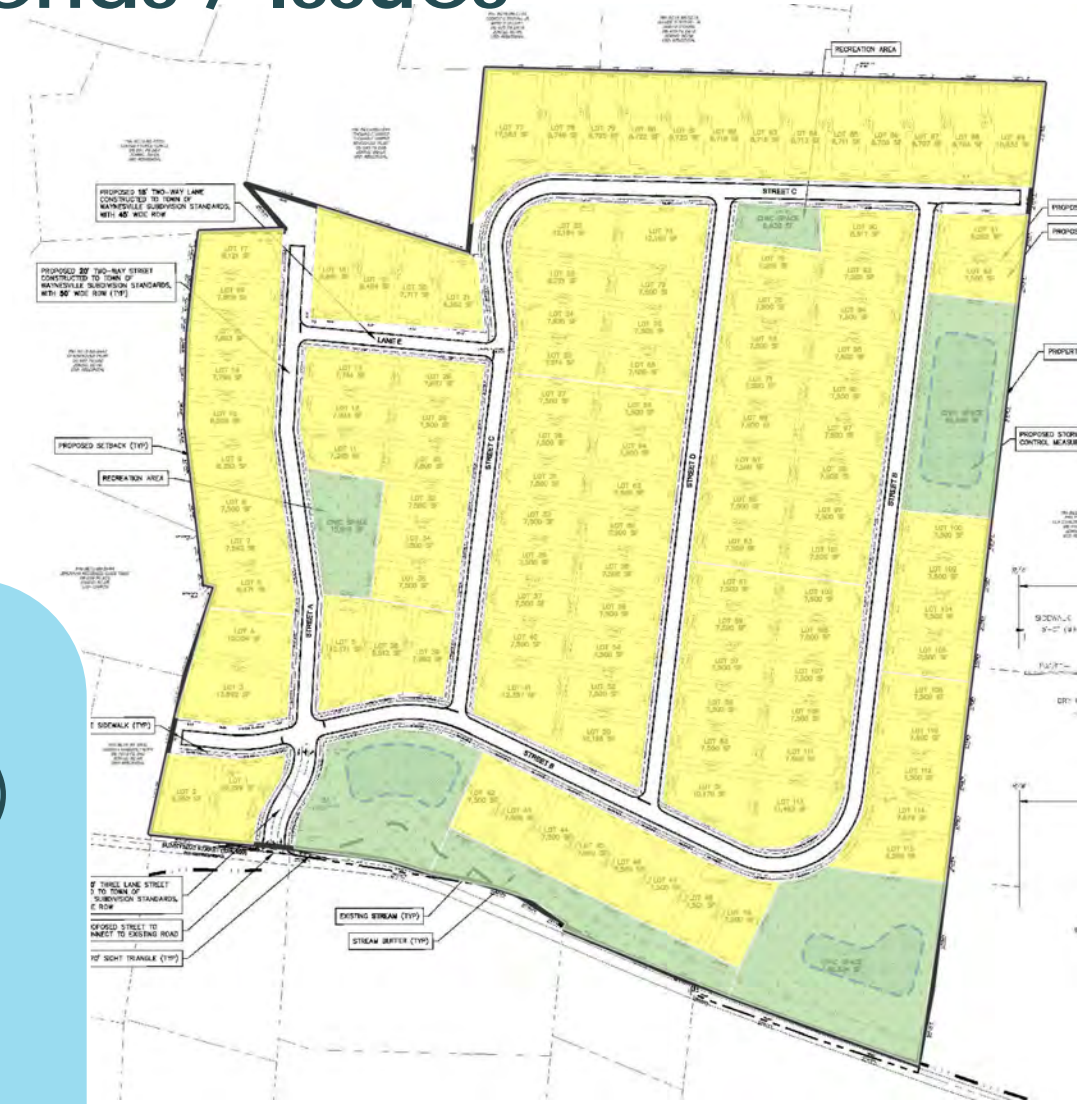


Recent Developments / Trends / Issues

- **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



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.

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



Development Statistics

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

Visualizing Density / Precedent

For NR District

- **Ferrington Village**

Development Statistics

- 2,200 units on 1,000 acres
- ~2.2 Dwelling Units per acre gross density
- Parts have >50% 41% Open Space

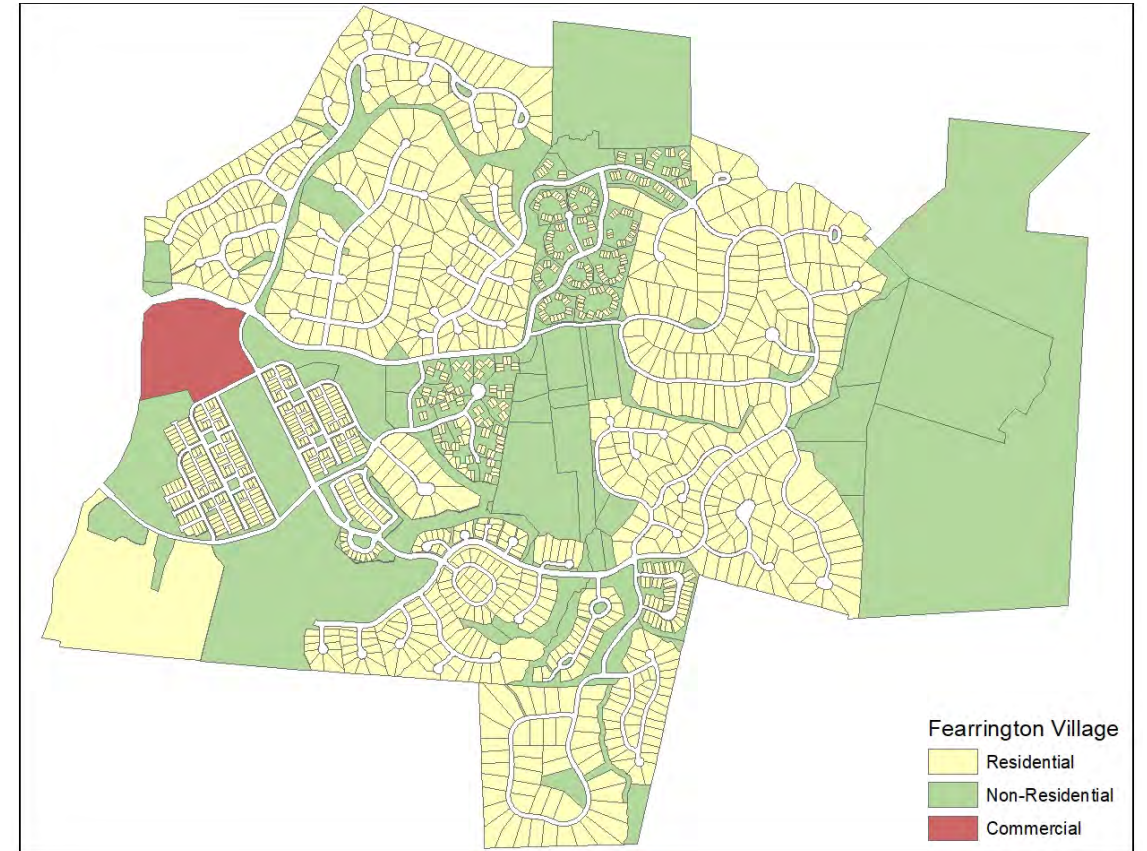


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Options: Density, Building Type, Cluster Standards

~~A. Do Nothing Option~~

B. Density changes

- Lower allowable density to existing districts (NR and/or RL)
- NR – 5-6 DUA max (more with SUP)
- RL – 2-4 DUA max (more with SUP)

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 (i.e. base density of 2 DUA, bonus structure to 4 DUA with 40% open space incentive)

D. Multi-family Allowances

- Allow only with conservation design in NR/RL Districts or

increase supplemental standards for open space

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
- Change exemption to be lower (>1 DUA) – currently DUA < 2 exempt from civic space reqs...

F. Cluster standards

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

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

