



# Town of Waynesville Comp Plan Implementation *Update*



Planning Board  
September 16, 2024



# Working Group Overview

- **Implementation of Waynesville 2035,** Planning with Purpose, Comprehensive Plan, Future Land Use Map and Goals
- **Analysis of density and dimensional standards** and discuss desired development patterns
- **Development of recommendations** for Planning Board and Council Consideration



# 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



# Smart Growth Principles carried over from Previous Plan

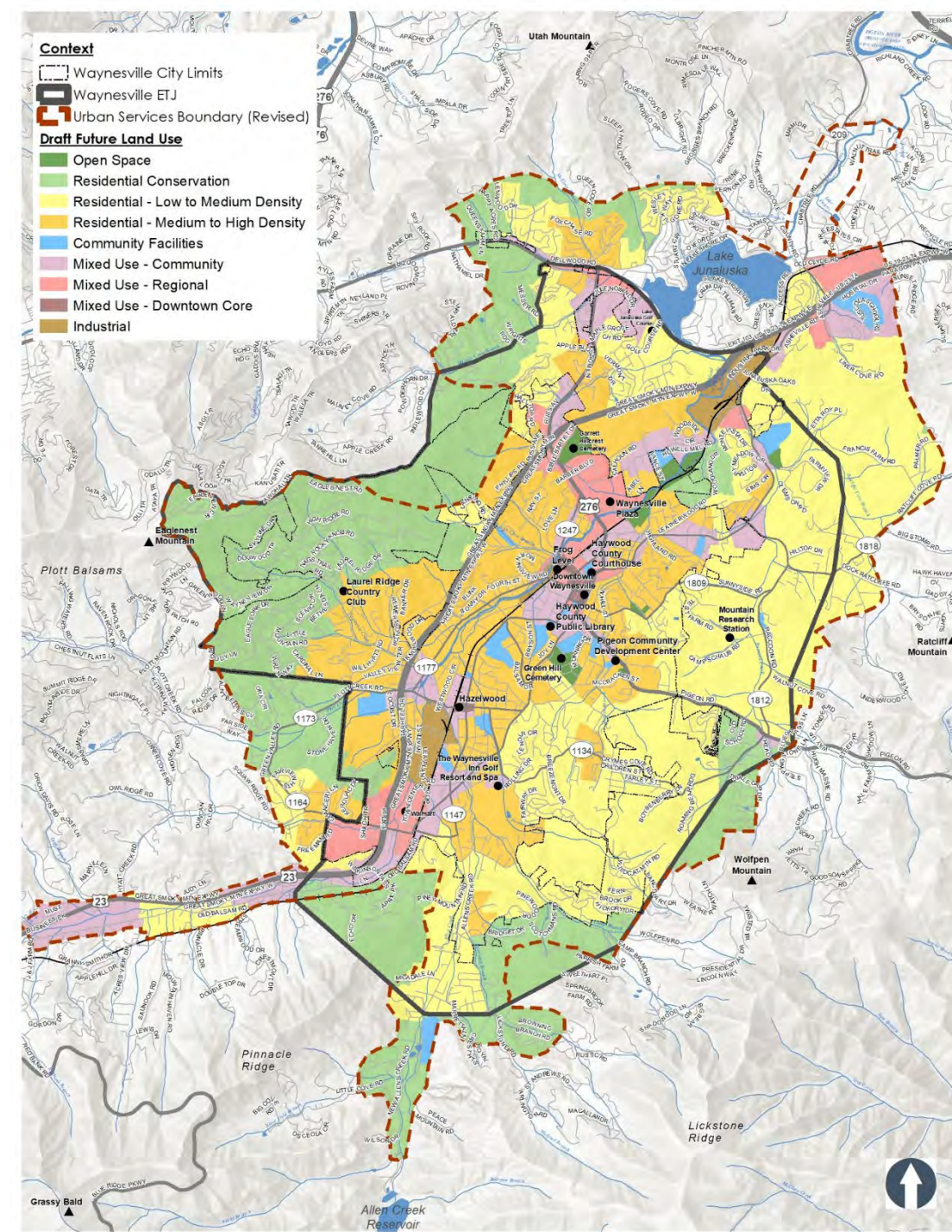
Smart growth is an approach to development that encourages a **mix of building types and uses in walkable centers** and **prioritizes infill over urban sprawl to avoid negative impacts on natural systems.**





# Future Land Use Map

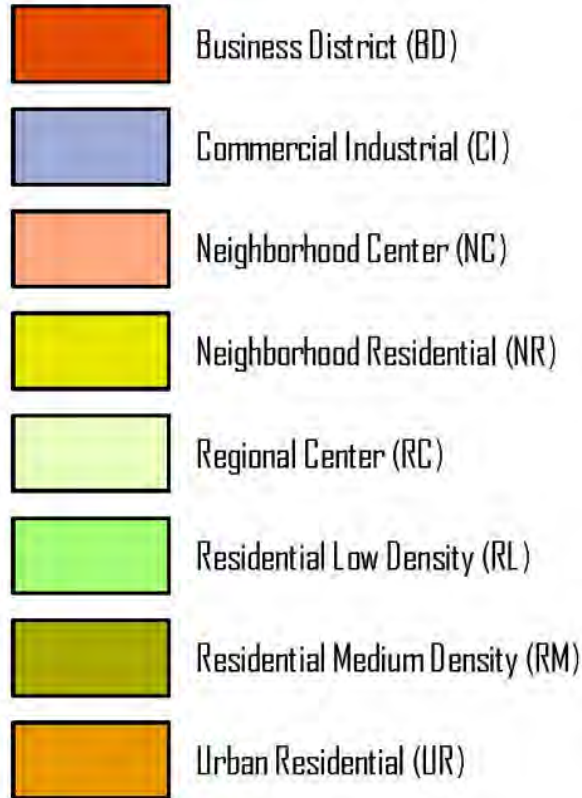
- **Encourage infill and redevelopment**
  - Med/High Density areas (5-10 units/acre)
- **Residential Low to Medium**
  - Single family uses at average densities of 3-4 units/acre, occasionally small-scale attached housing.
- **Residential Conservation Area**
  - Low density residential development that is clustered or of a conservation design. Intent was 2 units/acre or less gross density.



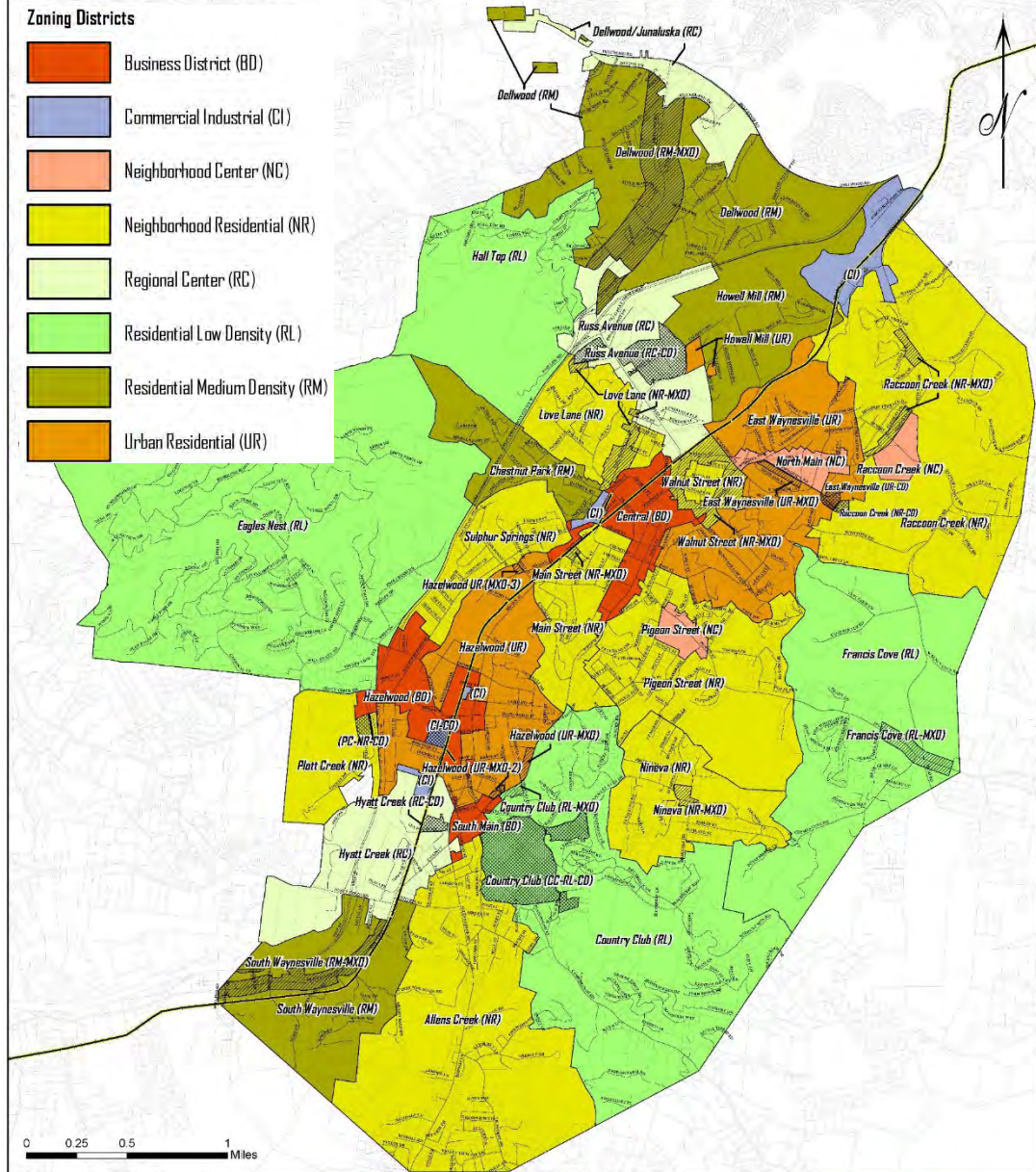


# Zoning Framework

## Zoning Districts



Cross-hatched areas are mixed-use overlays





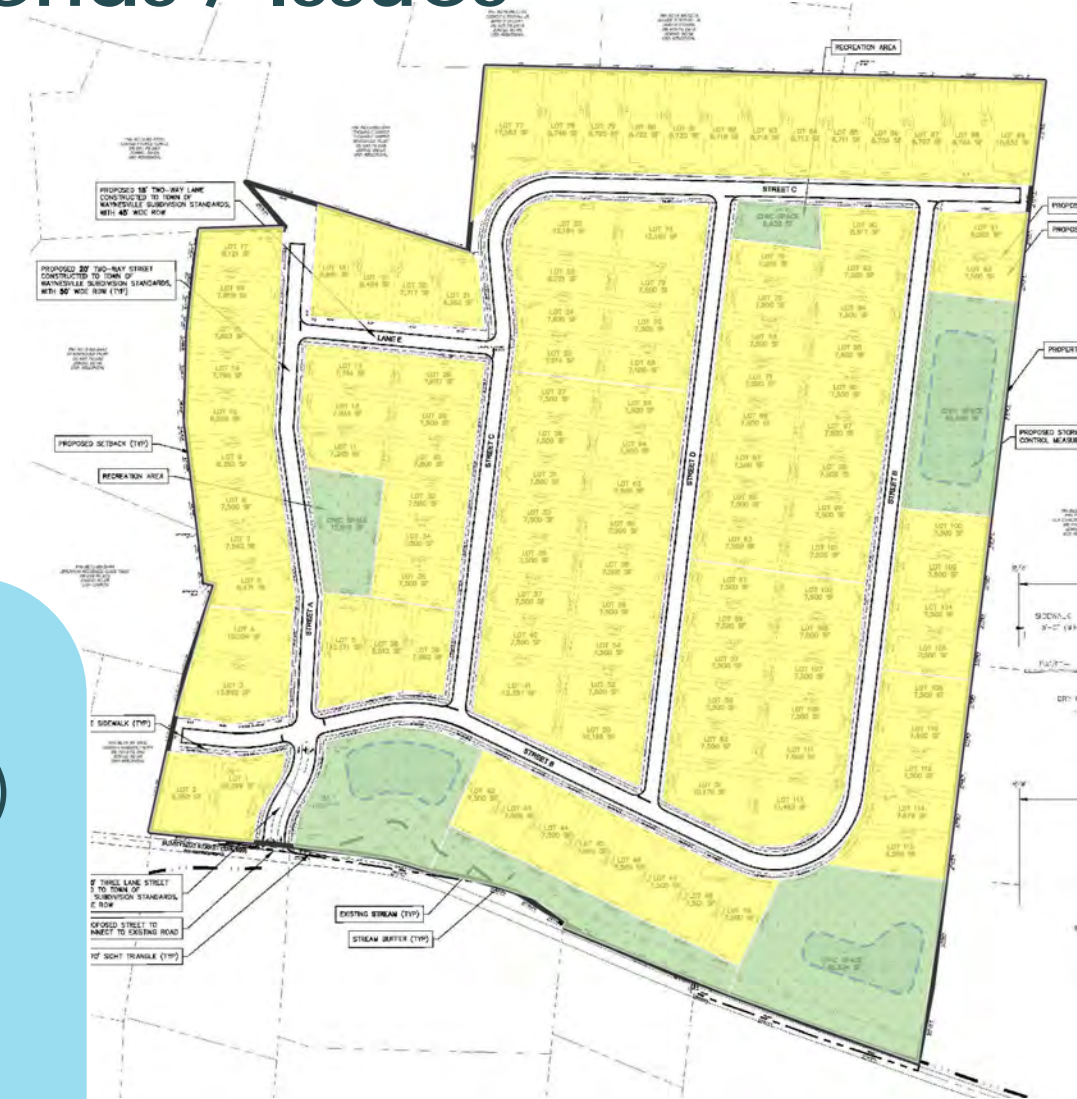


# Recent Developments / Trends / Issues

- **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





# Conservation Subdivisions Best Practices

- Open Space Requirements
  - 40%+ Open Space
  - Natural Resource Protection
  - Scenic View Protection
- Incentive
  - Incentive for good design
  - Low base density (not in place due to existing zoning that allows fairly high density)
- Flexibility in lot size
  - Can't have your cake and eat it too – require large lots AND a lot of open space



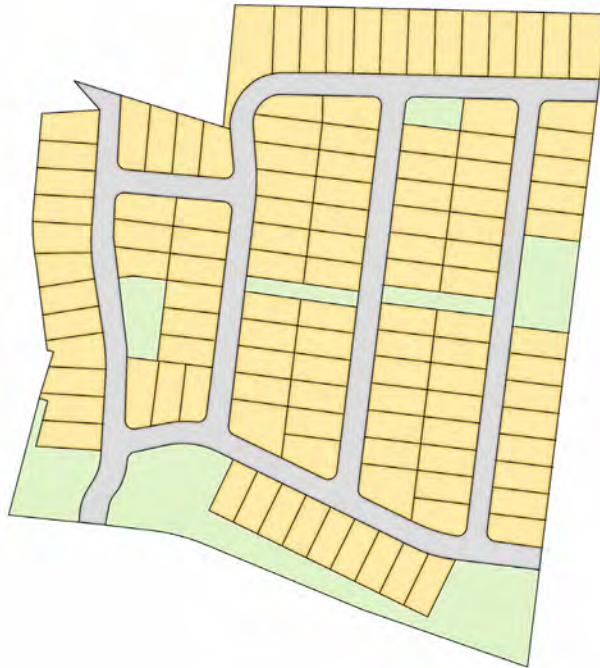
**Conventional Development**



**Conservation Design**

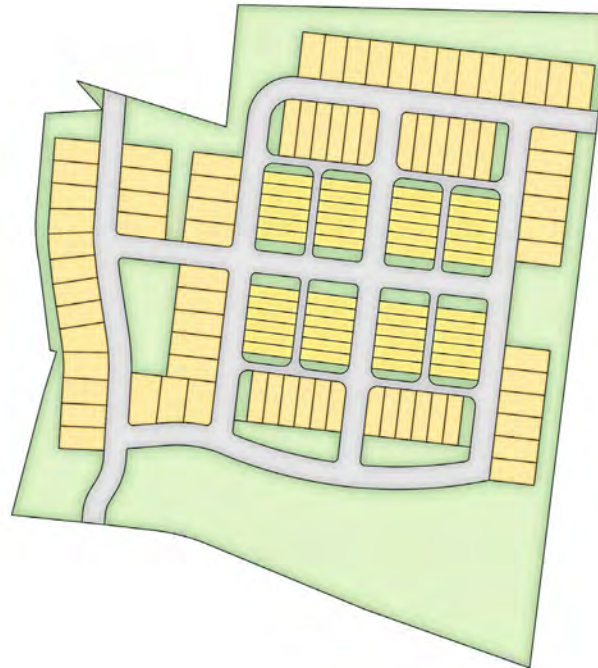
# Concept Designs

## Recent Development



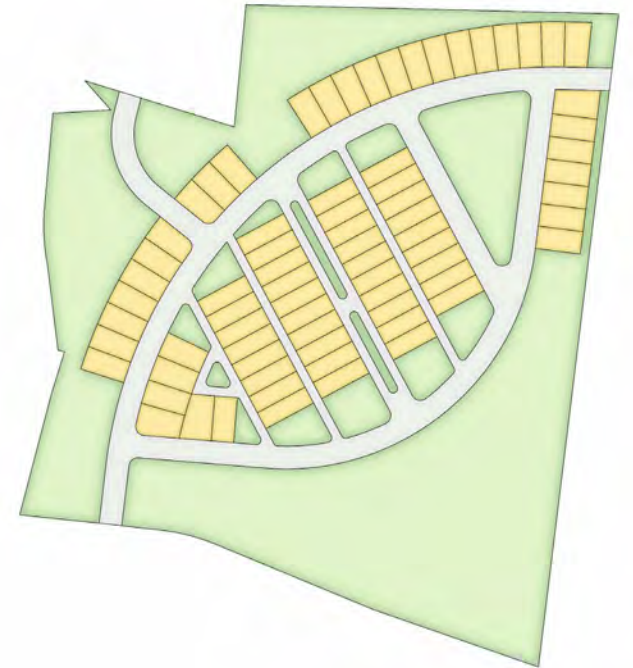
**115 Units**  
**3.59 DUA**  
**14% Civic / Open Space**

## Option 1A/1B



**126 Units**  
**4 DUA**  
**40% Civic / Open Space**

## Option 2A/2B

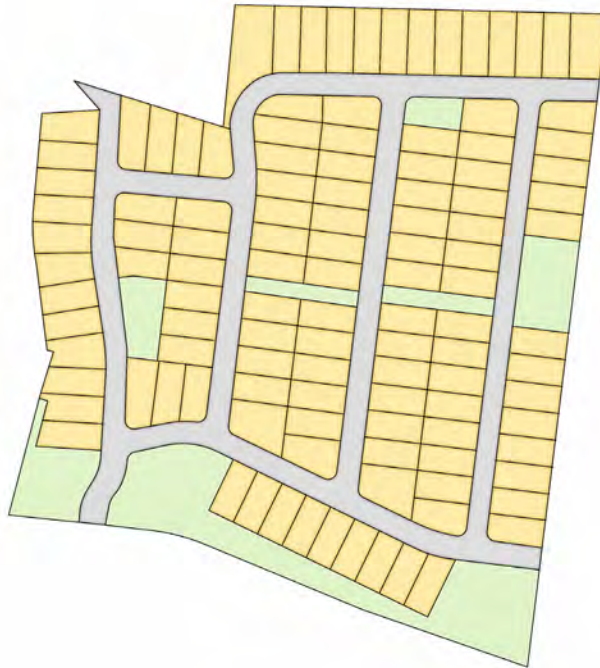


**73 Units**  
**2.28 DUA**  
**50%+ Civic / Open Space**



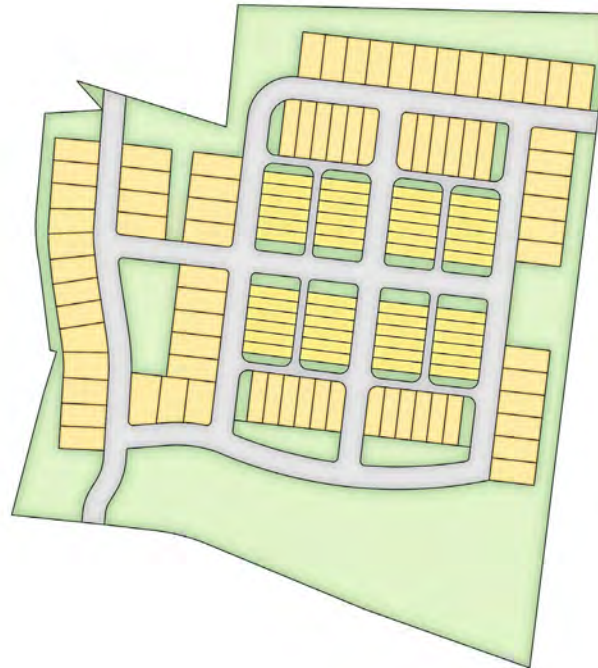
# Concept Designs

## Recent Development



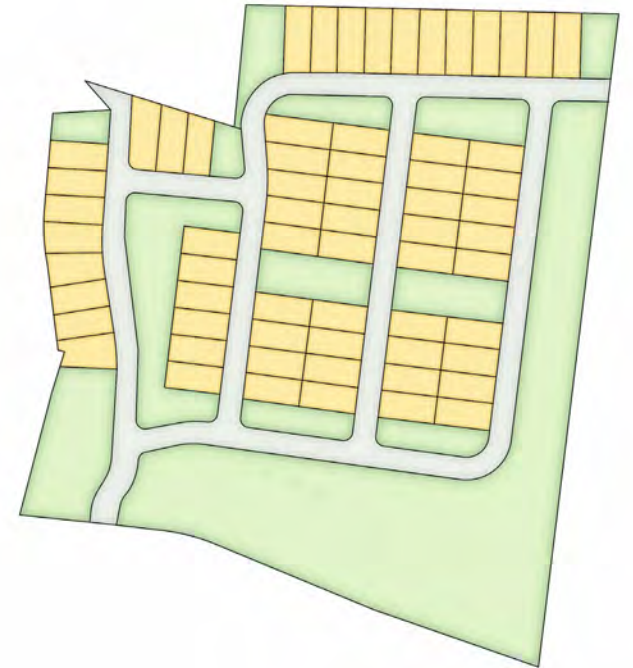
**115 Units**  
**3.59 DUA**  
**14% Civic / Open Space**

## Option 1A/1B



**126 Units**  
**4 DUA**  
**40% Civic / Open Space**

## Option 2A/2B



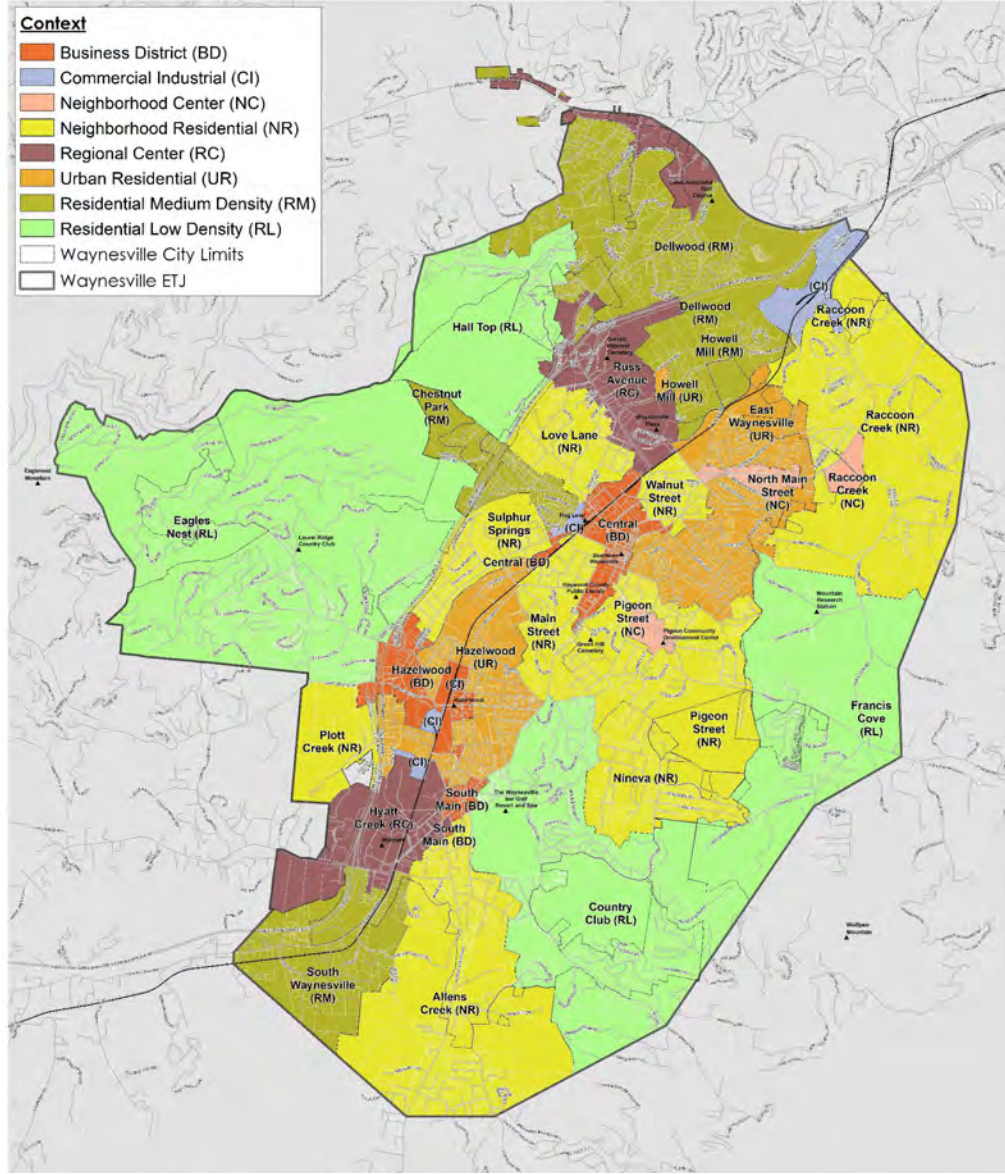
**73 Units**  
**2.28 DUA**  
**50%+ Civic / Open Space**

# Working Group Recap

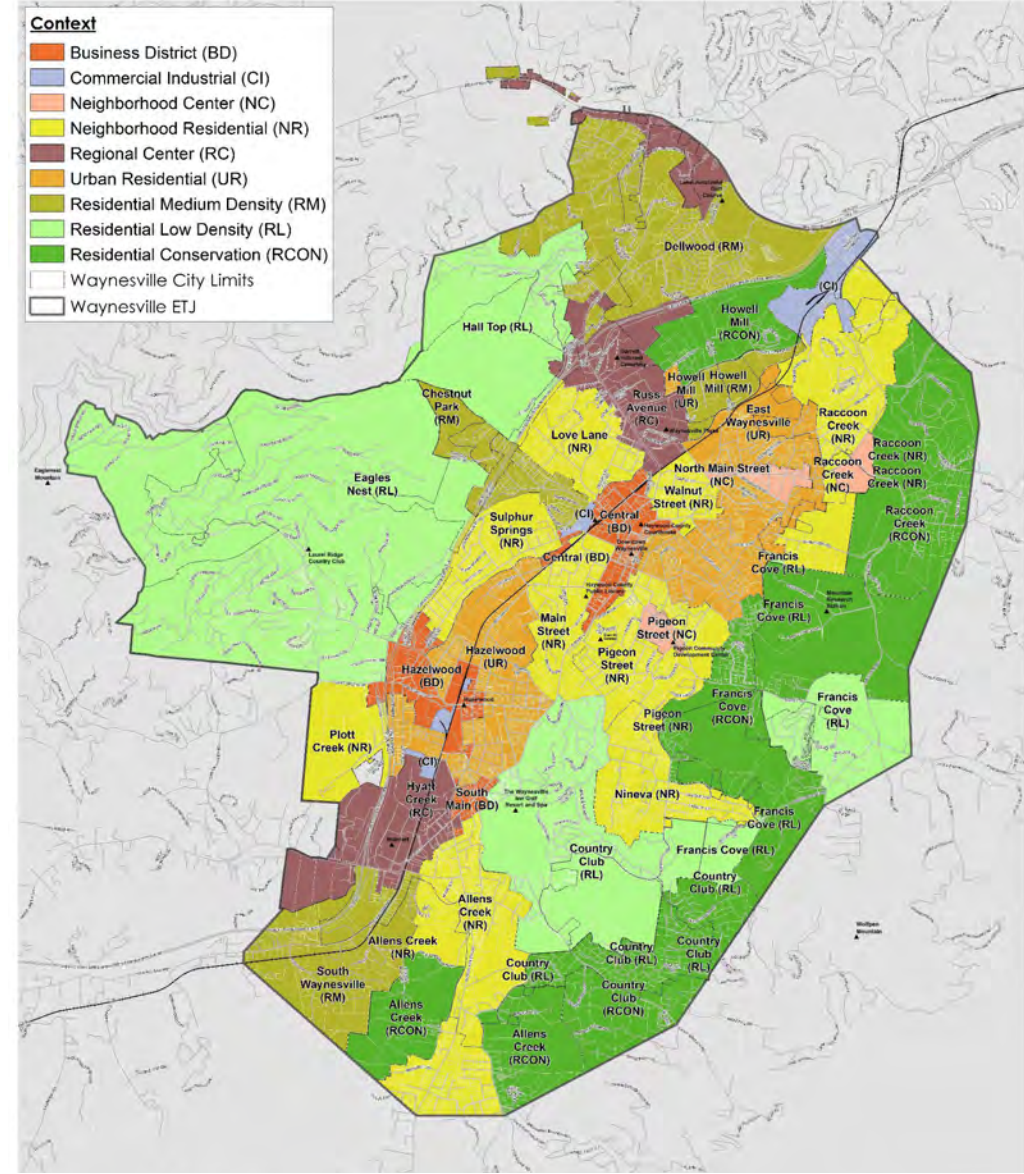
- Discussed recent development and Comp Plan recommendations
- Analysis of NR, HM and RL zoning districts
- Reviewed conceptual plans for development under different zoning amendment options
- **Developed recommendation for new Residential Conservation District**







Existing Zoning



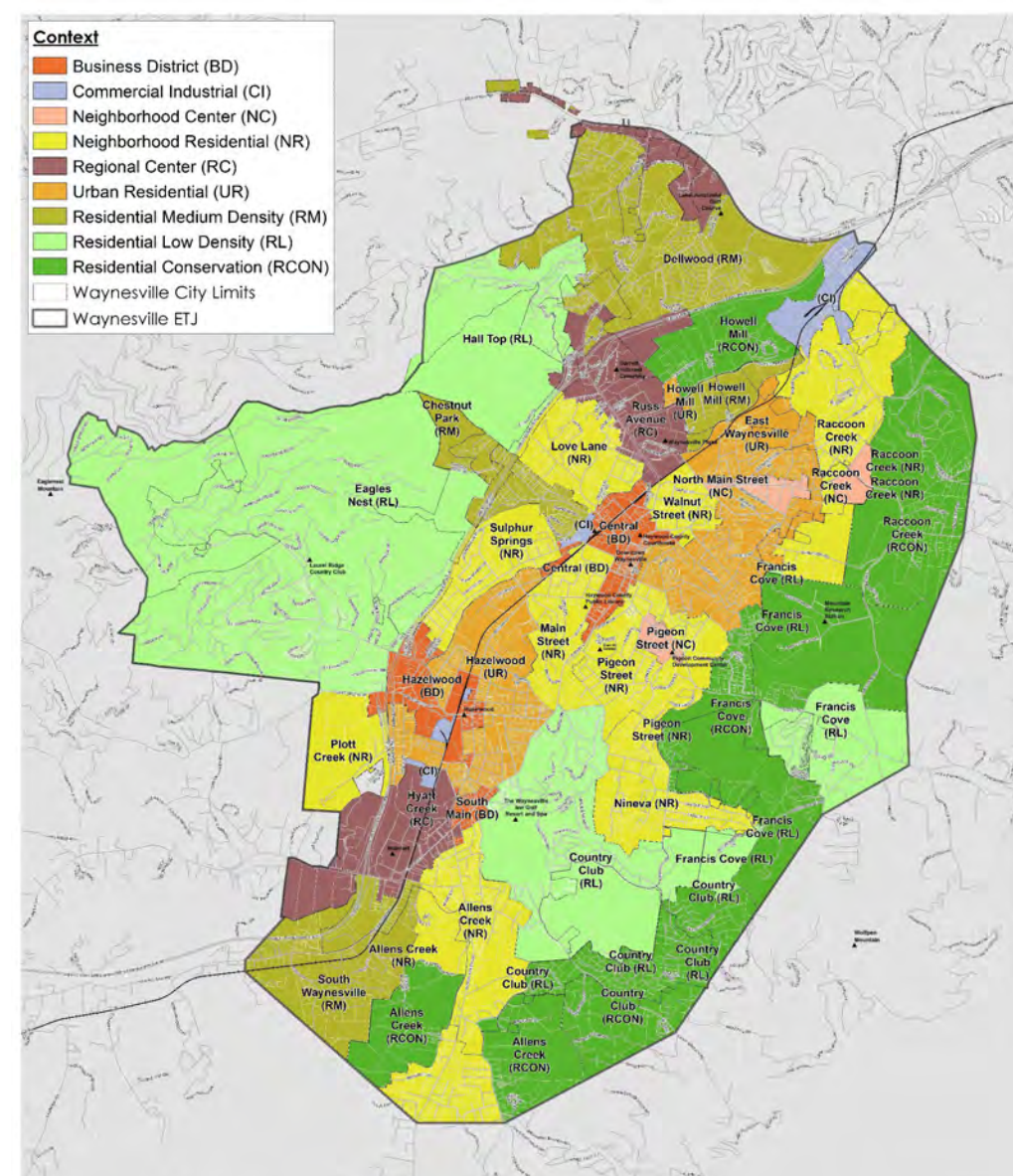
Zoning Amendment

# Revised 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>
<b>NR (Neighborhood Residential)</b>	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
<b>RL (Residential Low Density)</b>	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
<b>RM (Residential Medium Density)</b>	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
<b>RCON (Residential Conservation)</b>	2.5 DUA (Up to 6 w/SUP)	Conventional Subdivision: ½ acre Conservation Design Option: 4,000 sqft Low width < 50ft requires alley loading	Conventional Subdivision: 0-15% depending on # of lots Conservation Design Option: 40%	<del>Principal Bldg: 3 stories max</del> <del>Accessory Structure: 2 stories max</del> 40ft max from highest adjacent grade



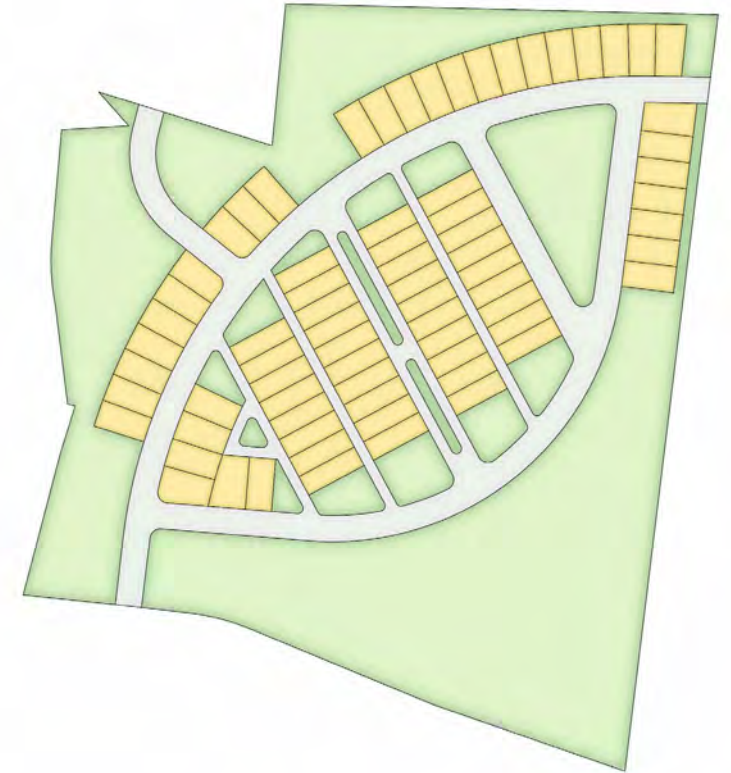
- Existing Average Parcel Size
  - Howell Mill RCON: 3.36 acres
  - Allen Creek RCON: 4.59 acres
  - Country Club RCON: 1.59 acres
  - Francis Cove RCON: 3.75 acres
  - Raccoon Creek RCON: 3.41 acres



# Zoning Amendment

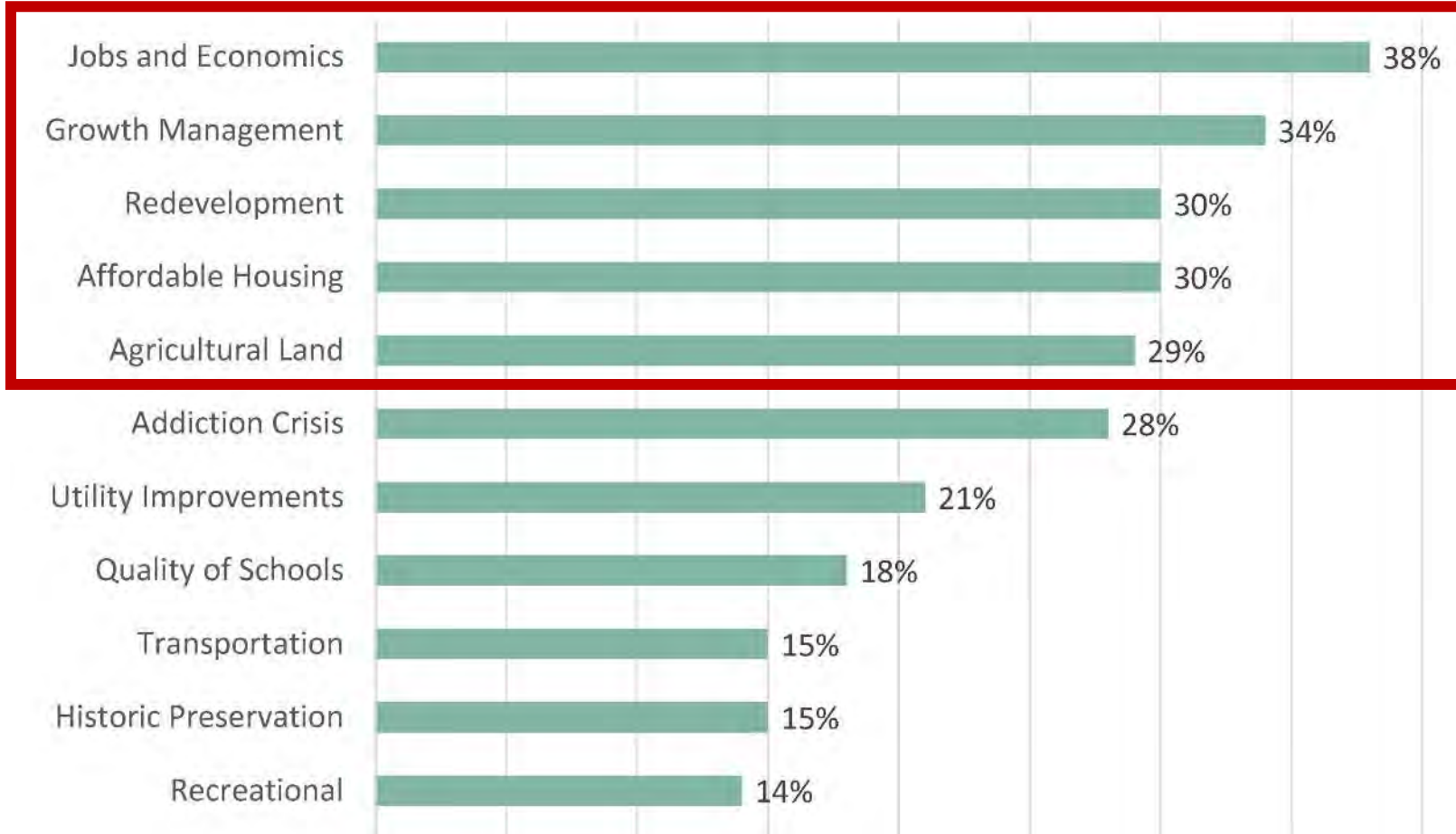
# Proposed Residential Conservation District

- **Density**
  - 2.5 DUA Max
  - Up to 6 DUA with Special Use Permit
  - ½ Acre lots if conventional subdivision
  - Smaller lots allowed if conservation subdivision (40%+ Civic / Open Space)
- **Permitted uses**
  - Single Family Residential
  - Townhomes with standards
  - Agriculture and institutional uses
  - Cemeteries (permitted with standards)
  - Schools with Special Use Permit
- **Design requirements**
  - Lot widths under 50' required to be alley loaded
  - Priority open space types
  - Minimum width of open space

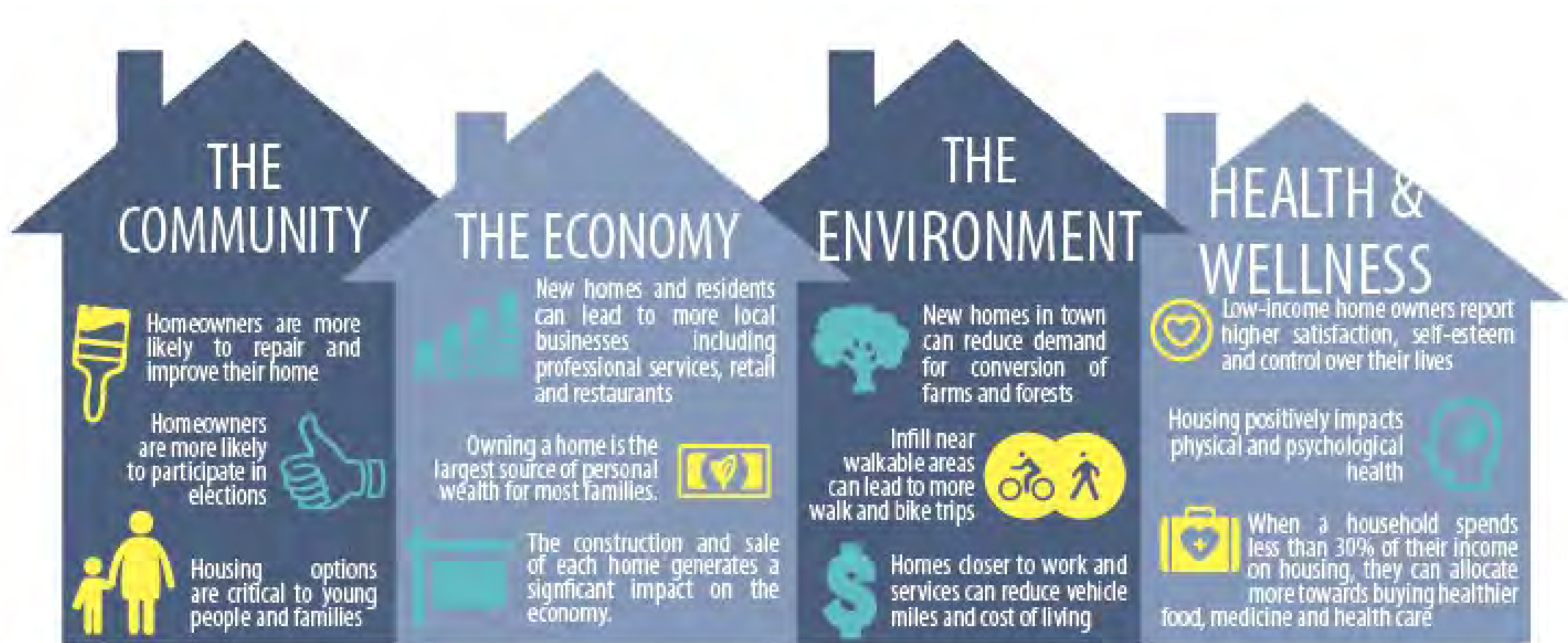




# The Most Pressing Issues Facing Waynesville Are...



# Housing is Key

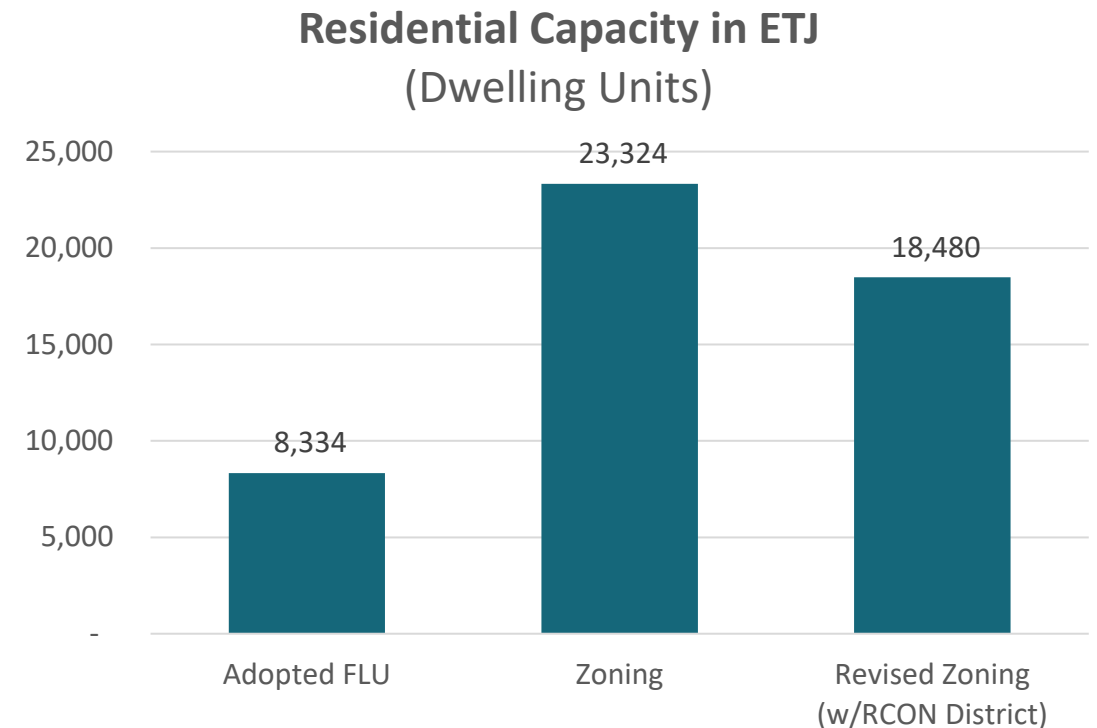


The graphic above illustrates the importance of housing to the success of the Town of Waynesville and the myriad impacts that housing options and home ownership can have on the community, the economy, the environment and health.



# Housing Capacity Modeling

- Zoning amendment modeled to determine impact on build-out capacity
- Modeling shows a reduction in allowable density by about 5,000 units but there remains capacity for significant amount of new housing



# Other Options / Recommendations

## **Civic / Open space requirements**

- 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...

## **Cluster / Conservation Option**

- Move or add reference to cluster / conservation option in code....  
Buried in Chapter 15 –  
Administration

## **Add max density to NC District**

- Currently no max density (*although height does limit max*)

## **Height**

- Revisit height regulations – currently 3 story of 60ft
- In new Residential Conservation district could be 40ft measured from highest adjacent grade (*same as protected ridge law*)

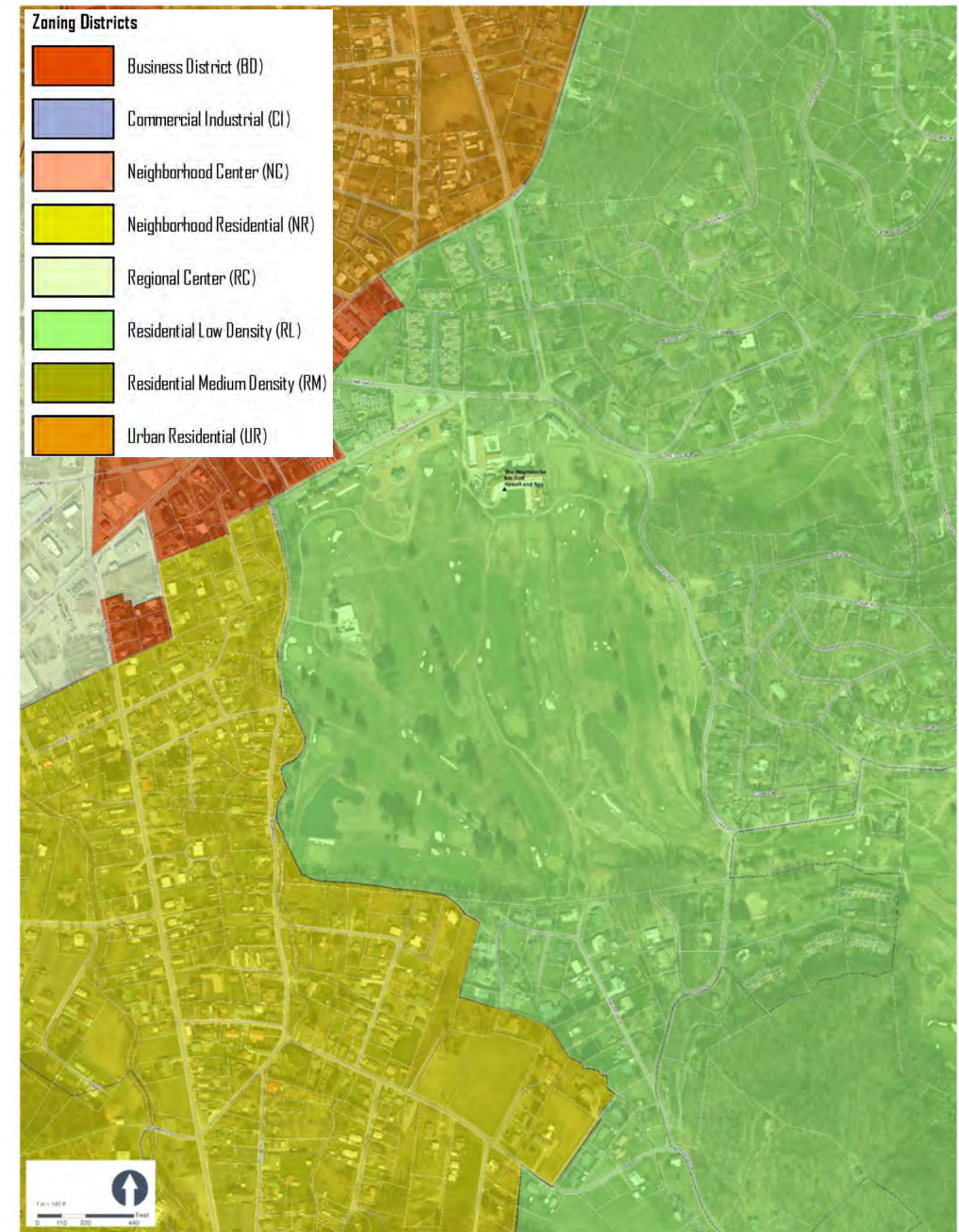




# Waynesville Golf Club

## Zoning

- Conditional District
- NR Zoning allows 10-16 units/acre
- RL Zoning allows 6 units/acre





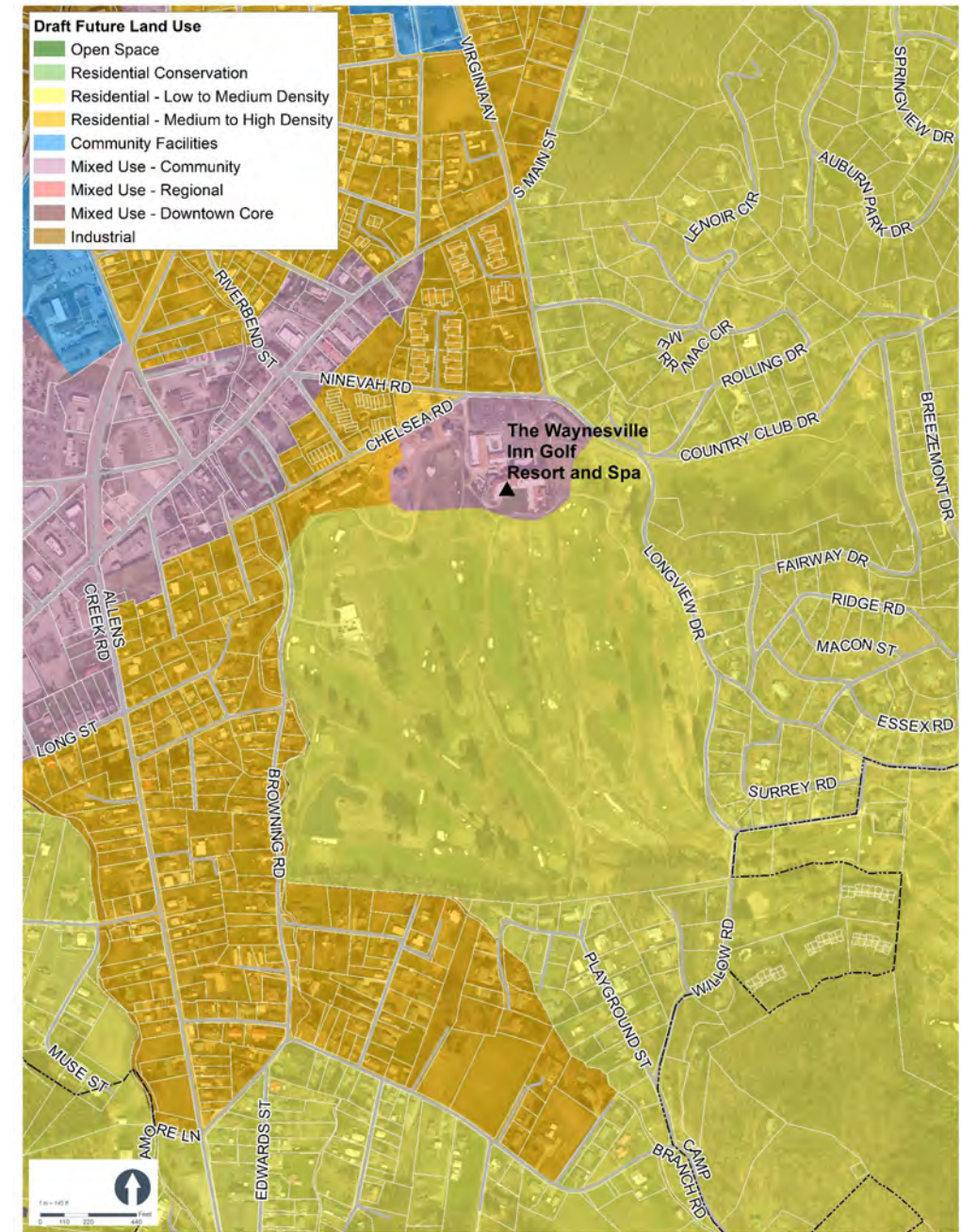




# Waynesville Golf Club

## Proposed Amended Future Land Use

- ***Community Mixed Use***
- ***Residential – Medium to High***  
Density in some areas
- ***Residential – Low to Medium***  
Density on golf course property and  
larger lots.





# Next Steps

## **Zoning Amendments**

- Discussion
- Future Planning Meeting Agenda Item
- Working Group Meeting
- Public Notice & Community Workshop
- Draft Amendments considered by Planning Board and Town Council

## **Future Land Use Amendment**

- Future Planning Meeting Agenda Item
- Public Notice
- Draft Amendment considered by Planning Board and Town Council

