



# Town of Waynesville Comprehensive Land Use Plan

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June 1, 2019

Town of Waynesville  
16 South Main Street  
Waynesville, NC 28786

Dear Town Board Members and Citizens,

What makes Waynesville the special? It's history, beauty, neighborhoods, arts and businesses all play a role. However, the fact that we are a community that genuinely cares about how things are built, preserved, and promoted, and that we care for each other, has framed the decisions that have made Waynesville the community that it is today. This draft of the Town of Waynesville Comprehensive Land Use Plan, *Waynesville 2035: Planning with Purpose*, was developed over the last eighteen months through a process that included technical analysis and engagement with stakeholders and the public. We hope that it reflects the care and love for Waynesville that we all feel.

The Plan updates and would replace the 2020 Comprehensive Land Development Plan to serve as a guideline for community decision-making into the future planning horizon of 2035. The members of the Comprehensive Plan Steering Committee were appointed by the Board of Aldermen and represent various areas of Town, interests and expertise. The Committee presents this draft plan to our fellow citizens, the Planning Board and the Board of Aldermen for consideration and review. We look forward to working with you to move the plan forward to adoption with the best interests of Waynesville in mind.

Through the development of the Waynesville 2035 Plan, many issues were discussed in length by the Steering Committee. Priority issues and associated major recommendations within the plan include:

- *Build on Smart Growth Principles*
  - Continue the "Smart Growth principles" that framed the 2020 Comprehensive Land Development Plan. These principles encourage a mix of uses, infill and reuse within an established urban services boundary, protecting open space, farmland and natural areas on the outskirts of Town, and providing housing choices and multi-modal transportation.
  - A variety of housing types and pricing is essential to the future of Waynesville. How and where new housing is built will impact the community, economy, environment and the health of residents.
- *Preserve Town Character*
  - Celebrate and protect Waynesville's history, architecture, and character of established neighborhoods and central business districts of Hazelwood, Frog Level and Main Street. Support collaboration among local cultural and heritage organizations that enrich the community, connect farmers and artists to their markets, preserve our small-town feel, and enhance our economy.



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- Create walkable, attractive neighborhoods and commercial centers while conserving natural areas such as steep slopes, ridge lines, mountain views, agricultural areas and habitat. Revisit aspects of the Land Development Standards to improve design requirements, create flexibility along transportation corridors and the railroad, and promote redevelopment of existing or under-utilized commercial and industrial areas.
- Enhance gateways into Waynesville with aesthetic entrance features, and improved traffic flow on major and secondary gateways into town.
- *Support all areas of Economic Development*
  - Waynesville is fortunate to have a multi-faceted economy that includes tourism and hospitality, health care, education, small businesses, and manufacturing. The land use plan should support and balance the needs of all sectors. Workforce preparedness, education and living wage jobs are essential to promoting economic growth.
  - The “creative economy,” that encompasses farmers, artists, crafts people, and manufacturing is an area of growth that supports Waynesville’s sense of identity and character, and should be supported through broad-band infrastructure, mixed-use and flexible development, tourism and marketing.
- *Protect the Environment*
  - Enforcement of regulations to protect our watershed and slopes are critical along with continued implementation of the Town’s parks and recreation, pedestrian, bicycle and greenway plans. The Town’s Land Development Standards and Urban Service Boundary are the most influential tools available for limiting how and where growth happens.

The Plan includes short, medium and long-range action items to accomplishing the Plan’s goals and recommendations. These include evaluating changes to land development standards; strategies to encourage growth where infrastructure exists; improving access to parks and greenways; economic development strategies; integrating arts and cultural education into town activities; improvements to transportation networks; and supporting our downtown districts.

Please review this document and provide feedback. It represents much community input, and we support comments and efforts that improve upon its policies, strategies and action steps to accomplish the vision and goals stated. We hope this draft provides a framework for continued improvement and dialogue, and positions our community for the future.

Best regards,

The Waynesville 2035: Planning with Purpose Steering Committee