



TOWN OF WAYNESVILLE

Planning Board

9 South Main Street
Suite 110
Waynesville, NC 28786
Phone (828) 456-8647 • Fax (828) 452-1492
www.waynesvillenc.gov

Development Services
Director
Elizabeth Teague

Ginger Hain (**Chair**)
Travis Collins (**Vice Chair**)
John Baus
Michael Blackburn
Tommy Thomas
John Mason
Alex McKay
Tommy Rose

Regular Meeting of the Planning Board
Town Hall, 9 South Main Street, Waynesville, NC 28786
Monday, October 20, 2025, 5:30 p.m.

A. CALL TO ORDER

1. Welcome/Calendar/Announcements
 - Introduce and welcome new board member- Tommy Rose
 - Council Meetings available: <https://www.youtube.com/@TownofWaynesville/streams>
 - Past Planning Board and Council Minutes available at:
<https://www.egovlink.com/waynesville/docs/menu/home.asp>
2. Approval of Minutes as presented (or as amended):
 - Regular Meeting on September 15, 2025.

B. BUSINESS

1. Public hearing to consider a text amendment to the Flood Damage Prevention Ordinance, Land Development Standards section 12.3.
2. Public hearing to consider a rezoning request for the 5.48-acre parcel located at 1399 Plott Creek Rd, Waynesville, NC (PIN 8605-32-8929) to Plott Creek Neighborhood Residential (PC-NR) zoning district.
3. Public hearing to consider a text amendment related to Short-Term Rentals, Land Development Standards sections 2.5, 3.3, 13.5, and 17.3.

C. PUBLIC COMMENT/CALL ON THE AUDIENCE

D. ADJOURN



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MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD Regular Meeting Town Hall – 9 South Main St., Waynesville, NC 28786 September 15, 2025

THE WAYNESVILLE PLANNING BOARD held a Regular Meeting on September 15, 2025, at 5:30 p.m., in the board room of the Town Hall at 9 South Main Street, Waynesville, NC 28786.

A. CALL TO ORDER

1. Welcome/Calendar/Announcements

The following members were present:

Ginger Hain (Chair)
John Baus
Michael Blackburn
Alex McKay
John Mason
Tommy Thomas

The following Board members were absent:

Travis Collins (Vice Chair)

The following staff members were present:

Olga Grooman, Assistant Development Services Director
Alex Mumby, Land Use Administrator
Esther Coulter, Administrative Assistant

The following applicants / applicant's representatives were present:

Michael Sandifer, Vogue Towers Project Manager
Chief David Adams (witness)
Tyler Howell, President of the Waynesville Police Association (witness)

Chair Ginger Hain welcomed everyone and called the meeting to order at 5:30 pm. She asked Assistant Development Service Director Olga Grooman if there were any announcements.

Ms. Grooman stated that, at that time, no specific items were on agenda for next month, except for potential text amendments.

A motion was made by board member John Mason and seconded by board member Alex McKay to approve the August 25, 2025, Special Called Meeting minutes. The motion passed unanimously.

Chair Ginger Hain asked attorney Ron Sneed to clarify what constitutes a quorum. After his explanation, Ms. Hain asked the applicant if he wanted to continue the hearing or re-schedule. The applicant stated that he wanted to continue.

B. BUSINESS

1. Public Hearing to consider a Special Use Permit request to locate a monopole wireless communications tower at 311 Happy Hills Rd. in Waynesville, NC 28786 (PIN 8616-54-8639).

Board member John Mason recused himself from participating and voting due to the conflict of interest of him being on the Zoning Board of Adjustment when the project was presented for a variance on August 5, 2025.

Ms. Hain read through the process and procedures for the quasi-judicial public hearing. She then asked everyone who wished to speak to be sworn in. After swearing in staff, the applicants, and witnesses, she opened the public hearing at 5:44 p.m.

Ms. Grooman gave her staff presentation. Ms. Grooman stated that Vogue Towers submitted a Special Use Permit (SUP) Application to the Town of Waynesville for the placement of a 180-foot monopole wireless communications tower at 311 Happy Hill Road. Vogue Towers is partnering with Verizon Wireless on the project, and the proposed facility has a potential to accommodate multiple providers, including emergency services.

The subject property is approximately 6.45 ac, and it serves the needs of the Waynesville Police Department, providing a required shooting range, SWOT training grounds, event space, and storage. Ms. Grooman stated that the Waynesville Land Development Standards (LDS) Section 3.10- Supplemental Use Standards- Infrastructure- regulates placement, design, height, setbacks, and buffering of the monopole wireless communication towers (LDS 3.10.4).

Ms. Grooman explained that on August 5, 2025, the Zoning Board of Adjustment unanimously granted two (2) variances for the Monopole wireless communications towers:

- 1) Location Variance- Placement on the Property Not Owned by the Town/County.
- 2) Setback Variance- Reduce Distance from Southern Property Line.

Ms. Grooman reported that the Planning Board holds the final approval for the Special Use Permit with the public hearing as a quasi-judicial hearing.

Ms. Grooman proposed that the project is consistent with the 2035 Comprehensive Land Use Plan by meeting Goal 5 to "Create opportunities for a sustainable economy." The proposal supports the 21st

technology and infrastructure by broadening the availability of high-speed internet, modernizing wireless communication facilities, and promoting green building and the use of solar and wind technologies.

Ms. Grooman entered the following items into evidence:

- Staff Report
- LDS Section 3.10.4
- ZBA Variance Orders (2)
- Maps: property, zoning, ETJ, street view
- Application materials with payment
- Public notices
- Town of Waynesville LDS, NC Building and Fire Codes, and NC GS 160D by reference

The Applicant Micheal Sandifer with Vogue Towers explained that the tower will act as a property manager for multiple providers. This will also open communication for emergency services around the area and give a better quality of service to residents. A technician will visit the site every 4-6 weeks for maintenance. Mr. Sandifer complimented the staff's thoroughness with their report and he answered the questions and concerns from the board.

Applicant's witness- Police Chief David Adams- said the gun range was built in the 1980's, and the communications tower will benefit the Town of Waynesville, Waynesville Police Association, EMS, Fire, and Sheriff's Office. Chief Adams noted that during Helene the Town had lost cell service for about a week. He also stated that this location is not in the flood area.

Applicant's witness, Tyler Howell, who is the President of the Waynesville Police Association, explained that over the years the Association had evolved to assist not only police officers and their families, but also the community, including programs for kids. This project would help the Association financially, and, therefore, it can help the community.

A motion was made by board member Alex McKay, seconded by board member Micheal Blackburn, to close the Public Hearing at 6:56 p.m.

The Board deliberated about any conditions on fencing, design, and color. The board decided not to impose any conditions on design as painting of the tower could potentially make it more conspicuous. Ms. Hain said the only condition would be the removal bond (1.25x estimated cost), as specified in the LDS. The proof of the bond is required and must be adjusted annually. This would be a financial security if the provider fails to remove the facility upon 6 months of its discontinued use.

The Board went through the (6) specific findings related to Special Use Permit (LDS 15.10.2.E).

A motion was made by Chair Ginger Hain and seconded by board member Alex McKay to accept the finding of facts as presented. The motion passed unanimously.

A motion made by board member John Baus, seconded by board member Tommy Thomas, to approve the Special Use Permit with 1 condition of the Removal Bond. The motion passed unanimously.

C. ADJOURN

A motion made by board member Michael Blackburn, seconded by board member Alex McKay, to adjourn the meeting at 7:01 pm. The motion passed unanimously.

Ginger Hain, Vice Chair

Esther Coulter, Administrative Assistant

DRAFT

Planning Board Staff Report

Subject: Text amendment related to floodplain regulations
Ordinance Section: Land Development Standards (LDS) section 12.3.3.B
Applicant: Staff initiated text amendment, Development Services Department
Meeting Date: October 20, 2025
Presenter: Olga Grooman, Assistant Development Services Director

Background:

During a recent visit by FEMA and the NC Department of Public Safety, Emergency Management Division, that was conducted to ensure the Town's compliance with floodplain permitting requirements, the auditors noted that the Town's ordinance has a mandatory survey requirement. Specifically, it requires a plot plan certified by a licensed surveyor or engineer for *all* development applications within the floodplain, which would include even minor projects, such as HVAC replacements, heat pump changes, or interior remodels.

While the state Model Flood Damage Prevention Ordinance has this survey provision as optional, Waynesville's ordinance currently makes it mandatory. Staff find such requirement to be unreasonable for smaller projects as it places unnecessary cost burdens on property owners and causes construction delays. Staff propose amending the ordinance to remove a mandatory survey requirement for all projects in the floodplain in LDS Section 12.3.3.3B. Instead, this requirement would be left to the discretion of the Floodplain Administrator, who will determine the need for the certified survey based on the scope of the project. Certified plot plans and surveys would still be required for all subdivisions and major site plans in accordance with LDS. All other parts of the Floodplain Ordinance shall remain as they are.

The proposed changes to the Land Development Standards are in red.

Consistency with the 2035 Comprehensive Land Use Plan:

Staff submits that the proposed text amendment to the LDS is consistent with the following 2035 Comprehensive Plan Goal:

Goal 1: Continue to promote smart growth principles in land use planning and zoning.

- Encourage infill, mixed-use and context-sensitive development.

The proposal is reasonable and in the public interest as it promotes community resilience, ensures timely review of floodplain permits, removes unnecessary survey requirement for all projects in the floodplain, and reduces construction delays- all of which enhances safety of the residents and their properties.

Attachments:

- Draft Ordinance
- Page 11 from the NC Model Flood Damage Prevention Ordinance
- Consistency Statement Worksheet
- Newspaper notice

Recommended Motions:

1. Motion to find the recommended text amendment as attached (or amended) as being consistent with the 2035 Land Use Plan and reasonable and in the public interest.
2. Motion to recommend the text amendment as attached (or as amended) to the Town Council.

DRAFT ORDINANCE FOR PLANNING BOARD CONSIDERATION
October 20, 2025

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE TEXT OF THE
TOWN OF WAYNESVILLE LAND DEVELOPMENT STANDARDS**

WHEREAS, the Town of Waynesville has the authority, pursuant to Article 7 of Chapter 160D of the North Carolina General Statutes, to adopt land development regulations, clarify such regulations, and may amend said regulations from time to time in the interest of the public health, safety, and welfare; and

WHEREAS, clarifying local floodplain regulations will promote community resilience and ensures timely review of floodplain applications; and

WHEREAS, the Town of Waynesville Planning Board has reviewed the proposed text amendment to the Land Development Standards (LDS) and recommends that it is consistent with the 2035 Comprehensive Plan and that it is reasonable and in the public interest, and recommends the text amendment for its enactment by the Town Council; and

WHEREAS, the Town Council adopted the 2035 Comprehensive Plan to “enable the growth of a vibrant, healthy, and successful community,”

WHEREAS, the Town Council find this ordinance consistent with the Town’s 2035 Comprehensive Land Use Plan and that it is reasonable and in the public interest, to clarify floodplain regulations and promote public safety and community resilience, specifically meeting the following Comprehensive Plan goal:

Goal 1: Continue to promote smart growth principles in land use planning and zoning.

- Encourage infill, mixed-use and context-sensitive development.

WHEREAS, after notice duly given, a public hearing was held on **October 20, 2025**, at the regularly scheduled meeting of the Waynesville Planning Board, and on ____ at the regularly scheduled meeting of the Waynesville Town Council;

NOW, THEREFORE, BE IT ORDAINED BY THE WAYNESVILLE TOWN COUNCIL, MEETING IN REGULAR SESSION ON ____ AND WITH A MAJORITY OF THE BOARD MEMBERS VOTING IN THE AFFIRMATIVE, THE FOLLOWING:

That the Land Development Standards be amended as follows (in red):

1. Amend section 12.3 Flood Damage Prevention as follows:

12.3.3.B. Floodplain Development Application, Permit and Certification Requirements:

1. Application Requirements. Application for a Floodplain Development Permit shall be made to the Floodplain Administrator prior to any development activities located within Special Flood Hazard Areas. The following items shall be presented to the Floodplain Administrator to apply for a floodplain development permit:

- (a) A plot plan drawn to scale which shall include, but shall not be limited to, the following specific details of the proposed floodplain development:
 - (i) The nature, location, dimensions, and elevations of the area of development/disturbance; existing and proposed structures, utility systems, grading/pavement areas, fill materials, storage areas, drainage facilities, and other development;
 - (ii) The boundary of the Special Flood Hazard Area as delineated on the FIRM or other flood map as determined in Section 12.3.2.B, or a statement that the entire lot is within the Special Flood Hazard Area;
 - (iii) Flood zone(s) designation of the proposed development area as determined on the FIRM or other flood map as determined in Section 12.3.2.B;
 - (iv) The boundary of the floodway(s) or non-encroachment area(s) as determined in Section 12.3.2.B;
 - (v) The Base Flood Elevation (BFE) where provided as set forth in Sections 12.3.2.B; 12.3.3.C; or 12.3.3.D;
 - (vi) The old and new location of any watercourse that will be altered or relocated as a result of proposed development; and
 - (vii) The certification of the plot plan by a registered land surveyor or professional engineer, unless no other ordinance or regulation requires such certification, and the floodplain administrator deems that such activity does not create new or additional flood hazards or potential increases in erosion, flood heights or velocities.

ADOPTED this _____ Day of _____, 2025.

TOWN OF WAYNESVILLE

J. Gary Caldwell, Mayor

ATTEST:

Candace Poolton, Town Clerk

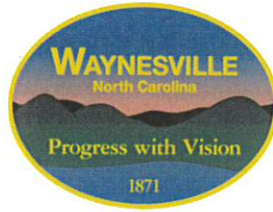
APPROVED AS TO FORM:

Martha Bradley, Town Attorney

2020 Non-Coastal NC Model Flood Damage Prevention Ordinance

SECTION B. FLOODPLAIN DEVELOPMENT APPLICATION, PERMIT AND CERTIFICATION REQUIREMENTS.

- (1) **Application Requirements.** Application for a Floodplain Development Permit shall be made to the Floodplain Administrator prior to any development activities located within Special Flood Hazard Areas. The following items shall be presented to the Floodplain Administrator to apply for a floodplain development permit:
 - (a) A plot plan drawn to scale which shall include, but shall not be limited to, the following specific details of the proposed floodplain development:
 - (i) The nature, location, dimensions, and elevations of the area of development/disturbance; existing and proposed structures, utility systems, grading/pavement areas, fill materials, storage areas, drainage facilities, and other development;
 - (ii) The boundary of the Special Flood Hazard Area as delineated on the FIRM or other flood map as determined in Article 3, Section B, or a statement that the entire lot is within the Special Flood Hazard Area;
 - (iii) Flood zone(s) designation of the proposed development area as determined on the FIRM or other flood map as determined in Article 3, Section B;
 - (iv) The boundary of the floodway(s) or non-encroachment area(s) as determined in Article 3, Section B;
 - (v) The Base Flood Elevation (BFE) where provided as set forth in Article 3, Section B; Article 4, Section C; or Article 5, Section D;
 - (vi) The old and new location of any watercourse that will be altered or relocated as a result of proposed development; and
 - (vii) *The certification of the plot plan by a registered land surveyor or professional engineer. (OPTIONAL)*
 - (b) Proposed elevation, and method thereof, of all development within a Special Flood Hazard Area including but not limited to:
 - (i) Elevation in relation to NAVD 1988 of the proposed reference level (including basement) of all structures;
 - (ii) Elevation in relation to NAVD 1988 to which any non-residential structure in Zones A, AE, AH, AO, A99 will be floodproofed; and
 - (iii) Elevation in relation to NAVD 1988 to which any proposed utility systems will be elevated or floodproofed.
 - (c) If floodproofing, a Floodproofing Certificate (FEMA Form 086-0-34) with supporting data, an operational plan, and an inspection and maintenance plan that include, but are not limited to, installation, exercise, and maintenance of floodproofing measures.
 - (d) A Foundation Plan, drawn to scale, which shall include details of the proposed foundation system to ensure all provisions of this ordinance are met. These details include but are not limited to:
 - (i) The proposed method of elevation, if applicable (i.e., fill, solid foundation perimeter wall, solid backfilled foundation, open foundation on columns/posts/piers/piles/shear walls); and
 - (ii) Openings to facilitate automatic equalization of hydrostatic flood forces on walls in accordance with Article 5, Section B(4)(d) when solid foundation perimeter walls are used in Zones A, AE, AH, AO, A99.



To: Town of Waynesville Planning Board
From: Olga Grooman, Assistant Development Services Director
Date: October 20, 2025
Subject: Text Amendment Statement of Consistency
Description: Text amendments to Flood Damage Prevention Ordinance
Ordinance Section: Land Development Standards (LDS) section 12.3
Address: Town of Waynesville Planning Department ("Development Services Department")

The Planning Board hereby adopts and recommends to the Town Council the following statement(s):

☐ The zoning text amendment **is approved and is consistent with the Town's Comprehensive Land Use Plan** because: _____

The zoning text amendment **is reasonable and in the public interest** because: _____

☐ The zoning text amendment **is rejected because it is inconsistent with the Town's Comprehensive Land Plan and is not reasonable and in public interest** because _____

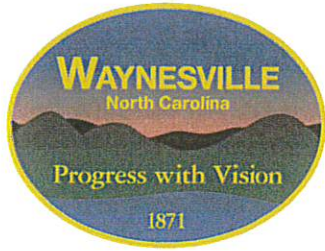
☐ In addition to approving this zoning amendment, this approval is **also deemed an amendment to the Town's Comprehensive Land Use Plan**. The changes in conditions considered in amending the zoning ordinance to meet the development needs of the community and why this action is reasonable and in the public interest, are as follows: _____

Planning Board Member _____, made a motion, seconded by _____

The motion passed _____. (*unanimously or vote results here*)

Ginger Hain, Planning Board Chair Date

Esther Coulter, Administrative Assistant Date



TOWN OF WAYNESVILLE

Development Services Department

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FOR PUBLICATION IN THE MOUNTAINEER: September 28th and October 5th (Sunday) editions

Date: September 16, 2025

Contact: Olga Grooman, (828) 356-1172

Notice of Public Hearings

Town of Waynesville Planning Board

The Town of Waynesville Planning Board will hold two (2) public hearings on Monday, October 20, 2025, at 5:30 pm, in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider:

1. A text amendment to the Flood Damage Prevention Ordinance, Land Development Standards section 12.3.
2. A text amendment related to Short-Term Rentals, Land Development Standards sections 2.5, 3.3, 13.5, and 17.3.

For more information contact the Development Services Department at: (828) 356-1172, email: ogrooman@waynesvillenc.gov, mail: 9 South Main Street, Suite 110, Waynesville, NC 28786.

Planning Board Staff Report

Meeting Date: October 20, 2025
Subject: Map Amendment (Rezoning) Request
Process Type: Legislative
Location: 1399 Plott Creek Rd, Waynesville, NC (PIN 8605-32-8929)
Area: 5.48 ac
Requested Rezoning: No current zoning designation. Requested district- Plott Creek Neighborhood Residential (PC-NR)
Applicant: Owner-initiated map amendment: William Ratchford on behalf of Triangle Real Estate of Gastonia, Inc.

Background:

This is a legislative hearing on the proposed zoning map amendment for the property at 1399 Plott Creek Rd, Waynesville, NC (PIN 8605-32-8929). Chapter 160D-102 defines rezoning as “an amendment to a zoning regulation for the purpose of changing the zoning district that is applied to a specified property or properties.” Section 15.14.2 of the Waynesville Land Development Standards (LDS) states that: “The Planning Board shall conduct a public hearing and receive public input on the proposed amendment and shall make recommendations to the Town Council...”

The subject property is approximately 5.48 ac, and it directly abuts Plott Creek Rd, providing convenient road access. The property is partially in the floodplain of Plott Creek which runs narrowly across the center of the lot. The site is gently sloped to the south, with the elevations ranging approximately 2,805 ft at Plott Creek Road to 2,795 ft at the rear of the property.

The property currently has no zoning designation, as it lies outside the corporate limits of Waynesville and beyond its extraterritorial jurisdiction (ETJ). The applicant has petitioned for annexation, and the Council will have a public hearing to consider this request on November 18, 2025. The applicant has also applied for rezoning, which would be contingent upon annexation. The goal is to bring both the annexation and rezoning requests to the Council on November 18, 2025, in order that if the property is annexed, the Council is then able to provide an appropriate zoning designation at the same meeting.

If both the annexation and rezoning are approved, the Town will have jurisdiction and standards to review any future development on this property. At today’s public hearing, the Planning Board will provide a recommendation to the Council regarding the proposed rezoning of this property.

The applicant is requesting to rezone the property to Plott Creek Neighborhood Residential (PC-NR) district, to match the adjoining 41-ac parcel, also owned by the applicant. The adjoining parcel is a site of the Palisades at Plott Creek apartment complex. The annexation and rezoning of the adjacent 5.48-ac property would enable the applicant to develop the site for multi-family residential use.

Proposed Zoning District:

LDS 2.3.3.F outlines the purpose and intent of the proposed Plott Creek Neighborhood Residential (PC-NR) district:

“While it is semi-rural currently, as the Plott Creek Neighborhood District (PC-NR) develops it should do so in a manner which complements its location near the Hazelwood Town Center, and the

Hazelwood Elementary School which is within its boundaries. **Infrastructure should be well connected and networked** (including sidewalks, streets, water/sewer, etc.) and other infrastructure needs should be addressed (such as recreational opportunities) as the area develops. Special care should be taken to enhance the natural features of the area, such as the mountain slopes and the creek, so that they become an integral part of the community. Connections (roads, trails, etc.) to other districts, such as Hyatt Creek area and to the large mountain tracts at the end of Plott Creek, are also important and must be considered as the area develops.”

By rezoning the property and potentially developing it for multi-family residential use, the applicant would enhance the PC-NR district’s purpose by creating a well-connected, walkable neighborhood near Hazelwood Elementary and Hazelwood Town Center. It would also support the planned expansion of infrastructure network, as stated in the district’s purpose above.

The proposed PC-NR district has the following standards:

- Density: 10 units/acre (up to 16 units/acre with a Special Use Permit)
- Minimum lot size: 1/6 ac (7,260 sf)
- Minimum lot width: 50 ft
- Minimum pervious surface: 10%
- Building setbacks: front and side from adjacent lot- 10 ft, street side/secondary front- 5 ft, rear- 6 ft, and setback between buildings- 6 ft

The PC-NR district has a primarily residential purpose, and commercial uses are very limited within it. The following uses are permitted outright in PC-NR:

- single-family dwelling
- two-family dwelling
- townhome
- cottage
- multifamily dwelling
- temporary emergency housing
- child/adult day care home (<8 persons)
- cultural/community facility
- religious institution
- crop production and nurseries
- utilities class 1, 2

The following uses are permitted, subject to additional standards in LDS Chapter 3:

- accessory dwelling
- bed & breakfast (up to 4 rooms)
- family care home (<6 residents)
- home occupation
- child/adult day care center (>8 persons)
- recreation facilities indoor/outdoor
- riding stables
- cemetery
- animal production
- forestry & logging

- wireless communication facilities: micro, mini, macro

Additionally, a few uses are permitted within PC-NR via a Special Use Permit:

- residential care facilities (>6 residents)
- inn (up to 20/30 rooms)
- elementary and secondary schools
- monopole wireless communications tower

Surrounding Land Uses:

The subject property is surrounded by large-acreage single-family lots to the south, west, and north. It abuts Palisades at Plott Creek apartment complex to the east and is located approximately 0.2 miles from Hazelwood Elementary school and 0.5 miles from the Great Smoky Mountain Expressway.

The subject property is adjacent to the PC-NR district to the east, while the surrounding properties on all other sides are located within Haywood County's jurisdiction and do not have zoning designations. Based on the surrounding zoning context, it is reasonable to rezone the subject property with the same zoning accordingly.

Consistency Statement Information:

The subject property is designated Residential Conservation under the 2035 Comprehensive Land Use Plan. Residential Conservation encourages clustered, low-density development that preserves open space, especially in areas with steep slopes (p.24). The 2035 Land Use Plan provides the following description:

“Residential Conservation [is] 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 to 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.” (p. 26)

The subject property also lies within the Urban Services Boundary (USB) on the Future Land Use Map, which means that the expansion of the Town's water and sewer services on this site is appropriate and supported. Additionally, water and sewer infrastructure already exist at the adjacent Palisades at Plott Creek site, owned by the same developer.

On January 29, 2019, the Planning Board approved a major site plan for a 200-unit apartment complex (Palisades at Plott Creek) on that adjacent 41-acre site. Importantly, half of the site - 20.96 ac- were preserved as open, undisturbed space, consistent with the conservation goals of the 2035 Land Use Plan. The development was clustered on the remaining 20 acres. The site of Palisades at Plott Creek is zoned as PC-NR.

The applicant is requesting to rezone the adjoining 4.58-ac subject property to PC-NR as well, to match the zoning of the existing development. The rezoning would also allow the applicant to develop the subject property, which is accessible and directly abutting the road, while ensuring that the previously preserved steep-slope areas at the rear of adjacent site remain open and undisturbed.

Additionally, the subject property is located just 0.2 miles from Hazelwood Elementary School and about 0.5 miles from the expressway, supporting the accessibility and reducing impacts on local roads. The rezoning proposal aligns with the 2035 Land Use Plan because it would protect the preserved steep-slope areas and locate future development in the readily accessible location with existing infrastructure, while helping to meet the ongoing housing needs.

The Staff recommends that the Planning Board finds that this map amendment consistent with the Town of Waynesville's 2035 Comprehensive Land Use Plan and that reasonable and in the public interest because it meets the following goals of the Comp. Plan:

Goal 1: Continue to promote smart growth principles in land use planning and zoning.

- Encourage infill, mixed-use, and context-sensitive development.
- Promote conservation design to preserve important natural resources.

Goal 2: Create a range of housing opportunities and choices.

- Promote a diverse housing stock including market rate, workforce housing, and affordable options that appeal to a variety of households.

Public Notifications:

Staff advertised this public hearing by mailing the letters to adjacent property owners within 100 ft and posting the subject property on October 2, 2025. The hearing was also advertised in the *Mountaineer* newspaper on October 5 and October 12, 2025. Additionally, the notice was emailed to the local media on October 6, 2025.

Requested Actions:

1. Motion to find the rezoning request as being consistent / inconsistent with the 2035 Land Use Plan and reasonable and in the public interest.
2. Motion to recommend the map amendment for approval / denial by the Town Council.

Attachments:

- Application materials: application form, payment, agent authorization forms
- Draft Ordinance
- Consistency Statement Worksheet
- Property maps: municipal boundaries, zoning, floodplain, future land use map
- 2019 Order Approving Major Site Plan- Palisades at Plott Creek
- Public notices

DRAFT FOR PLANNING BOARD CONSIDERATION
October 20, 2025

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE OFFICIAL LAND DEVELOPMENT MAP
OF THE TOWN OF WAYNESVILLE**

WHEREAS, the Town of Waynesville has the authority, pursuant to Article 7 of Chapter 160D of the North Carolina General Statutes, to adopt land development regulations, clarify such regulations, and may amend said regulations from time to time in the interest of the public health, safety, and welfare; and

WHEREAS, the Town of Waynesville Planning Board has reviewed the proposed map amendment to the Official Land Development Map (Zoning Map) and recommends that it is consistent with the 2035 Comprehensive Plan and that it is reasonable and in the public interest because it supports the following goals of the Comp. Plan:

Goal 1: Continue to promote smart growth principles in land use planning and zoning.

- Encourage infill, mixed-use, and context-sensitive development.
- Promote conservation design to preserve important natural resources.

Goal 2: Create a range of housing opportunities and choices.

- Encourage new housing within Waynesville's city limits and Extraterritorial Jurisdiction (ETJ).
- Promote a diverse housing stock including market rate, workforce housing, and affordable options that appeal to a variety of households.

WHEREAS, the Town of Waynesville Planning Board recommends that this map amendment is reasonable and in the public interest because it is also consistent with the purposes of the proposed zoning district- Plott Creek Neighborhood Residential (PC-NR), as described in Section 2.3.3.F of the Land Development Standards (LDS):

- "as the Plott Creek Neighborhood District (PC-NR) develops it should do so in a manner which complements its location near the Hazelwood Town Center, and the Hazelwood Elementary School which is within its boundaries. Infrastructure should be well connected and networked (including sidewalks, streets, water/sewer, etc.) and other infrastructure needs should be addressed (such as recreational opportunities) as the area develops."

WHEREAS, the Planning Board has reviewed and recommends the proposed map amendment for enactment by the Town Council; and

WHEREAS, the Town Council finds this Ordinance is consistent with the Town's 2035 Comprehensive Plan, and that it is reasonable and in the public interest to "make decisions about resources and land use in accordance with North Carolina General Statutes." and

WHEREAS, after notice duly given, a public hearing was held on **October 20, 2025**, at the regularly scheduled meeting of the Waynesville Planning Board, and on **November 18, 2025**, at the special called meeting of the Town Council;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WAYNESVILLE, MEETING IN SPECIAL SESSION ON NOVEMBER 18, 2025, AND WITH A MAJORITY OF THE BOARD MEMBERS VOTING IN THE AFFIRMATIVE, THE FOLLOWING:

That the Official Land Development Map be amended with the 5.48-acre property located at 1399 Plott Creek Rd, Waynesville, NC (PIN 8605-32-8929) rezoned as Plott Creek Neighborhood Residential District (PC-NR).

ADOPTED this _____ Day of _____, 2025.

TOWN OF WAYNESVILLE

J. Gary Caldwell, Mayor

ATTEST:

Candace Poolton, Town Clerk

APPROVED AS TO FORM:

Martha Bradley, Town Attorney



To: Town of Waynesville Planning Board
From: Olga Grooman, Assistant Development Services Director
Date: October 20, 2025
Subject: Map Amendment Statement of Consistency
Description: Map amendment related to a rezoning request for the 5.48-acre parcel located at 1399 Plott Creek Rd, Waynesville, NC (PIN 8605-32-8929). The property currently has no zoning designation. The applicant requested that the property be rezoned to the Plott Creek Neighborhood Residential (PC-NR) zoning district.
Contact: Town of Waynesville Planning Department ("Development Services")

The Planning Board hereby adopts and recommends to the Governing Board the following statement(s):

☐ The zoning map amendment **is approved and is consistent with the Town's Comprehensive Land Use Plan** because: _____

The zoning map amendment and **is reasonable and in the public interest because:**

☐ The zoning map amendment **is rejected because it is inconsistent with the Town's Comprehensive Land Use Plan and is not reasonable and in the public interest** because _____

☐ In addition to approving this zoning map amendment, this approval is **also deemed an amendment to the Town's Comprehensive Land Use Plan**. The change in conditions taken into account in amending the zoning ordinance to meet the development needs of the community and why this action is reasonable and in the public interest, are as follows: _____

Planning Board Member _____, made a motion, seconded by _____

The motion passed _____. (*unanimously or vote results here*)

Ginger Hain, Planning Board Chair

Date

Esther Coulter, Administrative Assistant Date



WGLA Engineering, PLLC
 724 5th Avenue West
 Hendersonville, NC 28739
 (828) 687-7177 wgla.com

TRANSMITTAL

TO: Olga Grooman, AICP	FROM: G. Thomas Jones III, PE
COMPANY: Town of Waynesville	DATE: 9/30/25
PHONE NUMBER:	WGLA PROJECT NUMBER:
RE: 1399 Plott Creek Road Application for Land Standards Map Amendment	
YOUR REFERENCE NUMBER:	

☐ URGENT
 ☒ FOR REVIEW
 ☐ PLEASE COMMENT
 ☐ PLEASE REPLY
 ☐ PLEASE RECYCLE

NOTES/COMMENTS:

Attached please find an "Application for Land Standards Map Amendment" to go along with the previously submitted Annexation application and agent authorization forms.

Please let me know if you need any additional information at this time.

Thank you,
 Tom



TOWN OF WAYNESVILLE
 Development Services Department
 PO Box 100
 9 South Main Street
 Waynesville, NC 28786
 Phone (828) 456-8647 • Fax (828) 452-1492
www.waynesvillenc.gov

Application for Land Development Standards Map Amendment

Application is hereby made on September 29, 2025 to the Town of Waynesville for the following map amendment:

Property owner of record: Triangle Real Estate of Gastonia, Inc.
 Address/location of property: 1399 Plott Creek Road
 Parcel identification number(s): 8605-32-8929
 Deed/Plat Book/Page, (attach legal description): 1055/1204
 The property contains 5.48 acres.
 Current district: N/A
 Requested district: Plott Creek Neighborhood District (PC-NR)

The property is best suited for the requested change for the following reason(s), (attach additional sheets if necessary):

PC-NR zoning matches the adjoining 41 acre parcel, which is already zoned PC-NR. Infrastructure can be well connected including sidewalks, streets, water, and sewer.

Applicant Contact Information

Applicant Name (Printed): Triangle Real Estate of Gastonia, Inc.
 Mailing Address: P.O. Box 4158, Gastonia, NC 28054
 Phone(s): (704) 869-6024
 Email: william.ratchford@southwoodrealty.com

Signature of Property Owner(s) of Record Authorizing Application:

RS

Note: Map Amendment Requests require a fee based on the size and number of lots being requested for amendment. The request will be scheduled for the next agenda opening for the Waynesville Planning Board. Please submit application to: Town of Waynesville Development Services Department, 9 South Main Street, Waynesville, NC 28786.

**AUTHORIZATION FOR AGENT TO
APPEAR BEFORE WAYNESVILLE PLANNING BOARD,
ZONING BOARD OF ADJUSTMENT, OR TOWN COUNCIL**

The undersigned Owner or Party with a contract or option to purchase that real property located at 1399 Plott Creek Road in Waynesville or the ETJ area of Waynesville, North Carolina, has submitted an application which is to be heard in a proceeding by Board(s) of the Town of Waynesville, North Carolina. I hereby authorize the following named individual to present my application and case, as my agent at such hearings.

Name of Authorized Agent: William Ratchford

Title and Company: VP, Southwood Realty Company

Address: P.O. Box 280, Gastonia, NC 28052

Phone and email: (704) 869-6024 william.ratchford@southwoodrealty.com

This authorization shall be good through the completion of the project for which the zoning text or map amendment, special use permit, subdivision, variance or appeal, or other Town approval is requested, or until revoked in writing. The Town of Waynesville may rely on this authorization until it is given notice of the revocation of this authorization or of a change of property ownership takes place.

This the 18th day of August, 2025.

Owner or Party with Contractual Interest in Property:



Address and phone number:

Herman E. Ratchford, Jr

Triangle Real Estate of Gastonia, Inc.

P.O. Box 4158, Gastonia, NC 28053

(704) 866-4675

**AUTHORIZATION FOR AGENT TO
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ZONING BOARD OF ADJUSTMENT, OR TOWN COUNCIL**

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Name of Authorized Agent: Jeff Ledford

Title and Company: Project Manager, Southwood Realty Company

Address: P.O. Box 280, Gastonia, NC 28052

Phone and email: (704) 678-3930 jeff.ledford@southwoodrealty.com

This authorization shall be good through the completion of the project for which the zoning text or map amendment, special use permit, subdivision, variance or appeal, or other Town approval is requested, or until revoked in writing. The Town of Waynesville may rely on this authorization until it is given notice of the revocation of this authorization or of a change of property ownership takes place.

This the 18th day of August, 2025.

Owner or Party with Contractual Interest in Property:



Address and phone number:

Herman E. Ratchford, Jr

Triangle Real Estate of Gastonia, Inc.

P.O. Box 4158, Gastonia, NC 28053

(704) 866-4675

**AUTHORIZATION FOR AGENT TO
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Name of Authorized Agent: G. Thomas Jones III, PE

Title and Company: Principal/Project Manager WGLA Engineering, PLLC

Address: 724 5th Avenue West, Hendersonville, NC 28739

Phone and email: (828) 687-7177 x303 tjones@wgla.com

This authorization shall be good through the completion of the project for which the zoning text or map amendment, special use permit, subdivision, variance or appeal, or other Town approval is requested, or until revoked in writing. The Town of Waynesville may rely on this authorization until it is given notice of the revocation of this authorization or of a change of property ownership takes place.

This the 18th day of August, 2025.

Owner or Party with Contractual Interest in Property:

Herman E. Ratchford, Jr.

Address and phone number:

Herman E. Ratchford, Jr

Triangle Real Estate of Gastonia, Inc.

P.O. Box 4158, Gastonia, NC 28053

(704) 866-4675

**AUTHORIZATION FOR AGENT TO
APPEAR BEFORE WAYNESVILLE PLANNING BOARD,
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Name of Authorized Agent: G. Thomas Jones IV, PE
 Title and Company: Project Engineer
 Address: 724 5th Avenue West, Hendersonville, NC 28739
 Phone and email: (828) 687-7177 x307 gtj4@wgl.com

This authorization shall be good through the completion of the project for which the zoning text or map amendment, special use permit, subdivision, variance or appeal, or other Town approval is requested, or until revoked in writing. The Town of Waynesville may rely on this authorization until it is given notice of the revocation of this authorization or of a change of property ownership takes place.

This the 18th day of August, 2025.

Owner or Party with Contractual Interest in Property:



Address and phone number:

Herman E. Ratchford, Jr

Triangle Real Estate of Gastonia, Inc.

P.O. Box 4158, Gastonia, NC 28053

(704) 866-4675

Report For

TRIANGLE REAL ESTATE OF GASTONIA INC
PO BOX 4158
GASTONIA, NC 28054-0042

Account Information

PIN: 8605-32-8929

Deed: 1055/1204

1055/1201

CABD/1684

CABD/184

Site Information

DWELLING

1399 PLOTT CREEK RD

Heated Area: 1886

Year Built: 2013

Total Acreage: 5.39

Township: Waynesville Out

Site Value Information

Land Value:

Building Value:

Market Value:

Deferred Value:

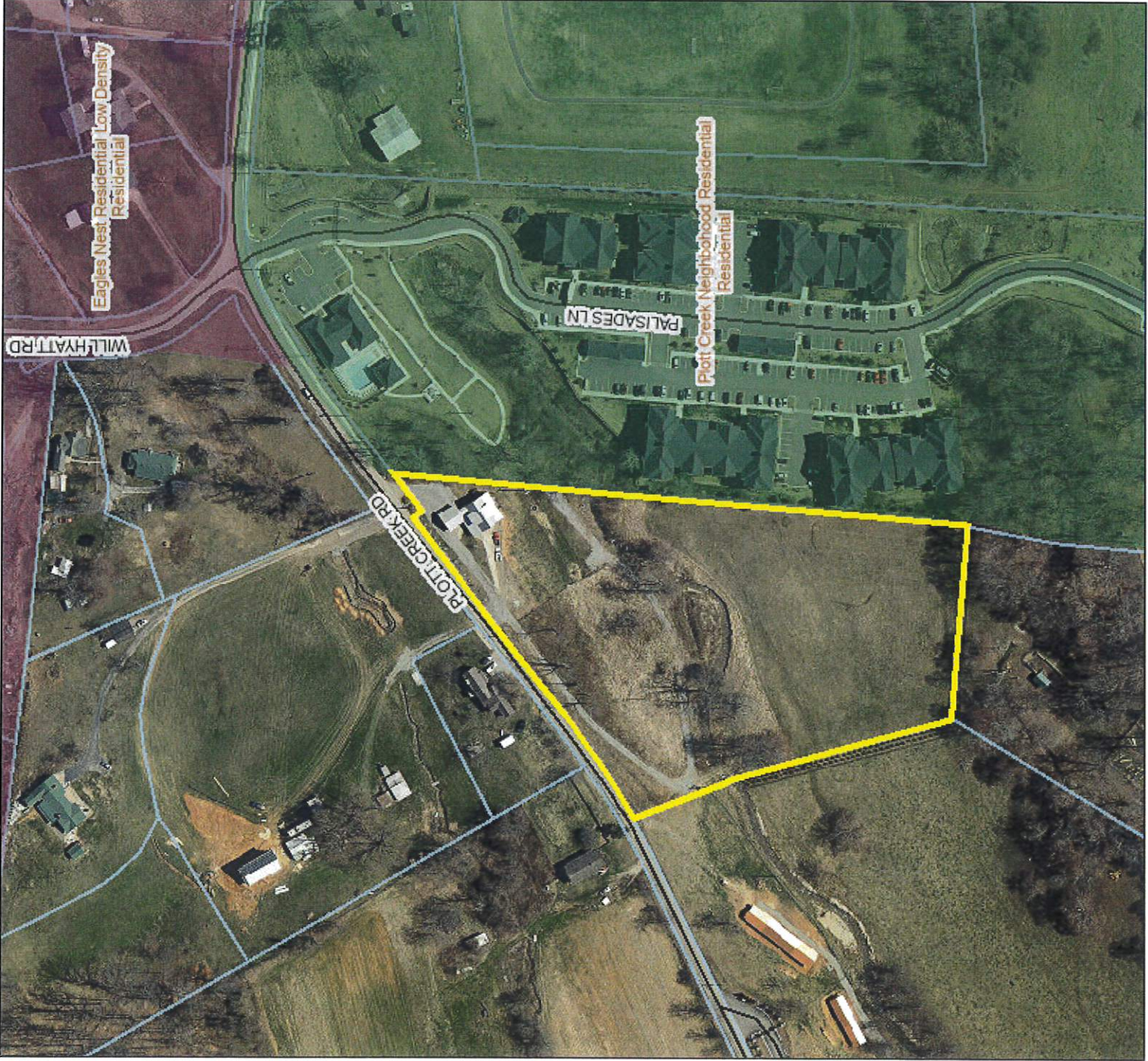
Assessed Value:

Sale Price:

Sale Date: 2/14/2022

Tax Bill 1:

Tax Bill 2:



1 inch = 200 feet

September 24, 2025

25.

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.

Report For

TRIANGLE REAL ESTATE OF GASTONIA INC
PO BOX 4158
GASTONIA, NC 28054-0042

Account Information

PIN: 8605-32-8929

Deed: 1055/1204

1055/1201

CABD/1684

CABD/184

Site Information

DWELLING

1399 PLOTT CREEK RD

Heated Area: 1886

Year Built: 2013

Total Acreage: 5.39

Township: Waynesville Out

Site Value Information

Land Value:

Building Value:

Market Value:

Deferred Value:

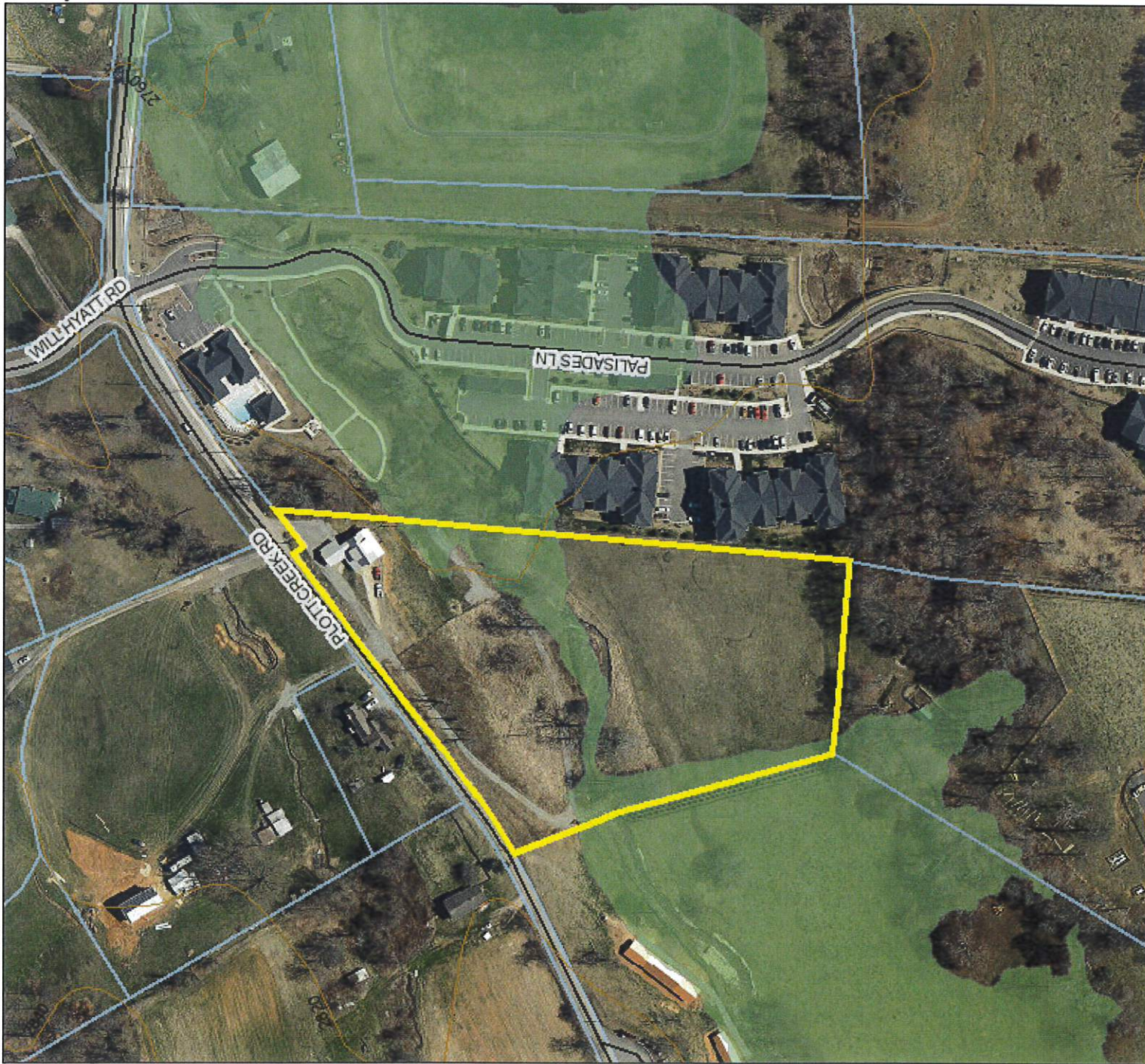
Assessed Value:

Sale Price:

Sale Date: 2/14/2022

Tax Bill 1:

Tax Bill 2:



1 inch = 200 feet

October 3, 2025

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.

Context

Waynesville City Limits

Waynesville ETJ

Urban Services Boundary (Revised)

Future Land Use

Open Space

Residential Conservation

Residential - Low to Medium Density

Residential - Medium to High Density

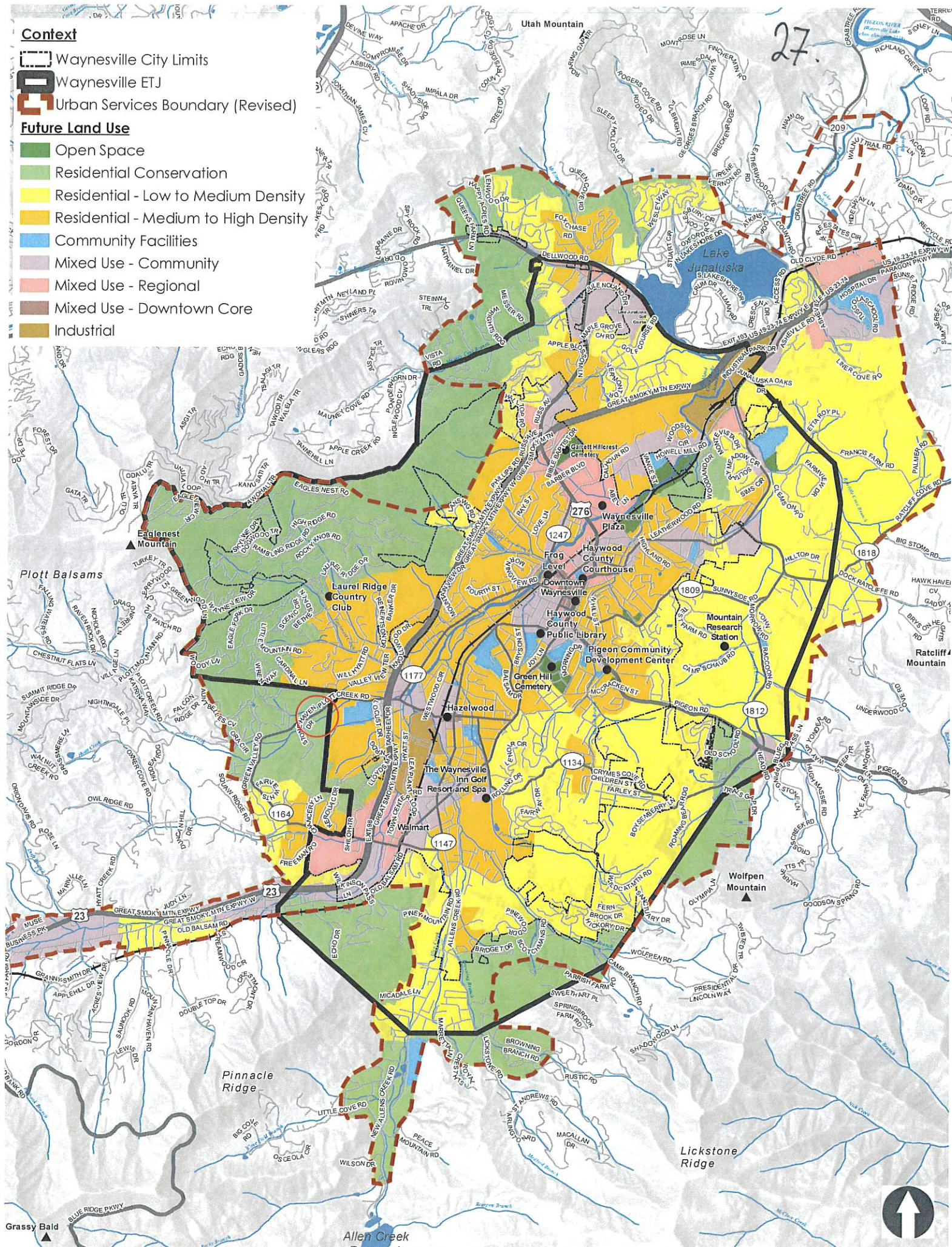
Community Facilities

Mixed Use - Community

Mixed Use - Regional

Mixed Use - Downtown Core

Industrial



Report For

TRIANGLE REAL ESTATE OF GASTONIA INC
PO BOX 4158
GASTONIA, NC 28054-0042

Account Information

PIN: 8605-32-8929

Deed: 1055/1204

1055/1201

CABD/1684

CABD/184

Site Information

DWELLING

1399 PLOTT CREEK RD

Heated Area: 1886

Year Built: 2013

Total Acreage: 5.39

Township: Waynesville Out

Site Value Information

Land Value: \$82,300

Building Value: \$285,400

Market Value: \$367,700

Deferred Value: \$0

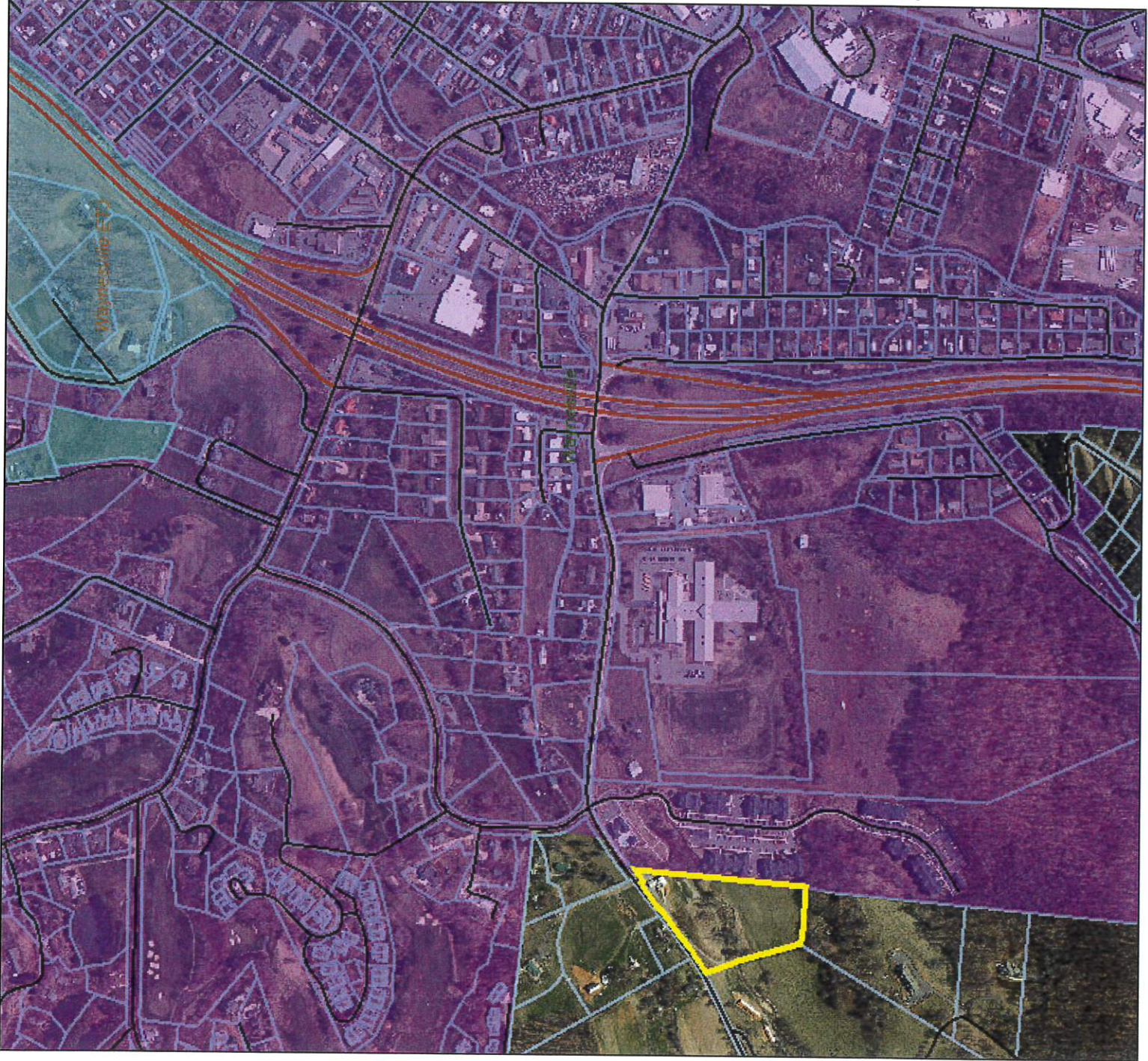
Assessed Value: \$367,700

Sale Price: \$420,000

Sale Date: 2/14/2022

Tax Bill 1: \$2,365

Tax Bill 2: \$2,365

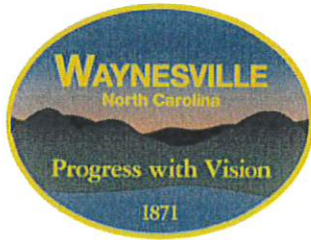


1 inch = 667 feet

October 3, 2025

28.

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TOWN OF WAYNESVILLE

Development Services Department

PO Box 100

9 South Main Street

Waynesville, NC 28786

Phone (828) 456-8647 • Fax (828) 452-1492

www.waynesvillenc.gov

April 26, 2019

Richard D. Laws
Attorney at Law
Stott, Hollowell, Palmer & Windham, L.L.P.
401 East Franklin Boulevard
Gastonia, NC 28054
Telephone: (704) 864-3425
Facsimile: (704) 868-9132

Re: PIN 8605420093 Zoning Verification

Dear Mr. Laws:

Thank you for your inquiry. PIN 8605420093 is located within the Plott Creek Neighborhood Residential District (PC-NR) Zoning. This zoning allows multi-family at a density of ten units per acre. The 200-unit, "Palisades at Plott Creek" project of Triangle Real Estate of Gastonia, Inc. had to seek additional approval from the Town's Planning Board as a major site plan through a quasi-judicial proceeding on January 29, 2019, and was approved. A copy of the Town of Waynesville's Order of approval is attached herein.

Please feel free to contact me if you have any questions.

Elizabeth Teague, AICP, CTP
Development Services Director

Cc: Byron Hickox

TOWN OF WAYNESVILLE
COUNTY OF HAYWOOD

BEFORE THE WAYNESVILLE
PLANNING BOARD

In the Matter of the Application of)
TRIANGLE REAL ESTATE OF)
GASTONIA, INC.,)
for a Major Site Plan Approval)
_____)

ORDER APPROVING MAJOR
SITE PLAN

THIS CAUSE, coming on to be heard before the Planning Board for the Town of Waynesville in the Town Hall Board Room at 9 South Main Street in Waynesville, North Carolina, on January 29, 2019, on the Application of Triangle Real Estate of Gastonia, Inc., for approval of a major site plan for the development of a 40.96 acre tract of land on Plott Creek Road, Waynesville, North Carolina.

Elizabeth Teague, Director of Development Services, appeared for town staff and attorney Kevin Hornik appeared for the Applicant and Owner. Elizabeth Teague presented the application as it was submitted and the staff report on the elements of the application with the findings made and conclusions reached by staff as to the requirements of the Land Development Ordinance and whether those requirements were met by the Applicant. She testified as to the matters in the application, noting which requirements for major site plan applications were contained in the application packet, and Kevin Hornik made the initial presentation for the applicant. William Ratchford, as representative for the owner and applicant, Thomas (Tom) Jones, engineer with WGLA Engineering, Don Read, MAI, with Don Read Real Estate Services Company, and Jason Fulton and Mark Teague of J.M. Teague Engineering, PLLC, testified for the Applicant. Chuck Dixon offered evidence of his standing and the board found that he had standing, allowing him to participate in the hearing. Others in attendance were allowed to speak.

This matter had been before this Board before, on July 30, 2018, and Chairman McDowell noted and announced that the majority of the board in attendance for this hearing was in attendance at the prior hearing, and the full transcript and all evidence from that meeting was available to those members who were not in attendance at the prior hearing.

The Planning Board of the Town of Waynesville, having heard the testimony and having reviewed the evidence, makes the following

FINDINGS OF FACT

1. The Planning Board has jurisdiction to hear this application for site plan approval pursuant to Section 15.8.2 of the Land Development Standards of the Code of Ordinances for the

Town of Waynesville (hereafter called the Land Development Standards or LDS.)

2. Proper notice of the hearing was posted, published and mailed as required by the North Carolina General Statutes and by the ordinances of the Town of Waynesville.

3. The Applicant owns that real property located Plott Creek Road, Waynesville, North Carolina, which is approximately 40.96 acres (shown as 41.15 on the county GIS maps and stated as being 41.26 acres in the Applicant's deed) described in that deed recorded in Book 853 at Page 601, Haywood County Registry. Applicant desires to build a multi-family development consisting of eight multi-family structures, three garage buildings, and a clubhouse with a pool. 20.96 acres is proposed for preservation, with all improvements to be constructed on 20 acres closer to Plott Creek Road. The current PIN number for that property is 8605-42-0093.

4. The property is in the Plott Creek Neighborhood Residential District (PC-NR) zoning district, and multi-family buildings are allowed as a matter of right in that district, subject to approval of the major site plan by the Planning Board, as required by Section 15.8.2 of the Land Design Standards ("LDS").

5. The applicant as part of its application did provide an environmental survey in compliance with Section 15.4.1 of the LDS, a master plan in compliance with Section 15.4.3 of the LDS and building plans for design review, all as required by Section 15.8.2.D of the LDS.

6. The environmental survey did show that there were stream buffers and wetlands, and those plans also show that there is no work to be done in wetlands and no impervious materials or structures will be placed within the stream buffers.

7. To obtain approval of this major site plan the Applicant was required by Section 15.8.2.I to prove:

- (1) The plan is consistent with the adopted plans and policies of the Town; and
- (2) The plan complies with all applicable requirements of the LDS; and
- (3) There exists adequate infrastructure (transportation and utilities) to support the plan as proposed; and
- (4) The proposed plan conforms to the character of the neighborhood, considering the location, type and height of buildings or structures and the type and extent of landscaping on the site; and
- (5) The application will not substantially injure the value of adjoining or abutting property; and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.

8. The plan is consistent with the adopted plans and policies of the Town, as the comprehensive plan, entitled Town of Waynesville: 2020 Land Development Plan states that some of its goals and objectives are to "Limit urban sprawl through the establishment of a planned growth area for the Town of Waynesville",..., "require the clustering of development (with defined criteria) in designated sensitive areas", ... , and "Provide an attractive range of

housing opportunities and neighborhoods for all residents of Waynesville”.

9. The site plan, as submitted and amended, does meet these goals and objectives, as all construction and improvements will be clustered on the lower half of the property, leaving over twenty acres undisturbed, and will provide 200 new housing units for the residents of Waynesville.

10. The master plan, exhibits and testimony do show that the plan is in compliance with all applicable requirements of the LDS, to wit:

A. The development will comply with the maximum density requirement of ten units per acre, creating a fraction under ten units per acre if consideration is given only to the built upon area, or under five units per acre if the full 40.96 acre tract is used to make the calculations.

B. The civic space requirements are met, as the plans show compliance with 5% Civic space, or 1 acre of 20 acres minimum, with 1.09 acres shown as "village green", a walking trail area of 0.8 acres, an "outdoor shelter" of 0.1 acres, a "playground" of 0.11 acres, and a "dog park" of 0.08 acres.

C. The proposed building meets all required setbacks from the fronting thoroughfare and from property lines. The required minimum front setback from the fronting thoroughfare is 10 feet, and the closest point to the front boundary is the clubhouse at 14 feet 10 inches. On the east side, the closest points are buildings 2 and 3 at 40 feet from the side boundary and building 6 at 35 feet 10 inches from the boundary, and on the west side the closest points are building 4 and 8 at 20 feet and building 5 at 15 feet 6 inches from the property line; and at the rear the closest point is garage C at 22 feet from proposed preservation area.

D. The tallest proposed building has a total height of less than sixty feet, and is within the building height maximum of 3 stories as measured from highest adjacent grade, and buildings do not exceed a height of 60' of highest adjacent grade to peak of pitched roof. The proposed buildings front along the shared parking and vehicular use areas.

E. The project meets the town's general standards of Chapter 4 as the lot fronts Plott Creek Road and a 25' wide access road is provided to serve the development and shared parking areas.

F. The proposed buildings meet the House/Townhouse/Apartment Residential Building Design Guidelines provided in Chapter 5. Buildings have sloped roofs with eaves that include gutters. As required by Section 5.8.4(E), garages are accessed from interior vehicular use areas and are also turned or shielded by another building so that bays are not fronting Plott Creek Road. As required by Section 5.8.5, Facade Design, the clubhouse has a side facade along Plott Creek

Road that includes a covered porch with pillars, window trim, and a decorative pattern on the exterior finish of brick and wood, meeting the design guidelines. Each apartment building's (Nos 1-8) primary elevations and elevations facing the public street or common parking areas have required architectural features for Apartment buildings. These include, dormers, gables, recessed entries, eaves (minimum 10-inch projection which may include gutter), off-sets in building face and roof, window trim, and balconies. Buildings 2,3,4,5, also include decorative cupolas. Per Section 5.8.6, building walls are proposed in wood, board and batten, and brick. The roof is clad in architectural shingles.

G. The Applicant has provided a preliminary landscape plan for compliance with Chapter 8. Preservation of existing tree stands has been provided and supplemented along the side yards with a Type C buffer where development is proximate to existing residential structures. Street trees are provided along the access road to the shared parking at 1 canopy tree for every 40'. These are placed at 50' on-center plantings except where bridge crossings or retaining walls prevent spacing (Section 8.5 of the LDS). Shade trees within parking areas have been provided to comply with the 40' radius requirement of the ordinance.

H. Parking lot landscaping requirements are met. The parking lot adjacent to Plott Creek Road has screening between the parking lot and the sidewalk.

I. Parking has been provided to comply with Chapter 9 with a request for a driveway distance reduction. Planned parking exceeds the Town standard of 1.5 spaces per unit, by providing 374 surface spaces and 18 garage spaces. 20 spaces of bicycle parking are provided. Parking lots and interior pedestrian connectivity provided. The driveway into the Clubhouse building is less than 75' away from the intersection with Plott Creek Road but is pulled back to the greatest extent possible (45') in order to avoid encroachment into a wetland area. This driveway location is also sited to allow for left hand turns coming from within the development, into the Clubhouse parking lot. A reduction of driveway separation distance up to 30' (40%) was requested under Section 9.8.3. C. 3. Line of sight and design regarding the intersection with Plott Creek Road is subject to the requirements of the NCDOT Driveway permit.

J. In regards to Chapter 12, Environmental Conservation, the area of the property adjacent to Plott Creek is within the Special Flood Hazard Area ("100 year") floodplain. Area along Plott Creek containing the required buffer and identified wetlands has been preserved within the floodplain. All construction within the SFHA must comply with the Flood Damage Prevention Ordinance, including driveways, parking lots, retaining walls and Buildings #1, #2, #3, #4 and garages A and B. A 25' stream setback and 30' "built upon area" setback for stormwater plans has been shown. A portion of the lot has a natural elevation above 2,900 mean sea level. The average slope on the parcel is 21.86%, below the 25% slope which designates a regulatory "steep slope area" (Section 12.6.2). The highest and

steepest portions of the lot are in the 20 acre area to the south which is set aside for preservation.

10. There is sufficient access to water and sewer to serve the proposed development, as the Town's water and sewer divisions have determined that there is sufficient capacity to serve the proposed development, and the roadway planned to serve the property connects to Plott Creek Road which can handle the additional traffic to be created by the project as shown by the traffic analysis and the testimony of the traffic engineers.

11. The proposed plan conforms to the character of the neighborhood, considering the location, type and height of buildings or structures and the type and extent of landscaping on the site. The property lies on the western boundary of the Town of Waynesville's Municipal jurisdiction. To the west are the unzoned areas of Haywood County with an immediately abutting large estate which consists of a 3-4 story residential home and stables. To the east along Plott Creek Road toward town are a single family home, the Hazelwood Elementary School, and the commercial uses of Blue Ridge Glass and Smoky Mountain Indian Motorcycle retail, and then the 23/74 access ramps. Across Plott Creek Road to the north are single family homes and a townhome development along Will Hyatt Road that are part of the Eagles Nest Low Density District, and unincorporated area of the county. To the south, the property rises to a ridge that abuts an existing mobile home park and the Chancery Lane subdivision. This development will introduce a new variety of housing into an area that already consists of a variety of structure types, including single family homes, a school, commercial uses and nearby townhomes and mobile homes. This is a large scale project which will have a visual impact, but no single building would have a footprint larger than the school. The architecture of proposed buildings meet the design standards of Chapter 5 which promote residential features in terms of facades and rooflines. The larger buildings are setback from Plott Creek Road and the plan maintains several existing stands of trees and adds type C buffer along strategic areas to soften that visual impact. The fact that this lot is the border between the Town of Waynesville and the unincorporated areas of the County, means that it is the very point where land-use changes. The PC-NR District was designated as part of our medium to high density area and is close to major transportation corridors and the Hazelwood Town Center, and contains an Elementary School. The development pattern of large homes and estate lots, gated communities and subdivisions past this property are County jurisdiction and should not dictate the determination of neighborhood character.

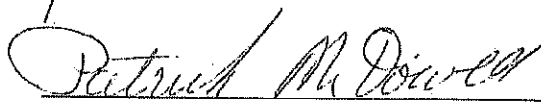
12. The planned development will not substantially injure the value of adjoining or abutting property; and will not be detrimental to the use or development of adjacent properties or other neighborhood uses as the use of the property for construction of multi-family housing is a permitted use in the zoning district. The only substantial and competent evidence that was presented by real estate appraiser Don Read showed that the development will not detrimentally affect the value of other properties in the zoning district. There was evidence and testimony that the proposed buildings will be taller than most structures within the zoning district, and matched or exceeded in height by few, if any, but the type structures (multi-family) and the heights are specifically allowed by the Land Design Standards and those are policy decisions established by

ordinances which direct this board in its decisions. There was no substantial and competent evidence indicating that the development will detrimental to the use or development of adjoining properties or other neighborhood uses.

BASED UPON THE FOREGOING FINDINGS OF FACT, by a vote of 5 to 2, this Board concludes as a matter of law that the Applicant's major site plan should be allowed, with an allowance for the reduced space between the entry off Plott Creek Road and the drive into the clubhouse parking lot.

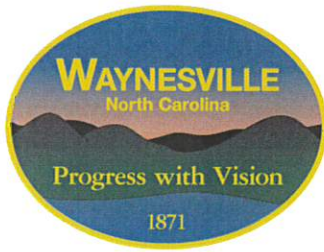
IT IS NOW, THEREFORE, ordered that the major site plan application of Triangle Real Estate of Gastonia, Inc., be and is hereby approved, with an allowance for the reduced space between the entry off Plott Creek Road and the drive into the clubhouse parking lot, which said distance may be reduced from 75 feet to 45 feet.

This the 25 day of February, 2019.



Patrick McDowell, Chairman

If you are dissatisfied with this decision of the Board, an appeal may be taken to the Superior Court of Haywood County within 30 days after the date this order is received by you.



TOWN OF WAYNESVILLE

Development Services Department

PO Box 100

9 South Main Street

Waynesville, NC 28786

Phone (828) 456-8647 • Fax (828) 452-1492

www.waynesvillenc.gov

October 2, 2025

Notice of Public Hearing

Town of Waynesville Planning Board

The Town of Waynesville Planning Board will hold a public hearing on Monday, October 20, 2025, at 5:30 pm, in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider a rezoning request for the 5.48-acre parcel located at 1399 Plott Creek Rd, Waynesville, NC (PIN 8605-32-8929). The property currently has no zoning designation. The applicant is requesting that the property be rezoned to the Plott Creek Neighborhood Residential (PC-NR) zoning district.



For more information contact the Development Services Department at: (828) 356-1172, email: ogrooman@waynesvillenc.gov, mail: 9 South Main Street, Suite 110, Waynesville, NC 28786.

ATTN: WILLIAM RATCHFORD
TRIANGLE REAL ESTATE OF
GASTONIA INC
PO BOX 4158
GASTONIA, NC 28054

THOMAS JONES III
WGLA ENGINEERING
724 5TH AVENUE WEST
HENDERSONVILLE, NC 28739

TRIANGLE PALISADES AT PLOTT
CREEK LLC A NC LLC
165 S YORK ST
GASTONIA, NC 28052

STONE HAVEN FARMS ESTATE LLC
PO BOX 456
HAZELWOOD, NC 28738

PLOTT, WILLIAM GEORGE
EDWARDS, PATRICIA GAIL
6153 GREEN HOLLOW CT
SPRINGFIELD, VA 22152

PLOTT, MONTRAVILLE VON
1416 PLOTT CREEK RD
WAYNESVILLE, NC 28786

PLOTT, LINDA S
1366 PLOTT CREEK RD
WAYNESVILLE, NC 28786

JORDAN, FLORA J
SINGLETON, PATRICIA A
400 WILL HYATT RD
WAYNESVILLE, NC 28786



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FOR PUBLICATION IN THE MOUNTAINEER: October 5th and October 12th (Sunday) editions

Date: October 1, 2025

Contact: Olga Grooman, (828) 356-1172

Notice of Public Hearing

Town of Waynesville Planning Board

The Town of Waynesville Planning Board will hold a public hearing on Monday, October 20, 2025, at 5:30 pm, in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider a rezoning request for the 5.48-acre parcel located at 1399 Plott Creek Rd, Waynesville, NC (PIN 8605-32-8929). The property currently has no zoning designation. The applicant is requesting that the property be rezoned to the Plott Creek Neighborhood Residential (PC-NR) zoning district.

For more information contact the Development Services Department at: (828) 356-1172, email: ogrooman@waynesvillenc.gov, mail: 9 South Main Street, Suite 110, Waynesville, NC 28786.

From: [Candace Poolton](#)
To: [Media Contacts](#)
Subject: Notice of Public Hearing-Planning Board
Date: Monday, October 6, 2025 10:16:43 AM

Contact: Olga Grooman, (828) 356-1172

**Notice of Public Hearing
Town of Waynesville Planning Board**

The Town of Waynesville Planning Board will hold a public hearing on Monday, October 20, 2025, at 5:30 pm, in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider a rezoning request for the 5.48-acre parcel located at 1399 Plott Creek Rd, Waynesville, NC (PIN 8605-32-8929). The property currently has no zoning designation. The applicant is requesting that the property be rezoned to the Plott Creek Neighborhood Residential (PC-NR) zoning district.

For more information contact the Development Services Department at: (828) 356-1172, email: ogrooman@waynesvillenc.gov, mail: 9 South Main Street, Suite 110, Waynesville, NC 28786.

Candace Poolton, CMC | Town Clerk
Town of Waynesville, NC
16 S. Main Street | PO Box 100 | Waynesville, NC 28786
(o) 828.452-2491 | (f) 828.456.2000
cpoolton@waynesvillenc.gov | www.waynesvillenc.gov

Property Posted on 10-2-2025

THE TOWN OF WAYNESVILLE

PLANNING BOARD

WILL HOLD A

PUBLIC HEARING

ON OCTOBER 20, 2025, AT 5:30 PM
IN THE TOWN HALL BOARD ROOM AT

9 SOUTH MAIN ST.

TO CONSIDER A REZONING REQUEST

CONTACT THE DEVELOPMENT SERVICES DEPARTMENT

828-456-8647

Town of Waynesville Planning Board Staff Report

Subject: Public Hearing on short-term rental ordinance
Ordinance Section: 2.5. Permitted Uses; 3.3 Supplemental Standards; 13 Nonconformities; and 17.3 Definitions
Applicant: Staff and Planning Board Initiated Ordinance
Meeting Date: October 20, 2025

Background

The Planning Board has discussed regulations pertaining to STRs over two years. Staff presented a draft ordinance for discussion in March of 2023. The Planning Board held a public hearing on April 15, 2024, and constituted a working group to make recommendations. The STR working group consisted of board Members Travis Collins, Micheal Blackburn, and John Baus; community volunteers Linnea McAden, Patrick McDowell, and Jackie Cure; and staff Olga Grooman, David Kelley, and Elizabeth Teague.

The input of the working group revealed differences of opinion and community concerns on the STR topic and a revised ordinance was presented at a Special Called meeting of the Planning Board on December 5, 2024. Additional planning board comments were then incorporated into another draft and brought back to the Planning Board later that month. The Board determined not to take action at that time, and subsequent Planning Board workload has delayed further decision-making on this topic.

Since then, the number of STRs within the Waynesville zip code has decreased, and the Town has not received complaints on active STRs that would warrant urgency to pass an ordinance. The Tourism Development Authority for Haywood County provided the following statistics:

Period	Market Type	Market	Available Listings
2025	Main Market	Haywood County	1,593
2024	Main Market	Haywood County	1,716
2023	Main Market	Haywood County	1,657
2025	Submarket	Waynesville	583
2024	Submarket	Waynesville	625
2023	Submarket	Waynesville	606

However, staff feels that the Town could benefit administratively from the proposed ordinance by providing the public clarity with definitions and zoning recognition. This would allow the Town to provide a coherent response to those asking about creating short term rentals and to provide zoning verification letters for property owners. Further, it would assist the Town with complaints or emergencies regarding properties on which STRs are located by providing visible contact information.

If the Planning Board can make a recommendation for the ordinance to move forward as presented, or as amended, then Council would call for a public hearing at their meeting on November 18, and hold the hearing to possibly take legislative action in December. If however, the Planning Board feels that the Town should not have an ordinance, in effect, leaving STRs out of the Land Use Table altogether as it is now, then staff will continue to treat homestays and STRs as a customary use of private property, with no definitions and no regulations. In that case, I recommend that the Planning Board go ahead and vote the draft ordinance down, so that it does not stay in its current state of being indefinitely tabled.

Staff Comment and Recommendation

This ordinance version meets identified needs while preserving the rights of all property owners.

- It defines two types of short-term rentals. “Homestays,” on property where the owner or a manager live on-site, are determined to be a use permitted outright. “Short Term Rentals,” on property which have no on-site owner or management, are permitted with supplemental standards (parking, garbage pickup, size limitation on signage, and a contact posted on the outside of the building). Both types are allowed in all zoning districts except for the Commercial-Industrial District. (Note that the C-I district is reserved for industrial and heavy commercial uses and does not permit any type of residential or lodging use.)
- Because the LDS does not currently define or categorize either homestays or STRs, Town staff has no way of confirming to the public that they are expressly allowed in all districts. This ordinance would allow us to certify compliance on a zoning verification letter for a bank loan or investor.
- When short-term rentals are not situated on property with a local on-site resident, there is no direct way to contact a responsible party should a need arise. This creates a concern for neighbors or emergency services should something happen that needs immediate attention. If not managed well, STRs can impact neighbors in terms of noise, overflow parking onto streets, trash management, signage, or potential safety concerns. Supplemental standards are proposed for STRs (but not “homestays”) to:
 - require off-street parking at a ratio of 1 space / bedroom which is the same as other lodging uses under the parking ordinance,
 - require a plan for sanitation management to avoid bear and other animal issues,
 - limit the dimensions of advertising signage, similar to “home occupations,” and
 - provide a contact phone number to be posted on the outside of the building for police, fire, code enforcement, or other needs.

The goal of these standards is to protect the character of existing neighborhoods when there is no on-site management provided.

- The proposed ordinance would create an exemption clause under the pre-existing nonconformity rules (LDS Section 13.2 and 13.5), so that those property and business owners that already have an active STR may continue that use as they are, on the date of adoption. This acknowledges the need for flexibility so that people may choose to continue, discontinue, and then continue again, the usage of their property as a short term rental. This also simplifies code enforcement so that if something does come up, staff only considers the STR requirements in current timeframe.
- The proposed ordinance **does not** require local registration of homestays or STRs, impose additional inspection requirements, or require on-going Town monitoring.

Consistency with the 2035 Comprehensive Land Use Plan

Staff recommends that the proposed text amendments to the LDS are consistent with the following 2035 Comprehensive Plan goals and objectives:

Goal 1: Continue to promote smart growth principles in land use planning and zoning.

- Encourage infill, mixed-use and context-sensitive development.
- Reinforce the unique character of Waynesville.

Goal 5: Create Opportunities for a sustainable economy.

- Encourage creatively designed, mixed use, walkable centers and commercial districts that appeal to residents and visitors.

The text amendment is reasonable and in the public interest because:

- It creates a practical administrative approach to formally allowing Homestays and Short Term Rentals as a legal land use within the Town's Zoning Ordinance by defining and placing them within the LDS Table of Permitted Uses.
- It meets potential code enforcement and emergency services needs when there is no on-site management.

Motions:

1. To find the Draft Ordinance consistent with the Comprehensive Plan and reasonable and in the public interest.
2. To recommend (or not recommend) to Town Council the adoption of the ordinance as proposed (as amended).

Attachments:

Proposed text amendment

Consistency worksheet

*D R A F T (# 5) For Planning Board Review and Public Hearing
October 20, 2025*

ORDINANCE NO.

AN ORDINANCE AMENDING THE TEXT OF THE
TOWN OF WAYNESVILLE LAND DEVELOPMENT STANDARDS
TO DEFINE AND REGULATE HOMESTARS AND SHORT TERM VACATION RENTALS

WHEREAS, the Town of Waynesville has the authority, pursuant to Article 7 of Chapter 160D of the North Carolina General Statutes, to adopt land development regulations, clarify such regulations, and amend such regulations from time to time in the interest of the public health, safety and welfare; and

WHEREAS, the Town of Waynesville Planning Board reviewed the proposed text amendments to the Land Development Standards (LDS) designed to define the use of residential properties as short term vacation rentals and recommends that the proposed ordinance and text amendments be found consistent with the 2035 Comprehensive Plan and that they are reasonable and in the public interest because they support the following goals as set out in the Comprehensive Plan:

Goal 1: Continue to promote smart growth principles in land use in planning, particularly to reinforce the unique character of Waynesville by preserving the character of neighborhoods.

Goal 5: Create Opportunities for a sustainable economy, and encourage creatively designed, mixed use, walkable centers and commercial districts that appeal to residents and visitors.

WHEREAS, the Planning Board has reviewed and recommends the proposed text amendments for enactment by the Board of Aldermen at their October 20, 2025 regular meeting and at their _____ meeting; and

WHEREAS, the Waynesville Town Council find this Ordinance is consistent with the Town's 2035 Comprehensive Plan as stated above and that it is reasonable and in the public interest to "make decisions about resources and land use in accordance with the North Carolina General Statutes" that will help achieve such goals; and

WHEREAS, after notice duly given, a public hearing was held on _____, at the regularly scheduled meeting of the Waynesville Town Council;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF WAYNESVILLE, MEETING IN REGULAR SESSION ON _____, 2025, AND WITH A MAJORITY OF THE BOARD MEMBERS VOTING IN THE AFFIRMATIVE, THE FOLLOWING:

That the Land Development Standards be amended with the following additions:

Section 17.4 Definitions, General, is hereby amended to add the following definitions:

Homestay: Homestay means a short-term rental use that occurs within a resident-occupied, single-family dwelling, duplex, or in an accessory dwelling unit on the same property as a resident-occupied dwelling, wherein parts of the home or property are rented for a period of less than thirty days; where the use is incidental and subordinate to the primary, full-time residential use of the property; and no meals or other services are provided by the owner or host. This use is subject to North Carolina Occupancy Tax regulations which apply to stays up to 90 days, and subject to town ordinances that apply to residential uses.

Short Term Vacation Rental: Short-term vacation rental means a short-term rental use within a dwelling unit for transient occupancy for a period of less than thirty days, and which does not have an owner-occupant, resident, or manager on-site. A short-term vacation rental is considered a "Lodging" that is distinct from a bed and breakfast, boardinghouse, inn, or hotel/motel, and encompasses commercial home-sharing platforms such as VRBO, AirBandB, Flipkey, or other platforms on properties that do not qualify as a *homestay*. This use is subject to North Carolina Occupancy Tax regulations which apply to stays up to 90 days, and subject to town ordinances that apply to lodging.

Section 2-5-3 Table of Permitted Uses is amended as follows:

Homestay is hereby added as a permitted use ("P") as a residential use type, and the table is amended to show that homestays are allowed in all districts where residential dwelling uses are allowed on the Table of Permitted Uses. Short term vacation rental is hereby added as a permitted use with supplemental standards as a lodging use type ("PS"), and the table is amended to show that short term vacation rentals are allowed in all districts where residential dwelling units are allowed on the Table of Permitted Uses.

<u>Use Types</u>	<u>All Districts except Commercial-Industrial</u>
Residential	
Dwelling – Homestay	P
Lodging	
Short Term Rental	PS

Section 3.3 Supplemental Standards – Lodging is amended to add:

3.3.4 Short Term Rentals

A. Parking

1. Short-term rentals must comply with the Town parking standard for lodging of 1 space per bedroom, except in the Central Business and Hazelwood Business Districts in accordance with Section 9.2.1.

B. Signs

1. Only one on-premise sign may be placed to identify/advertise a short term vacation rental, and it must comply with the maximum square footage for home occupations of 8 square feet in accordance with Section 11.6.2.

C. Property owner responsibilities: Any property owner operating a STR lodging, shall:

1. Ensure that all refuse is stored in appropriate containers and set out for collection on the proper collection day(s) and the empty carts or cans are removed from the street or alley on the scheduled collection day. For units not served by Town of Waynesville Sanitation, arrangements must be made for a private service to manage solid waste collection from the site.
2. Post in a conspicuous location on the outside of the unit near the main entrance, or as part of the on-premise sign if there is one, the following information:
 - a. The name and telephone number of the operator or property manager.

Section 13.5 Nonconforming Uses and Structures is amended to add

13.5.1 Definition and Applicability

C. Short Term Vacation Rentals: Residential structures used for short-term vacation rentals prior to the adoption of the Town Ordinance on _____ are exempt from the standards for nonconforming uses and accessory uses. Owners of short term rentals may continue or discontinue this use permitted with supplemental standards without penalty or subjection to non-conformity rules.

ADOPTED this _____ Day of _____, 2025.

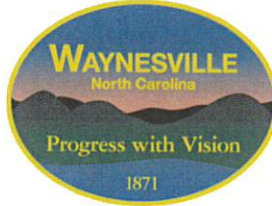
J. Gary Caldwell, Mayor

ATTEST:

Candace Poolton, Town Clerk

APPROVED AS TO FORM:

Martha Bradley, Town Attorney



47.

To: Town of Waynesville Planning Board
From: Elizabeth Teague, Development Services Director
Date: October 20, 2025
Subject: Short Term Rental Ordinance
Description: An ordinance to define and regulate “homestays,” and “short term rentals,” while protecting property rights to conduct such uses.
Contact: Town of Waynesville Planning Department (“Development Services”)

The Planning Board hereby adopts and recommends to the Governing Board the following statement(s):

☐

The zoning map amendment **is approved and is consistent with the Town’s Comprehensive Land Use Plan** because: _____

The zoning map amendment and **is reasonable and in the public interest** because:

☐

The zoning map amendment **is rejected because it is inconsistent with the Town’s Comprehensive Land Use Plan and is not reasonable and in the public interest** because _____

☐

In addition to approving this zoning map amendment, this approval is **also deemed an amendment to the Town’s Comprehensive Land Use Plan**. The change in conditions taken into account in amending the zoning ordinance to meet the development needs of the community and why this action is reasonable and in the public interest, are as follows: _____

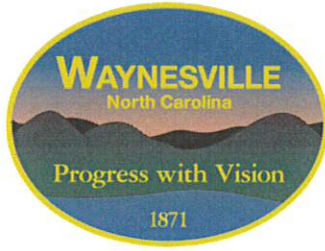
Planning Board Member _____, made a motion, seconded by _____

The motion passed _____. (*unanimously or vote results here*)

Ginger Hain, Planning Board Chair

Date

Esther Coulter, Administrative Assistant Date



TOWN OF WAYNESVILLE

Development Services Department

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48.

FOR PUBLICATION IN THE MOUNTAINEER: September 28th and October 5th (Sunday) editions

Date: September 16, 2025

Contact: Olga Grooman, (828) 356-1172

Notice of Public Hearings

Town of Waynesville Planning Board

The Town of Waynesville Planning Board will hold two (2) public hearings on Monday, October 20, 2025, at 5:30 pm, in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider:

1. A text amendment to the Flood Damage Prevention Ordinance, Land Development Standards section 12.3.
2. A text amendment related to Short-Term Rentals, Land Development Standards sections 2.5, 3.3, 13.5, and 17.3.

For more information contact the Development Services Department at: (828) 356-1172, email: ogrooman@waynesvillenc.gov, mail: 9 South Main Street, Suite 110, Waynesville, NC 28786.