

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

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

Development Services
Director
Elizabeth Teague

Regular Meeting of the Planning Board
Town Hall, 9 South Main Street, Waynesville, NC 28786
Monday, July 20, 2026, 5:30 p.m.

A. CALL TO ORDER

1. Welcome/Calendar/Announcements
 - Planning Board meeting on August 17: Continuation of the SUP hearing for the Palisades at Plott Creek Phase II multi-family development.
2. Approval of Minutes as presented (or as amended):
 - April 20, 2026, Regular Meeting
 - May 11, 2026, Special Called Meeting

B. BUSINESS

1. **Administrative Hearing:** Major Site Plan for Haywood Community College located at 144 Industrial Park Drive, Waynesville, NC 28786 (PINs 8616-96-6627, 8616-96-8970, and 8626-06-1969).
2. **Quasi-Judicial Hearing:** Special Use Permit modification request for the expansion of one storage building located at 187 W. Marshall St., Waynesville, NC 28786 (PIN 8616-40-9101).
3. **Legislative Hearing:** Text amendment to update the symbology of the Table of Uses. This would include no regulatory changes. Land Development Standards 2.5.3.
4. **Legislative Hearing:** Text amendment to reduce the maximum building height in low density districts to 45 feet, Land Development Standards 2.4.1.
5. **Legislative Hearing:** Text amendment to reduce the maximum base density by two (2) units in residential districts (Low Density, Medium Density, Neighborhood Residential, and Urban Residential), Land Development Standards 2.4.1.

C. PUBLIC COMMENT/CALL ON THE AUDIENCE

D. ADJOURN

The Town's Land Development Standards (LDS) may be found at:

<https://www.waynesvillenc.gov/departments/development-services/land-use-zoning-ordinances>

Minutes and agendas from Planning Board and Town Council meetings may be found at: <https://www.egovlink.com/waynesville/>

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MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD

Regular Meeting

Town Hall – 9 South Main St., Waynesville, NC 28786
Monday, April 20th, 2026

THE WAYNESVILLE PLANNING BOARD held a Regular Meeting on April 20th, 2026, at 5:30 p.m., in the boardroom 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)
Travis Collins (Vice Chair)
John Baus
Alex McKay
Tommy Rose
Tommy Thomas
Kathy Lalonde

The following members were Absent:

Michael Blackburn
John Mason

The following Staff were present:

Elizabeth Teague, Development Services Director
Olga Grooman, Assistant Development Services Director
Alex Mumby, Land Use Administrator
Esther Coulter, Administrative Assistant
Ron Sneed, Attorney

Others present:

Bobby Funk, Mills Construction
Ian Burns, Attorney for Mills Construction
Jacob Smith on behalf of Ingles Markets
Casey Durden Civil Engineer

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Chair Ginger Hain welcomed everyone and called the meeting to order at 5:31 p.m. Ms. Hain asked Development Services Director Elizabeth Teague if there were any announcements.

Ms. Teague noted that the procedural work group had met and that Board member Tommy Rose had contributed to improving introductory remarks of the chair which will be tried tonight, to help the public understand the public hearing process. This will give the audience a better, clearer expectation of each procedure, and how they can contribute within administrative, legislative or quasi-judicial proceedings. Ms. Teague asked to set up the next date for the group to meet. The group chose Thursday April 23rd, at 3:30 p.m. Board member Tommy Rose chose to chair the meetings with Board members Alex McKay, John Baus, John Mason (he's absent, Mr. Rose will contact Mr. Mason) the group said Thursdays worked best.

Ms. Teague reminded the Board that the School of Government has trainings for boards, and asked that if anyone was interested in the upcoming training to please contact Assistant Director, Olga Grooman.

Ms. Teague stated that May's meeting will be a Special Called meeting on May 11th, 2026, instead of the regular meeting on May 18th, 2026, due to several board members being out of town.

Ms. Hain asked the Board if there were any changes needed for the minutes.

A motion was made by Board member Travis Collins, seconded by Board member Alex McKay to approve the April 6th, 2026, special called minutes. The motion passed unanimously.

Ms. Hain read introductory remarks that explained the process and procedure for the quasi-judicial public hearing for a special use permit. She noted that 7 were present which is a quorum. She asked if there were any board members who might have a conflict of interest and there were none. She then swore in Mr. Funk and members of Town staff to give testimony.

Ms. Hain opened the public hearing at 5:48 p.m.

B. BUSINESS

1. Public hearing for a special use permit (SUP) request for a multi-family housing development at 38 Hall Top Road in Waynesville, NC 28786, PIN 8616-13-3822. (Quasi-judicial procedure).

Land Use Administer Alex Mumby said this meeting was a Quasi-Judicial Public Hearing for a Special Use Permit for 60 Units of affordable senior multifamily development at 38 Hall Top Road, Waynesville. The complex will be called Saxony Manor Apartments.

Mr. Mumby presented the staff's analysis of the proposed site plan and its compliance with land development standards and its consistency with the Comprehensive Plan. He stated that staff's opinion was that the Board could make findings to approve or approve with conditions the proposed site plan and the additional density, from base allowance of 8 units/acre to requested 10.8 units/acre, by the Special Use Permit.

He recommended consideration of the following conditions:

1. The units be developed and maintained as affordable, senior housing since that is the stated intention of the applicant.
2. The applicant be allowed to provide a fee-in-lieu of sidewalk construction for the portion of the property above the development entrance but still construct sidewalk on the southern side of the entrance to the

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intersection with Phillips Road. He added that the sidewalk could be constructed at 4' wide instead of the standard of 5' wide because of the slope of the area and to minimize grading and disturbance.

3. The applicant implements NCDOT recommendations for improvements at the intersection of Hall Top and Phillip Roads.

Mr. Mumby noted the following items to be entered into evidence:

1. Staff report
2. Application materials submitted with payment, including
 - a. Environmental survey
 - b. Property data and maps
 - c. Traffic Impact Analysis materials
 - i. NCDOT Scoping Document
 - ii. JM Teague Sealed Study
 - d. Letters to neighbors and notes from the neighborhood meeting
3. Town of Waynesville sewer and water allocation letter
4. Copies of public notices and property posting
5. Town of Waynesville LDS, NC building Fire Codes, and NCGS 160 D by reference.

Ms. Hain asked if there were any questions from the Board for staff. There was discussion related to the sidewalk requirements and the internal pedestrian connection to the civic space. Mr. Mumby confirmed that the large building adjacent to the property boundary was the back of Big Lots. Ms. Hain asked the applicant to present.

Ian Burns introduced himself as the attorney for Mills construction. He asked Bobby Funk, Development Director for Mills Construction, several questions related to his experience and the company. Mr. Funk said the Mills company is a family-based company and has been in business for 50 years. The apartment building will be constructed, owned and operated by the Mills family as long as the building exists. The affordability commitment is tied to a land use agreement that is required by the grant funding they are seeking. Mr. Funk stated that Mills Construction owns several similar properties in North Carolina and showed slides of some of their other projects.

The Board asked what the income levels would be on a rental unit. Mr. Funk stated that they are hoping to create housing that can serve people who have incomes less than 60% of the Average Median Income or AMI. However, they may have to target a higher threshold of 80% of AMI depending on funding and construction costs. He stated that affordability is considered when no more than 30% of a household's income is spent on housing. He added that for this area, a 60% AMI rental would be considered affordable for a household of 2 people earning \$42,000.

He discussed the site plan and answered questions from the Board. There was discussion about civic space and the need to have clarification on the plan for the type of civic space. Several members suggested that the pavilion shown should not be considered as civic space with it being in the center of the parking area, but that the area behind the building could have a shelter, and open area, and count as civic space. There was also discussion about buffering and using as much of the existing vegetation.

Elizabeth Teague noted that adjacent neighbors were concerned about stormwater run-off and past erosion. She asked Mr. Funk to clarify the overall boundary of the site plan. She noted that the site plan showed the disturbed area, but that the property boundary actually extended beyond what was shown on the plan, so that the buffer area was wider than what is shown and that there is existing vegetation. She asked Mr. Funk to confirm that the area of disturbance was at the top of the slope. Mr. Funk stated that they are staying off the slope to minimize disturbance. He also verified the location of a possible retaining wall and stormwater management area which should improve the current condition.

Mr. Funk described the building's elevations and that it would be a single, three-story building, with a section of two stories closest to the entrance. The elevations would be a mix of materials and colors. The building would consist of several dormers and a covered entrance area.

Ms. Hain closed the public hearing at 7:12 p.m.

A motion was made by Board member Tommy Rose, seconded by Board member Tommy Thomas to adopt finding of facts as identified one through six in the staff report. The motion passed unanimously.

A motion was made by Chair Ginger Hain, seconded by Board member Tommy Rose to approve with conditions. The conditions enumerated are 1.) The units must be developed and maintained as affordable senior housing, consistent with state approval for a period of no less than thirty years. 2.) The applicant will be allowed to provide fee in lieu of sidewalk construction for the portion of property along Hall Top Road frontage above their driveway but still construct sidewalk to the intersection with Phillips Road and that the sidewalk be constructed at four feet wide to minimize grazing and disturbance. 3.) The applicant shall make a good faith effort to have NCDOT authorize the placement of a stop bar and stop sign at the intersection of Hall Top Road and Phillips Road. 4.) The applicant work with staff for the programming of the civic space areas under the general idea of creating the community space designation that's in the ordinance. The motion passed unanimously.

2. Public hearing for a site plan amendment to the Russ Avenue Regional Center Conditional District (RA-RC) for the Chick-fil-A property at 45 Barber Blvd, Waynesville, NC 28786, PIN 8616-22-6393. (Legislative procedure).

Ms. Hain read introductory remarks that explained the process and procedure for this legislative public hearing for a site plan amendment to a conditional district. The Planning Board makes a recommendation to Town Council. Town Council holds an additional hearing and will make the final decision on this application. Conditional district applications are site-specific plans that provide for orderly and flexible development under the general policies of the ordinance.

Ms. Hain open the Public Hearing at 7:23 p.m.

Assistant Development Services Director, Olga Grooman, presented the staff's analysis of the proposed site plan and its compliance with land development standards and its consistency with the Comprehensive Plan within a conditional district. With any substantial change to a conditional district, the applicant must follow the same process as the original conditional district. The proposed site plan amendment would remove the sidewalk and landscaping along the southeastern portion of the property to create an additional drive-thru lane. The existing curb and gutter would be replaced with a retaining wall which would be installed with a NCDOT approved vehicle impact guardrail.

Existing trees would be removed but new landscaping would be placed at the top of the retaining wall. Additionally, the site will undergo a comprehensive replanting phase to restore green space and provide visual buffering. The new landscaping plan includes:

- Tree Replacement: Two (2) new trees will be installed to anchor the updated landscape islands.
- Evergreen Screening: A selection of evergreen shrubs will be planted to provide year-round screening and a "green wall" effect between the drive-thru and adjacent areas.
- Ornamental Elements: The base of the planting areas will be filled with a mix of ornamental grasses and ground cover to add texture and visual interest."

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The plan will connect an internal sidewalk with an on-site crosswalk.

Mr. Jacob Smith, representative for Ingles Market, Casey Durden Civil Engineer with Bill Foley told the board that they were ready to answer questions. Concerns expressed by board members are with the proposed guardrail and the wall, and the removal of the existing trees. Board member Tommy Rose suggested directional signage for cars and pedestrians coming into the complex and going out of the complex.

There was discussion of the loss of the sidewalk. Ms. Teague stated that Ingles' representatives communicated to her that they had discussed the possibility of placing new sidewalk along the property of Home Trust Bank, along the driveway entrance to the shopping center. Mr. Durden indicated that if Home Trust gave approval rights he would build a new sidewalk to replace the one being removed. Ms. Teague explained, that the Town also has the option for a developer to pay a fee in-lieu of construction, so that the sidewalk could be built by the Town at a later date when an easement is finalized.

Ms. Hain asked if there were other questions or comments from the board. There was board discussion about how popular the Chik-Fil-A drive-thru is and that sometimes traffic backs up onto the access road. The Board agreed that the proposed changes would increase the capacity of the drive-thru to move cars through, and create a safer situation. Ms. Hain closed the public hearing at 8:00 p.m.

A Motion made by Vice Chairman Travis Collins, Seconded by Board member Alex McKay to find the amended conditional district as being consistent with 2035 Land Use Plan and it's reasonable and in the public interest. Motion passed unanimously.

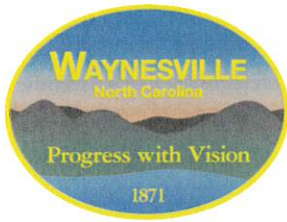
A Motion made by Board member John Baus, Seconded by Board member Tommy Thomas to recommend approval with conditions to Town Council that the Town should require the developer to pay a fee in lieu of construction for the sidewalk, and pay the town for the lost landscaping so that it could be replaced somewhere else. Motion passed unanimously.

C. AJOURN

A motion to adjourn at 8:07 p.m. Board member by Travis Collins, seconded by Chair Ginger Hain. All voted in favor.

Ginger Hain, Chair

Esther Coulter, Administrative Assistant



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MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD

Special Called Meeting

Town Hall – 9 South Main St., Waynesville, NC 28786
Monday, May 11th, 2026

THE WAYNESVILLE PLANNING BOARD held a Special Called Meeting on May 11th, 2026, at 5:30 p.m., in the boardroom 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)
Travis Collins (Vice Chair)
John Baus
Michael Blackburn
John Mason
Alex McKay
Tommy Rose
Tommy Thomas
Kathy Lalonde

The following Staff were present:

Elizabeth Teague, Development Services Director
Olga Grooman, Assistant Development Services Director
Alex Mumby, Land Use Administrator
Esther Coulter, Administrative Assistant
Ron Sneed, Attorney

Others present:

Chair Ginger Hain welcomed everyone and called the meeting to order at 5:30 p.m. Ms. Hain asked if there were announcements from Development Services Director Elizabeth Teague. She did not have any but introduced Land Use Administrator Alex Mumby to share some events that he is working on.

Mr. Mumby said May 15th through 22nd is Strive Not to Drive Week and five different counties Haywood, Buncombe, Madison, Transylvania, and Henderson Counties are participating in different events throughout this

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week which were organized by the French Broad River MPO and Land of Sky Regional Council. The Town of Waynesville/Frog Level hosted a four-mile bike ride on Friday, May 15th, 2026, with 3 bike repair stations set up starting at 5:00pm with the ride starting at 6 pm. The second event will happen on May 18th, 2026, in Clyde on Glance Street Park with a bike repair station at 5pm and the ride starting at 6pm. Clyde will also have food trucks to make it a community event. Mr. Mumby said that Haywood County Transit is offering free transit for their circulator route for the week.

Board member Tommy Thomas stated the agenda packet was received on May 7th, which was last Thursday. As I have noted on several occasions, the voluminous aspect of 74 pages should have come out a lot sooner than that.

Chair Ginger Hain noted. Thanked him and noted that the first 44 pages is not on the agenda for tonight.

B. BUSINESS

1. Discussion of Floodplain Ordinance revisions (legislative procedure) as required by the NC Emergency Management Agency, for a public hearing on June 15, 2026.

Assistant Development Services Director, Olga Grooman, stated that an email to the board mentioned that you don't have to read the first 44 pages, but that she would be giving an overview of the proposed changes to the floodplain regulations for discussion. She stated that staff wanted to provide the Planning Board with an advanced copy of the ordinance so that the Board had time to digest it before the next meeting.

Ms. Grooman told the board the Town of Waynesville participates in the National Flood Insurance Program. This program enables the property owners in the community to have flood insurance, which is federally backed flood insurance administered by FEMA. The Town's participation in administering floodplain ordinances means that the town may get reimbursed for damages from flooding. The Town must administer and enforce the floodplain ordinance (chapter 12) of the Land Development Standards (LDS) to comply with the State of North Carolina and FEMA regulations. The definitions specific to the floodplain ordinance are found in chapter 17 of the LDS.

The proposed updates to the ordinance include clarifications, definition updates, expanded enforcement provisions for violations in the floodplain and the role of floodplain administrators, more details regarding how towns should approach enforcement of floodplain regulations, and more details about final certification for improvements in the floodplain.

Ms. Grooman gave a presentation to the board to review key floodplain concepts, applicable regulations, and primary components of ordinance. The planning Board members asked questions and supplied some feedback. On concern were handicap ramps being lifted during flood events and the need for anchoring requirements. There was general discussion in regards to the current regulatory flood maps. Alex McKay observed that the maps are incorrect in some places, especially Hazelwood. Staff noted that the State Floodplain Mapping Program is currently updating Waynesville's regulatory maps. Tommy Thomas suggested that the market value definition needs to be rewritten.

2. Public Hearing on Rural Conservation District Ordinance and updates to the LDS Chapter 2 zoning tables. (legislative procedure).

Chair Ginger Hain read introductory remarks that explained the process and procedure for the legislative hearing to consider a text amendment and opened the public hearing at 6:01 p.m.

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Land Use Administrator Alex Mumby presented the staff's analysis of the newly proposed Rural Conservation District text amendment for the approval or denial and the board to recommend to council.

Board member Michael Blackburn asked if there was a minimum size of the lot to be a rural district. He asked about tax breaks for those who might choose to down zone their property. Attorney Ron Sneed clarified some tax laws for conservation and farm use. He stated that the concern is often for families is often related to imposing restrictions which limit future decisions of those who receive the land with family inheritance.

Elizabeth Teague clarified that the ordinance creates a new zoning district that doesn't exist in the town right now, and which is very restrictive. For property to be rezoned to the RCON district, it would require property owners to initiate the rezoning and to voluntarily down-zone their property to a lower density with fewer permitted uses. This is a text amendment which provides an option for those property owners who are interested, but it is not a map amendment. Until someone chooses the option, the zoning that governs their property would not change. There was further discussion about the ordinance and the fact that the option to do a conservation subdivision is still a possibility without having to down-zone.

Board member Kathy Lalonde asked about the maximum height requirement and if a silo or barn was considered a building. Ms. Teague responded that Chapter 4 of the Land Development Standards enumerates exceptions for what is regulated by building height, such as church steeples, bell towers, and water towers. She stated that the maximum height is 60 feet from the highest adjacent grade in residential districts. There was further discussion and general agreement that silos and barns should also be exempt from height requirements, especially since the goal of the RCON district was for farm preservation.

Mr. Mumby re-iterated that this ordinance does not make changes on the zoning map. It only creates a new zoning district option in the text. The RCON district zoning could only be applied if a property owner chooses. He noted that because of recent State legislation, Towns can't initiate any rezonings on the zoning map that reduce density or allowable uses – anything that can be interpreted as “down-zoning.” Staff recommends that the new RCON district be added to the ordinance to assist with conservation and to give property owners choice.

Public Comment

Martha Mills-Waynesville

I serve on the Farmland Preservation Board. I am actually the chairperson right now, and I have spoken before. I wasn't sure exactly, because I was like, I think Mr. Thomas, I didn't know exactly what all was going to happen tonight, and from what I'm hearing, it seems very positive, if you want to go forward with this and have a farmer request their own zoning. I know I personally have a farm that's in the ETJ, and I would love for it to be zoned just Agricultural and stop some of this house on top of house development. We have to preserve our farmland. I worked for USDA Farm Service Agency for 33 years, and I was over on Raccoon Road.

It's very disturbing to me to even pass by and see house on top of house. We need to think about our future. The folks that put food on our tables, I know you can't stop growth, but I think we need options out there for those farmers who wish to address that, and I hope that this does move forward, and we can have a choice. Thank you for your time.

Patrick Bradshaw with Civil Design Concepts

My primary thoughts would be I have no opposition to the RCON District. I think it gives folks, like you say, just another tool to overlay their property.

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Like I said, somewhat of an elective deed restriction, maybe, but not going so far as a deed restriction, not saying that a property couldn't be rezoned at some point in the future, but if that's what a good purpose property owner chooses to do, then that's certainly their prerogative. The one question I would ask and give, you know, the collective of... I sat on your side of the table back in 2000 when we did develop 29 zoning districts and, you know, the history of rewriting those same guidelines in 08 and so forth, and I would give what's being proposed some real consideration.

We've seen rooms full of people around certain development plans, many of which our firm has represented. I come here not on the basis of my firm or any development, but just to talk about, you know, the primary purpose for density being in the valley floor was to keep it off the slopes. That has been an overarching concern that we've watched in this community very closely.

You know, when you talk about the ability of emergency vehicles, emergency services, the ability just to simply get water pressure to a particular location is limited by elevation. 2,900, elevation 2,900 means a lot of things to our community. Most all these properties that we're talking about, if you will, and it's not at all to slap a farmer or what someone does, but no different than someone would have the right to, you know, electively downzone their property.

I do think we should give a little time to the idea of downzoning properties just somewhat arbitrarily and saying, well, let's take the maximum density down two units an acre across the board. I would contend that that is downzoning in that respect. Because what, you know, as we take rural low density from six to four, well, the next time we meet, we'll just take it down to two. And the next time we meet, we'll just take it to one. Where does it become downzoning as opposed to what is being proposed here, if that makes sense? So, the evolution of an RCON district, I have no issue with that.

But the changes just across the board for Special Use Permits are concerning. This is a reduction from what's permitted out right to special use permit requirements by two units an acre imposed on every zoning district we have for residential, when we know the need for housing is very, very real. I would just ask that, you know there be more conversation on this. I feel like that our constituency, and when I say our constituency, being town residents of which I am one, has not really been represented in this room.

I feel like the majority of folks that have spoken at some of the recent public hearings that I think have brought us to this place and this density haircut, if you will, are largely folks that are not Town of Waynesville residents, or, curiously, are Phase I residents at the Queen development that didn't know that the rest of the property was going to be developed.

The real Town of Waynesville constituents, I don't think, have largely been party to this conversation. Moreover, I think our town board has spoken clearly about how they will move. They had you know, a very much open opportunity to not annex a piece of property recently and acted on a vote of 4-1 to do so. I appreciate your time, and appreciate your work. Thank you all for your time, and I say that as earnestly as I can.

Ms. Hain closed the public hearing at 6:55 p.m.

Chair Ginger Hain asked if any Board member would like to speak before deliberations.

Board member John Mason, stated that first of all, he wanted to thank Alex and Elizabeth for their work, and that the work was thoughtful and appreciated. He believed that the objective is to try and give our constituency the tools with which to hold on to our bucolic vistas, and that that process needs to be balanced. In the way that it's been presented, a loophole is that a landowner will be given a reduction in taxation, because lower density equates to

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lower real estate value, and therefore lower taxes, but that is reversible to the next person. That's a loophole that is not becoming of the objective, but that he would propose that the Planning Board consider doing this. A property owner can do something that's non-permanent with zoning or they can do something that's permanent by deed. Non-permanent rezoning would give the opportunity to reduce land density and thereby get legal consideration for the valuation of land and get something in return. It may not necessarily be money. A property owner can get consideration for reduced taxes. But if someone follows and then buys that property and decides to rezone to increase the density, then whatever tax consideration was saved over whatever period it was saved, should need to be repaid to the town.

He continued by saying,, so, what does that look like? We define what would be the maximum amount of development available on that plot and that it must remain in perpetuity for additional consideration, meaning maybe they don't get taxed at all, or be liable for back taxes if they decide to change the zoning back. The Town should give some additional tax consideration for land placed in conservation in-perpetuity, because that's really what we're going for. That seems to me to balance the needs of the community we are trying to maintain.

Ms. Hain asked Mr. Sneed if "making it permanent," would need to be an easement. Mr. Sneed confirmed that that is correct. Attorney Ron Sneed continued by saying he had worn many hats as a lawyer. One is a local government lawyer for 47 years, the other is a dirt lawyer. Property owners can put restricted covenants on land, and still develop it, with those covenants which will last as long as they need to. Or, someone could move into a town that already has zoning, that says lots are going to be at least a quarter acre. Typical rezoning takes all your neighbors in your neighborhood to agree. Mr. Sneed felt that the big incentive is not the taxes you'll save that go on your land, but the fact that because lots are required to be bigger, people will always have room between them and their neighbor. It's sort of guessing game whether property cut into 20-acre parcels is worth less money than a higher density.

As far as taxes go, a development on a quarter acre, or one on an acre, the tax bill difference may not be significant enough to be a driving force for people's decision. The driving force is that there will be people who live in their neighborhood want the neighborhood to stay as it is and not be further subdivided.

There was additional discussion between board members and Mr. Sneed. Board members observed that neighbors came in droves to say that they did not like the Queen Farm development, but that the development happened anyway because the zoning allowed it. Ironically there were people who lived in the Queen Farm development who did not want see Phase II happen, even though they have bought into that type of development.

Mr. Sneed added that the advantage of the RCON District zoning is that it creates an option available to neighbors to get their neighborhood rezoned to a more restrictive category. Otherwise, a neighborhood must hire a lawyer to create restrictive covenants that are difficult to enforce. There was discussion about the process for rezoning property as opposed to developing deed restrictions or conservation easements that run with the property in-perpetuity. During discussion using the Queen property as an example, Alex Mumby clarified that the Queen property was never rezoned, but that the subdivision was based on compliance with the zoning that was already in place. Mr. Sneed confirmed that zoning is a local government action, that can be changed, but a federal conservation easement, or land easement given to a land trust, that would be in perpetuity, or permanent.

A motion was made by Vice Chair Travis Collins, seconded by board member Alex McKay to establish the Rural Conservation District to include the related recommendations that came out of the work group and that these changes are consistent with the 2035 comprehensive plan.

The board discussed the motion and the desire to exempt barns and silos from the 45' height restriction.

Kathy Lalond amended the motion to clarify that the height of a barn or silo was not restricted by the 45' maximum building height.

Micheal Blackburn spoke to remind the Board that the number one need when the Town adopted the Comprehensive Plan was housing. That is what this Board and the Council decided. Mr. Blackburn added that the Town of Waynesville still needs housing. He continued to say that before we change ordinances we need to consider what the problem is with the ordinance that we are trying to fix. For years there was never a problem with the zoning or the ordinance, until someone came in here and actually put in more houses. When asked by the chair about the motion, Mr. Blackburn stated that he is fine with the ordinance, but just wanted to make the point that housing and the zoning of the Queen Farm property was part of the Comprehensive Plan adoption and that housing is still a need.

Ms. Hain, stated that she wanted to call for a vote.

Mr. Baus stated that he is going to vote no. He stated that he thinks the proposed ordinance is a good idea, but that it does not go far enough. His position all along is that the Town should not have turned major subdivision like this into administrative procedures instead of quasi-judicial ones with the adoption of 160D. He would like to see the Board have more of a say in how things are developed.

Ms. Hain asked again if the Board members were ready to vote and the Board agreed. She called for a vote on the amended motion.

The motion passed with a vote of 6 for the proposed ordinance and 3 against.

A motion was made by Travis Collins that the Board recommend that the ordinance is consistent with the Comprehensive Plan and should be approved by the Council. John Mason seconded the motion.

The motion passed with a vote of 6 for the motion and 3 against.

Chair Hain called for a five-minute break. She called the meeting back to order at 7:52 p.m.

3. Report from the Planning Board Procedure Work Group and scheduling of next meeting.

Director Elizabeth Teague reviewed the procedural work group's purpose to identify concerns and issues. Generally, the public doesn't understand different types of procedures, and what expectations are for them. This leaves people frustrated, and with a sense that they aren't heard. The group also expressed concern for safety when people are upset. She summarized the group's recommendations:

1. Create a handout or poster for the public to give out before a hearing so they understand what type of hearing it is.
2. Ask the developer to present first. Applicants should advocate for their project and not just respond to the staff's analysis.
3. Find ways to educate the public generally about Waynesville's comprehensive plan and how land development standards and zoning works.

Staff will begin integrating recommendations into Board procedures to try them. The next meeting of the work group is Thursday July 28th at 3:00 p.m.

C. AJOURN

A motion to adjourn at 8:35 p.m. Board member by Travis Collins, seconded by Board member Michael Blackburn. All voted in favor.

Ginger Hain, Chair

Esther Coulter, Administrative Assistant

Planning Board Staff Report

Meeting Date: July 20, 2026
Subject: Special Use Permit modification request: expansion of one existing storage building (mini warehouse)
LDS Sections: 3.1.3 Special Use Permit Applications
 3.8.2 Mini-Warehouses
 15.10 Special Use Permits (SUP)
Property Location: 187 W. Marshall St, Waynesville, NC 28786 (PIN 8616-40-9101)
Acreage of the Site: 3.25 ac, per Haywood County GIS
Zoning District: Russ Avenue Regional Center (RA-RC)
Existing Use: Storage buildings constructed in 1989, per Haywood County GIS
Owner: Richland Creek Storage LLC
Authorized Agent: Steve Coffey
Staff Presenter: Olga Grooman, Assistant Development Services Director

Suggested Motions:

1. Motion to adopt Findings of Fact.
2. Motion to approve / approve with conditions / or deny a modification to the Special Use Permit.

Background:

On April 6, 2026, the Planning Board approved the Special Use Permit (SUP) application for the expansion of the two (2) existing storage buildings on the subject property. The approved site plan is attached to today's agenda packet. On June 26, 2026, the applicant submitted a request to modify the approved SUP with the following changes:

1. Instead of the addition to the two (2) existing buildings, the applicant proposes to have only one (1) single-structure addition. The total area of the addition would be increased from 9,950 sf (as approved on 4/6/26) to 12,600 sf (as currently proposed):

Building	Existing Building Area	Approved Additions	Proposed Single Addition
A	1,260 sf	3,300 sf	0
B	12,305 sf	6,650 sf	12,600 sf

2. The land disturbance from the pavement would be reduced from 7,820 sf to 1,947 sf.
3. The original additions and paved areas as approved on April 6, 2026, would create an additional 17,770 sf of impervious surface on site, while the new single addition and paved area would create an additional 14,547 sf of impervious surface, which is 18% less than originally proposed.

Special Use Permit (SUP) requires a quasi-judicial review by the Planning Board. Per LDS 15.2.5, "any substantial change to a Master Plan or Plat ... shall be reviewed by the Planning Board." Specifically, LDS 15.2.5.D outlines the changes to a site plan that would be considered substantial and trigger a new review by the Board:

- “An increase of the total floor area of a commercial or industrial classification by more than 10 percent beyond the total floor area last approved by Town Council.
- Any decrease in the setbacks greater than 10% from the originally approved Master Plan or Plat.”

Per table above, the approved additions totaled 9,950 sf, and the proposed addition is 12,600 sf, which constitutes an increase of 26.6% beyond the total floor area, as last approved by the Planning Board. Although the SUP is not reviewed by the Town Council, staff consider this change to be substantial per intent of the ordinance.

Additionally, the original addition to the building B was approximately 40 ft away from the north-western property line, and the proposed addition is approximately 30 ft away from this property line, which constitutes a 25% decrease in the setback. This also constitutes a substantial change and therefore requires a new site plan review by the Planning Board, per LDS 15.2.5.D above.

Site Description:

The property is one of the two parcels associated with the same storage unit business. The second parcel, located to the north of the subject property, contains one storage building. According to the Haywood County GIS, the storage units on the subject property were built in 1989, which predates current ordinances. The upper property contains one storage unit building that was constructed in 1950.

The site is approximately 3.25 ac, with over half of the property already developed with existing buildings or paved areas. The site includes seven (7) buildings, one open shed, and unmarked parking areas. The buildings are all one-story, and their sizes range between 2,080 and 12,305 sf. The proposed addition would require a demolition of the open shed in the north-western portion of the site.

The site is located within the corporate limits of the Town and has mostly flat topography. Dense tree cover is present along the southwestern to northwestern portions of the property. The northwestern portion of the property is also in the floodplain and is approximately 300 ft from Richland Creek at its closest point. The new addition will be elevated one foot above the flood level to comply with the floodplain requirements.

Storage units (mini warehouses) are permitted via a Special Use Permit (SUP) in 4 out of 30 Waynesville's base zoning districts. LDS 17.3 defines this use as follows:

“Mini-Warehouses. A building containing separate enclosed storage spaces of varying sizes leased or rented on an individual basis.”

Surrounding Land Uses:

The property lies within the corporate limits of Waynesville, and it is located in the urban portion of the Town. The site is surrounded by a mix of residential, recreational, and commercial uses. It is adjacent to Mountain Creek Plaza apartment complex to the north, Vance Street Park to the east, residential and offices to the east and southeast, and the Walnut Village shopping center containing retail, restaurant, and professional services to the southwest.

Zoning District:

The subject property lies within Russ Avenue Regional Center district. Per LDS 2.3.7.C, the district is intended to serve as “a gateway to the community... a setting for high-intensity land uses addressing the needs of the Waynesville community and surrounding areas. ... The Russ Avenue Town Center is envisioned as supporting dense development options due to the ample infrastructure in place and the proximity to downtown and the other municipalities in the County. ... The mixture of residential and commercial uses is encouraged. ...”

The property has served the community as a storage-unit rental business for several decades, with the existing buildings constructed prior to current ordinances. The proposed project represents an expansion of this established use rather than the introduction of a new use. The proposed addition would occur within the already developed site that would continue to support local residents and businesses. The operation of this storage-unit rental business and its proposed modest expansion are consistent with the district’s intent to accommodate a range of commercial uses within an area served by existing infrastructure.

Consistency with the 2035 Comprehensive Land Use Plan:

The proposed project is also consistent with the following goals of the 2035 Comprehensive Land Use Plan:

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

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

Goal 5: Create opportunities for a sustainable economy.

- Promote the growth of existing local businesses and Waynesville’s “maker economy.”

Additionally, the property is designated as “Mixed-Use- Community” on the Future Land Use Map within the Comp. Plan. This designation is compatible with the existing storage-unit business, which has served the community for many decades.

Zoning Compliance:LDS 2.4.2- Dimensional Standards for RA-RC District:

- The district does not have minimum lot size, lot width or pervious surface requirements.
- Minimum setbacks required: front- 0 ft; side setback from adjacent lot- 10 ft; rear- 6 ft, and setback between buildings is 6 ft. The project is compliant.
- Maximum height permitted is 4-5 stories. The proposed addition is one-story and 13 feet high, as indicated on the building elevations drawing.

LDS 2.5.3- Table of Permitted Uses:

Mini-warehouses are permitted via a SUP in RA-RC district.

LDS 3.8.2- Supplemental Standards:

Mini-warehouses are subject to additional standards, pertaining to RA-RC district:

- “Lighting must be deflected, shaded and focused away from any adjoining residentially zoned property. “No new lighting is proposed. A detailed lighting plan will be required for any new on-site lighting (LDS Chapter 11).
- “It shall be unlawful for any owner, operator or lessee of any self-storage warehouse or portion thereof to offer for sale, or to sell any item of personal property or to conduct any type of commercial activity of any kind whatsoever other than leasing of the storage units.”
- “No portion of any self-storage warehouse shall be used, on a temporary or permanent basis, as a dwelling.”
- “Repair of stored items is not permitted on the self-storage warehouse property.”
- “No outside storage shall be permitted except the storage of recreational vehicles.”

LDS 5.11- Industrial Building Design Guidelines:

- Per LDS 5.5.7, “Industrial buildings are expected to be utilitarian in design to accommodate a wide range of internal activities that range from heavy machinery to storage.”
- Per LDS 5.11.1-Façade Materials- “Industrial building walls shall be predominately brick, stucco, decorative concrete block, or EIFS. Vinyl or metal sheeting and regular concrete block is prohibited on the front elevations and any side elevations within twenty (20) feet of the front elevation” The proposed building expansion is located at the rear of the property and will not have façades facing a public street. The proposed material for the new addition is metal siding. Because the expansion is located more than 20 ft from the front elevation and does not face a public street (W. Marshall St), this material is permitted under the ordinance.

LDS 6- Infrastructure Standards:

The project will not create new streets or driveways.

LDS 7- Civic Space:

Non-residential developments are exempt from civic space requirements per LDS 7.3.2.C.

LDS 8- Landscaping:

- Per LDS 8.2.1, building expansions that are less than 50% of the existing floor area are only required to bring the expansion areas into compliance with the landscaping and screening standards. The total floor area of the existing buildings on site is 27,340 square feet. The proposed addition is 12,600 sf, representing a 46% expansion of the total existing floor area of the buildings on site. Therefore, the screening requirements will only apply to the northern, western, and southern portions of the property where the building expansion is proposed.
- No buffer is required along the norther portion of the property where the expansion is proposed because adjacent properties lie within the same zoning district- RA-RC- to the north (LDS 8.4.1).
- Type A buffer is required along the western, and southern portions of the property (LDS 8.4.1). The project is compliant, as a dense buffer of existing trees and shrubs is present along these portions of the site and will be preserved.

LDS 9.2 Required Parking Standards:

There are no minimum parking requirements for mini warehouses (LDS 9.2.1). The project does not offer any additional parking.

LDS 12- Environmental:

- The property is partially in the floodplain.
- The project is exempt from the Stormwater Ordinance requirements as it is a redevelopment of the existing site, which disturbs less than an acre and creates less than 24,000 sf of new impervious surface.

Special Use Permit Review Process (LDS 3.1.3 and 15.10):

Per LDS 3.1.3.B-C:

- “All Special Uses shall at a minimum meet the standards for the land development district in which they are located and the specific standards set forth in this article for that use.” As stated above, the projects is compliant with zoning.
- “Individual consideration of the use may also call for the imposition of individualized conditions in order to ensure that the use is appropriate at a particular location and to ensure protection of the public health, safety and welfare.” Staff recommend that the applicant obtain permission from the Railroad to confirm the location and limits of the railroad right-of-way and to ensure that construction of the proposed addition within or near the right-of-way is allowed.

Special Use Permit is a **quasi-judicial review**. In addition to determining that the application meets all other ordinance requirements, there are six (6) specific findings of facts related to Special Use Permits (LDS 15.10.2.E). Staff provides the following comments regarding the findings of facts that the Planning Board must consider in order to approve, approve with conditions, or deny the Special Use Permit request.

- 1. The proposed special use 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.**

This application is an amendment to an existing site plan and use. The property’s usage as a storage facility with various buildings being added dates back to the 70s and 80s. In the application materials, the applicant explains that “The proposed project is to add addition to the rear the existing storage, which face the south side of West Marshall Ave. Neither of the expansions will be visible from the street. Thus, the character, height, color of the street scape will not be changed. The landscaping was upgraded when the original structures were constructed, the front street elevations and entry will not be changed.”

The newly proposed addition minimizes the disturbance on site and creates less additional impervious surface than previously proposed two (2) additions. Also, the project will preserve the existing dense vegetation along the northern, western, and southern portions of the property that will continue to serve as a screening buffer between the new expansion and adjacent properties.

- 2. Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.**

The applicant states, “The existing 20’-0” wide entry will remain unchanged. The entry point has an 8’-0” painted CMU masonry wall flanking each side of the entry. Patrons to the storage units traditionally visit the facility at all hours of the day and evening. There is not a rush period which would adversely affect the traffic on West Marshall.”

The proposed expansion will not alter the existing driveway, road (W. Marshall St.), or traffic pattern. In addition, the LDS do not require minimum parking for this type of use, further confirming that the project will not create parking or traffic concerns.

3. Adequate utilities (water, sewer, drainage, electric, etc.) are available for the proposed use.

The applicant explains, "The addition will not have toilets or other water-consuming elements. Additional power drops will be needed. The overhead power lines at West Marshall provide access to those needs. The building is within the 100-year floodplain. The floodplain elevation and the existing finished floor elevation of Buildings "A" and "B" are at 2617. The new addition will comply with current codes by having a finished floor elevation 1'-0" above the floodplain elevation, or 2618."

The site is served by the Town power. Although not needed for this expansion, the site has access to municipal water and sewer services on site.

4. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

The application materials state that "The addition will be uninhabited. The only operable equipment will be air handling equipment comparable to normal commercial installations. No hazardous nor toxic material will be stored at this facility."

The property is surrounded by a mix of residential, commercial and recreational uses, and has been serving the needs of the residents for decades.

5. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the land development district.

The proposed use is already well-established at this location. The applicant explains that "The addition is to the rear of the property not visible from the street. A railroad track borders the entire west property line, and the south property line abuts the rear delivery area of a strip commercial development elevated approximately 30' above the grade of the new addition. This development will not have an adverse impact on surrounding property development."

More than half of the property is already developed. The expansion will stay within the same site and reflects the demand for this type of business.

6. The establishment, maintenance or operation of the proposed use shall not be detrimental to or endanger the public health, safety or general welfare.

The application materials state, "The surrounding community is primarily storage facilities to the east and west sides of this site. The north side of the street is a public park with limited parking serving the tennis courts, located more than a block away from this development entry. The volume of traffic is very limited and scattered throughout the day. This will not endanger public safety."

Development Services have not received any complaints on the operation of this business, and there are no current zoning or building code violations on file.

Public Notices:

Staff duly advertised this hearing by:

- Posting the property and mailing notices to adjacent property owners within 500 ft on June 29, 2026;
- Publishing the advertisements in the *Mountaineer* newspaper for two (2) consecutive weeks on July 1 and 8, 2026; and
- Submitting the notice to local media and posting it on the Town's website on July 1, 2026.

Staff recommend the following condition of approval:

- The applicant shall obtain permission from the Railroad to confirm the location and limits of the railroad right-of-way and to ensure that construction of the proposed addition within or near the right-of-way is allowed.

Attachments Submitted as Evidence:

- Staff Report
- Application materials: SUP Application Form, site plan, building elevations, additional narrative, Agent Authorization Form, payment
- Maps: property, tax card, zoning, floodplain, street view
- Public notices
- Town of Waynesville LDS, NC Building and Fire Codes, and NC GS 160D by reference



TOWN OF WAYNESVILLE
Development Services Department

PO Box 100
9 South Main Street, Suite 110
Waynesville, NC 28786
Phone (828) 456-8647 • Fax (828) 452-1492
www.waynesvillenc.gov

APPLICATION FOR SPECIAL USE PERMIT

DESCRIPTION

NAME OF PROJECT: Richland Creek Storage

PROPERTY OWNER(S) OF RECORD: Richland Creek Storage, LLC

PARENT PARCEL IDENTIFICATION NUMBER(S): 8616409101

PROPERTY LOCATION: 187 W Marshall St. Waynesville, NC

ZONING: RA-RC

LAND USE AT TIME OF APPLICATION: Self Storage

APPLICANT (IF DIFFERENT FROM OWNER): _____
Note: Authorization to apply form must be submitted with the application if applicant is different from owner.

MAILING ADDRESS: 7680 Silverwood Ct. Lakewood Ranch, FL 34202

PHONE NUMBER: 443-670-6199

RELATIONSHIP TO PROPERTY OWNER: Owner

NUMBER OF UNITS/DENSITY: 280

REGISTERED LAND SURVEYOR/DRAWING NUMBER: L. Kevin Ensley L-2905

APPLICATION COMPLETENESS (See LDS Section 15.10 and 15.4): (YES/NO)

<u>Y</u>	ENVIRONMENTAL SURVEY	<u>Y</u>
	FLOODPLAIN (SFHA):	<u>Y</u>
	STEEP SLOPE: (At/ above 2,900 elev and 25% slope or greater):	<u>Y</u>
	WETLANDS SHOWN AND SF:	<u>Y</u>
	NATURAL FEATURES SHOWN:	<u>Y</u>
<u>Y</u>	MASTER PLAN	
	CIVIC SPACE ESTABLISHED (Cannot be wetland or buffer):	<u>Y</u>
	TOWN STANDARD STREETS (incl. landscaping and sidewalk):	<u>Y</u>
	DRIVEWAY LOCATIONS AND PARKING:	<u>Y</u>
	UTILITY PLAN (water, sewer, hydrants, power)	<u>Y</u>
	PERVIOUS/IMPERVIOUS RATIO AND STORMWATER MGT AREAS	<u>Y</u>

OTHER INFORMATION / PROJECT DESCRIPTION (attach sheets as necessary):

SIGNATURE OF APPLICANT:



DATE: 2/24/26

**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 187 W Marshall St 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: Steve Coffey

Title and Company: Architect - Coffey Design Group

Address: 226 Stuart Cir, Lake Junaluska, NC 28745

Phone and email: 314-604-5056

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 26 day of February, 20 26.

Owner or Party with Contractual Interest in Property:

Daniel Meteyer



Address and phone number:

7680 Silverwood Ct. Lakewood Ranch, FL 34202

443-670-6199

PAYMENT SUMMARY RECEIPT

TOWN OF WAYNESVILLE
16 S MAIN ST

DATE: 07/02/26 CUSTOMER#:
TIME: 16:12:01
CLERK: 2044ecou

RECPT#: 3348697 PREV BAL: 200.00
TP/YR: P/2027 AMT PAID: 200.00
BILL: 3348697 ADJSTMNT: .00
EFF DT: 07/02/26 BAL DUE: .00
Misc Cash Receipts

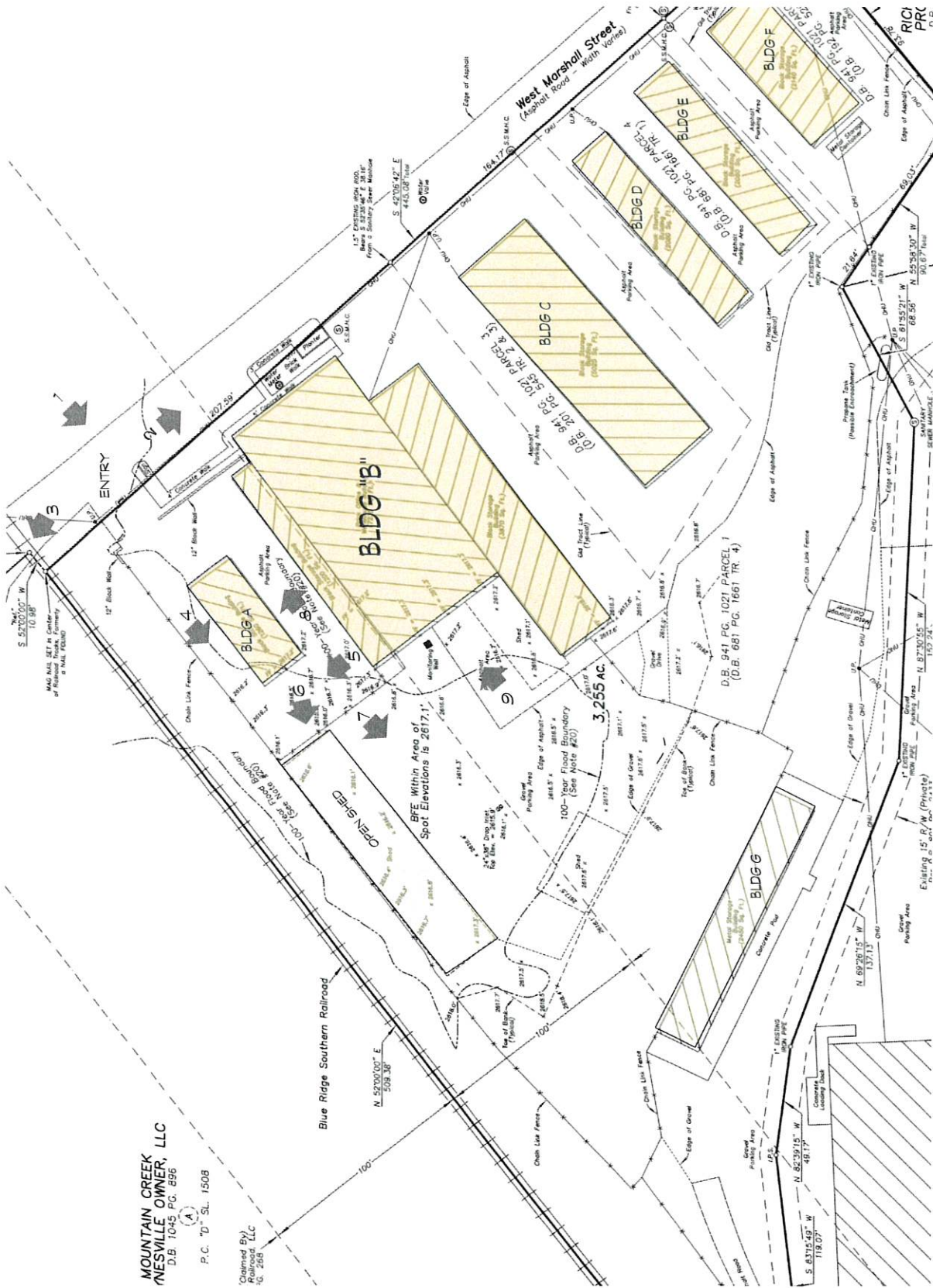
-----TOTALS-----

PRINCIPAL PAID: 200.00
INTEREST PAID: .00
ADJUSTMENTS: .00
DISC TAKEN: .00

AMT TENDERED: 200.00
AMT APPLIED: 200.00
CHANGE: .00

PAID BY: Coffey Design SUP
PAYMENT METH: CHECK
PAYMENT REF: 2072

TOT PREV BAL DUE: 200.00
TOT BAL DUE NOW : .00



PHOTOGRAPHS OF EXISTING CONTEXT

North

RICHLAND CREEK STORAGE ADDITION SITE PLAN

COFFEY DESIGN GROUP - ARCHITECTS
SCOFFEY@COFFEYDESIGNGROUP.COM
314-604-5056



PHOTO 1 - MAIN ENTRY 20' WIDE



PHOTO 2 - LOOKING WEST ON MARSHALL AVE



PHOTO 3 - LOOKING SOUTHWEST



PHOTO 4 - LOOKING SOUTH BLDG A ON LEFT



PHOTO 5 - LOOKING WEST - BLDG A ON RIGHT



PHOTO 6 - LOOKING SOUTH @ OPEN SHED



PHOTO 7 - LOOKING SOUTH INTO OPEN FIELD



PHOTO 8 - LOOKING NORTH BLDG A ON LEFT



PHOTO 9 - SOUTH ELEVATION - BLDG B

RICHLAND CREEK STORAGE ADDITION SITE PLAN

COFFEY DESIGN GROUP - ARCHITECTS
SCOFFEY@COFFEYDESIGNGROUP.COM
314-604-5056

TOTAL BUILDING AREA

EXISTING	NEW ADDITION B3
BLDG A = 1,260 SF	---
BLDG B, B1, B2 12,305 SF	12,600 SF
BLDG C = 5,025 SF	---
BLDG D = 2,080 SF	---
BLDG E = 2,080 SF	---
BLDG F = 2,140 SF	---
BLDG G = 2,450 SF	---
TOTALS 27,340 SF	12,600 SF

= 39,940 SF

EXISTING IMPERVIOUS PAVING
EXISTING IMPERVIOUS BLDG AREA

= 33,930 SF

= 27,340 SF

NEW IMPERVIOUS PAVING
NEW BLDG IMPERVIOUS AREA

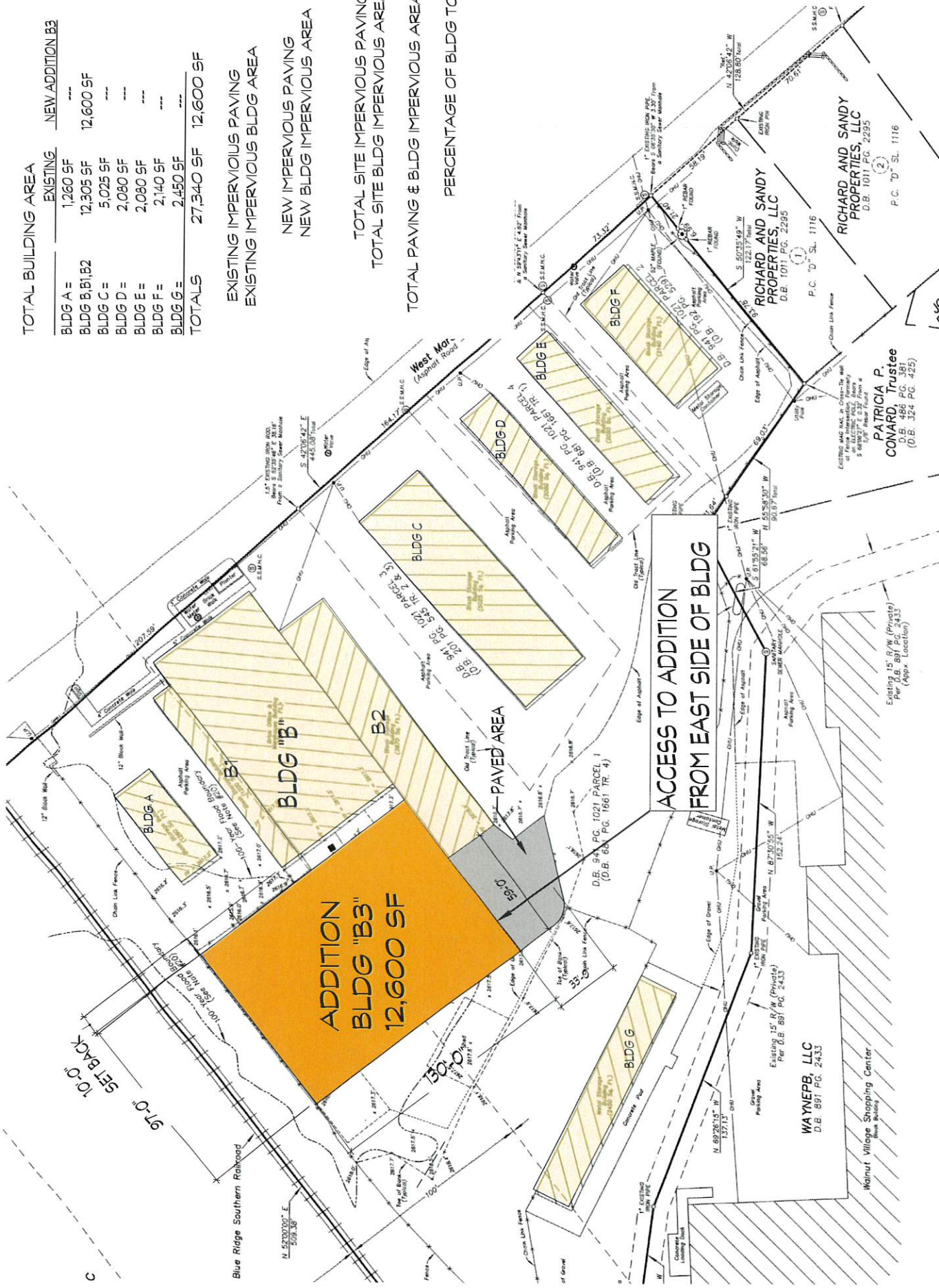
= 1947 SF

= 12,600 SF

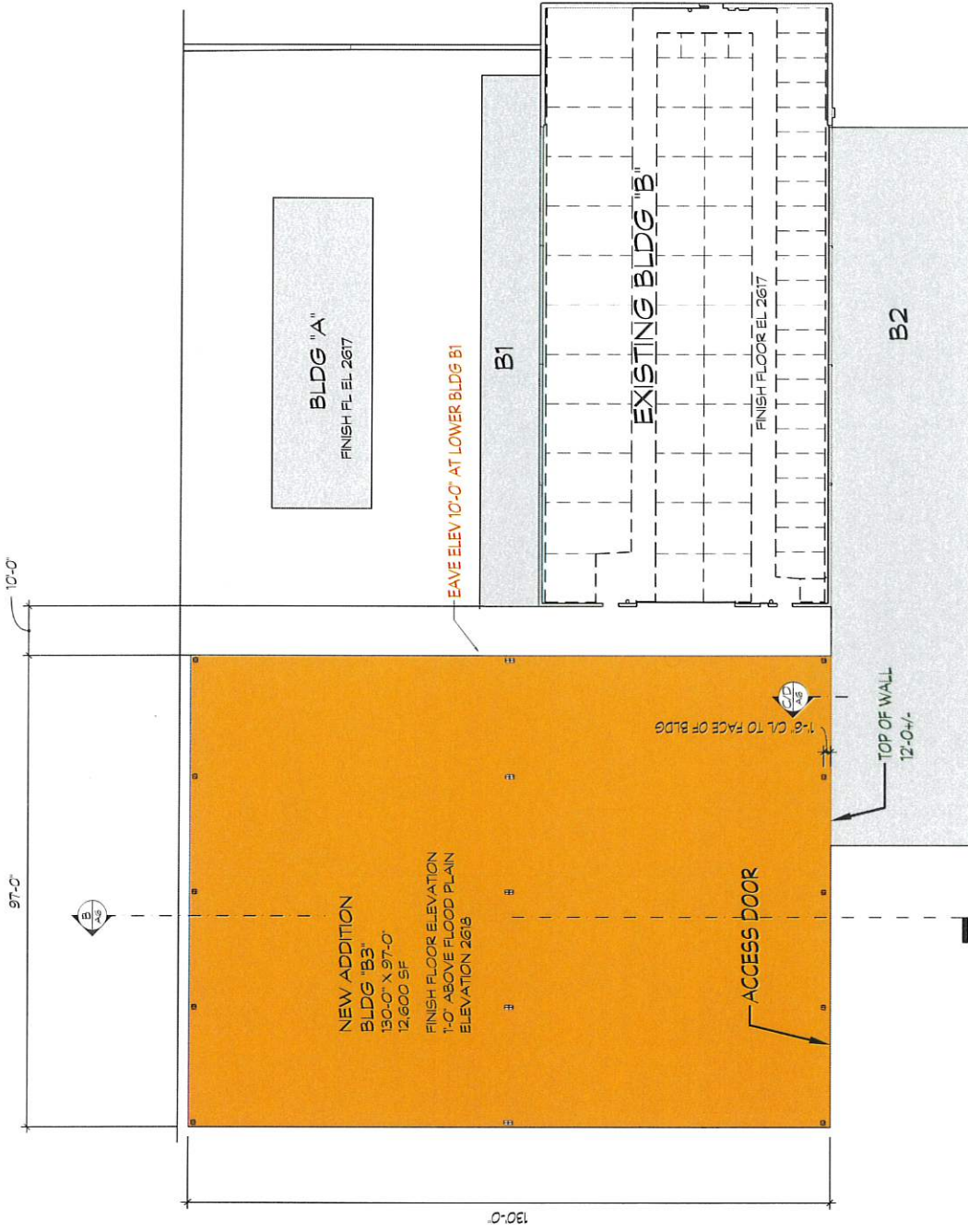
TOTAL SITE IMPERVIOUS PAVING = 35,877 SF
TOTAL SITE BLDG IMPERVIOUS AREA = 39,940 SF

TOTAL PAVING & BLDG IMPERVIOUS AREA = 75,817 SF

PERCENTAGE OF BLDG TO LAND = 28%

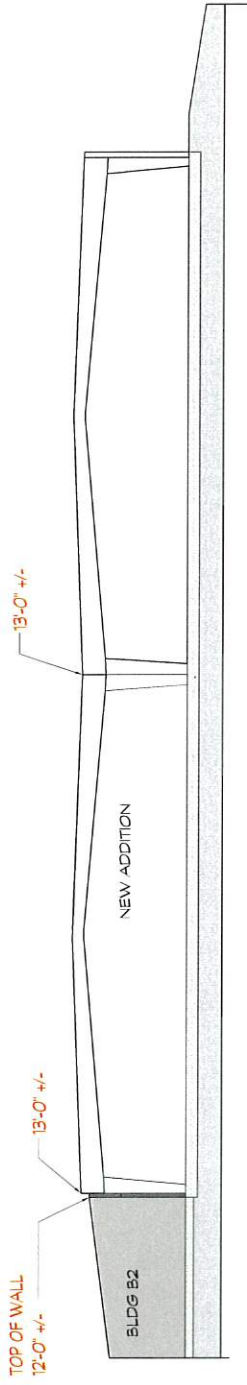


RICHLAND CREEK STORAGE ADDITION SITE PLAN

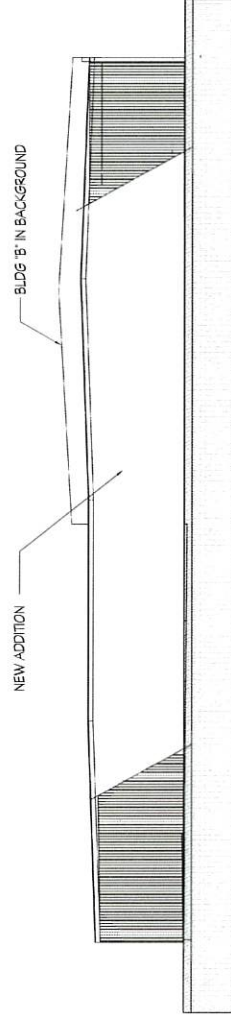


RICHLAND CREEK STORAGE ADDITION SITE PLAN

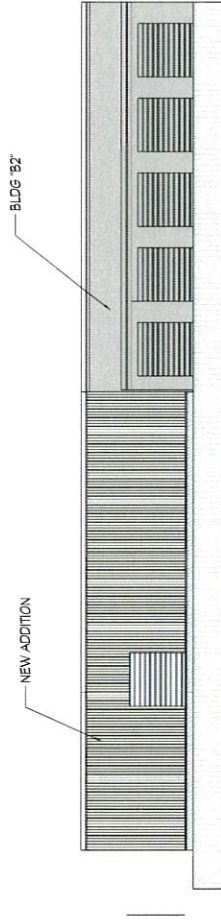




A SITE SECTION
SCALE 3/32" = 1'-0"



B SOUTH ELEVATION
SCALE 3/32" = 1'-0"



C EAST ELEVATION
SCALE 3/32" = 1'-0"

RICHLAND CREEK STORAGE ADDITION SITE PLAN



SOUTH ELEVATION BLDG B



WEST ELEVATION BLDG B

COFFEY DESIGN GROUP - ARCHITECTS
 SCOFFEY@COFFEYDESIGNGROUP.COM
 314-604-5056

RICHLAND CREEK STORAGE ADDITION SITE PLAN

FINDING OF FACT

1. CONTEXT

THE PROPOSED PROJECT IS TO ADD ADDITION TO THE REAR 1 OF 6 EXISTING STORAGE, WHICH FACE THE SOUTH SIDE OF WEST MARSHALL AVE. NEITHER OF THE EXPANSIONS WILL BE VISIBLE FROM THE STREET. THUS, THE CHARACTER, HEIGHT, COLOR OF THE STREET SCAPES WILL NOT BE CHANGED. THE LANDSCAPING WAS UP GRADED WHEN THE ORIGINAL STRUCTURES WERE CONSTRUCTED, THE FRONT STREET ELEVATIONS AND ENTRY WILL NOT BE CHANGED.

2. ACCESS TO PUBLIC STREET

THE EXISTING 20'-0" WIDE ENTRY WILL REMAIN UNCHANGED. THE ENTRY POINT HAS A 8'-0" PAINTED CMU MASONRY WALL FLANKING EACH SIDE OF ENTRY. PATRONS TO THE STORAGE UNITS TRADITIONALLY VISIT THE FACILITY AT ALL HOURS FOR THE DAY AND EVENING. THERE IS NOT A RUSH PERIOD WHICH WOULD ADVERSELY EFFECT THE TRAFFIC ON WEST MARSHALL.

3. ADEQUATE UTILITIES

THE ADDITION WILL NOT HAVE TOILETS OR OTHER WATER CONSUMING ELEMENTS. ADDITIONAL POWER DROPS WILL BE NEEDED. THE OVERHEAD POWER LINES ON WEST MARSHALL PROVIDE ACCESS TO THOSE NEEDS. THE BUILDING IS WITHIN THE 100 YEAR FLOOD PLAN. THE FLOODPLAIN ELEVATION AND THE EXISTING FINISH FLOOR ELEVATION OF BUILDING "B, B1, B2" ARE AT 2617. THE NEW ADDITION WILL COMPLY WITH CURRENT CODES BY HAVING A FINISH FLOOR ELEVATION 1'-0" ABOVE FLOOD PLAN ELEVATION OR 2618.

4. NOXIOUS ENVIRONMENT

THE ADDITION WILL BE UNINHABITED. THE ONLY OPERABLE EQUIPMENT WILL BE AIR HANDLING EQUIPMENT COMPARIBLE TO NORMAL COMMERCIAL INSTALLATIONS. NO HAZARDOUS NOR TOXIC MATERIAL WILL BE STORED AT THIS FACILITY.

5. RETARD ADJACENT DEVELOPMENT

THE ADDITION ARE TO THE REAR OF THE PROPERTY NOT VISIBLE TO THE STREET. A RAILROAD TRACK BORDERS THE ENTIRE WEST PROPERTY AND THE SOUTH PROPERTY LINE ABUTS THE REAR DELIVERY FOR A STRIP COMMERCIAL DEVELOPMENT ELEVATED 30' +/- ABOVE THE GRADE OF NEW ADDITIONS. THIS DEVELOPMENT WILL NOT HAVE AN ADVERSE IMPACT FOR SURROUNDING PROPERTY DEVELOPMENT.

6. ENDANGER PUBLIC SAFETY

THE SURROUNDING COMMUNITY IS PRIMARILY STORAGE FACILITIES TO THE EAST AND WEST SIDES OF THIS SITE. THE NORTH SIDE OF THE STREET IS A PUBLIC PARK WITH LIMITED PARKING SERVING THE TENNIS COURTS LOCATED MORE THAN A BLOCK AWAY FROM THIS DEVELOPMENT ENTRY. THE VOLUME OF TRAFFIC IS VERY LIMITED AND SCATTERED THROUGH THE DAY. THIS WILL NOT ENDANGER PUBLIC SAFETY.



NEIGHBORHOOD LOCATION MAP



RICHLAND CREEK STORAGE ADDITION SITE PLAN

From: [Steve Coffey](#)
To: [Olga Grooman](#); ["Dan Meteyer"](#)
Subject: RE: Revised Storage Building Plan
Date: Friday, June 26, 2026 10:48:19 AM
Attachments: [image001.png](#)
[image002.png](#)
[26-06-26 Planning Board Revised Application.pdf](#)

Olga,

Here is part of the revised zoning variance submission for the Marshall Rd Storage Addition. I have the forms coming from the client this morning and will send them as soon as I receive them. I will clean up any discrepancies on these plans later today but wanted to send to you before you left.

Call if you need anything else.

Sorry for the resubmission. I know it makes you and your staff do redundant work.

J. Steven Coffey - Architect
 Coffey Design Group LLC
 314-604-5056

From: Steve Coffey
Sent: Monday, June 22, 2026 12:40 PM
To: 'Olga Grooman' <ogrooman@waynesvillenc.gov>; 'Dan Meteyer' <djm@marccapital.com>
Subject: RE: Revised Storage Building Plan

Olga,

Per our conversation today, the client wishes to revise the addition footprint so that there would be only a single-structure addition.

The total building area would be increased from 9,950 to 12,600sf.

The land disturbance from pavement would be reduced from 7,820 sf to 1,947 sf.

The redesign would have a smaller visual impact from the surrounding railroad and community.

Please review and let me know if another presentation to the Planning Board is required.

8616-40-3447

8616-40-7478 234

8616-40-4234

8616-40-9101

8616-50-4348

W MARSHALL ST

187 185

123 8615-59-1995

8615-59-1818 8615-59-2931

413 419 8615-59-1866

315 331 331 345351 357 373 377-379 385 389 395

8615-49-6808

WALNUT ST

8615-49-5743

8615-49-9656

8615-59-1715

8615-59-2704

MOUNTAIN CREEK WAY

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

RICHLAND CREEK STORAGE LLC A NC LLC
176 MINE LAKE CT # 100
RALEIGH, NC 27615-6417

Account Information

PIN: 8616-40-9101
Deed: 1078/1679

CABD/2134
1069/1630

Site Information

WAREHOUSE MINI, WAREHOUSE MINI, WAI
Commercial Use, Commercial Use, Commercial
187 W MARSHALL ST WAYNESVILLE NC 287

Heated Area: 0
Year Built: 1989
Total Acreage: 3.25
Township: Town of Waynesville

Site Value Information

Land Value:
Building Value:
Market Value:
Deferred Value:
Assessed Value:

Sale Price:
Sale Date: 12/30/2022
Tax Bill 1:
Tax Bill 2:



1 inch = 100 feet
March 11, 2026

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An aerial photograph of a residential neighborhood. A yellow-shaded area, representing a flood zone, follows a winding path through the property. The path starts near the bottom left, moves east, then north, then east again, and finally north towards the top of the image. Several properties are labeled with their addresses and phone numbers. To the left of the flood zone, there are several blue-roofed structures, possibly storage units or small houses. To the right, there are larger, white-roofed buildings, possibly warehouses or big-box stores. A road labeled 'W MARSHALL ST' runs horizontally across the middle. Another road labeled 'MOUNTAIN CREEK WAY' runs vertically on the left. A road labeled 'WALNUT ST' runs vertically on the right. The flood zone appears to be a combination of a river or stream bed and an adjacent floodplain. The overall scene is a mix of developed and undeveloped land, with some trees and grass visible. The yellow shading is a key feature, indicating areas of potential flooding. The labels provide specific information about the properties in the area, including their addresses and phone numbers. The map is oriented with North at the top. The flood zone is a continuous, winding shape that covers a significant portion of the central and left side of the image. The buildings and roads are clearly visible, providing context for the location of the flood zone. The labels are placed near the corresponding properties, making it easy to identify them. The overall image is a detailed aerial view of a specific geographic area, with the flood zone highlighted for emphasis.

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[illegible]

GENERAL REMARKS	

[illegible]

Haywood County - Property Record Card				TOTAL TAX VALUE	
APPAISED VALUE SUMMARY		USE VALUE SUMMARY		1,237,200	
LAND	BUILDING	LAND	BUILDING		
631,500	605,700				



**Site Posting
6/29/2026**



**RICHLAND CREEK
STORAGE**

THE TOWN OF WAYNESVILLE

PLANNING BOARD

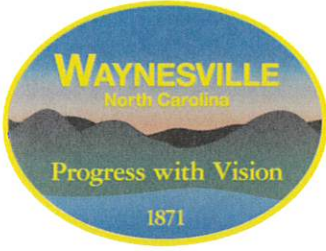
**WILL HOLD A PUBLIC HEARING
ON JULY 20, 2026, AT 5:30 P.M.
IN THE TOWN HALL BOARD ROOM
AT 9 SOUTH MAIN ST.**

TO CONSIDER

A SPECIAL USE PERMIT REQUEST

CONTACT THE DEVELOPMENT SERVICES DEPARTMENT

T: 828-456-8647



TOWN OF WAYNESVILLE

Development Services Department

PO Box 100

9 South Main Street

Waynesville, NC 28786

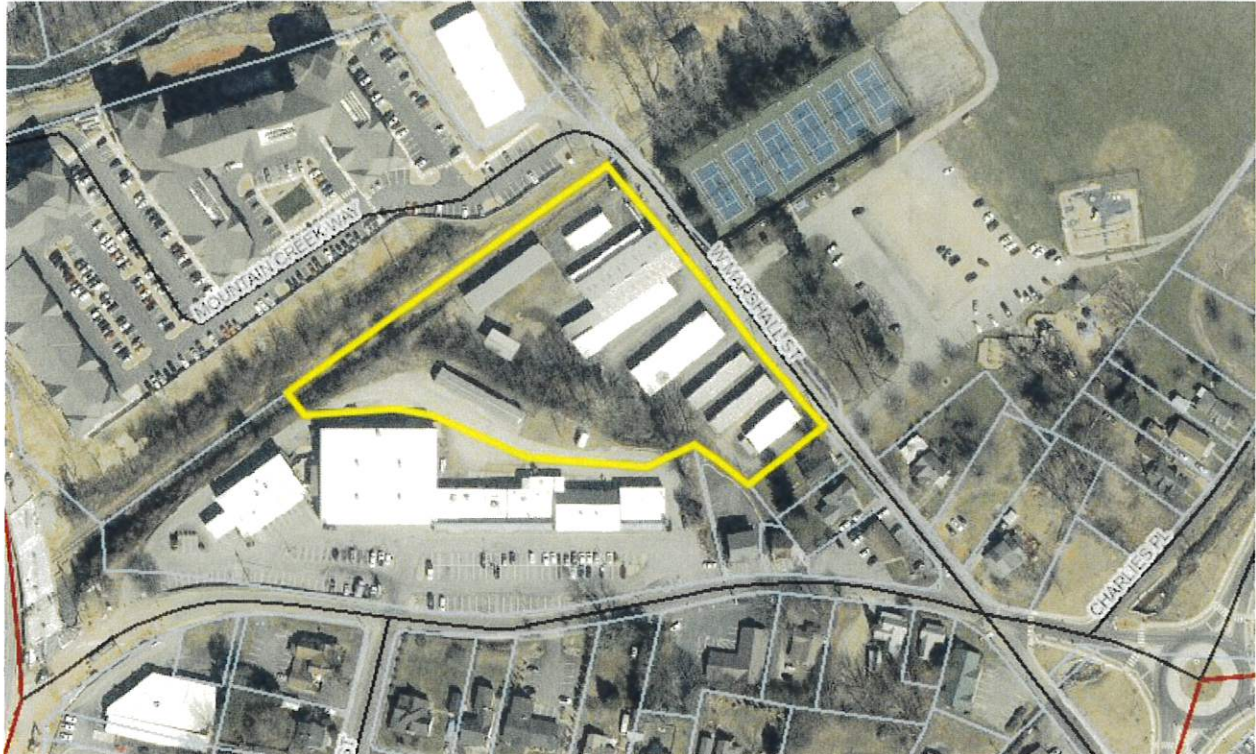
Phone (828) 456-8647 • Fax (828) 452-1492

www.waynesvillenc.gov

June 29, 2026

Notice of Public Hearing Special Use Permit Modification Request Waynesville Planning Board

The Town of Waynesville Planning Board will hold a public hearing on Monday, July 20, 2026, at 5:30 p.m. in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider a Special Use Permit request for the expansion of the existing storage building located at 187 W. Marshall St., Waynesville, NC 28786 (PIN 8616-40-9101).



Questions related to the hearing itself should be directed to the Waynesville Development Services Department, (828) 356-1172, ogrooman@waynesvillenc.gov.

RICHLAND CREEK STORAGE LLC A NC
LLC
176 MINE LAKE CT # 100
RALEIGH, NC 27615

MOUNTAIN CREEK WAYNESVILLE OWNER LLC A
DE LLC
100 PEACHTREE ST NW STE 1400
ATLANTA, GA 30303

WAYNESVILLE TOWN OF
PO BOX C 100
WAYNESVILLE, NC 28786

HOWARD, JOHN R/TR
J R HOWARD REVOCABLE TRUST
6612 SPRING GARDEN DR
WILMINGTON, NC 28403

PENDLEY, KIMBERLY S/TR
PENDLEY, JAMES RONALD/TR
145 SHACKFORD ST
WAYNESVILLE, NC 28786

SPENCER, FREDERICK R SR
SPENCER, JACKIE T
PO BOX 202
LK JUNALUSKA, NC 28745

GREENE, JERRY LEON
GRIGNON, KAREN RIENERTH
175 BUFFALO LN, APT A
WAYNESVILLE, NC 28786

CLAYTON COMMERCIAL PROPERTIES L
PO BOX 15084
ASHEVILLE, NC 28813

R & L REAL ESTATE HOLDING LLC A VA LLC
5782 AMELIA SPRINGS CIR
HAYMARKET, VA 20169

SYSTEMS BUILT DEVELOPMENT LLC
96 WAYNEWOOD DR
WAYNESVILLE, NC 28786

WAYNEPB LLC A NC LLC
PO BOX 295
ARDEN, NC 28704

GOUGH, BERNICE COWAN
171 WRIGHTSTILL DR
ARDEN, NC 28704

WILLIS, RYAN
WILLIS, EMILY
82 W MARSHALL ST
WAYNESVILLE, NC 28786

EVANS, NANCY
110 DABNEY RD
CARY, NC 27511

BEASLEY, KEITH ALLEN
45 CHARLIES PL
WAYNESVILLE, NC

PARRIS, CLAUDIA
49 CHARLIES PL
WAYNESVILLE, NC 28786

LOWE, RODNEY DEWAYNE
59 CHARLIES PL
WAYNESVILLE, NC 28786

ADAIR, BENJAMIN CURTIS
ADAIR, DEBRA
123 W MARSHALL ST
WAYNESVILLE, NC 28786

RICHARD AND SANDY PROPERTIES LLC A NC LLC
305 PINEY MOUNTAIN DR
UNIT G3
ASHEVILLE, NC 28805

WILLIAMSON, BARBARA HOWELL
TURNER, LAURA W
67 HIGHLAND RD
WAYNESVILLE, NC 28786

DEORNELLAS, KATHY
419 WALNUT ST
WAYNESVILLE, NC 28786

CONARD, PATRICIA P/TR
877 JONES COVE RD
CLYDE, NC 28721

NC DEPARTMENT OF TRANSPORTATION
1546 MAIL SERVICE CTR
RALEIGH, NC 27699

ROBERT FORGA TRUST
C/O FIRST CITIZENS BANK TSA CLN 13
PO BOX 29522
RALEIGH, NC 27626

BURNETTE, RUFUS (HEIRS)
C/O ERNESTINE BURNETTE
462 WALNUT ST
WAYNESVILLE, NC 28786

BROWN BEAR CAPITAL FUND LLC A DE LLC
PO BOX 1885
CLYDE, NC 28721

DIANTHUS MANAGEMENT LLC
45 WEST MARSHALL ST
WAYNESVILLE, NC 28786

MAJEBE, MARY CISSY/TR
MARY CISSY MAJEBE REVOCABLE TRUST
369 MONTFORD AVE
ASHEVILLE, NC 28801

RAVISANGAR, VISHNU
ESCAMILLA, TESSLYNN
72 MAPLE ST
WAYNESVILLE, NC 28786

MOORE, DENISE KELLER
420 WALNUT ST
WAYNESVILLE, NC 28786

REECE, JOEL KEITH
108 MAPLE ST
WAYNESVILLE, NC 28786

VISION QUEST PROPERTIES LLC
PO BOX 577
SYLVA, NC 28779

FINCH, COLBY
FINCH, ASHLEY HOPE
118 MAPLE ST
WAYNESVILLE, NC 28786

BARRETT, KEITHA LYN
130 MAPLE ST
WAYNESVILLE, NC 28786

ES&H PROPERTIES LLC
147 MAPLE ST
WAYNESVILLE, NC 28786

EZELL, EDWIN DONALD
EZELL, SHIRLEY B
162 MAPLE ST
WAYNESVILLE, NC 28786

DRAGONFLY4 LLC A NC LLC
98 HIGH ST
WAYNESVILLE, NC 28786

ARC OF HAYWOOD COUNTY INC
407 WELCH ST
WAYNESVILLE, NC 28786

QUEEN, JOYCE CALDWELL
125 MAPLE ST
WAYNESVILLE, NC 28786

WALLS, SHARON TRAMMELL
147 MAPLE ST
WAYNESVILLE, NC 28786

TREBIG WOODLAWN PROPERTIES LLC
43 FARNHAM PL
METAIRIE, LA 70005

DITTMER, DONALD R
DITTMER, AMY F
63 CHERRY ST
WAYNESVILLE, NC 28786

HAGAN-MCCRACKEN FARMS LLC A GA
1249 MOUTH OF THE CREEK RD
SYLVANIA, GA 30467

FINNEY, SHIRLEY HILL
668 BIG BRANCH RD
CLYDE, NC 28721

CAROLINA MORANCE INC
PO BOX 18135
ASHEVILLE, NC 28814

FIRST CITIZENS BANK-799
WAYNESVILLE NO 799
PO BOX 27131
RALEIGH, NC 27611

OVERBAY, STACY H
110 HOOSIER CT
LAKE JUNALUSKA, NC 28745

BISHOP, JACK C III
BISHOP, GRACE
209 WALNUT ST
WAYNESVILLE, NC 28786

HILL, WENDY
MALEK, SHEREEN
PO BOX 1164
WAYNESVILLE, NC 28786

MOORE, DENISE KELLER
420 WALNUT ST
WAYNESVILLE, NC 28786

RAVISANGAR, VISHNU
ESCAMILLA, TESSLYNN
72 MAPLE ST
WAYNESVILLE, NC 28786

CONARD, PATRICIA P/TR
877 JONES COVE RD
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NC DEPARTMENT OF TRANSPORTATION
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C/O FIRST CITIZENS BANK TSA CLN 13
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PO BOX 1885
CLYDE, NC 28721

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45 WEST MARSHALL ST
WAYNESVILLE, NC 28786

MAJEBE, MARY CISSY/TR
MARY CISSY MAJEBE REVOCABLE TRUST
369 MONTFORD AVE
ASHEVILLE, NC 28801

Planning Board Staff Report
Major Site Plan Review for Haywood Community College
Administrative Review

Meeting Date: July 20, 2026
Subject: Public hearing for a major site plan review
Project: 19,258-sf one-story building expansion, courtyard addition, and parking lot rework for Haywood Community College (HCC)
Location: 144 Industrial Park Drive, Waynesville, NC 28786 (PINs 8616-96-6627, 8616-96-8970, and 8626-06-1969)
Zoning District: Commercial Industrial (CI) district
Applicant: HCC
Authorized Agents: Greg Hoffman, PE and Ethan Ward, AIA
Staff: Olga Grooman, Assistant Development Services Director

Suggested Motion and Condition:

Motion to approve, deny, or approve with conditions a major site plan for Haywood Community College.

Condition that HCC receive a variance from the Town's architectural standards, or that they comply by adding façade treatments to the façade facing Industrial Park Drive as determined by administrative staff.

Background:

This is an application for a major site plan for the Haywood Community College (HCC) to expand the satellite campus in the Waynesville Industrial Park. The expansion will provide additional space for workforce education and training programs.

The proposed project consists of one story, 19,258-sf addition to the existing building at 144 Industrial Park Drive, parking lot reconfiguration, and improvements to stormwater infrastructure. Haywood County GIS records indicate that this original building was constructed in 1985. The existing building has a footprint of 17,017 sf and contains 16,888 sf of heated floor area.

The existing building was recently renovated to house a welding lab, an electrical training lab, a classroom, and support spaces. The proposed addition will enhance those activities with a new advanced manufacturing shop that will house manual machining, advanced machining, and a grinding lab. The expansion will also include new restrooms, student gathering space, a flexible classroom, a computer lab for Computer-Integrated Machining and metrology, and a new faculty office suite.

The project encompasses three (3) adjacent parcels: 2.24-ac parcel at 144 Industrial Park Drive (PIN 8616-96-6627), unaddressed 1.43-ac parcel to the east (PIN 8616-96-8970), and 3.38-ac parcel at 112 Industrial Park Drive (8626-06-1969). The first two parcels lie within Waynesville's extra-territorial jurisdiction (ETJ), while the most eastern parcel at 112 Industrial Park Drive is located within Haywood County.

The majority of the proposed improvements take place within the two parcels in Waynesville's ETJ. Work on the Haywood County parcel is limited to minor grading and parking lot connection. Because the substantial portion of the project is in Waynesville's jurisdiction, Haywood County Development Services has deferred to the Town of Waynesville for project review (see attached letter).

Site Plan Review:

The project proposes a 19,258-sf addition to the existing building at 144 Industrial Park Drive. Per Land Development Standards (LDS) 15.8.2.A, any non-residential expansion 10,000 sf or greater must be reviewed as a major site plan.

Major site plans are a procedure of administrative review— an objective evaluation. The Planning Board acts as the *Administrator* in accordance with LDS Section 15.8.2 Site Plan/Design Review (Major).

For the major site plan review, the Planning Board must find that each of the following facts to be true in order to approve, or approve with conditions, a major site plan (LDS 15.8.2.I):

1. The plan is consistent with the adopted plans and policies of the Town;
2. The plan complies with all applicable requirements of this ordinance; and
3. The plan has infrastructure as required by the ordinance to support the plan as proposed.

The project is located in the Conditional Industrial (CI) zoning district. The existing and proposed use is classified as a college/university, which is permitted by right in CI district (LDS 2.5.3). LDS 17.3 defines college/university as follows:

“College/University. Junior colleges, colleges, universities, and professional schools with physical structures (excluding online programs). These establishments furnish academic or technical courses and grant degrees, certificates, or diplomas at the associate, baccalaureate, or graduate levels.”

The campus will continue to serve as an educational institution. The proposed expansion will provide additional space for education and workforce training programs, allowing HCC to serve the employment needs of the region.

Consistency with Adopted Plans & Zoning (LDS Chapters 1-2):

The subject property lies within Commercial Industrial (CI) zoning district. The purpose and intent of the district is specified in the LDS 2.3.8.A:

“The Commercial Industrial District (CI) is an area designed to accommodate research and development, industrial and manufacturing uses, administrative facilities and limited supporting commercial services. While a broad mixture of uses is permitted, the principal focus in this area shall be on industrial development. High design and performance standards will be important for future development as this district is highly visible not only from a usage standpoint but also because of its location at one of the major entrances into Waynesville. Connectivity within the district is required to create an industrial campus feel within this area.”

Based on the district’s purpose and intent, the proposed expansion would be appropriate as it supports the objectives of the Commercial Industrial (CI) district. The expansion of the Haywood Community College (HCC) will provide workforce education and training programs that directly serve the needs of industrial, manufacturing, and commercial employers in the area. As a workforce training hub, the expansion enhances the district’s purpose by preparing a skilled workforce and compliments the surrounding commercial, storage, wholesale, and industrial uses.

On the Future Land Use Map of the 2035 Comprehensive Land Use Plan, the subject property is designated as Industrial. According to the Land Use Plan, this classification “encompasses lands with access to strong roadway and/or rail networks located on large lots with room for expansion. Reuse of existing facilities is encouraged. The impact of noise, dust, vibration, odor, should be minimized with

screening and fencing when adjacent to dissimilar uses... Types of development encouraged include research and development, clean manufacturing, tech flex, warehousing and distribution centers, microbreweries, and makerspaces.”

The proposed expansion is consistent with the intent of the Industrial designation of the Comprehensive Plan as it adds to and reuses the existing HCC campus through building and courtyard additions and reconfiguration of the parking areas. The project complements the surrounding industrial character of the area by supporting workforce development that would serve manufacturing, logistics, transportation, and commercial sectors in the area. The expansion is consistent with the following goals of the 2035 Comprehensive Land Use Plan:

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

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

Goal 5: Create opportunities for sustainable economy.

- Strengthen Waynesville’s current and future workforce through education and training.
- Promote the growth of existing local businesses and Waynesville’s “maker economy.”

Zoning Compliance:

LDS 2.4.1- Dimensional Standards for CI District:

- Minimum lot size and width required- none. The project includes three (3) parcels with a total area of approx. 7.3 ac
- Minimum pervious surface required- 20% of the site. Based on the site plan, the project exceeds this requirement: existing pervious area is 3.79 ac (52%), proposed pervious area upon completion is 3.24 ac (44%).
- Minimum setbacks from the property lines required: front, side, and rear- 5 ft. The project is compliant. The setbacks of the proposed addition are as follows: front- approx. 90 ft, rear- 27 ft, east-side setback- 25 ft from the property line. The east-side setback is measured from the proposed new side property line. The applicant will need to record the revised plat reflecting the new property lines prior to obtaining a building permit.
- Minimum setback between buildings required: n/a
- Maximum height permitted- 3 stories. The proposed building is one story.

LDS 2.5.3- Table of Permitted Uses:

- College is a permitted use in CI.

LDS 3 Supplemental Standards:

- There are no supplemental standards for this use.

LDS 4.3- Basic Lot and Use Standards:

- All lots shall front a public street right-of-way or a driveway (LDS 4.3.1). The project is compliant as the site fronts Industrial Park Drive. The existing buildings and the proposed building are oriented towards the public street and internal parking and driveway areas, providing direct access.
- The project will use the three (3) existing driveways to serve both the existing and new buildings. The driveways will be improved during the construction, with widths ranging from 24 to 26 ft. The driveways have been reviewed and approved by the Fire and Building Inspections. The

applicant will also obtain the driveway permit from the NC DOT because Industrial Park Drive is a state-maintained road.

LDS 5.10- Industrial Building Design Guidelines:

- Per LDS 5.5.7, "Industrial buildings are expected to be utilitarian in design to accommodate a wide range of internal activities that range from heavy machinery to storage."
- Located within the Industrial Park, the proposed expansion is intended to support and enhance the existing technical and industrial workforce training programs through the addition of the advanced manufacturing shop that will house manual machining, advanced machining, and a grinding lab. These functions require specialized heavy machinery and equipment, as well as ample interior spaces that are typical of industrial buildings. Therefore, the Industrial Building design guidelines are the most appropriate standards for this addition. The proposed design reflects the functionality of the facility and supports hands-on technical training, which is consistent with the industrial character of the surrounding developments.
- Per LDS 5.11.1-Façade Materials- "Industrial building walls shall be predominately brick, stucco, decorative concrete block, or EIFS. Vinyl or metal sheeting and regular concrete block is prohibited on the front elevations and any side elevations within twenty (20) feet of the front elevation." The elevation of the east façade that faces Industrial Park Drive is *not* compliant with this requirement. The applicant has indicated that they will ask the Zoning Board of Adjustment for a variance from this particular part of the ordinance. Therefore, the Planning Board, must incorporate any approval on this site plan with a condition that they either receive a variance from the ZBA, or that they add in some façade treatments to reach compliance.
- LDS 5.11.2 requires vertical and horizontal façade articulation, however, "buildings located in a designated industrial park are exempt from these provisions."
- LDS 5.11.3 requires that all rooftop equipment shall be screened from view. No rooftop equipment is shown on the building elevations.

LDS 6- Infrastructure Standards:

- The project will connect to Industrial Park Drive via three (3) existing driveways, which will be improved as part of the proposed construction. The driveways range in width from 24 to 26 ft.
- The project will not create new streets.
- Sidewalks are required along the street frontage. To meet this requirement, the project proposes to pave approximately 180 linear feet of an existing unpaved section of the greenway trail across from the site and install a crosswalk to connect to the site's internal sidewalk network.
- Internal connectivity within the site will be provided via a system of ADA-compliant concrete sidewalks and ramps. The sidewalks will have a minimum width of five (5) ft, with several wider sections shown on the plan.
- The Public Works has confirmed via the attached letter that there is adequate water and sewer capacity for the project. There is already an existing sewer and water infrastructure available on site. Although these services are provided by the Junaluska Sanitary District (JSD), the Town of Waynesville supplies water to the JSD, and wastewater from the property is also conveyed to the Town of Waynesville's wastewater treatment plant. Based on the submitted site plan, the utilities will be connected to the existing infrastructure via a tap. The plans do not create additional extensions to sewer or water systems.
- The electrical service will be provided by Duke.

LDS 7- Civic Space:

- CI district is exempt from civic space requirements per LDS 7.3.

LDS 8- Landscaping:

- Major site plans are required to preserve at least 5% of the existing trees on site (LDS 8.3.1). The project preserves the existing trees at the front of the property as well as most of the vegetation around the northern boundary of the site within the 30-ft stream buffer. The landscaping plan indicates that 45% of the existing trees will be preserved.
- No buffer is required as the property is surrounded by other properties within the same base zoning district- CI (LDS 8.4.1).
- One canopy tree is required per every 50 ft of street frontage, with a maximum spacing of 50 ft on center and within a 6-ft planting strip (LDS 8.5.1.A). The project site has approximately 360 linear ft along Industrial Park frontage. Therefore, seven (7) street trees are required. The project already has three (3) street trees that will remain, and there are seven (7) additional street trees proposed. The proposed species are Aeryn Trident Maples, which are not native to North Carolina but thrive in this climate.
- The plan provides a lot of additional landscaping around the perimeter of the site, consisting of canopy trees, shrubs, and grasses. The species are a mix of natives and non-natives.
- Per LDS 8.6.1, parking lots shall be screened from sidewalks, streets, and adjacent properties. The screen should have a height of at least 3.5 ft and include canopy trees with a maximum spacing of 30 ft on center. The project complies with this requirement by screening the proposed parking lots to the east and west with a thick buffer of canopy trees (Frans Fontaine Hornbeams) and shrubs.
- LDS 8.6.2- Interior Parking Lot Plantings- requires one canopy tree per 12 parking spaces, with no tree further than 40 ft away from a parking space. The project offers 107 parking spaces, which requires nine (9) canopy tree plantings. The project greatly exceeds the requirement by providing dozens of additional trees around the building, parking areas, and perimeter of the site.

LDS 9.2- Required Parking Standards:

- LDS 9.2.1: there is no minimum parking requirement for colleges. The project proposes a total of 107 parking spaces, including five (5) ADA spaces. However, the new parking lot to the West of the new expansion will need 3 ADA parking spaces in accordance with Table 1106.1 of the 2018 NC Building Code.
- Additionally, the ordinance requires one bike rack for every 20 auto spaces. To satisfy this requirement, the project includes one (1) bike rack with six (6) bicycle spaces, located south-west of the proposed addition near the central driveway.
- The proposed parking areas are located on the sides of the properties, which is also compliant with the permitted parking locations within the CI zoning district (LDS 9.3).
- LDS 9.8: The widths of the three (3) paved driveways range between 24 and 26 ft, which is compliant with the driveway standards and appropriate for fire apparatus access.

LDS 10- Lighting:

- None shown. A detailed lighting plan will be required for any new on-site lighting.

LDS 11- Signage:

- No new signage is proposed. The plans state that the existing monument sign will remain at the entrance.

LDS 12: Environmental:

- The applicant has submitted an environmental survey (attached).

- The site is already developed and has existing buildings and parking areas.
- There is an existing tree canopy present along the northern and eastern portions of the site, which will remain mostly undisturbed.
- There is a stream along the northern portion of the site, but none of the parcels are in the floodplain.
- The project will disturb 2.78 ac, which will require an Erosion and Sedimentation Permit from the State (NC DEQ).
- The site plan is over an acre and will require a Stormwater Permit from the Town of Waynesville.

Staff Comment and Recommendations:

Per LDS Section 15.8.2.I, in order to approve, deny, or approve with conditions a major site plan, the Planning Board must find each of the following facts to be true:

1. The plan is consistent with the adopted plans and policies of the Town;
2. The plan complies with all applicable requirements of this ordinance; and
3. The plan has infrastructure as required by the ordinance to support the plan as proposed.

Staff recommend that the Board approve this application with the condition that they install the architectural façade requirements on the elevation facing Industrial Park Drive, or receive a variance from the ZBA. Staff submits the following facts to be true:

- The proposed Major Site Plan is consistent with the 2035 Comprehensive Land Use Plan, specifically Goal 1 to “encourage infill, mixed-use and context sensitive development” and Goal 5 to “promote the growth of existing local businesses,” because this use expands an existing industrial and educational use, where infrastructure and parking already exist. Additionally, the proposed use is consistent with the site’s designation as Industrial on the Future Land Use Map.
- The plan shows general compliance with the ordinance, except for the façade issue which can be addressed pending a hearing with the ZBA. A draft site plan was reviewed by the Town’s technical review committee (Planning & Zoning, Public Works, Fire, and Building Inspections), the proposed site plan incorporates input from those departments.
- The town has infrastructure as required by the ordinance to support the plan as proposed. Water and sewer are already onsite, and the project will not impact the Town’s SOC with the State, in place pending the sewer plant completion.

The proposed development remains subject to all applicable building and fire codes, as well as all State of North Carolina and NCDOT requirements.

Public Notices:

Staff provided notices of today’s public hearing in the *Mountaineer* newspaper (7/1/26 and 7/8/26), by posting the property and via first-class mail to adjacent property owners within 100 ft (6/29/26). The notice was also emailed to local media contacts, posted on the Town’s website, and posted on the Town’s bulletin board (7/1/26).

Attachments:

- Application materials: cover letter, application form, payment, agent authorizations, site plans, building elevations, environmental survey, extracts from the hydrology & erosion control study
- Haywood County's deferral letter to the Town of Waynesville
- Property maps
- Site images
- Utilities availability letter and map
- Building/Fire site plan review comments
- Public notices

Planning Board Staff Report

Subject: RCON Supplemental Ordinances (Density, Building Height, Symbology)
Ordinance Section: Land Development Standards 2.4.1 and 2.5.3
Applicant: Staff Initiated Text Amendment
Meeting Date: July 20th, 2026
Presenter: Alex Mumby, Land Use Administrator

Recommended Motions for each hearing:

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.

Background:

This staff report serves to provide background on the next three public hearings related to text amendments. These amendments were incorporated into the suggested ordinance that created the Rural Conservation District that went forward to the Town Council. While Town Council was very supportive of the creation of the Rural Conservation District, they felt uncomfortable with the other recommended changes that affected current property owners. They felt that each change should be considered separately rather than being bundled with the RCON District ordinance.

They also had concerns regarding whether the proposed changes of a reduction in density threshold for Special Use Permits and the proposed reduction in height for low density districts would constitute downzoning under North Carolina law. They asked for the ordinance changes which were not part of the Rural Conservation District to be sent back to the Planning Board and to be handled individually. Staff has broken each of the changes into separate text amendment ordinances, so that each will have its own public hearing with its own time for discussion, public comment, recommendation, and board vote.

The three proposed text amendments are related to 1) the updates to symbology in the table of uses, 2) the lowering of building height in low density districts from 60' to 45', and 3) the reduction in the base density threshold in all residential districts for when a subdivision or major site plan must go through the Special Use Permit process which is quasi-judicial.

Ordinance Hearing # 1: Text Amendment to LDS Section 2.5.3 Permitted Uses Table

The Table of Permitted Uses lays is a large spreadsheet that lists defined types of uses along the left hand column, and then codes where and how a listed use is permitted within a zoning district or overlay district. Each base zoning district has its own column.

Uses that are permitted in current table are indicated as follows:

- P -Permitted outright
- PC/CL -Permitted on corner lots (a duplicated code usage that is confusing)
- PL -Permitted within locations designated as overlay districts
- PS -Permitted subject to supplemental standards (as described in LDS Chapter 3)
- SUP -Permitted only with a Special Use Permit which requires a quasi-judicial proceeding in which a specific site plan, and project impacts are considered and in which the planning board can impose specific conditions.

This coding became complicated over the years as more overlay districts were created within the same zoning district, with distinctive permitted uses within each one, and the implementation of the railroad overlay district with its own table of mixed uses.

The proposed ordinance would use MU rather than PL for mixed use overlays, create consistent symbology for what is permitted in Corner Lots – using only CL for corner lots, instead of the PC or PC/CL code; and denotes uses allowed in the Railroad Overlay districts with the RR designation. This ordinance changes symbology without changing what is allowed where. Further, this ordinance does not change the structure of the permitted uses table, only how certain uses are identified within it.

Consistency with the 2035 Comprehensive Land Use Plan:

Staff submits that the proposed text amendment to the LDS is reasonable and in the public interest as it improves the symbology used in the Land development Standards Table of Permitted Uses, making it easier to understand and apply.

Attachments:

1. Current permitted use table, LDS Section 2.5.3
2. Proposed ordinance with draft amended table
3. Consistency worksheet
4. Public notices

2.5.3 Table of Permitted Uses (rev. 2012, 2016, 2017, 2018, 2020, 2022, 2023):
For uses permitted in the Railroad Overlay District (RR-O), see Section 2.6 Overlay Districts of the LDS.

USE TYPES	Residential-Low Density Districts (RL)				Residential-Medium Density Districts (RM)				Neighborhood Residential (NR)								Urban Residential (UR)				Neighborhood Center (NC)				Business District (BD)				Regional Center (RC)				Commercial/Industrial (CI)			
	CC-RL	EN-RL	FC-RL	HT-RL	CP-RM	DH-RM	NH-RM	SW-RM	AC-NR	LL-NR	ME-NR	N-NR	PS-NR	PC-NR	RC-NR	SS-NR	WS-NR	EW-UR	HU-UR	HM-UR	NH-NC	PS-NC	RC-NC	CBD	H-BD	SH-BD	DJ-RC	MC-RC	RA-RC	CI						
RESIDENTIAL:																																				
Dwelling-Single Family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Dwelling-Two Family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Dwelling-Townhome	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Dwelling - Cottage	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Dwelling-Multifamily	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Dwelling-Accessory	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Family Care Home (6 or fewer residents)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Holiday Houses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Home Occupation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Live-Work Units	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Manufactured Home Parks	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Manufactured Housing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Residential Care Facilities (More than 6 residents)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Temporary Emergency Housing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
LODGING:																																				
Bed and Breakfast Homes (Up to 4 Rooms)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Boarding House	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Inn (Up to 2000 Rooms)	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Hotel/Motel (More than 30 Rooms)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
OFFICE/SERVICE:																																				
Animal Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ATM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Bank, Credit Union, Financial Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Business Support Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Child/Adult Day Care Home (8 or less persons)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Child/Adult Day Care Center (More than 8 persons)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Civic/Social/Fraternal Organization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Construction & Maintenance Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Drive Thru Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					

1 Racoon Creek Neighborhood Residential Mixed Use Overlay -2 (RC-NR-MXO-2): In addition to permitted uses in the underlying RC-NR district, "Government Services" are also permitted. No other uses noted as PL are allowed for this overlay.

2 Hazelwood Urban Residential (H-UR) has three mixed-use overlay (MXO) districts with permitted uses as follows:

H-UR-MXO-1: all uses of the underlying H-UR district AND uses noted as PL

H-UR-MXO-2: all uses of the underlying H-UR district AND uses noted as PL, EXCEPT "General Commercial Less than 100,000 square feet."

H-UR-MXO-3: all uses allowed in the H-UR district, and ONLY "Professional Services." No other uses noted as PL are allowed for this overlay.

USE TYPES	Rural Conservation	Residential-Low Density District (RL)				Residential-Medium Density Districts (RM)				Neighborhood Residential (NR)						Urban Residential (UR)				Neighborhood Center (NC)				Business Districts (BD)				Regional Center (RC)				Commercial Industrial (CI)
		CO-RL	EN-RL	FO-RL	HT-RL	CP-RM	D-RM	HL-RM	SW-RM	AC-NR	LL-NR	MS-NR	N-NR	PS-NR	PC-NR	RC-NR	SS-NR	WS-NR	EW-UR	H-UR	HM-UR	NM-NC	PS-NC	RC-NC	CBD	H-BD	SH-BD	DJ-RC	HC-RC	RA-RC		
Subdiv - Art, dance, martial arts, music	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
COMMERCIAL																																
Adult Establishment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS
Alcoholic Beverage Sales Store	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS
Auto Parts Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS
Bar/Tavern/Night Club	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS
Cryptocurrency Mining Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS
Dam Construction Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS
Drive-Thru Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS
Event Space	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS
Gas/Fueling Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS
General Commercial - Less than 100,000 sf	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS
General Commercial - Greater than 100,000 sf	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS
Neighborhood Commercial (as defined in section 17.30 adopted 8/2018)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS
Neighborhood Restaurant (as defined in section 17.30 adopted 8/2018)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS
Outside Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS
Outside Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS
Pawnshops	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS
Restaurant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS
Vehicle & Heavy Equipment Sales/Rental	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS
Vehicle Services - "Minor"	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS
Maintenance/Repair/What	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS
Vehicle Services - Major	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS
Repair/Body Work	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS
Video gaming parlor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS
ENTERTAINMENT/ RECREATION																																
Amusements, Indoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS
Amusements, Outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS
Billiard/Hall	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS
Campground	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS
Cultural or Community Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS
Golf Course/Country Club	-	-	-	-	-	-	-	-	-	-	-	-	-																			

P Permitted

PC Permitted on corner lots only

PL Permitted in Outgraded Locations

PS Permitted subject to Additional Standards in Ch 3

SUP Special Use Permit Required (See Ch 3 and Ch 15)

CD Conditional District (See Ch 3 and Ch 15)

[X] Not Permitted

DRAFT ORDINANCE FOR PLANNING BOARD CONSIDERATION

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, the Town of Waynesville has an adopted Comprehensive Plan, Waynesville 2035, Planning With Purpose,” which sets goals and provides a Future Land Use map to identify where certain types of growth and density should be allowed, and where growth should be restricted.

WHEREAS, the Comprehensive Plan includes the continuation of an urban services boundary which limits the extent to which the Town would extend utility services, and that the urban services boundary lies within the Town’s corporate and extra-territorial jurisdiction;

WHEREAS, the Town of Waynesville created a committee of Town Council and Planning Board representatives to make recommendations on suggested changes to zoning regulations based on the future land use map and the goals of the Comprehensive Plan, and that the committee brought forward several recommendations for text amendments to the Land Development Standards;

WHEREAS, the Town of Waynesville Planning Board has reviewed the proposed text amendments to the Land Development Standards (LDS) and recommends that they are consistent with the 2035 Comprehensive Plan and that they are reasonable and in the public interest because they implement goals of the plan to:

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

- Encourage in-fill, mixed use, and context-sensitive development.

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

WHEREAS, the Town Council find 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 May 11, 2026 at a special called meeting of the Waynesville Planning Board, and on _____, at the regularly scheduled meeting of the 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:

Amend Chapter 2 Tables of Uses to update the symbology as follows:

For uses permitted in the Railroad Overlay District (RR-O), see Section 2.6 Overlay Districts of the LDS.

For uses permitted in the Railroad Overlay District (RR-O), see Section 2.6 Overlay Districts of the LDS.

P	Permitted	CL	Permitted on corner lots only	MU	Permitted in Mixed Use Overlays	PS	Permitted subject to Additional Standards in Ch. 3	SUP	Special Use Permit Required (See Ch. 3 and Ch. 15)	RR	Permitted in Railroad Overlay	CD	Conditional District (See Ch. 3 and Ch. 15)	[-]	Not Permitted																			
			Residential—Low Density Districts (RL)		Residential—Medium Density Districts (RM)		Neighborhood Residential (NR)				Urban Residential (UR)				Neighborhood Center (NC)		Business District (BD)		Regional Center (RC)		Commercial Industrial (CI)													
USE TYPES			CC-RL	EN-RL	FC-RL	HT-RL	CP-RM	D-RM	HM-RM	SW-RM	AC-NR	LL-NR	MS-NR	N-NR	PS-NR	PC-NR	RC-NR	SS-NR	WS-NR	EW-JR	H-UR ²	HM-UR	NM-NC	PS-NC	RC-NC	CBD	H-BD	SM-BD	DJ-RC	HC-RC	RA-RC	CI		
RESIDENTIAL																																		
	Dwelling—Single Family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-		
	Dwelling—Two-Family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-		
	Dwelling—Townhome	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-		
	Dwelling—Cottage	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-		
	Dwelling—Multifamily	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Dwelling—Accessory	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	-	
	Family Care Home (6 or fewer residents)	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	-	
	Halfway Houses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Home Occupation	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	-	
	Live-Work Units	-	MU/PS	-	-	MU/PS	-	MU/PS	-	MU/PS	-	MU/PS	MU/RR	MU/PS	-	MU/PS	-	MU/PS	-	MU/PS	CL/MU/PS	MU/PS	CL/PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	-	
	Manufactured Home Parks	-	-	-	-	-	-	-	-	-	-	-	RR/SUP	RR/SUP	-	-	-	-	-	-	-	-	-	-	-	RR/SUP	RR/SUP	RR/SUP	-	-	-	RR/SUP	-	
	Manufactured Housing	PS	-	PS	PS	PS	PS	MU/PS	-	PS	PS	PS	RR/SUP	RR/SUP	PS	-	PS	-	-	-	-	-	-	-	-	RR/SUP	RR/SUP	RR/SUP	-	-	-	RR/SUP	-	
	Residential Care Facilities (More than 6 residents)	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	P	P	P	P	P	P	P	P	P	-	-	
	Temporary Emergency Housing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	
LODGING																																		
	Bed and Breakfast Homes (Up to 4 Rooms)	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	P	P	P	P	P	P	P	P	P	P	-	
	Boarding House	-	-	PS	-	PS	-	-	-	PS	PS	PS	PS	PS	-	-	-	-	-	PS	-	-	-	P	P	P	P	P	P	P	P	P	-	-
	Inn (Up to 20/30 Rooms)	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	P	P	P	P	P	P	P	P	P	P	-	-
	Hotel/Motels (More than 30 Rooms)	-	-	-	-	-	-	-	-	-	-	-	RR	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	RR	-
OFFICE/SERVICE																																		
	Animal Services	-	MU	-	-	MU	-	-	-	-	-	-	-	-	-	-	-	-	MU	-	-	-	P	P	P	P	P	P	P	P	P	P	-	
	ATM	-	MU	-	-	MU	-	-	-	-	-	-	MU	MU	-	-	-	-	MU	-	-	-	-	P	P	P	P	P	P	P	P	P	-	
	Banks, Credit Unions, Financial Services	-	MU	-	-	MU	-	-	-	-	-	-	MU	MU	-	-	-	-	MU	-	-	-	-	P	P	P	P	P	P	P	P	P	-	
	Business Support Services	-	MU	-	-	MU	-	-	-	-	-	-	MU	MU	-	-	-	-	MU	-	-	CL	P	P	P	P	P	P	P	P	P	P	P	
	Child/Adult Day Care Home (8 or less persons)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	
	Child/Adult Day Care Center (More than 8 persons)	-	-	-	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	P	P	P	P	P	P	P	P	P	P	P	-	
	Civic/Social/Fraternal Organization	-	-	-	-	-	-	-	PS	-	PS	PS	PS	PS	-	-	-	-	-	-	PS	-	-	-	-	-	-	-	-	-	-	-	-	-
	Construction and Maintenance Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Drive Thru Service	-	MU/PS	-	-	-	-	MU/PS	-	-	-	MU/PS	-	MU	MU	-	-	-	MU/PS	-	-	-	PS	PS	PS	PS	SUP	SUP	SUP	PS	PS	PS	P	-
	Dry Cleaning and Laundry Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Funeral Homes	-	MU	-	-	-	-	MU	-	MU	-	MU	-	-	-	-	-	-	MU	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Government Services	P	-	-	P	-	-	-	-	-	-	-	MU	MU	-	-	-	-	MU	-	-	MU	P	P	P	P	P	P	P	P	P	P	P	-

[illegible]

[illegible]

Raccoon Creek Neighborhood Residential Mixed Use Overlay-2 (RC-NR-MXO-2); in addition to permitted uses in the underlying RC-NR district, "Government Services" are also permitted. No other uses noted as P₁ are allowed for this overlay.

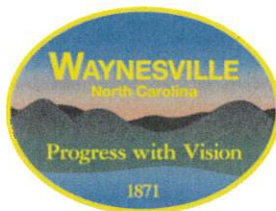
Hazelwood Urban Residential (H-UR) has three mixed-use overlay (MXO) districts with permitted uses as follows:

H-UR-MXC: all uses of the underlying H-UR district AND uses noted as PL.

H-UR-MXC-2: all uses of the underlying H-UR district AND uses noted as PL, EXCEPT "General Commercial - Less than 100,000 square feet."

H-UR-MXC-3; all uses allowed in the H-UR district, and ONLY "Professional Services." No other uses noted as PL are allowed for this overlay.

Ord. No. 04-16; Ord. No. 0-22-17, § 1, 11-28-2017; Ord. No. 0-07-18, § 2-2-2018; Ord. No. 0-14-18, § 1, 8-28-2018; Ord. No. 0-19-18, § 2, 10-9-2018; Ord. No. 0-21-18, 11-13-2018; Ord. No. 0-28-18, 11-27-2018; Ord. No. 0-20-20, § 2, 10-27-2020; Ord. No. 0-33-22, § 1, 11-8-2022; Ord. No. 0-40-22, 12-13-2022; Ord. No. 0-07-23, § 1, 9-12-2023; Ord. No. 0-38-23, § 1, 9-12-2023; Ord. No. 0-43-23, § 1, 11-14-2023; Ord. No. 0-56-24, 12-10-24)



To: Town of Waynesville Planning Board
 From: Alex Mumby, Land Use Administrator
 Date: July 20, 2026
 Subject: Text Amendment Statement of Consistency
 Description: Text amendments related to Table of Uses Symbolology
 Ordinance Section: Land Development Standards (LDS) Chapter 2.5.3
 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

Ordinance Hearing # 2: Text Amendment to LDS Section 2.4.1 Table of Dimensional Standards by residential district.

This proposed text amendment would lower the building height in Low Density districts to 45 ft. Currently, the maximum building height for all properties in residential districts in Waynesville is 60 ft. This number was determined to account for the variability in home building. The Planning Board at the time was concerned with issues such as raising buildings for flood plain, pitched roofs, and stories with high ceilings. The 60 ft threshold allowed for the inclusion of these features and architectural flexibility related to the environment.

During the planning process of the RCON District, it was recommended that the maximum building height for the district be lowered to 45 ft. This was more consistent with other rural areas. Since the implementation of the 60 ft maximum there have been no single-family homes which have come close to the maximum. The newly adopted RCON district included the 45 ft maximum building heights, and the density committee felt that these would also be appropriate in Low Density districts as well.

There have been no court rulings as to whether the reduction in building height would be considered downzoning under the new North Carolina law. Staff believes this is a change in architectural design guidelines and not a reduction in use. Staff also believes that past development has indicated that a 45 ft maximum height can adequately accommodate three story buildings consistent with what is being built in our low density districts.

Consistency with the 2035 Comprehensive Land Use Plan:

Staff submits that the proposed reduction of building height is consistent with the 2035 Comprehensive Plan through the following goals:

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

- Promote conservation design to preserve the important natural resources

Goal 3: Protect and enhance Waynesville's natural resources

- Protect rural lands, iconic views, and mountain vistas

Attachments:

- Draft ordinance
- Consistency worksheet
- Public notices

DRAFT ORDINANCE FOR PLANNING BOARD CONSIDERATION

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, the Town of Waynesville has an adopted Comprehensive Plan, Waynesville 2035, Planning With Purpose,” which sets goals and provides a Future Land Use map to identify where certain types of growth and density should be allowed, and where growth should be restricted.

WHEREAS, the Comprehensive Plan includes the continuation of an urban services boundary which limits the extent to which the Town would extend utility services, and that the urban services boundary lies within the Town’s corporate and extra-territorial jurisdiction;

WHEREAS, the Town of Waynesville created a committee of Town Council and Planning Board representatives to make recommendations on suggested changes to zoning regulations based on the future land use map and the goals of the Comprehensive Plan, and that the committee brought forward several recommendations for text amendments to the Land Development Standards;

WHEREAS, the Town of Waynesville Planning Board has reviewed the proposed text amendments to the Land Development Standards (LDS) and recommends that they are consistent with the 2035 Comprehensive Plan and that they are reasonable and in the public interest because they implement goals of the plan to:

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

- Promote conservation design to preserve the important natural resources

Goal 3: Protect and enhance Waynesville’s natural resources

- Protect rural lands, iconic views, and mountain vistas

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

WHEREAS, the Town Council find 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 May 11, 2026 at a special called meeting of the Waynesville Planning Board, and on _____, at the regularly scheduled meeting of the 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:**

Amend Chapter 2 District Provisions to reduce the maximum building height in Low Density Districts as follows:

2.4.1 Table of Dimensional Standards by Residential District.

Standard	Rural Conservation (RCON)	Residential—Low Density (RL)	Residential—Med. Density (RM)	Neighborhood Residential (NR)	Urban Residential (UR)
1. Applicable Districts	RCON	CC-RL, EN-RL, FC-RL, HT-RL	CP-RM, D-RM, HM-RM, SW-RM	AC-NR, LL-NR, MS-NR, N-NR, PS-NR, PC-NR, RC-NR, SS-NR, WS-NR	EW-UR, H-UR, HM-UR
2. Development Standards					
a. Density (max base)	2.5 units/acre	6 units/acre	8 units/acre	10 units/acre	16 units/acre
b. Density (max with SUP)	6 units/acre	12 units/acre	12 units/acre	16 units/acre	24 units/acre
c. Civic Space (min) per CH 7	Refer to Section 7.3	Refer to Section 7.3	Refer to Section 7.3	Refer to Section 7.3	Refer to Section 7.3
3. Lot Standards					
a. Lot Area—House	½ acre	½ acre	¼ acre	¼ acre	¼ acre
b. Lot Area—All bldg. types with rear vehicular access	4000 sqft with 40% Civic Space	Subject to density	Subject to density	Subject to density	Subject to density
c. Lot Width (min)—With rear vehicular access	60 ft	60 ft. n/a	50 ft. 16 ft.	50 ft. 16 ft.	50 ft. 16 ft.
d. Frontage at Front Setback	n/a	n/a	n/a	n/a	n/a
e. Pervious Surface (min)	20%	20%	20%	10%	10%
4. Building Setback (min)					
a. Principal Front ¹	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.
b. Street Side/Secondary Front ¹	20 ft.	20 ft.	5 ft.	5 ft.	5 ft.
c. Side (from adjacent lot)	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.

d. Setback Between Bldgs.	15 ft. (10 ft.)	15 ft. (10 ft.)	6 ft.	6 ft.	6 ft.
e. Rear	20 ft.	20 ft.	6 ft.	6 ft.	6 ft.
5. Accessory Structure Setback					
a. Side	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
b. Rear	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
c. Other Standards	See Section 4.5	See Section 4.5	See Section 4.5	See Section 4.5	See Section 4.5
6. Building Height (in Stories)					
a. Principal Building (max)	3 stories	3 stories	3 stories	3 stories	3 stories
b. Accessory Structure (max)	2 stories	2 stories	2 stories	2 stories	2 stories
c. Max Height in Feet	45 ft.	60 ft. 45 ft.	60 ft.	60 ft.	60 ft.
7. Outdoor Storage					
a. Residential Uses	Permitted in all districts ²	Permitted in all districts ²	Permitted in all districts ²	Permitted in all districts ²	Permitted in all districts ²
b. Nonresidential Uses	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted

¹ Where no right-of-way exists or if the right-of-way is only inclusive of the street pavement add 10 ft. See also 4.3.1.A.3.

² Customary storage as an accessory to residential use of the property.



To: Town of Waynesville Planning Board
From: Alex Mumby, Land Use Administrator
Date: July 20, 2026
Subject: Text Amendment Statement of Consistency
Description: Text amendments related to Building Height
Ordinance Section: Land Development Standards (LDS) Chapter 2.4.1
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

Ordinance Hearing # 3: Text Amendment to LDS Section 2.4.1 Table of Dimensional Standards by residential district.

This proposed text amendment would lower the maximum base density in all residential zoning districts by 2 units per acre. This change would lower the threshold at which a Special Use Permit is required for development. This is a procedural change which would not change the maximum density still to be allowed.

During the previous hearing on the topic, Council heard received negative feedback on this idea. After the meeting, local developer Patrick Bradshaw sent Town Council an email detailing his feelings that the change could be construed as downzoning. That email has been included as part of the agenda packet. At this time there is not any precedent in case law to determine if this change would be downzoning or not. Staff feels that the safe course of action is to not adopt this text amendment.

Attachments:

- Draft ordinance
- Email from Patrick Bradshaw
- Consistency worksheet
- Public notices

DRAFT ORDINANCE FOR PLANNING BOARD CONSIDERATION

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, the Town of Waynesville has an adopted Comprehensive Plan, Waynesville 2035, Planning With Purpose,” which sets goals and provides a Future Land Use map to identify where certain types of growth and density should be allowed, and where growth should be restricted.

WHEREAS, the Comprehensive Plan includes the continuation of an urban services boundary which limits the extent to which the Town would extend utility services, and that the urban services boundary lies within the Town’s corporate and extra-territorial jurisdiction;

WHEREAS, the Town of Waynesville created a committee of Town Council and Planning Board representatives to make recommendations on suggested changes to zoning regulations based on the future land use map and the goals of the Comprehensive Plan, and that the committee brought forward several recommendations for text amendments to the Land Development Standards;

WHEREAS, the Town of Waynesville Planning Board has reviewed the proposed text amendments to the Land Development Standards (LDS) and recommends that they are consistent with the 2035 Comprehensive Plan and that they are reasonable and in the public interest because they implement goals of the plan to:

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

- Promote conservation design to preserve the important natural resources

Goal 3: Protect and enhance Waynesville’s natural resources

- Conserve open space and farmland by promoting infill and encouraging development in the urbanized areas of town.
- Protect rural lands, iconic views, and mountain vistas

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

WHEREAS, the Town Council find 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 July 20th, 2026 at a regularly scheduled meeting of the Waynesville Planning Board, and on , at the regularly scheduled meeting of the 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:

Amend Chapter 2 District Provisions to reduce the maximum base density as follows:

2.4 Dimensional Standards by District.

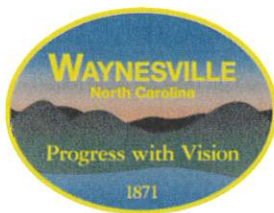
2.4.1 Table of Dimensional Standards by Residential District.

Standard	Rural Conservation (RCON)	Residential—Low Density (RL)	Residential—Med. Density (RM)	Neighborhood Residential (NR)	Urban Residential (UR)
1. Applicable Districts	RCON	CC-RL, EN-RL, FC-RL, HT-RL	CP-RM, D-RM, HM-RM, SW-RM	AC-NR, LL-NR, MS-NR, N-NR, PS-NR, PC-NR, RC-NR, SS-NR, WS-NR	EW-UR, H-UR, HM-UR
2. Development Standards					
a. Density (max base)	2.5 units/acre	6 4 units/acre	8 6 units/acre	10 8 units/acre	16 14 units/acre
b. Density (max with SUP)	6 units/acre	12 units/acre	12 units/acre	16 units/acre	24 units/acre
c. Civic Space (min) per CH 7	Refer to Section 7.3	Refer to Section 7.3	Refer to Section 7.3	Refer to Section 7.3	Refer to Section 7.3
3. Lot Standards					
a. Lot Area—House	½ acre	½ acre	¼ acre	½ acre	½ acre
b. Lot Area—All bldg. types with rear vehicular access	4000 sqft with 40% Civic Space	Subject to density	Subject to density	Subject to density	Subject to density
c. Lot Width (min)—With rear vehicular access	60 ft	60 ft. n/a	50 ft. 16 ft.	50 ft. 16 ft.	50 ft. 16 ft.
d. Frontage at Front Setback	n/a	n/a	n/a	n/a	n/a
e. Pervious Surface (min)	20%	20%	20%	10%	10%
4. Building Setback (min)					

a. Principal Front¹	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.
b. Street Side/Secondary Front¹	20 ft.	20 ft.	5 ft.	5 ft.	5 ft.
c. Side (from adjacent lot)	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
d. Setback Between Bldgs.	15 ft. (10 ft.)	15 ft. (10 ft.)	6 ft.	6 ft.	6 ft.
e. Rear	20 ft.	20 ft.	6 ft.	6 ft.	6 ft.
5. Accessory Structure Setback					
a. Side	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
b. Rear	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
c. Other Standards	See Section 4.5	See Section 4.5	See Section 4.5	See Section 4.5	See Section 4.5
6. Building Height (in Stories)					
a. Principal Building (max)	3 stories	3 stories	3 stories	3 stories	3 stories
b. Accessory Structure (max)	2 stories	2 stories	2 stories	2 stories	2 stories
c. Max Height in Feet	45 ft.	60 ft.	60 ft.	60 ft.	60 ft.
7. Outdoor Storage					
a. Residential Uses	Permitted in all districts ²	Permitted in all districts ²	Permitted in all districts ²	Permitted in all districts ²	Permitted in all districts ²
b. Nonresidential Uses	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted

¹ Where no right-of-way exists or if the right-of-way is only inclusive of the street pavement add 10 ft. See also 4.3.1.A.3.

² Customary storage as an accessory to residential use of the property.



To: Town of Waynesville Planning Board
From: Alex Mumby, Land Use Administrator
Date: July 20, 2026
Subject: Text Amendment Statement of Consistency
Description: Text amendments related to Base Density
Ordinance Section: Land Development Standards (LDS) Chapter 2.4.1
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

To: Mayor Gary Caldwell
Mayor Pro Tem Chuck Dickson
Councilmember Jon Feichter
Councilmember Julia Freeman
Councilmember Anthony Sutton

From: Patrick Bradshaw, PE

Date: May 13, 2026

Re: Town of Waynesville Planning Board – Proposed Rural Conservation District Text Amendment

On Monday, May 11, 2026, I attended the Town of Waynesville Planning Board Meeting as a citizen of the Town of Waynesville, as there were many items on the Planning Board’s agenda that were of interest to me.

More specifically, the second item on the Planning Board’s agenda was a Public Hearing on a newly proposed Rural Conservation District Ordinance, along with proposed updates to Chapter 2 Zoning Tables of the Land Development Standards. At first reading, the proposed text amendment was not very alarming as the preponderance of the amendment describes, and further proposes the development of a new Zoning District to be known as the Rural Conservation District (RCON) by which individual property owners could choose, or opt-in, to have their individual property, or a group of properties, “down-zoned” from their properties current zoning status, to be included in the RCON district, if adopted, as a way of maintaining the rural character of the Owner’s land. Again, this would be an elective procedure that could be initiated by an individual property owner, on a case by case basis. I do not have an issue with the adoption and implementation of such a district, should the Town Council see fit to adopt and implement the same.

The troubling part of the proposed text amendment, as presented by Town Staff and recommended for approval by the Planning Board, are the proposed modifications to Table 2.4.1 (Table of Dimensional Standards by Residential Districts). In a very arbitrary way, the proposed text amendment, as drafted, seeks to reduce the Maximum Base Density across all 20 residential zoning districts within the Town of Waynesville by two units per acre as noted below:

<u>Zoning Districts by Category</u>	<u>Current Density (max base)</u>	<u>Proposed Density (max base)</u>
Residential – Low Density Districts (4 total)	6 units / acre	4 units / acre
Residential – Medium Density Districts (4 total)	8 units / acre	6 units / acre
Neighborhood Residential (9 total)	10 units / acre	8 units / acre
Urban Residential (3 total)	16 units / acre	14 units / acre

Even more puzzling, was the acknowledgment in the Staff Report that the NC State Legislature in 2024, passed an omnibus bill that **prohibits** the downzoning of property without the express initiation of the landowner, while I would contend that this proposed text amendment flies directly in the face of said legislation.

The specific section of that bill is copied below for your reference:

SUBPART III-K. LOCAL GOVERNMENT

NO LOCAL GOVERNMENT INITIATED DOWN-ZONING WITHOUT CONSENT OF AFFECTED PROPERTY OWNER

SECTION 3K.1.(a) G.S. 160D-601(d) reads as rewritten:

"(d) Down-Zoning. – No amendment to zoning regulations or a zoning map that down-zones property shall be ~~initiated nor is it enforceable~~ initiated, enacted, or enforced without the written consent of all property owners whose property is the subject of the down-zoning ~~amendment, unless the down zoning amendment is initiated by the local government.~~ amendment. For purposes of this section, "down-zoning" means a zoning ordinance that affects an area of land in one of the following ways:

- (1) By decreasing the development density of the land to be less dense than was allowed under its previous usage.
- (2) By reducing the permitted uses of the land that are specified in a zoning ordinance or land development regulation to fewer uses than were allowed under its previous usage.
- (3) By creating any type of nonconformity on land not in a residential zoning district, including a nonconforming use, nonconforming lot, nonconforming structure, nonconforming improvement, or nonconforming site element."

SECTION 3K.1.(b) If any provision of this section is declared unconstitutional or invalid by the courts, it does not affect the validity of this section as a whole or any part other than the part so declared to be unconstitutional or invalid.

SECTION 3K.1.(c) This section is effective when it becomes law and applies to local government ordinances adopted on or after that date and any local government ordinance enacting down-zoning of property during the 180 days prior to the date this section becomes effective. Ordinances adopted in violation of this section shall be void and unenforceable.

I would draw your attention to the highlighted section above that defines "down-zoning". Again, the text amendment as proposed by the Planning Board proposes to reduce the "by-right" development density of every residential zoning district by two (2) units per acre which would appear to me to be in direct conflict with the State's legislation noted above.

Furthermore, I was also surprised by the fact that with such a sweeping change proposed across the Town's 20 residential zoning districts, there were only two interested parties signed up to speak at the Public Hearing, and I was one of those parties. While the Planning Board agenda package included evidence that a notice of the public hearing was published in the April 29 and May 6 editions of the Mountaineer newspaper, by my review of the Town's Land Development Standards, this action only satisfies a portion of the required notification for a proposed change of this magnitude and may well have fallen short on a number of accounts.

I would refer you to Section 15.14 (Map and Text Amendments) of the Town's Land Development Standards, which I have copied a portion of below for your review. More specifically, please note section 15.14.2 and accompanying notification requirements.

15.14 Map and Text Amendments.

The Town Council may from time to time amend any part of the text of this ordinance or amend the Land Development Map of the town.

15.14.1 Application Procedures.

- A. **Process Types:** Legislative.
- B. **Applicants:** Map or text amendments may be submitted by any of the following:
 - The Town Council.
 - The Planning Board.
 - The Board of Adjustment.
 - The Planning Department.
 - Any owner of property within the land use jurisdiction of the town.
- C. **Pre-Application Procedure:** Before filing a petition of an amendment, an applicant (if an owner requesting a map amendment) shall meet with the Administrator to discuss the proposed amendment or request and to become more familiar with the applicable requirements and approval procedures of the town.
- D. **Content of Application:** A petition for an amendment to the town's official land development map or text shall be filed on a form provided by the Administrator. Such a petition shall contain all the information required on the form and must be determined to be complete by the Administrator prior to advancing it through the review process.
- E. **Determination of Completeness:** Staff shall review an application for amendment to determine if it is complete. If an application is complete, the Administrator shall schedule the matter for consideration at a meeting of the Planning Board. The Administrator shall prepare a staff report and recommendation on the matter.

15.14.2 Review By Planning Board.

- A. **Public Notification (Prior to Planning Board):** Level 1, 2, 3 and 4.
- B. **Neighborhood Meeting (15.3.7):** Optional.

- C. **Additional Public Notification for Large Scale Amendments:** If the land development map amendment directly affects more than fifty (50) properties, owned by at least fifty (50) different property owners the Town may elect to utilize a Level 6 notification. When this occurs, the town may use the expanded published notice provisions found in the North Carolina General Statutes at Section 160D-601 and 160D-602.

NC General Statutes 160D-602 is provided below:

§ 160D-602. Notice of hearing on proposed zoning map amendments.

(a) **Mailed Notice.** – Subject to the limitations of this Chapter, an ordinance shall provide for the manner in which zoning regulations and the boundaries of zoning districts are to be determined, established, and enforced, and from time to time amended, supplemented, or changed, in accordance with the provisions of this Chapter. The owners of affected parcels of land and the owners of all parcels of land abutting that parcel of land shall be mailed a notice of the hearing on a proposed zoning map amendment by first-class mail at the last addresses listed for such owners on the county tax abstracts. For the purpose of this section, properties are "abutting" even if separated by a street, railroad, or other transportation corridor. This notice must be deposited in the mail at least 10 but not more than 25 days prior to the date of the hearing. If the zoning map amendment is being proposed in conjunction with an expansion of municipal extraterritorial planning and development regulation jurisdiction under G.S. 160D-202, a single hearing on the zoning map amendment and the boundary amendment may be held. In this instance, the initial notice of the zoning map amendment hearing may be combined with the boundary hearing notice and the combined hearing notice mailed at least 30 days prior to the hearing.

(b) **Optional Notice for Large-Scale Zoning Map Amendments.** – The first-class mail notice required under subsection (a) of this section is not required if the zoning map amendment proposes to change the zoning designation of more than 50 properties, owned by at least 50 different property owners, and the local government elects to use the expanded published notice provided for in this subsection. In this instance, a local government may elect to make the mailed notice provided for in subsection (a) of this section or, as an alternative, elect to publish notice of the hearing as required by G.S. 160D-601, provided that each advertisement shall not be less than one-half of a newspaper page in size. The advertisement is effective only for property owners who reside in the area of general circulation of the newspaper that publishes the notice. Property owners who reside outside of the newspaper circulation area, according to the address listed on the most recent property tax listing for the affected property, shall be notified according to the provisions of subsection (a) of this section.

As of the writing of this letter, I am in the process of researching whether or not the legal notice that was published in the Mountaineer met the one-half of a newspaper page in size requirement, and further I would imagine that the Town Staff could provide a listing of the property owners outside the newspaper circulation area that were provided notice.

In summary, on its face, it is my belief that the recommendation to reduce the by-right density in each of the Town's 20 residential zoning districts by two (2) units per acre is in direct conflict with the prevailing NC Law on this matter and I would encourage Town Council to not follow the recommendation of the Planning Board on this matter.

In addition, even if the proposed density reduction were to be permissible under State Law, it should be confirmed that it has been properly noticed, which is a matter that can be addressed by the evidence of the newspaper publications and the property owner mailing address lists. It is my opinion that a change as sweeping as the reduction in the by right development density across 20 of the Town's 30 zoning districts, should receive input from far more than two interested parties before any decision is made.

I appreciate your attention to this matter and your service to the Town of Waynesville. If I can answer any questions or provide further clarification on the items included here, please feel free to contact me at any time.

Sincerely,

A handwritten signature in blue ink, appearing to read "Patrick Bradshaw", with a long horizontal flourish extending to the right.

Patrick Bradshaw, PE
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