



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, August 17, 2026, 5:30 p.m.

A. CALL TO ORDER

1. Welcome/Calendar/Announcements
2. Approval of Minutes as presented (or as amended)
 - June 15, 2026, Regular Meeting

B. BUSINESS

1. **Quasi-Judicial Hearing:** Special Use Permit request for the proposed Palisades at Plott Creek Phase II multi-family development (apartment complex) at 1415 Plott Creek Rd., Waynesville, NC 28786 (PIN 8605-32-8929).
2. **Legislative Hearing:** text amendments related to the definitions of indoor recreation and billiard/pool hall, Land Development Standards (LDS) section 17.3.
3. **Discussion:** text amendments to Stormwater Ordinance (LDS 12.5), based on the recommendations from the 2026 Comprehensive Stormwater Plan.

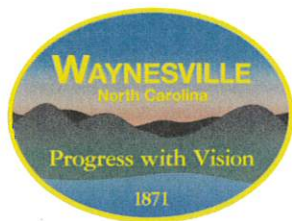
C. PUBLIC COMMENT/CALL ON THE AUDIENCE

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, June 15th, 2026

THE WAYNESVILLE PLANNING BOARD held a Regular Meeting on June 15th, 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)
Michael Blackburn
John Mason
Alex McKay
Tommy Rose
Tommy Thomas
Kathy Lalonde

The following members were absent:

John Baus

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

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 Assistant Director Olga Grooman. Ms. Grooman gave some updates of the Planning board's work group on the procedural changes for the 3 different kinds of public hearings Administrative, Legislative, Quasi-Judicial to create a poster to be displayed to explain each hearing and what can be done.

Planning Board Regular Called Minutes
June 15th, 2026

The second change is to have a more detailed introduction given by the chair for each type of meeting; the third change is to have the applicant present first then staff can follow up with anything of importance.

B. BUSINESS

1. **Quasi-Judicial Hearing:** Special Use Permit request for the proposed Palisades at Plott Creek Phase II multi-family development (apartment complex) at 1415 Plott Creek Rd., Waynesville, NC 28786 (PIN 8605-32-8929).

Chair Ginger Hain open the public hearing at 5:46 p.m. and stated that the quasi-Judicial hearing will be continued at the request of the applicant until August 17th, 2026, meeting. Chair Hain closed the public hearing at 5:47 p.m.

2. **Administrative Hearing:** single-family development on the protected mountain ridge at 209 Shining Rock Trail, Waynesville, NC 28786 (PIN 8606-51-0861). LDS sections 12.6 and 12.7.

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

Emily Clark, of Clark-Lanning Architects presented on behalf of the applicant. She stated that the proposed home will be 3,000 sq ft and is designed to complement the existing guest cottage. The proposed home will replace the original primary structure which was destroyed by a fire. The project is planned to be in compliance with the Land Development Standards and the guidelines for mountain ridge protection.

Olga Grooman referred to the staff report. Because the property has an average slope of 38.8% and a natural elevation above 2,900', the project is subject to the steep slope guidelines of the Town as well as the NoNC General Statutes related to mountain ridge protection. The project is located on a 21.35 acre lot and proposes to disturb 6,410 square feet which is only 0.7% of the lot and well below the 25% maximum. The proposed structure is also compliant with building height limitations imposed by general statutes for protected mountain ridges, measuring approximately 34 feet from the top of the foundation to the highest point of the roof.

Ms. Grooman reviewed the requirements of the application per LDS Section 12.7, confirming that the Town Fire Marshall, and Public Services staff utilities, had provided their approval. The property will be served by an existing septic system. She summarized that the application materials are compliant.

Chair Ginger Hain asked if there were any additional comments or questions for the applicant. Hearing none, she closed the public hearing at 5:59 p.m. There was brief discussion by the Board regarding compliance.

A motion was made by board member John Mason, seconded by Vice Chairman Travis Collins to approve the development on the same site, finding that it is in compliance with the Town's steep slope and mountain ridge protection requirements. The motion passed unanimously.

3. **Legislative Hearing:** text amendments to the Flood Damage Prevention Ordinance, Land Development Standards (LDS) sections 12.3 and 17.5, as required by the NC Department of Public Safety, Division of Emergency Management.

Assistant Development Director Olga Grooman stated that the Town of Waynesville participates in the National Flood Insurance Program (NFIP). This program enables property owners, renters, and businesses to purchase federally backed flood insurance. "In return," she quoted, "communities agree to adopt and implement local

floodplain management regulations that contribute to protecting lives and reducing the risk of new construction and substantial improvements from future flooding.”

Ms. Grooman proceeded through the required updates to the existing floodplain ordinance to maintain its legal authority and remain in good standing with the NFIP. The updates to the ordinance include revised definitions, additional clarifications, specifications for floodplain development permit certification, clarification of duties of the Floodplain Administrator, updates related to LOMRs, improvements to enforcement procedures, and provisions addressing recreational vehicles in the floodplain and floodway.

Board member John Mason stated that he understands that this is a federal mandate. He wanted to state for the record, that he needed to express his discomfort with the way that this is being done. He stated that the regulations felt more draconian than anything else, coming at a time, especially here, where people are at their weakest and most vulnerable, making it more and more difficult for them to secure their own homes that may have been damaged. He stated that the regulations make it more expensive to live here, and worsen the problem of affordable housing. He is concerned that there seem to be more and more rules.

Board member Alex McKay added that he has dealt with floodplain regulations for years on multiple properties. He gave an example that he recently installed an exit light and had to put 2 feet of wire on each side of the building, and the ordinance required him to pay a surveyor \$500 for 2 feet of wire going in the building. John Mason, agreed that regulations make it more expensive and added that for a lot of people, \$500 is quite a bit for just installing 2 feet of wire.

Tommy Thomas asked who the floodplain administrator is, and Ms. Grooman replied that she is the Certified Floodplain Administrator for Waynesville. She noted that other staff will be training for their CFM as well. She added that floodplain administration is not just administering this ordinance but involves working with building inspections and the North Carolina building codes to enforce floodplain regulations. She explained that staff is only recommending the minimum requirements to stay compliant with the NFIP guidelines.

A motion was made by board member Tommy Thomas, seconded by board member Michael Blackburn to find the recommended text amendment as attached as being consistent with goal 1 in the 2035 land use plan and reasonable and in the public interest. The motion passed unanimously.

A motion was made by board member Tommy Thomas, seconded by board member Michael Blackburn to recommend the text amendment as attached to the Town Council. The motion passed unanimously.

C. AJOURN

A motion to adjourn at 6:26 p.m. by Board member Tommy Rose, seconded by Board member Michael Blackburn. All voted in favor.

Ginger Hain, Chair

Esther Coulter, Administrative Assistant

Planning Board Staff Report

Meeting Date: August 17, 2026
Subject: Special Use Permit Request for multi-family development (apartment complex)
LDS Sections: 2.4.1 Table of Dimensional Standards by Residential District
 3.1.3 Special Use Permit Applications
 15.10 Special Use Permits (SUP)
Property Location: 1399 Plott Creek Rd, Waynesville, NC 28786 (PIN 8605-32-8929)
Acreage of the Site: 5.48 ac
Zoning District: Plott Creek Neighborhood Residential (PC-NR)
Existing Use: Vacant land, single-family dwelling
Owner: Triangle Real Estate of Gastonia, Inc
Authorized Agents: Thomas Jones III, Thomas Jones IV, Jeff Ledford, William Ratchford
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 Special Use Permit.

Background:

This is an application for a Special Use Permit for a 58-unit multi-family development on a 5.48-acre parcel at 1399 Plott Creek Rd, Waynesville, NC. This project, "Palisades at Plott Creek Phase II," proposes four (4) buildings containing 10, 12, 18, and 18 units respectively. The buildings will be three (3) stories in height. Three (3) of the buildings are located toward the rear of the property, while the building closest to the front of the lot is located about 30 ft from the road frontage and is split-level, with two (2) stories visible from the front and three (3) stories at the rear. Of the 58 proposed units, 24 will be one-bedroom units and 34 will be two-bedroom. The property is directly adjacent to the Palisades at Plott Creek Phase I apartment complex, which contains 200 units on 41 acres and will internally connect parking areas.

The subject property directly abuts Plott Creek Road and is located approximately .2 miles from Hazelwood Elementary School and .4 miles from the Great Smoky Mountain Expressway to the east. A portion of the site is in the floodplain of Plott Creek, which runs narrowly across the center of the lot. The site is gently sloped to the south, with elevations ranging approximately 2,805 ft at Plott Creek Road to 2,795 ft at the rear of the property. Some existing tree canopies are present on site, primarily around the floodplain area. The proposed buildings and parking areas will be located outside of the floodplain, and the project will preserve some existing trees and vegetative areas surrounding the floodplain. An existing single-family residence will remain on the property.

On November 18, 2025, the Council approved the annexation of the property into the Waynesville corporate limits and zoned it Plott Creek Neighborhood Residential (PC-NR), the same designation as the adjacent Phase I development. The applicant is also proposing to place between 20-23 acres of the rear portion of the Phase I property (PIN 8605-42-0093) into a conservation easement, as noted on the cover page of the site plan (bottom of the page).

6

The PC-NR zoning district allows up to 10 units per acre by right, and up to 16 dwelling units per acre with a Special Use Permit. Because the project proposes 58 units on 5.48 acres and the existing single-family home must be included in the density calculation, the total density is 59 dwelling units on 5.48 acres, or approximately 10.8 units per acre. Since it exceeds the by-right density of 10 units per acre, the project requires a Special Use Permit (SUP) and a quasi-judicial review by the Planning Board.

Per SUP application requirements, the applicant submitted an Environmental Survey (Sheet 101 of the site plan), Master Plan, and Building Elevations for design review. Special Use Permit is a quasi-judicial review. In addition to determining whether the application meets other ordinance requirements, there are six (6) specific findings of facts that the Planning Board must consider in order to approve, approve with conditions, or deny a Special Use Permit (LDS 15.10.2.E; checklist attached for reference):

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.
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.
3. Adequate utilities (water, sewer, drainage, electric, etc.) are available for the proposed use.
4. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.
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.
6. The establishment, maintenance or operation of the proposed use shall not be detrimental to or endanger the public health, safety or general welfare."

Surrounding Land Uses:

The property lies within the corporate limits of Waynesville, at the southwestern edge of the Town. It is surrounded by large-acreage single-family lots to the south, west, and north. It abuts a large private estate to the west, and the Palisades at Plott Creek apartment complex to the east. It is located approximately 0.2 miles from Hazelwood Elementary school and 0.4 miles from the Great Smoky Mountain Expressway.

The subject property is within the PC-NR district that stretches to the east. Across Plott Creek Road to the east, is the Eagles Nest Residential Low-Density District. The surrounding properties on all other sides are located in Haywood County's jurisdiction and do not have zoning designations.

Zoning District:

The Plott Creek Neighborhood Residential (PC-NR) district has the following purpose and intent in the Land Development Standards Section LDS 2.3.3.F:

"While it is semi-rural currently, as the Plott Creek Neighborhood District (PC-NR) develops it should do so in a manner which complements its location near the Hazelwood Town Center, and the Hazelwood Elementary School which is within its boundaries. Infrastructure should be well connected and networked (including sidewalks, streets, water/sewer, etc.) and other infrastructure needs should be addressed (such as recreational opportunities) as the area develops. Special care should be taken to enhance the natural features of the area, such as the mountain slopes and the creek, so that they become an integral part of the community. Connections (roads, trails, etc.) to other districts, such as Hyatt Creek area and to the large mountain tracts at the end of Plott Creek, are also important and must be considered as the area develops."

Because the project will extend the sidewalk and will interconnect to the Phase I of the Apartments – thereby creating a secondary location of ingress/egress, this multi-family residential use is consistent with the PC-NR district’s purpose of creating a well-connected, walkable neighborhood near Hazelwood Elementary and Hazelwood Town Center. It would also support the planned expansion of infrastructure network, as stated in the district’s purpose above. The site is within the Urban Services Boundary, where the expansion of the municipal services, including water and sewer infrastructure, is anticipated.

Multi-family development is permitted outright in this zoning district. LDS 17.3 provides the following definition of the multi-family development:

“Dwelling—Multifamily. A building or portion thereof containing three or more dwelling units on a single lot where each unit has a separate entrance from the outside or through a common vestibule. A multifamily structure where dwelling units are available for lease or rent for less than one month shall be considered lodging.”

Consistency with the 2035 Comprehensive Land Use Plan:

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

“Residential Conservation [is] best suited for low density residential development that is clustered or of a conservation design. Generally, these areas contain steep slopes and / or working agricultural lands. These areas may have narrow streets and may or may not to be connected to water and sewer utilities. Low Impact Development (LID) techniques should be encouraged to reduce stormwater runoff, and development should be clustered away from resources.” (p. 26)

On January 29, 2019, the Planning Board approved a major site plan for a 200-unit apartment complex (Palisades at Plott Creek) on the adjacent 41-acre site. Importantly, half of the site- 20.96 ac- were preserved as open, undisturbed space, consistent with the conservation goals of the 2035 Land Use Plan. The development was clustered on the remaining 20 acres. In expanding the apartment development, the applicant affirms their commitment to preserving the undeveloped area of Phase I by the initiation of a formal conservation easement on the 20.96 acres that extends to the ridge and the manufactured home neighborhood of Locust Drive.

The subject property lies within the Urban Services Boundary (USB) on the Future Land Use Map, which means that the expansion of the Town’s water and sewer services on this site is appropriate and supported. Water and sewer infrastructure already exists at the adjacent Palisades at Plott Creek site and Phase II proposes connecting to that existing infrastructure.

The Planning Board could find that the proposed Phase II is consistent with the following goals of the Comp. Plan:

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

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

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

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

Zoning Compliance:

LDS 2.4.1- Dimensional Standards for PC-NR District:

- Density: 10 units/acre (up to 16 units/acre with a Special Use Permit). Proposed density is 10.8 units/acre
- Minimum lot size: 1/6 ac (7,260 sf). The site is 5.48 ac.
- Minimum lot width: 50 ft. The lot is approximately 580 ft wide at the road frontage.
- Minimum pervious surface: 10%. Provided- 69% (3.81 ac)
- Building setbacks: front and side from adjacent lot- 10 ft, street side/secondary front- 5 ft, rear- 6 ft, and setback between buildings- 6 ft. The project is compliant. The site plan shows a 10-ft building envelope within which all the proposed buildings are located.
- Maximum height permitted is 3 stories. Three (3) buildings are three stories in height, and one building is split level, with two stories at the front and three stories at the rear.

LDS 2.5.3- Table of Permitted Uses:

Multi-family dwellings are permitted by right in the PC-NR district.

LDS Chapter 3- Supplemental Standards:

There are no supplemental standards for multi-family dwellings.

LDS 4.3- Basic Lot use Standards:

- LDS 4.3.1 requires that all lots front a public street right-of-way or a driveway. The site abuts Plott Creek Road and will be served by a driveway connecting to the road, and the proposed buildings will front the driveway and associated parking areas, consistent with this requirement.

LDS 4.4- Measurement of Building Height:

“All structures within residential districts are limited to a maximum height of 60 feet as measured from the highest adjacent grade to the top of a flat roof or the peak of a sloped roof.” The proposed buildings have a maximum height of 46 ft, 9 inches at the front elevation, which is compliant. The split-level building closest to Plott Creek Road has a height of 32 ft, 6 inches at the road frontage and is also compliant with the maximum height standard.

LDS 5.8- House/Townhouse/Apartment Residential Building Design Guidelines:

- Buildings shall have sloped roofs (LDS 5.8.2). The project is compliant.
- The buildings will be accessed through the vestibules with stairs and corridor access.
- At least 15 percent of the area of each façade that faces a street lot line must be windows or main entrance doors (LDS 5.8.5.A). The front façade of the building fronting Plott Creek Road contains at least 15% window area. Additionally, the front elevations of other proposed buildings facing the internal driveway and parking areas also meet this requirement.
- The design elevations show at least five (5) architectural features, as required per LDS 5.8.5.B:
 - Off-sets in building face/roof
 - Covered entries

- Window trims
- Balconies
- Gables
- Eaves
- Decorative patterns on exterior finish (brick, alternating siding patterns, shingles)
- The proposed materials for the buildings include brick, Cedarmill panels, board-and batten siding, Hardie Plank siding, and “Onyx Black” Owens Corning architectural shingles. These materials are consistent with the requirements of LDS 5.8.6 for building walls and roof materials.

LDS 6- Infrastructure Standards:

- The project will connect to Plott Creek Road via a two-way driveway that is 35 feet wide at the entrance and 20 feet wide thereafter. The proposed driveway complies with Town standards, and the applicant will obtain the required driveway permit from the North Carolina Department of Transportation (NCDOT).
- A 5-ft sidewalk is proposed along the Plott Creek Road frontage, consistent with the Residential Street infrastructure guidelines of LDS 6.6.2.D and 6.8.1. The sidewalk will connect to the existing sidewalk along the road frontage of Phase I of the development.
- Additionally, internal pedestrian connectivity will be provided through a proposed sidewalk network within the development. The sidewalk extends from the road frontage along one side of the internal driveway, continues around the parking areas, and provides access to each building entrance. The sidewalk and internal drive will also provide an internal connection to Phase I of the development (LDS 6.4).
- The project is located approximately .2 miles away from Hazelwood Elementary School. Per LDS 6.10.1, the developer has completed a Transportation Impact Analysis (TIA) study. The findings of the study have been reviewed both by the Town staff and NC DOT:
 - The analysis incorporates Phase I traffic as existing conditions.
 - The TIA evaluated four intersections: proposed new entrance to Phase II at Plott Creek Road, intersection of Will Hyatt Road/Palisades Lane and Plott Creek Road of Phase I, intersection of Plott Creek Road and Hazelwood Elementary School Driveway, and intersection of Plott Creek Road/Hazelwood Avenue and Sulphur Springs Road.
 - The study evaluated sight distances, Fire Code access requirements, traffic flow, and traffic capacity.
 - The study concluded that “no mitigations are necessary to ensure project meets transportation and safety standards.”
 - The study is included in the agenda packet.
- Utilities (LDS 6.11): The project will connect to the existing water and sewer infrastructure. The Public Works Department confirmed via the attached letter that the Town could provide water and sewer to the development. Electric distribution to this development will be provided by Duke.

LDS 7- Civic Space:

- **Civic Space Dedication (LDS 7.3):** For a 59-unit site plan, 13% of the total acreage shall be dedicated to civic space. The property is 5.48 acres. Therefore, 0.71 acres are required as a civic space. The developer provides 1.35 acres of civic space (24.6%), which exceeds the requirement.
- **Civic Space Type (LDS 7.2):** The project proposes a centrally located civic space. It includes a natural preserve of 1.05 acres with a proposed walkway and surrounding green areas.
- **Accessibility and Location (LDS 7.2.2 and 7.2.3)** requires that all civic spaces shall be conveniently accessible to all residents of the development and shall have at least 60 ft of frontage on at least one public street within the development. The project is compliant as all four (4)

buildings will front the civic space, and the civic area will also connect to Phase I of the development via a sidewalk.

- As required, no residential unit is further than ¼ mile (1,320 ft) from a civic space area (LDS 7.2.2.B).
- **LDS 7.2.4- Usability** requires that at least one-quarter (¼) of the total land dedicated shall be located outside of floodplain. The project is compliant because of 1.35 acres of civic space, 0.8 acres (59%) are located outside of floodplain.
- **LDS 7.2.5- Minimum Amenities-** requires that civic spaces include two (2) or more improvements or amenities, such as landscaping, pathways, ball fields, or similar features. The site plan shows a walkway and two (2) tree preservation areas. **Staff recommend that at least one more amenity be included in the civic space.**

LDS 8- Landscaping:

- **LDS 8.3.1.B- Protection of Vegetation During Design-** requires that all major site plans preserve 5% of the existing trees on site. The project shows two (2) tree preservation areas of approximately 0.22 ac. Additionally, the vegetation within the 30-ft stream buffer will be undisturbed.
- **Buffer (LDS 8.4.1.A-B):** A type B Buffer Yard is required along the side and rear lot lines, not including road frontage, for all special use permits. The development provides a semi-opaque 20-foot-wide buffer along the southern and western boundaries of the site, consisting of two (2) understory trees, one (1) canopy tree, and eight (8) shrubs per each 100 linear feet. **Four (4) additional shrubs and two (2) evergreen trees are needed per each 100 linear feet to comply with the type B buffer requirements.**
- **Street Tree Plantings (LDS 8.5.1):** NR district requires one canopy tree per 40 ft of street frontage with maximum spacing of 50 ft on center. The width of the planting strip shall be at least 5 ft, and it shall be located between the road and a sidewalk. The project is located within the NR zoning district and has about 580 linear feet of Plott Creek Road frontage, which requires 15 trees. The plan shows 15 street trees (Site Plan Sheet C-102). Tree spacing generally meets ordinance requirements, but minor deviations occur where strict spacing would interfere with lot frontage.
- **Parking Lot Screening (LDS 8.6.1):** Parking lots shall be screened from sidewalks and streets. The project shows the landscaping screen of the parking lot closest to Plott Creek Road, which is compliant.
- **Parking Lot Landscaping (LDS 8.6.2):** No parking space shall be more than 40 ft from the base of a canopy tree. Additionally, one canopy tree is required per 12 parking spaces. Nine (9) canopy trees are required for 107 proposed parking spaces. The project shows 21 trees within the parking lot areas which exceeds the requirement.
- **Screening (LDS 8.7):** All dumpsters, loading docks, or utility structures visible from a public street or adjacent property shall be screened. None shown.

LDS 9.2 Required Parking Standards:

- 1.5 parking spaces are required per unit for multi-family developments. Therefore, 58 units require 87 parking spaces, and 107 spaces are provided, exceeding the requirement (LDS 9.2.1).
- One bicycle parking space is required for 20 auto spaces. The project requires six (6) and offers eight (8) bicycle parking spaces (LDS 9.2.1).
- The larger parking lot is located in the center of the property, and the smaller parking lot is located to the rear of the building fronting Plott Creek Road. The location of the parking lot areas is compliant with the LDS 9.3.

- The project will connect to Plott Creek Road via a two-way driveway that is 35 feet wide at the entrance and 20 feet wide thereafter. The driveway has been reviewed by the Town for compliance with Building/Fire Code requirements. The NCDOT permit is required as well.

Lighting (LDS 10):

- None currently proposed. All lighting is subject to the town's lighting ordinances, which include, but are not limited to, a detailed light plan and design standards.

Signs (LDS 11):

- None proposed. A separate sign permit would be required.

LDS 12- Environmental:

- The project has submitted an Environmental Survey (Site Plan Sheet C-101).
- The project identifies Plott Creek stream and existing tree areas on site.
- The property is partially in the floodplain. The construction will take place outside of the floodplain, with the exception of the internal driveway, which will cross a stream via a culvert.
- There are two (2) wetland areas identified on site.
- The site has a gentle topography, gradually sloping down from Plott Creek Road.
- The Stormwater Management Plan and Stormwater Permit are required as the site is >1 acre. Stormwater facilities cannot be counted towards civic space.

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

Per LDS 3.1.3.A-C:

- "Special Uses are uses which are generally compatible with other land uses permitted in a land development district but which, because of their unique characteristics or potential impacts on the surrounding neighborhood and/or the town as a whole, require individual consideration in their location, design, configuration, and/or operation at the particular location proposed.
- 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." The project shows general compliance 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."

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). **Please refer to the application materials for the applicant's narrative.** 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.**

The applicant states that “the maximum building height is 3-stories, which is allowed by right in PC-NR zoning. This is also consistent with the adjacent Palisades at Plott Creek Phase 1. Proposed Building 1, which is located beside Plott Creek Road will be two stories on the road side. Landscaping will be provided throughout including street trees, parking lot landscaping, and plantings around the buildings. Existing trees will be saved where possible within the site. The proposed special use conforms to the character of the neighborhood considering the location, type, and height of buildings and the extent of landscaping on the site.”

The site will be directly adjacent to Phase I of the development, extending the sidewalk along Plott Creek Road in close proximity to the elementary school and connecting to the existing sidewalk to Hazelwood. It will match the architecture and connect the parking internally to the existing development. This expands a compactly arranged site with easy access to the Great Smoky Mountains Expressway. On November 18, 2025, following the Planning Board’s public hearing and recommendation, the Town Council annexed and zoned the property as Plott Creek Neighborhood Residential (PC-NR), where multi-family use is permitted by right.

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.

In the application materials, the applicant explains, “The project creates an ingress/egress on Plott Creek Road. A Traffic Impact Analysis was performed by Teague Engineering, and the report concluded that the proposed Phase 2 development is not anticipated to result in a significant adverse on the surrounding roadway network, provided the development is constructed in accordance with the submitted site plans. Since Phase 2 will be connected to Phase 1, this will allow a second means of ingress/egress for emergency vehicles for both phases. Adequate measures are taken to provide ingress and egress and if the plan is developed as-proposed, traffic hazards and traffic congestion will be minimized.”

The proposed driveway/access to Plott Creek Road and internal connectivity have been reviewed by the Town’s Building Inspections and Fire Code Officials for compliance with related codes and LDS standards. Additionally, the driveway permit will need to be approved by the NCDOT. The TIA study has also been reviewed by the Town staff and NCDOT team.

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

As stated in the attached letter by the Public Works Department, the Town has capacity to provide sewer and water services to the proposed development. The project intends to connect to the existing infrastructure within Phase I. The electric service will be provided by Duke.

The applicant states, “The property is within the Town of Waynesville Urban Services boundary. The Town provided a letter dated 5/29/26 confirming adequate water and sewer capacity to serve the project. The Town has an existing 8" water line along Plott Creek Road, and there is a private 8" water line within Palisades Phase 1. The private water and sewer within Palisades Phase 1 can be extended to serve Phase 2. The project will provide drainage in accordance with Town standards, and electric is available.”

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

The applicant claims that “The use will be the same as the existing Palisades Phase 1. Any noise will be minimal and similar to surrounding residential areas. The proposed use will not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.”

Development Services Department has not received any complaints and is not aware of any code violations in Phase I. As a residential development, the project will be managed through leasing agreements and would not generate noxious or offensive vibration, noise, odor, dust, smoke, or gas.

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.

Per applicant: "When the Planning Board approved the annexation and Town Council voted to annex the parcel, they determined that the map amendment was reasonable and in the public interest because it met the goals of the 2035 Comprehensive plan including promoting smart growth principles (infill, preservation of natural resources). The approval also considered the amendment would allow creating a well-connected, walkable neighborhood near Hazlewood Elementary and Hazlewood Town Center. The project meets the goals of the Comprehensive Plan, is allowed in PC-NR zoning, and meets the Town ordinances. Therefore, the project will not impede the orderly development and improvement of surrounding properties."

Multi-family use is permitted by right. The project shows general compliance with the Land Development Standards. The project is seeking 0.8 units/acre of additional density allowance. Expansion of the existing apartment complex at this site will not impede other existing uses in the district or in the adjacent unincorporated area of Haywood County.

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 applicant states that "The use is residential, which is the same as the surrounding areas. The project will meet or exceed all applicable environmental, building, and life safety regulations. Utilities are available adjacent to the property. The project will preserve trees along Plott Creek and will implement a landscaping plan to further enhance and buffer the property. The project will not be detrimental to or endanger the public health, safety, or general welfare."

The applicant hired Traffic Engineering firm JM Teague, and met with NCDOT and Town staff to scope the traffic impact analysis. The TIA study indicates that the development will generate 447 trips daily on average and certifies that the projected additional traffic will not create significant adverse impact on the surrounding road network. Additionally, the added traffic and the entrance to Phase II will not adversely impact the existing traffic pattern at the nearby elementary school.

Public Notices:

Staff duly advertised this hearing by:

- Posting the property on July 29, 2026;
- Mailing notices to adjacent property owners within 500 ft on July 31, 2026;
- Publishing the advertisements in the *Mountaineer* newspaper for two (2) consecutive weeks on August 2 and August 9, 2026; and
- Submitting the notice to local media and posting it on the Town's website on August 3, 2026.

Attachments Submitted as Evidence:

- Staff Report
- Application materials: SUP Application Form, site plan, building elevations, environmental survey, additional narrative, TIA, Agent Authorization Forms, payment

- Neighborhood meeting materials
- Utilities availability letter
- Maps: property, zoning, floodplain, street view
- Public notices
- Town of Waynesville LDS, NC Building and Fire Codes, and NC GS 160D by reference



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

TRANSMITTAL

TO:	FROM:
Olga Grooman, AICP	G. Thomas Jones III, PE
COMPANY:	DATE:
Town of Waynesville	5/27/26
PHONE NUMBER:	WGLA PROJECT NUMBER:
	22102
RE:	YOUR REFERENCE NUMBER:
Palisades at Plott Creek Phase 2 Application for Special Use Permit	

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

NOTES/COMMENTS:

Olga,

I am attaching:

1. Application for Special Use Permit
2. Fee (\$1,460.00)
3. Copy of Community Meeting Notice mailed 5/26/26
4. Site Plan including:
 - Environmental Survey
 - Master Plan
 - Preliminary Site Plan
 - Preliminary Landscape Plan
 - Building Elevations
5. Traffic Impact Analysis (Electronic copy)

Thank you,
 Tom



16

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: Palisades at Plott Creek Phase 2

PROPERTY OWNER(S) OF RECORD: Triangle Real Estate of Gastonia Inc.

PARENT PARCEL IDENTIFICATION NUMBER(S): 8605-32-8929

PROPERTY LOCATION: 1415 Plott Creek Road

ZONING: PC-NR

LAND USE AT TIME OF APPLICATION: Single Family Residence + Vacant

APPLICANT (IF DIFFERENT FROM OWNER): _____

Note: Authorization to apply form must be submitted with the application if applicant is different from owner.

MAILING ADDRESS: P.O. Box 4158, Gastonia NC 28054

PHONE NUMBER: (704) 869-6024

RELATIONSHIP TO PROPERTY OWNER: _____

NUMBER OF UNITS/DENSITY: 58 Units / 5.48 Ac = 10.6 Units /Ac (10.8/Ac incl. exist house)

REGISTERED LAND SURVEYOR/DRAWING NUMBER: See attached

APPLICATION COMPLETENESS (See LDS Section 15.10 and 15.4):

(YES/NO)

 X ENVIRONMENTAL SURVEY

FLOODPLAIN (SFHA): Yes

STEEP SLOPE: (At/ above 2,900 elev and 25% slope or greater): No

WETLANDS SHOWN AND SF: Yes

NATURAL FEATURES SHOWN: Yes

 X MASTER PLAN

CIVIC SPACE ESTABLISHED (Cannot be wetland or buffer): Yes

TOWN STANDARD STREETS (incl. landscaping and sidewalk): N/A

DRIVEWAY LOCATIONS AND PARKING: Yes

UTILITY PLAN (water, sewer, hydrants, power) Yes

PERVIOUS/IMPERVIOUS RATIO AND STORMWATER MGT AREAS Yes

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

SIGNATURE OF APPLICANT:

William R. R. R. R.

DATE: 12/15/25

This institution is an equal opportunity provider

PAYMENT SUMMARY RECEIPT

TOWN OF WAYNESVILLE
16 S MAIN ST

DATE: 05/27/26 CUSTOMER#:
TIME: 16:19:14
CLERK: 2044ecou

RECPT#: 3334467 PREV BAL: 1460.00
TP/YR: P/2026 AMT PAID: 1460.00
BILL: 3334467 ADJSTMNT: .00
EFF DT: 05/27/26 BAL DUE: .00
Misc Cash Receipts

-----TOTALS-----

PRINCIPAL PAID: 1460.00
INTEREST PAID: .00
ADJUSTMENTS: .00
DISC TAKEN: .00

AMT TENDERED: 1460.00
AMT APPLIED: 1460.00
CHANGE: .00

PAID BY: CIP Wyn Plan Review *sup*
PAYMENT METH: CHECK
PAYMENT REF: 20027

TOT PREV BAL DUE: 1460.00
TOT BAL DUE NOW : .00

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

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

Name of Authorized Agent: William Ratchford

Title and Company: VP, Southwood Realty Company

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

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

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

This the 18th day of August, 2025.

Owner or Party with Contractual Interest in Property:



Address and phone number:

Herman E. Ratchford, Jr

Triangle Real Estate of Gastonia, Inc.

P.O. Box 4158, Gastonia, NC 28053

(704) 866-4675

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

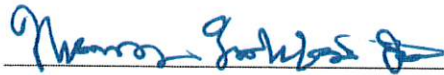
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Name of Authorized Agent: Jeff Ledford
Title and Company: Project Manager, Southwood Realty Company
Address: P.O. Box 280, Gastonia, NC 28052
Phone and email: (704) 678-3930 jeff.ledford@southwoodrealty.com

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

This the 18th day of August, 2025.

Owner or Party with Contractual Interest in Property:



Address and phone number:

Herman E. Ratchford, Jr

Triangle Real Estate of Gastonia, Inc.

P.O. Box 4158, Gastonia, NC 28053

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Name of Authorized Agent: G. Thomas Jones III, PE
 Title and Company: Principal/Project Manager WGLA Engineering, PLLC
 Address: 724 5th Avenue West, Hendersonville, NC 28739
 Phone and email: (828) 687-7177 x303 tjones@wgla.com

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

This the 18th day of August, 2025.

Owner or Party with Contractual Interest in Property:

Herman E. Ratchford, Jr.

Address and phone number:

Herman E. Ratchford, Jr

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Name of Authorized Agent: G. Thomas Jones IV, PE

Title and Company: Project Engineer

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

Phone and email: (828) 687-7177 x307 gtj4@wglc.com

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

This the 18th day of August, 2025.

Owner or Party with Contractual Interest in Property:



Address and phone number:

Herman E. Ratchford, Jr

Triangle Real Estate of Gastonia, Inc.

P.O. Box 4158, Gastonia, NC 28053

(704) 866-4675

Triangle Real Estate / Southwood Realty Company
165 S. York Street
Gastonia, NC 28053
(704) 869-6024 www.southwoodrealty.com

Application Narratives

June 1, 2026

Olga Grooman, AICP, CFM, CZO
Assistant Development Services Director
Town of Waynesville
9 S Main St #110
Waynesville, NC 28786

Re: Palisades at Plott Creek
Phase 2 Narrative

Dear Ms. Grooman:

Per your request, we are providing a narrative for additional information to accompany the Special Use Permit submittal for the above referenced project.

Site Location

The site is on a 5.48-acre parcel at 1399 Plott Creek Road in Waynesville (PIN 8605-32-8929). The site is adjacent to Palisades Plott Creek Phase 1.

Site History

On September 18, 2025 Triangle Real Estate of Gastonia petitioned the Town for annexation of the parcel. On October 20, 2025 the Planning Board reviewed the map amendment application and unanimously recommended that the property be assigned Plott Creek Residential District (PC-NR) zoning district, consistent with the adjacent district and with Palisades at Plott Creek Phase 1. On November 18, 2025, the Town Council approved motions to annex the parcel and adopt the map amendment to PC-NR zoning. Triangle Real Estate applied for a Special Use Permit on 5/27/26 requesting 10.8 units per acre for a proposed project titled Palisades at Plott Creek Phase 2. Ten (10) units per acre are allowed by right and up to sixteen (16) units per acre are allowed by Special Use Permit.

Project Description

Triangle Real Estate of Gastonia / Southwood Realty plans to develop a multi-family residential community consisting of four apartment buildings consisting of 24 one-bedroom units and 34 two-bedroom units, for a total of 58 apartment units. The existing single-family residence along Plott Creek Road will remain. The project will include vehicular and pedestrian connections to Phase 1. Along with internal sidewalks for Phase 2, a sidewalk is also proposed along Plott Creek Road. The apartment complex will include 107 +/- automobile spaces, 8 bicycle spaces, 3.81 acres of pervious area, and 1.35 acres of Civic Space. The provided parking, pervious area, and Civil Space all exceed the minimum requirements of the Town of Waynesville.

As part of the Special Use Permit submittal and prior to building permits for residential buildings in Phase 2, we are proposing to place a minimum of 20 acres and a maximum of 23 acres in a conservation easement on the Phase 1 parcel (PIN 8605-42-0093).

Findings of Fact

The project will meet all requirements and ordinances of the Town of Waynesville, and no variances are being requested. We also offer the following findings of fact:

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.*

The maximum building height is 3-stories, which is allowed by right in RC-NR zoning. This is also consistent with the adjacent Palisades at Plott Creek Phase 1. Proposed Building 1, which is located beside Plott Creek Road will be two stories on the road side. Landscaping will be provided throughout including street trees, parking lot landscaping, and plantings around the buildings. Existing trees will be saved where possible within the site. The proposed special use conforms to the character of the neighborhood considering the location, type, and height of buildings and the extent of landscaping on the site.

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 project creates an ingress/egress on Plott Creek Road. A Traffic Impact Analysis was performed by Teague Engineering, and the report concluded that the proposed Phase 2 development is not anticipated to result in a significant adverse on the surrounding roadway network, provided the development is constructed in accordance with the submitted site plans. Since Phase 2 will be connected to Phase 1, this will allow a second means of ingress/egress for emergency vehicles for both phases. Adequate measures are taken to provide ingress and egress and if the plan is developed as-proposed, traffic hazards and traffic congestion will be minimized.

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

The property is within the Town of Waynesville Urban Services boundary. The Town provided a letter dated 5/29/26 confirming adequate water and sewer capacity to serve the project. The Town has an existing 8" water line along Plott Creek Road, and there is a private 8" water line within Palisades Phase 1. The private water and sewer within Palisades Phase 1 can be extended to serve Phase 2. The project will provide drainage in accordance with Town standards, and electric is available.

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

The use will be the same as the existing Palisades Phase 1. Any noise will be minimal and similar to surrounding residential areas. The proposed use will not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.

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.*

When the Planning Board approved the annexation and Town Council voted to annex the parcel, they determined that the map amendment was reasonable and in the public interest because it met the goals of the 2035 Comprehensive plan including promoting smart growth principles (infill, preservation of natural resources). The approval also considered the amendment would allow creating a well-connected, walkable neighborhood near Hazlewood Elementary and Hazlewood Town Center. The project meets the goals of the Comprehensive Plan, is allowed in PC-NR zoning, and meets the Town ordinances. Therefore, the project will not impede the orderly development and improvement of surrounding properties.

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

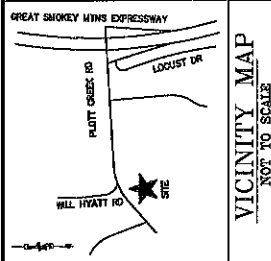
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Please let me know if you have any questions or need any additional information.

Sincerely,



William Ratchford, Vice President
Southwood Realty Company



VICINITY MAP
NOT TO SCALE

SITE PLAN for PALISADES at PLOTT CREEK PHASE 2 Town of Waynesville HAYWOOD COUNTY NORTH CAROLINA

WGLA
Engineering

WGLA ENGINEERING, PLLC
724 5th AVENUE WEST
HENDERSONVILLE, NC 28758
(704) 892-2277
WGLA.COM
NC LICENSE P-1542

PALISADES
AT PLOTT
CREEK
PHASE 2
TOWN OF
WAYNESVILLE
HAYWOOD COUNTY



DATE	DESCRIPTION



PROJECT NUMBER
DATE

22102
5-25-26

COVER
SHEET

C-100

SCALE: NTS

DEVELOPMENT DATA BLOCK

OWNER: TRIANGLE REAL ESTATE OF CATAWBA, INC.
PO BOX 4000 CATAWBA, NC 28605-0000

DEVELOPER: TRIANGLE REAL ESTATE OF CATAWBA, INC.
SOUTHWEST REALTY COMPANY
WILLIAM B. EDWARDS
CATAWBA, NC 28605
704-892-2277

ENGINEER: W. B. EDWARDS, P.L.L.C.
724 5th AVENUE WEST
HENDERSONVILLE, NC 28758

PERMITS AREA:
MINIMUM ALLOWABLE: 0.15 ACRES (10% MINIMUM)
PROVIDED: 0.15 ACRES (10%)

BLDG HEIGHT: 3-STORIES MAXIMUM

CHIC SPACES:
0.17 ACRES (10% MINIMUM)
0.30 ACRES OUTSIDE OF FLOODPLAIN (0.5%)
PROVIDED: 1.35 ACRES CHIC SPACE TOTAL

UNIT SUMMARY:
1-BEDROOM = 24 UNITS (61%)
2-BEDROOM = 24 UNITS (60%)
TOTAL = 48 UNITS

PARKING SUMMARY:
REQUIRED AUTO SPACES: 1.5 / UNIT = 63 SPACES
REQUIRED BOTTLE SPACES: 1 / 20 AUTO SPACES = 6 SPACES
PROVIDED AUTO SPACES: 1.9 / UNIT = 107 SPACES
PROVIDED BOTTLE SPACES: 8 SPACES

FLOOD HAZARD:
A PORTION OF THIS PROJECT IS LOCATED WITHIN
THE FLOODPLAIN OF THE CATAWBA RIVER
NORTH CAROLINA FLOODPLAIN MAPPING
PERM NO. 3700000500 DATED 4/7/2012

DEVELOPER PROPOSED CONDITION:
PRIOR TO BUILDING PERMITS FOR RESIDENTIAL
BUILDINGS IN PHASE 2, BETWEEN TWENTY (20)
ACRES MINIMUM AND TWENTY THREE (23)
ACRES MAXIMUM, WILL BE PLACED IN A
CONSERVATION EASEMENT ON THE PHASE 1
PARCEL (PIN 8605-42-0093)

DR/PA: 8605-32-0020

PARCEL AREA: 1058/1024, 1058/1024

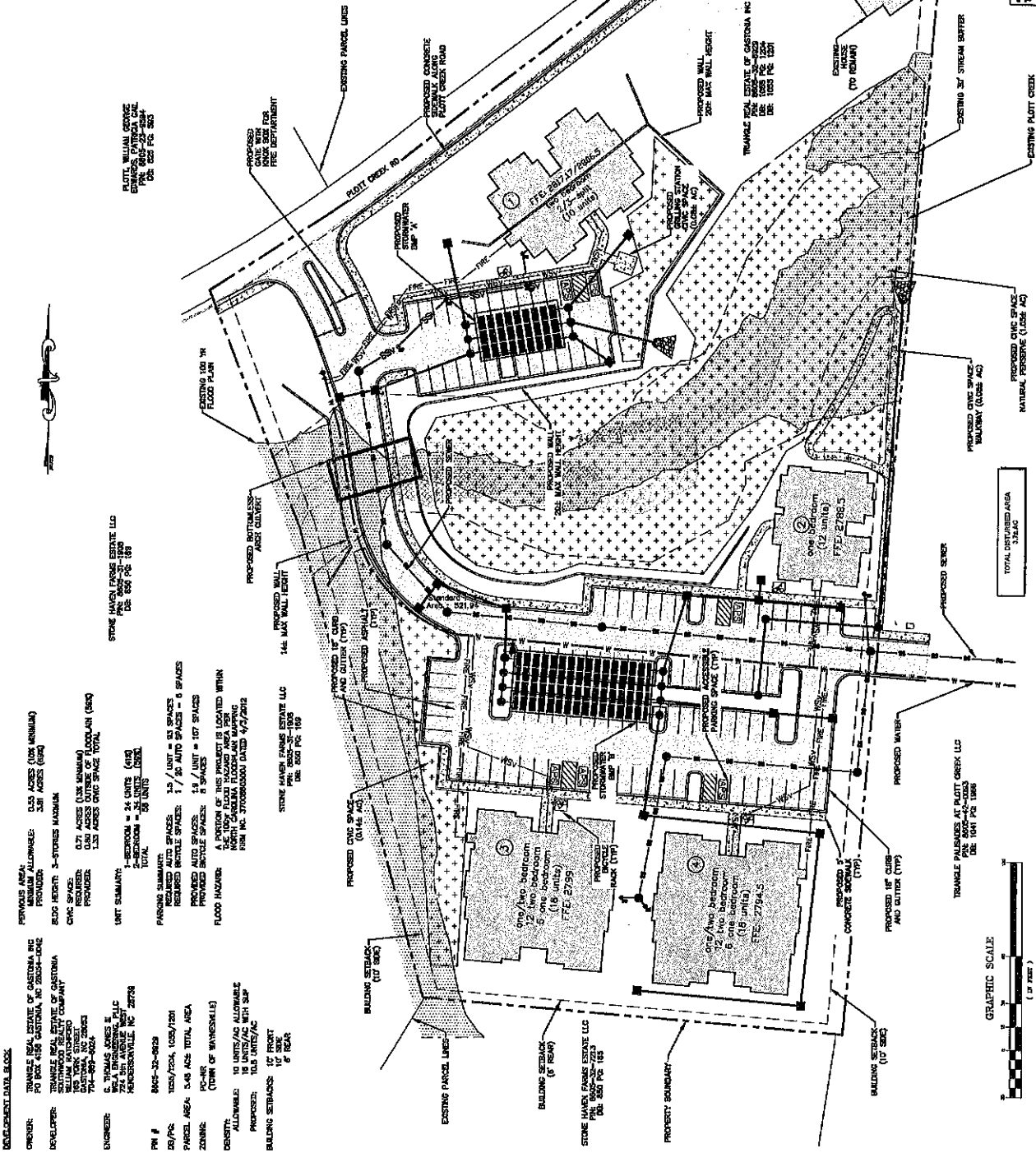
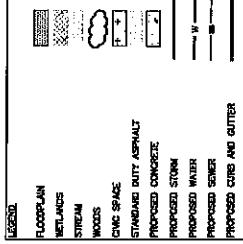
PARCEL AREA: 5.48 ACRES TOTAL AREA

ZONING: PC-W (TOWN OF WAYNESVILLE)

DENSITY: 10 UNITS/AC ALLOWABLE

PROPOSED: 10.5 UNITS/AC WITH BIP

BUILDING SETBACKS: 10' FRONT
10' SIDE
5' REAR



DATE	REVISIONS



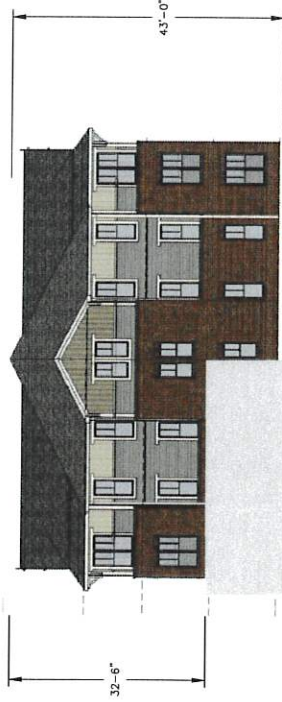
PROJECT NUMBER	22102
DATE	1-15-28

TWO BEDROOM
(10 UNIT)
ILLUSTRATIVE
ELEVATIONS

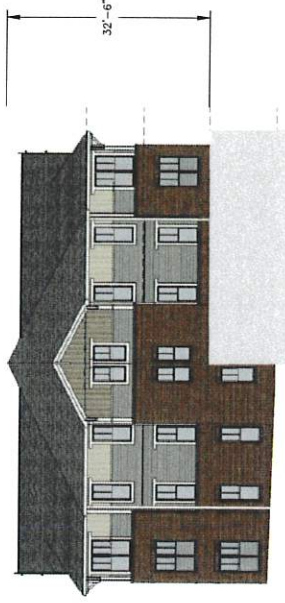
G-001

SCALE: NTS

ELEVATIONS BY:
WGLA ARCHITECTURE
1000 S. BROADWAY
CHARLOTTE, NC 28202
PHONE: (704) 377-8500



SIDE ELEVATION



SIDE ELEVATION

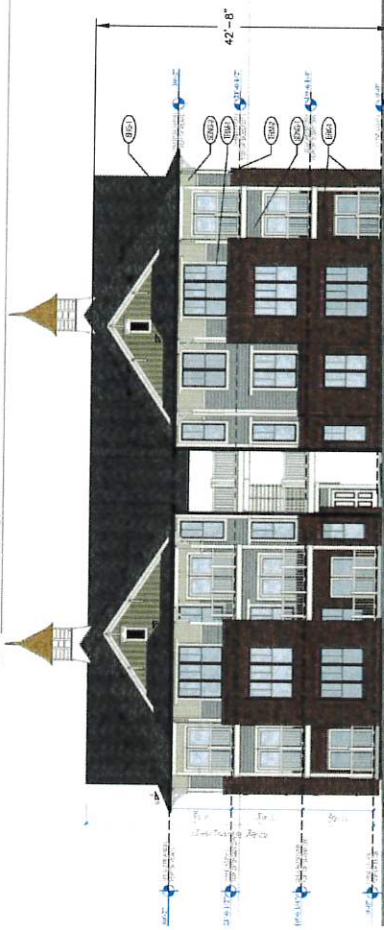
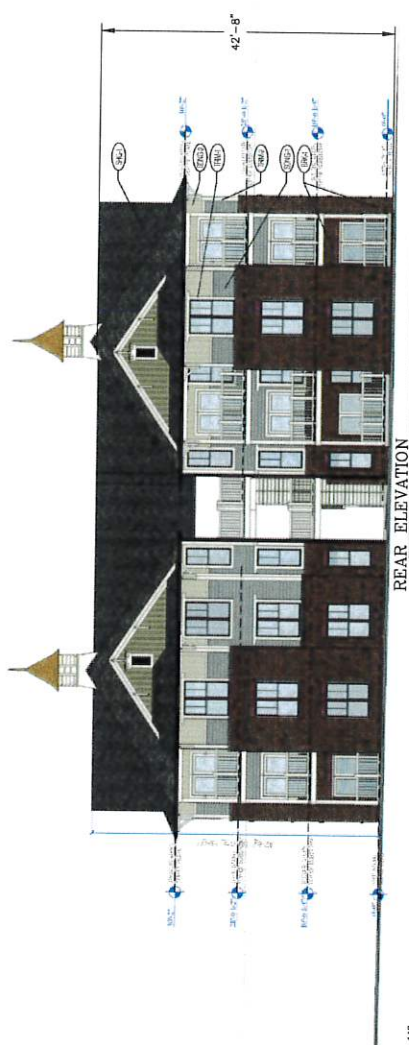


REAR ELEVATION
(PLOTT CREEK ROAD SIDE)



FRONT ELEVATION
(PARKING LOT SIDE)

BUILDING #1



ELEVATIONS BY:
MILLER ARCHITECTURE
715 NORTH CHURCH STREET, SUITE 140
CHARLOTTE, NC 28202
PHONE: (704)377-8500

EXTERIOR MATERIALS KEY* Palisades at Platt Creek	
1	100% WHITE PINE
2	100% WHITE PINE
3	100% WHITE PINE
4	100% WHITE PINE
5	100% WHITE PINE
6	100% WHITE PINE
7	100% WHITE PINE
8	100% WHITE PINE
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91	100% WHITE PINE
92	100% WHITE PINE
93	100% WHITE PINE
94	100% WHITE PINE
95	100% WHITE PINE
96	100% WHITE PINE
97	100% WHITE PINE
98	100% WHITE PINE
99	100% WHITE PINE
100	100% WHITE PINE

*Based on 1980 Census of Housing, U.S. Department of Commerce, Bureau of Economic Analysis, Washington, D.C. 20540.

FRONT ELEVATION

BUILDINGS #3 & #4

1



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

JOSH STEIN
GOVERNOR

J.R. "JOEY" HOPKINS
SECRETARY

July 14, 2026

Jeffery H. Moore, P.E. – J.M. Teague Engineering & Planning
Prepared for:
Southwood Realty Company
G. Thomas Jones IV
gtj4@wgl.com
165 S. York Street
Gastonia, NC 28052

Subject: **Approval of the Traffic Impact Analysis (TIA)** – Palisades at Plott Creek Multi Family Residential Development located in Waynesville, NC

The Traffic Impact Analysis (TIA) submitted to the North Carolina Department of Transportation (NCDOT) for the development titled as Palisades at Plott Creek is summarized as follows:

Proposed Development

According to the TIA, the proposed Palisades at Plott Creek development is to be located on SR 1173 (Plott Creek Rd) adjacent to Hazelwood Elementary School within the Town of Waynesville, Haywood County. The TIA was developed for the full build out of the proposed development (Phase I and Phase II). Phase I was previously constructed and is operational. The TIA states that Phase II is to be constructed by 2027 and consists of the following:

Land Use	Land Use Code	Size
Multi-Family Low Rise Housing	220	58 Dwelling Units

Trip Generation - Unadjusted Volumes During a Typical Weekday Based on appropriate methodology outlined in the <i>ITE Trip Generation Manual, 11th Ed.</i>			
	IN	OUT	TOTAL
AM Peak Hour	10	31	41
PM Peak Hour	29	16	45
Daily Trips			447

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DIVISION 14 – DISTRICT 2
178 HENRY BIRD ROAD
WHITTIER, NC 28789-7646

Telephone: (828) 558-6260
Fax: (828) 497-6095
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
178 HENRY BIRD ROAD
WHITTIER, NC 28789-7646

Requested Access Points		
Driveway	Public Roadway	Access Type
Access A	Ratcliff Cove Road (SR 1818)	All Movement
*Palisades Lane	Ratcliff Cove Road (SR 1818)	All Movement

*Palisades Lane is an existing access that was constructed with Phase I.

The NCDOT has completed review of this TIA in coordination with the Town of Waynesville. This TIA is accepted by the NCDOT on this date with the following comments and required mitigations by the developer:

Intersections:

Hazelwood Avenue (SR 1173) & Sulphur Spring Road (SR 1176) (existing stop-controlled intersection)

No mitigation is required

Plott Creek Rd (SR 1173) & Hazelwood Elementary School Access (existing stop-controlled intersection)

No mitigation is required

Plott Creek Rd (SR 1173) & Will Hyatt Rd (SR 1175)/Palisades Lane (Phase I Access)

No mitigation is required

Plott Creek Rd (SR 1173) & Proposed Site Access A (Phase 2 Driveway) (proposed stop-controlled intersection)

No mitigation required

Corridors:

SR 1173 (Plott Creek Rd)

Widen lanes up to 12' across site frontage.

Overall Project Mitigation Requirements:

If changes are made to the proposed site driveways, land uses, land use intensity, or other study parameters, or if the build year studied in the report has passed, a revised Traffic Impact Analysis will be required for review by NCDOT. Any such changes will null and void this TIA approval.

All required driveway permits and/or encroachment agreements are to be approved prior to construction. A copy of this TIA approval shall be included with any NCDOT driveway permit application. All work is to be designed in strict compliance with the North Carolina Department of Transportation Standards and Specifications.

Any future development on this property, or in the area of this proposed development, will be required to do a Traffic Impact Analysis to evaluate the cumulative effect of this project and any additional traffic to the NCDOT system. This complies with General Statute, NC Administrative Code, and NCDOT policy and procedures.

Sincerely,

A handwritten signature in black ink, appearing to read "W. Cody Weddle", written over a horizontal line.

W. Cody Weddle, PE
District Engineer
Division 14, District 2

Palisades at Plott Creek Traffic Impact Analysis

Located in
Waynesville, North Carolina

Prepared For:
Southwood Realty Company
G. Thomas Jones IV
gtj4@wgla.com
165 S. York Street
Gastonia, NC 28052



Prepared By:
Jeffrey H. Moore, P.E.
J.M. Teague Engineering & Planning
jeff@jmteagueengineering.com
828.456.8383

June 16, 2026

JMTE #: WAYN 1726

Palisades at Plott Creek

Traffic Impact Analysis

Waynesville, North Carolina

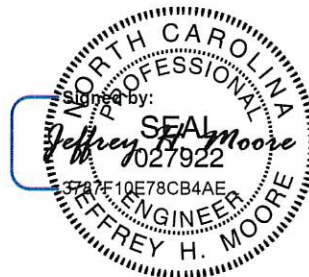
Prepared by:



1155 North Main Street

Waynesville, NC 28786

828-456-8383



6/18/2026

Jeffrey H. Moore, P.E.

6/16/2026

INTRODUCTION

Southwood Realty Company proposes a residential development comprising 58 multifamily units on a 5.48-acre parcel in Waynesville, North Carolina. This project is Phase 2 of the Palisades at Plott Creek development which consist of 200 units of multifamily apartments and will tie into the existing Phase 1. Phase 1 has been completed and will be included in existing conditions. The project site is adjacent to Plott Creek Road. The anticipated build-out year for this phase is 2027.

The required Traffic Impact Analysis (TIA) assesses the development's impact on transportation infrastructure, addressing traffic flow, safety, and compliance with relevant codes.

If built as proposed, the project meets transportation and safety standards. It is the opinion of the Engineer that the development will not adversely affect public health, safety, or welfare, nor will it necessitate additional public expenditures. Agency coordination ensured the analysis adhered to local and state guidelines.

AGENCY COORDINATION AND SCOPING

J.M. Teague Engineering & Planning developed the TIA in coordination with NCDOT Division 14, District 2. While the project did not meet the thresholds requiring a TIA under NCDOT regulations, it did meet the thresholds under Town of Waynesville regulations. Scoping discussions defined parameters, including growth rates, background conditions, and the study area. A 1% annual growth rate was agreed upon for forecasting background traffic, and analysis focused on the following intersections:

1. Hazelwood Avenue & Sulphur Springs Road
2. Plott Creek Road & Hazelwood Elementary School Access
3. Plott Creek Road & Will Hyatt Road/Palisades Lane
4. Plott Creek Road & Access A (Phase 2 Driveway)

EXISTING CONDITIONS

- **Land Use:** Hazelwood Elementary School is located east of the proposed site. The area surrounding the proposed site consists of single-family home sites, undeveloped land, and woodlands.
- **Roadway Network:** NCDOT classifies the roadways in the network as follows:
 - Hazelwood Avenue as a major collector with an annual average daily traffic (AADT) of 4,600 and a speed limit of 35 mph.
 - Sulphur Springs Road as a major collector with an AADT of 3,900 and a speed limit of 35 mph
 - Plott Creek Road as a major collector with an AADT of 2,600 and a speed limit of 35 mph.
 - Will Hyatt Road as a minor collector with an AADT of 1,600 and a speed limit of 35 mph.
 - Palisades Lane as a local road with no AADT data and no posted speed limit.

- **Safety:** The NCDOT database recorded no crashes at the project's intersections. Sight distance at the site access point exceeds the required 350 feet for the posted speed limit.
- **Fire Code Compliance:** The current site plan meets the requirement of two access points for emergency vehicles.

KEY FINDINGS

A. Traffic Flow and Capacity:

- The project generates an estimated 447 daily trips, with 41 trips during the morning peak hour and 45 trips during the evening peak hour.
- At Intersection 1, Plott Creek Rd/Hazelwood Ave at Sulphur Springs Rd: Level of Service (LOS) A and B are observed for all approaches in the AM, School PM, and PM peak hours. The LOS does not change between background and build conditions with minimal changes in queuing. This is acceptable for peak-hour conditions.
- At Intersection 2, Plott Creek Rd at Hazelwood Elementary School Driveway: Level of Service (LOS) A and B are observed for all approaches in the AM, School PM, and PM peak hours. The LOS does not change between background and build conditions. Northbound queue exceeds available storage for background and build-out conditions.
- At Intersection 3, Will Hyatt Rd/Palisades Ln at Plott Creek Rd: Level of Service (LOS) A and B are observed for all approaches in the AM, School PM, and PM peak hours. The LOS drops from LOS A in background to LOS B in build conditions for the southbound approach in the school PM peak hour and the northbound approach in the PM peak hour. The maximum approach delay change is 0.6 seconds. This is acceptable for peak-hour conditions. Signal warrants were completed and not met for this intersection.
- At Intersection 4 Plott Creek Rd at Access A: LOS A is observed for the eastbound, westbound, and northbound approaches in both AM, School PM, and PM peak hours.

B. Sight Distance and Protected Stem:

- It is the developer's responsibility to ensure the sight distance is adequate during and after construction. Additionally, NCDOT Guidelines recommend 100' internal protected stem length. Analysis in this report shows that a stem length of 50' internal protected stem length accommodates for the projected queuing and is adequate for this development.

C. Fire Code and Access:

- This project meets the fire code requirements of two access points.

RECOMMENDED MITIGATIONS

1. **Intersection 1:** No Mitigation Required.
2. **Intersection 2:** The Palisades at Plott Creek Phase 2 development is not planned to add trips to this movement and it is the responsibility of the school to increase the turn lane length to accommodate for the queue.
3. **Intersection 3:** Delay percentage increases and LOS changes were identified. However, the study concludes that no operational deficiencies requiring mitigation improvements are present due to marginal delay increase, acceptable queue storage, and signal warrants not being met.
4. **Intersection 4:** No Mitigation Required.

No mitigations are necessary to ensure the project meets transportation and safety standards.

PROJECT DESCRIPTION

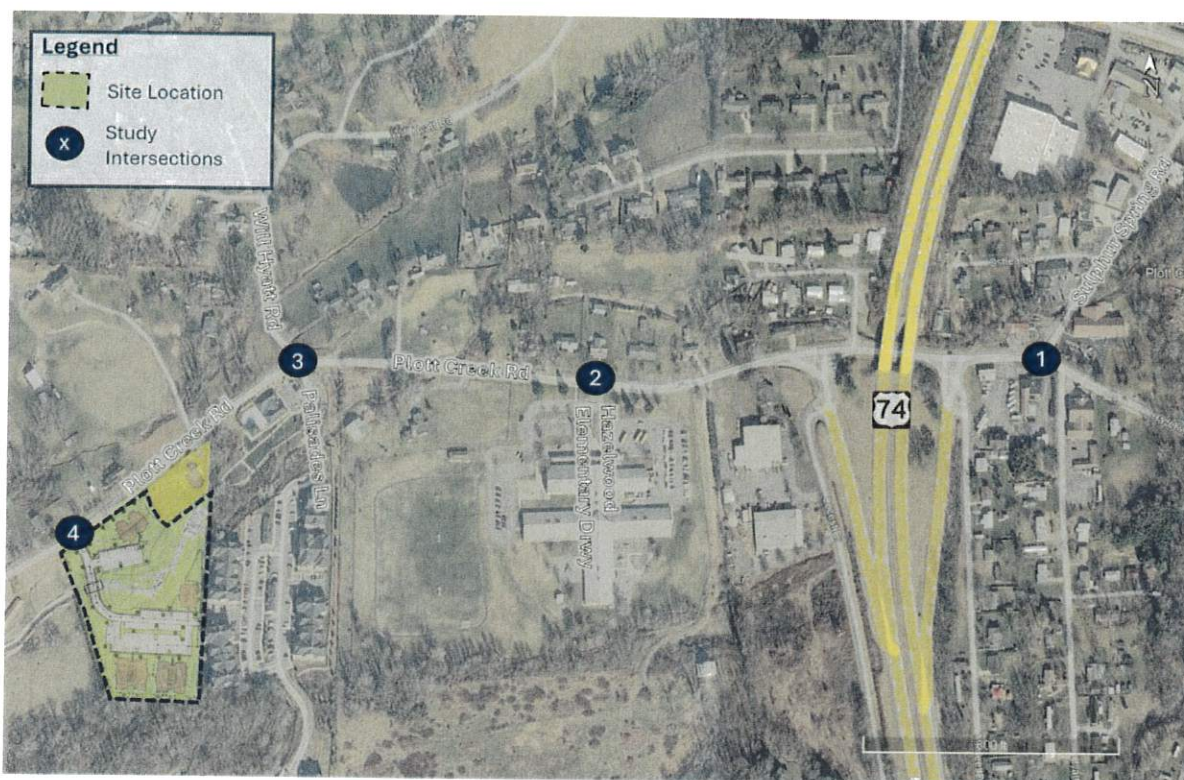


Figure 1: Proposed Palisades at Plott Creek Site

Southwood Realty Company proposes constructing a 58-unit Phase 2 of a multifamily residential development on 5.48 acres of vacant land in Waynesville, North Carolina. The site is located southwest of the intersection of Plott Creek Road and Will Hyatt Road/Palisades Lane, where the connecting entrance for Phase 1 of the development is located.

Figure 2 shows the proposed site plan for the Palisades at Plott Creek development.

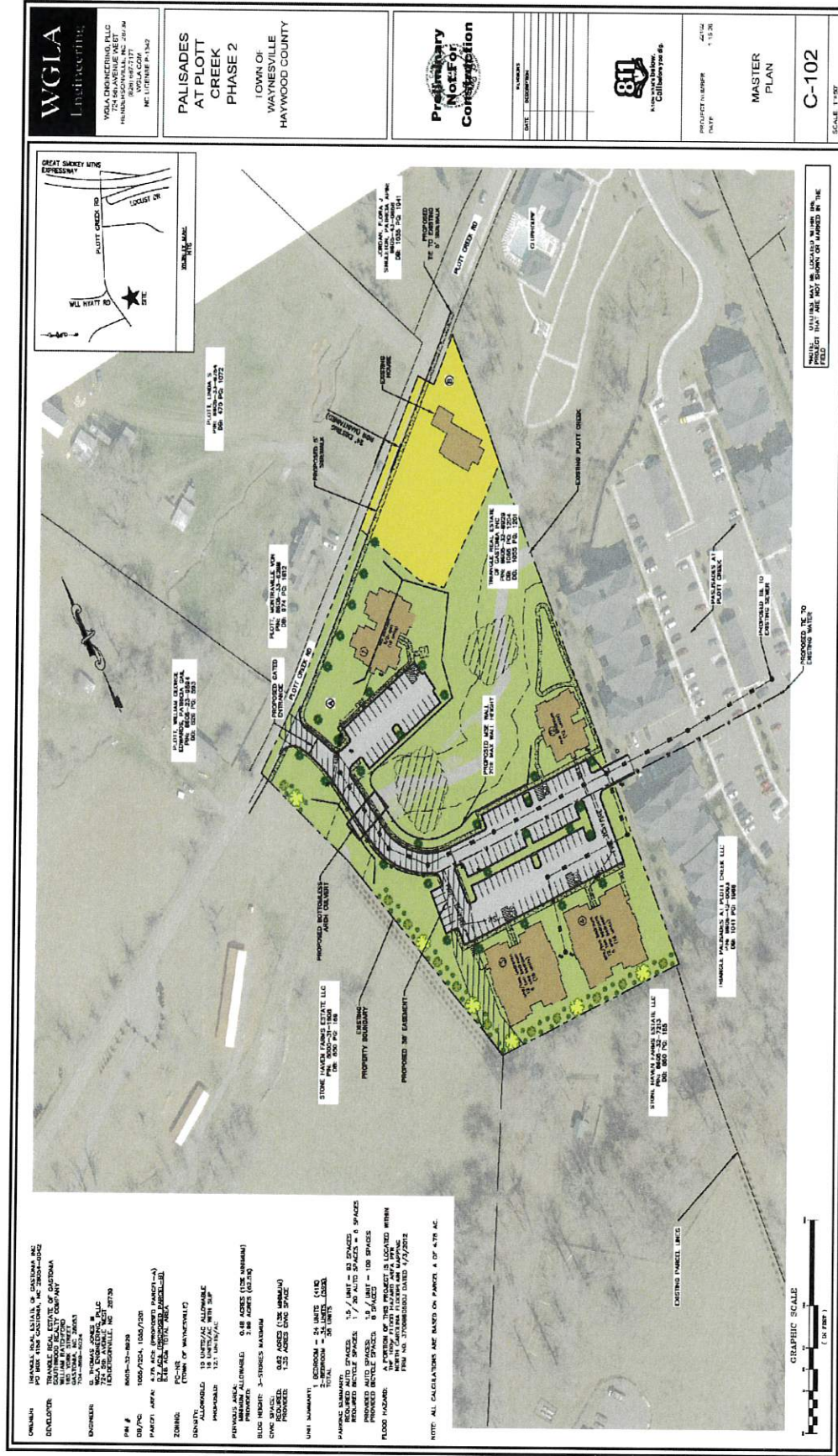


Figure 2: Site Plan – Palisades at Platt Creek (Source: WGL-1)

PROJECT SCHEDULE AND STAGES

Southwood Realty Company anticipates completing construction in 2027. This is the second phase of construction for the development. No follow-on construction is expected.

AGENCY COORDINATION

J.M. Teague Engineering & Planning developed the TIA in coordination with NCDOT Division 14, District 2. While the project did not meet thresholds requiring a TIA under NCDOT regulations, it did meet thresholds requiring a TIA for the Town of Waynesville.

NCDOT REQUIREMENTS

The NCDOT requires traffic impact analysis under the following conditions:

- ☐ Estimated daily trips exceed 3,000 trips per day,
- ☒ Estimated daily trips exceed the City's TIA trip threshold (see below),
- ☐ The project is located in a known STIP or local CIP project #NA,
- ☐ The project includes a rezoning request,
- ☐ The proposed site access is within 1,000 feet of an interchange, or
- ☐ The Applicant requests a new or modified control of access break.

Palisades at Plott Creek meets the second criterion of the NCDOT checklist.

LOCAL ORDINANCE REQUIREMENTS

Section 6.10.1 of the Town of Waynesville Zoning Ordinance sets out the following requirements for a TIA:

- B. **Other Thresholds:** A TIA is also required at 70% of the Trip Generation threshold (350 daily trips or 35 peak hour trips) when one or more of the following conditions are met:
 1. Site is within 1 mile of a school greater than 250 students with a school access directly or indirectly (1 turn away) on the same road of at least one of the site access points.

The Palisades at Plott Creek development is required to conduct a TIA under this requirement due to the estimated generated trips and the proximity to Hazelwood Elementary School.

DEVIATIONS FROM THE APPROVED SCOPE

There are no deviations from the approved scope.

ANALYSIS REQUIREMENTS

The Development Team and the North Carolina Department of Transportation have agreed upon the analysis requirements. Table 1 summarizes the key parameters of the analysis. The page following provides additional explanations as needed.

Table 1: Summary of Analysis Parameters

Parameter	Selected Value	Notes
Annual Growth Rate (%/yr.)	1%	Per NCDOT
Calculated Growth Factor	1.01	Per the Growth Rate Formula
Base Year	2026	Per the Client
Project Phases	1	Per the Client
Horizon Year(s)	2027	Per the Client
Peak Hour Factor	0.90	Per NCDOT
Minimum Synchro Volume	4	Per NCDOT

Figure 3 shows the historic traffic growth trends at 4 of NCDOT's traffic count stations in the Palisades at Plott Creek study network. The trend line at each station is shown with a unique line type and color.



Figure 3: Change in Traffic

Traffic is assumed to grow according to the compound interest formula. Each base year traffic count is multiplied by a growth factor calculated using the formula shown below, where G_f is the growth factor, i is the annual growth rate, and n is the number of years between the base year and the build-out year.

$$G_f = (1 + i)^n$$

DESIGN YEARS(S)

The development team anticipates that the Palisades at Plott Creek residential development will be complete by 2027 and that there will be no additional phases for this development.

EXISTING CONDITIONS

This section documents existing land use conditions in the vicinity of the project site and summarizes existing roadway characteristics within the study area. The structure and function of the surrounding street network are evaluated, including the availability and viability of alternative travel modes such as

transit, bicycle, and pedestrian facilities. In addition, a review of the reported crash history along Plott Creek Road is provided.

NEARBY LAND USES

Hazelwood Elementary School is located east of the proposed site. The area surrounding the proposed site consists of single-family home sites, undeveloped land, and woodlands.

EXISTING ROADWAY NETWORK

The functional classification of roadways delineates their intended purpose. Higher-classified roads prioritize efficient travel and speed, while lower-classified roads are primarily designed to facilitate property access. The hierarchical order of functional classifications comprises Interstate, Freeway, Arterial, Collectors, and Locals.

Table 2 provides a summary of the neighboring street network, organized by street or road name. It details the functional classification, recent Average Annual Daily Traffic (AADT), and the Posted Speed Limit for each road. Inside town limits where no formal speed limit is posted (indicated by NA), the statutory speed limit defaults to 35 miles per hour as outlined in North Carolina General Statutes Chapter 20-141.

Table 2: Existing Roadway Network

Roadway	Functional Classification	AADT (2022)	Posted Speed Limit
Hazelwood Ave	Major Collector	4,600	35 mph
Sulphur Springs Rd	Major Collector	3,900	35 mph
Plott Creek Rd	Major Collector	2,600	35 mph
Will Hyatt Rd	Minor Collector	1,600	35 mph
Palisades Ln	Local	NA	NA

TRAFFIC CONTROL DEVICES

Table 3 on the following page summarizes the existing traffic control devices in the study area.

Table 3: Traffic Control Devices

Synchro Intersection Number	Major Street	Minor Street	Traffic Control	Phase Diagram	Phases	Notes
1	Plott Creek Rd	Sulphur Springs Rd	Stop			One-Way Stop
2	Plott Creek Rd	Hazelwood Elementary Driveway	Stop			One-Way Stop
3	Plott Creek Rd	Will Hyatt Rd/ Palisades Ln	Stop			Two-Way Stop

INTERSECTION GEOMETRY

Roadway intersection geometry refers to the layout and design of the intersection, including the alignment and arrangement of the intersecting roads, lanes, turns, and traffic control devices. It includes the number and angles of approach, the presence of medians or islands, the types of turning movements allowed, and the overall configuration of the intersection.

Figure 4 on the following page shows the existing lane geometry at each studied intersection. Through lanes are assumed to be continuous between intersections and are not dimensioned. Turn lanes are measured from the stop bar to the approximate beginning of the taper. Dimensions are given to the nearest vehicle length (25 feet).

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Existing Lane Geometry

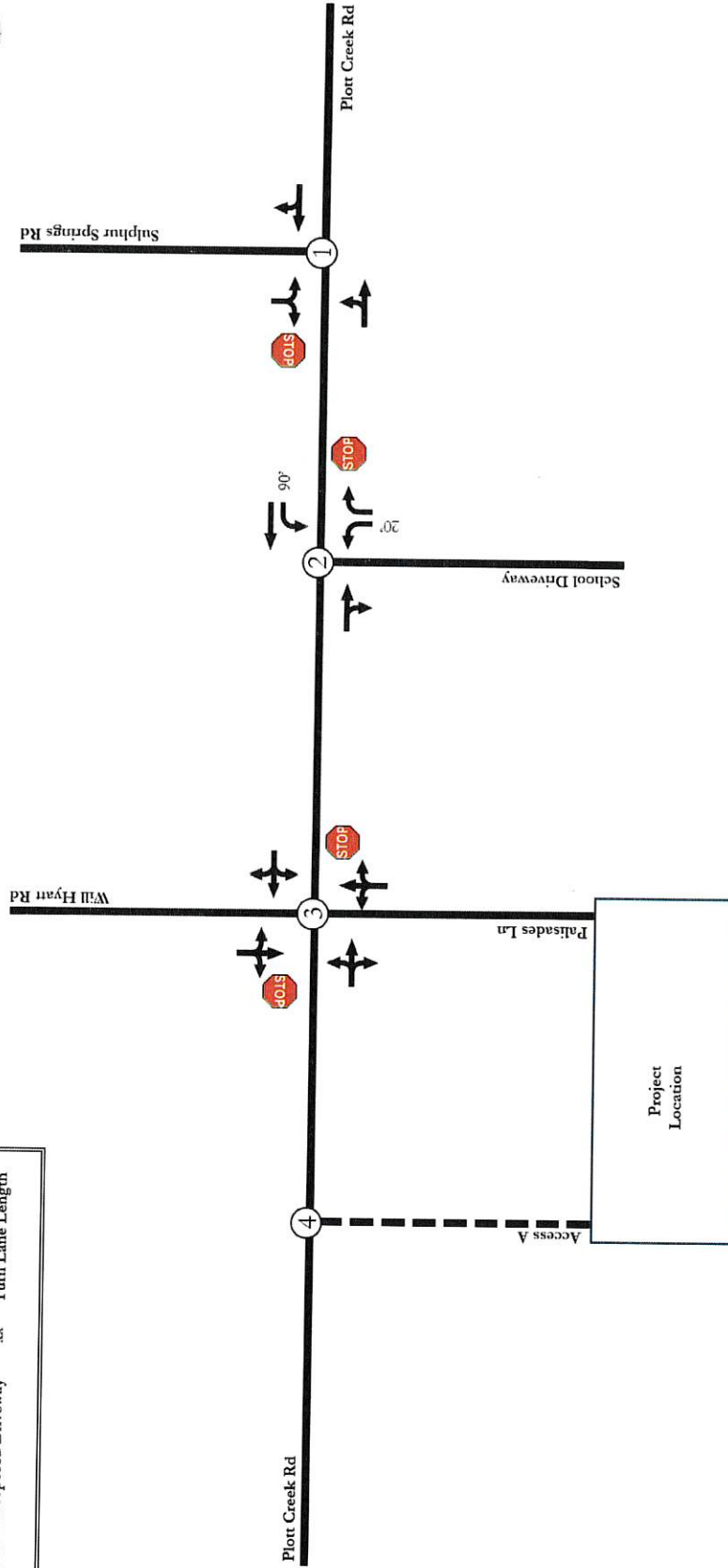
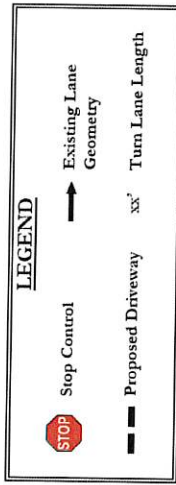


Figure 4: Existing (2026) Lane Diagram

SAFETY

For this review, safety comprises roadway safety, street safety, and emergency response.

CRASH REVIEW

The NCDOT's Planning Level Scoring Data Maps for the years 2020-2024 are included in Appendix D. The maps show no crashes at any of the project's studied intersections.

SIGHT DISTANCE

Page 29 of *Policy on Street and Driveway Access to North Carolina Highways (2003)* requires a sight distance of one hundred (100) feet per 10 miles per hour in each direction for a passenger vehicle to safely cross a two-lane street. A street with a thirty-five-mile-per-hour posted speed limit needs at least three hundred fifty (350) feet of sight distance in either direction.

The existing sight distance was observed on a site visit and shown in Figure 5. It is Southwood Realty's responsibility to ensure that the sight distance is adequate during and after construction is complete. Based on the estimated traffic volume and queueing analysis at this access, 50 feet of protected stem length is sufficient.



Figure 5: Access A & Plott Creek Rd Approximate Location (Source: JMTE)

FIRE & EMERGENCY VEHICLE ACCESS

The site plan (Figure 2) meets the requirements of the Uniform Fire Code for:

- ☒ Width of driveways, and
- ☒ Number and spacing of driveways, or
- ☐ The site plan does not provide sufficient detail to evaluate compliance with the requirements of the Uniform Fire Code.

The site plan shows a 25-foot driveway width for the proposed driveway (Access A) and a total of two driveways for the overall site including the driveway from Phase 1 (Palisades Lane). The spacing between the Phase 1 and Phase 2 driveways exceeds half of the long diagonal of the property. The site plan meets the requirements for the Uniform Fire Code as outlined above.

ALTERNATIVE MODES OF TRAVEL

Incorporating alternative modes of transportation in our Traffic Impact Analysis (TIA) is essential to ensure a comprehensive understanding of the diverse transportation needs within a community. By examining and accommodating alternative modes of transportation (walking, cycling, and public transit), we promote sustainable, accessible, and efficient transportation options. The available alternative modes in the project area are described below.

BICYCLE AND PEDESTRIAN

There is an existing sidewalk along the south side of Plott Creek Road that extends from the current Palisades at Plott Creek development and connects to the sidewalk along Hazelwood Avenue. The proposed Phase 2 development will include construction of a sidewalk along Plott Creek Road that will tie into the existing Palisades at Plott Creek sidewalk, providing a continuous pedestrian connection.

TRANSIT

There are no fixed transit routes along Plott Creek Road.

TRAVEL DEMAND

The goal of a Traffic Impact Analysis is to assess how future conditions would differ without the project, compared to the conditions with the project in place. In this section of the report, a thorough discussion of each traffic development component is presented to provide readers with a comprehensive understanding of the entire process.

EXISTING TRAFFIC

Existing traffic is the travel demand on the street system today. Existing traffic is estimated from site traffic counts. The existing traffic is used to estimate the area's peak travel periods, the variability of traffic within the peak period, and the through and turning movements at each intersection. A TIA intends to estimate conditions on a "typical day" in a project's horizon year. To accomplish this intent, the traffic counts are taken at midweek with school in session. Figure 7 shows the results of the traffic counts taken on a typical day. The Phase 1 development is fully constructed and operational; therefore, traffic associated with Phase 1 is reflected in the existing traffic counts collected for this study.

Traffic may be discussed as average daily traffic (ADT) or peak period traffic. In both the TIA process and the street design process, it is more useful to focus on peak period traffic. This is the time at which the demand on the street is the heaviest. Often, the peak hour of travel accounts for ten percent of daily traffic on a street. In addition, there are two peak periods during each day. In the morning peak period, people are leaving home and driving to work. The morning peak has historically been a sharp peak that rises and falls quickly. During the afternoon, people are not only returning home from work but also often perform other errands after work. Figure 6 on the following page shows the AM and PM Peak Periods for the existing study intersections.

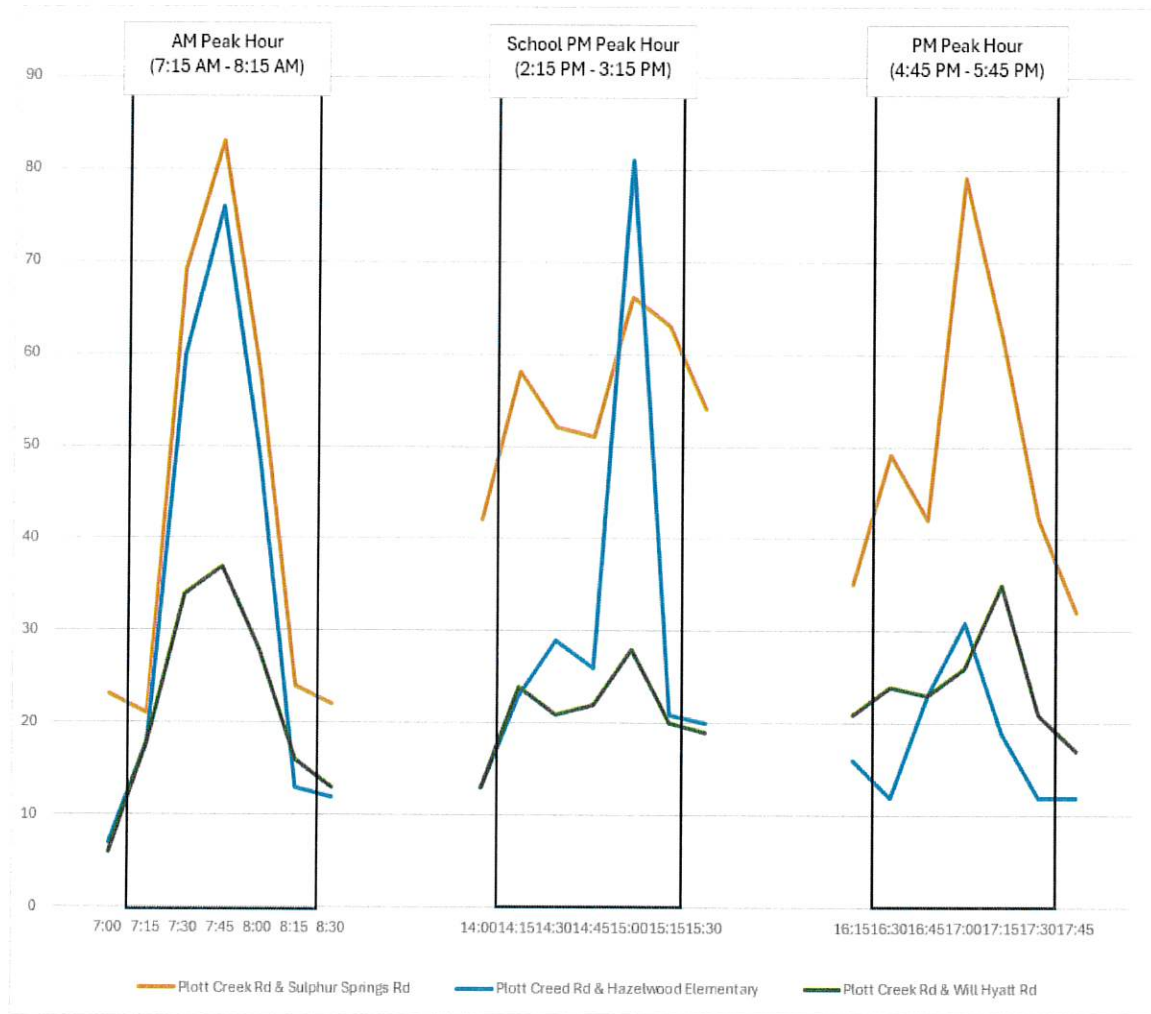


Figure 6: Peak Periods at Existing Study Intersections

Existing (2026) Traffic Volumes

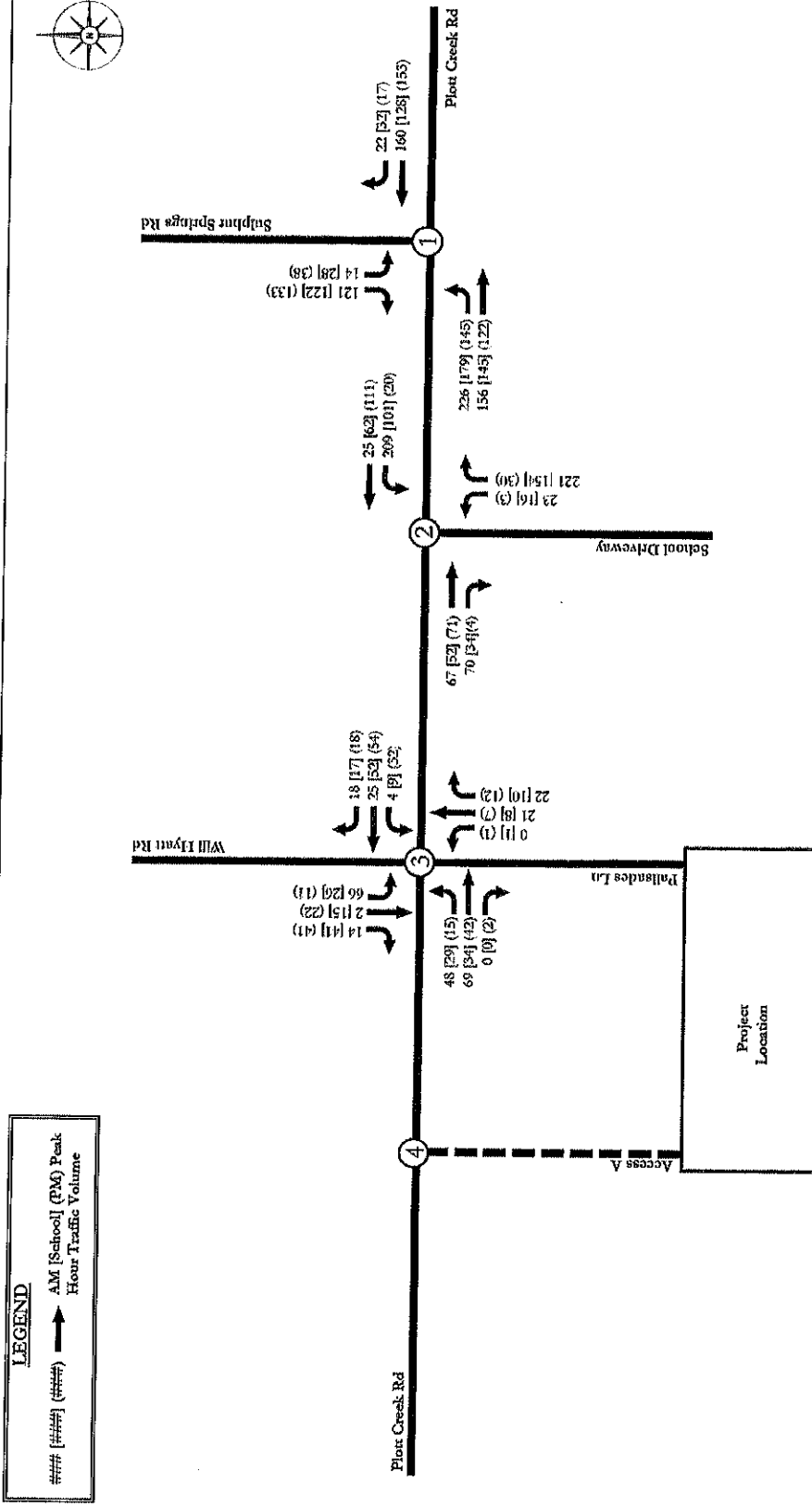


Figure 7: Existing (2026) Traffic Volumes

BACKGROUND TRAFFIC

Figure 9 illustrates the background traffic within the study area, encompassing traffic resulting from both natural growth and contributions from other developments in the project area that can be reasonably anticipated. These components are added together to determine the overall background conditions in the absence of the specific project under analysis.

NATURAL GROWTH

Natural growth is traffic that will be present on the surrounding roadway network in the build-out year of the project, caused by population growth in the region. The project build-out is 2027. Using historical data in the area, it was determined that a growth rate of one (1.0) percent per year was reasonable. Each traffic count for 2026 was multiplied by 1.01 and then balanced to estimate the typical 2027.

REASONABLY FORESEEABLE DEVELOPMENTS

A reasonably foreseeable project is a project that has already been approved by the local government (e.g., City Council or County Commission), and that should be completed before Palisades at Plott Creek.

The scoping process discovered no previously approved developments in the project area.

EFFECT OF NCDOT PROJECTS

NCDOT anticipates pedestrian improvements in the Transportation Improvement Program project EB-5859 along this portion of Plott Creek Road. Figure 8 shows the NCDOT STIP Projects near the Palisades at Plott Creek Phase 2 development. The EB-5859 STIP Project was planned to start construction on pedestrian improvements from Richland Creek Bridge to Will Hyatt Road in 2023.



Figure 8: NCDOT STIP Projects (2026-2035) (Source: NCDOT)

The project appears to be finished in the proximity of the site and the Palisades at Plott Creek Phase 2 is planned to connect to the STIP Project sidewalk with the sidewalk planned for the Phase 2 site frontage.

Background (2027) Traffic Volumes

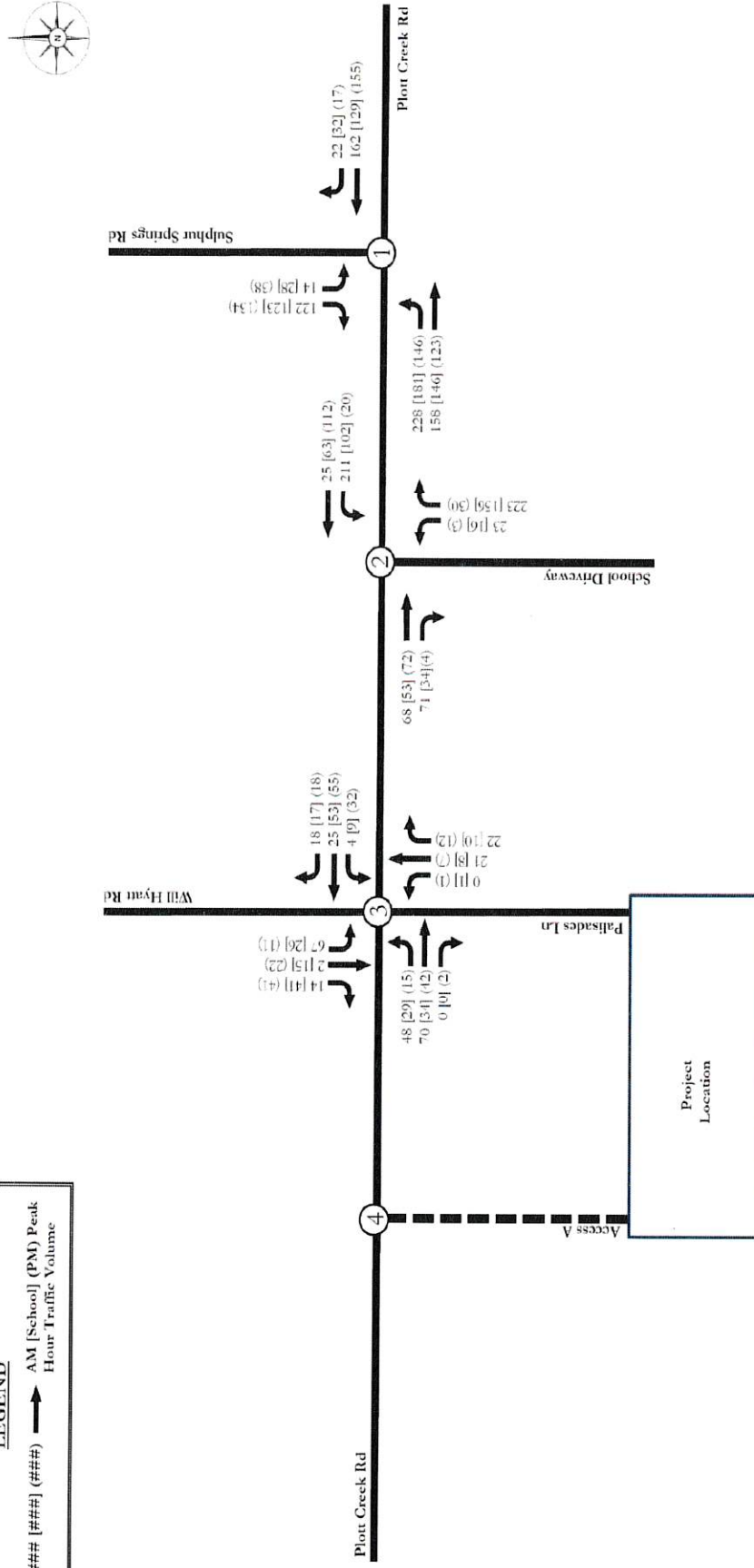


Figure 9: Background (2027) Traffic Volumes

BUILD-OUT TRAFFIC

Build-out traffic is all traffic that will be present on the surrounding roadway network when the project is complete and fully occupied (2027).

Build-out traffic is the sum of background traffic and the proposed site trips, illustrated respectively in Figures 9 and 11. The anticipated build-out AM, school PM, and PM peak-hour traffic is shown in Figure 12.

TRIP DISTRIBUTION

Trip distribution is the assignment of project traffic throughout the road network as it enters and exits the site. The pathway is assigned to show the traffic as it travels through the study area intersections. The trip distribution for this development was estimated from the existing traffic volume patterns within the surrounding roadway network, the surrounding population densities, the location of the proposed development, and engineering judgment. The estimated trip distribution is based upon the following assumptions:

- The trip distribution for the project will match the existing trip distribution in the project area,
- That the percent of trips at the study area boundary roughly approximates the percentage of trips to and from the site,
- On a typical day, inbound site trips balance outbound site trips, and
- That a reasonable origin-to-destination matrix can be estimated using these assumptions.

Using these assumptions, the trip distribution was estimated with the following steps:

1. The percentage of site trips (origins) using each access point (driveway) is assumed,
2. The percentage of site trips exiting the project area at each network boundary is estimated based upon historic traffic counts,
3. Estimate the trip interchange between the site and the boundary by multiplying the row target percentage by the column target percentage.

Table 4 shows the results of that work.

Table 4: Estimated Trip Distribution

Location		Hazelwood Ave WB	Plott Creek Rd EB	Sulphur Springs Rd	Will Hyatt Rd
Peak Hour Traffic		4,600	2,600	3,900	1,600
Access #	% of Traffic	36%	20%	31%	13%
Palisades Ln	80%	29%	16%	25%	10%
Access A	20%	7%	4%	6%	3%
Adjusted % Entering/Exiting		40%	5%	20%	35%

Once the balanced trip matrix is complete, the trips from Trip Generation can be assigned to the network.

Figure 10 shows the trip distribution percentages as applied to the street network.

Trip Distribution

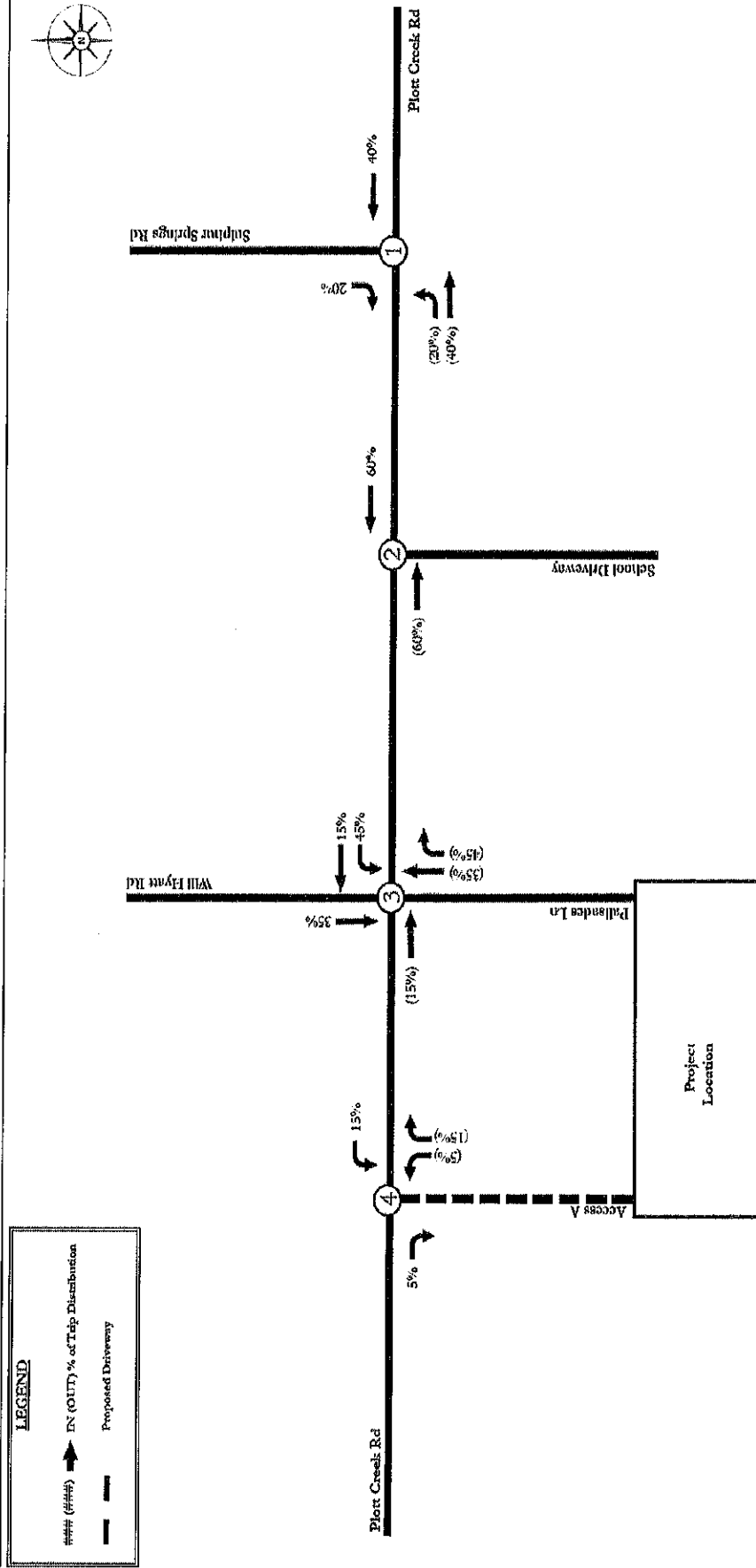


Figure 10: Trip Distribution

TRIP GENERATION

In the trip generation step, the number of vehicle trips connected to the proposed development is estimated using the current version of ITE's *Trip Generation Manual*. The number of trips is determined by the type and intensity of land use (commercial, industrial, residential, or service). The number of trips may be adjusted to account for area type (dense urban or suburban/rural), the number of people passing by that stop, or any existing development on the site. Typically, the engineer estimates the number of daily, morning, and evening trips. Most state departments of transportation and local governments compare the estimated trips to a threshold trip number to determine if a Traffic Impact Analysis is required. Phase 1 of Palisades at Plott Creek traffic volumes are captured in the existing turning movement counts taken for this TIA. Table 5 shows the trip generation for the Palisades at Plott Creek Phase 2 development.

Table 5: Trip Generation

ITE LUC	Proposed Land Use	Units	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
					Enter	Exit	Total	Enter	Exit	Total
220	Multi Fam Low Rise	58	DU	447	10	31	41	29	16	45
Total				447	10	31	41	29	16	45

PASS-BY TRIPS

Pass-by trips are stops drivers make while they're already out on the road. They were part of the initial traffic, and the new development entices them to stop somewhere different, or extra, along their route. Pass-by trips are usually associated with retail or commercial land uses near the street. The land use in Palisades at Plott Creek Phase 2 does not generate pass-by trips.

TRIP ASSIGNMENT

In the trip assignment, the trips from the trip generation step are assigned to the network using the percentages in Figure 10. Figure 11 shows the results of the daily trip assignment.

TOTAL TRAFFIC

Tables 6 through 9 show how the trips are developed. Figure 12 shows the total traffic on the roadway after the site was built.

Table 6: Intersection 1 Trip Development - Plott Creek Rd/Hazebwood Ave & Sulphur Springs Rd

Period	Approach Dir (N/S/E/W)	L/T/R/U	Base Volume	Natural Growth	Other Developments	Background Volume	Site Volume	Pass-By Trip Assignment	Future Volume
AM	Northbound	Left	0	0	0	0	0	0	0
		Through	184	186	186	186	0	0	186
		Right	0	0	0	0	0	0	0
	Eastbound	Left	226	228	228	228	6	6	234
		Through	156	158	158	158	12	12	170
		Right	0	0	0	0	0	0	0
	Southbound	Left	14	14	14	14	0	0	14
		Through	104	105	105	105	0	0	105
		Right	121	122	122	122	2	2	124
	Westbound	Left	0	0	0	0	0	0	0
		Through	160	162	162	162	4	4	166
		Right	22	22	22	22	0	0	22
Sch PM	Northbound	Left	0	0	0	0	0	0	0
		Through	0	0	0	0	0	0	0
		Right	0	0	0	0	0	0	0
	Eastbound	Left	179	181	181	181	3	3	184
		Through	145	146	146	146	6	6	152
		Right	0	0	0	0	0	0	0
	Southbound	Left	28	28	28	28	0	0	28
		Through	0	0	0	0	0	0	0
		Right	122	123	123	123	6	6	129
	Westbound	Left	0	0	0	0	0	0	0
		Through	128	129	129	129	12	12	141
		Right	32	32	32	32	0	0	32
PM	Northbound	Left	0	0	0	0	0	0	0
		Through	89	90	90	90	0	0	90
		Right	0	0	0	0	0	0	0
	Eastbound	Left	145	146	146	146	3	3	149
		Through	122	123	123	123	6	6	129
		Right	0	0	0	0	0	0	0
	Southbound	Left	38	38	38	38	0	0	38
		Through	119	120	120	120	0	0	120
		Right	133	134	134	134	6	6	140
	Westbound	Left	0	0	0	0	0	0	0
		Through	153	155	155	155	12	12	167
		Right	17	17	17	17	0	0	17

Table 7: Intersection 2 Trip Development - Platt Creek Rd & School Dwy

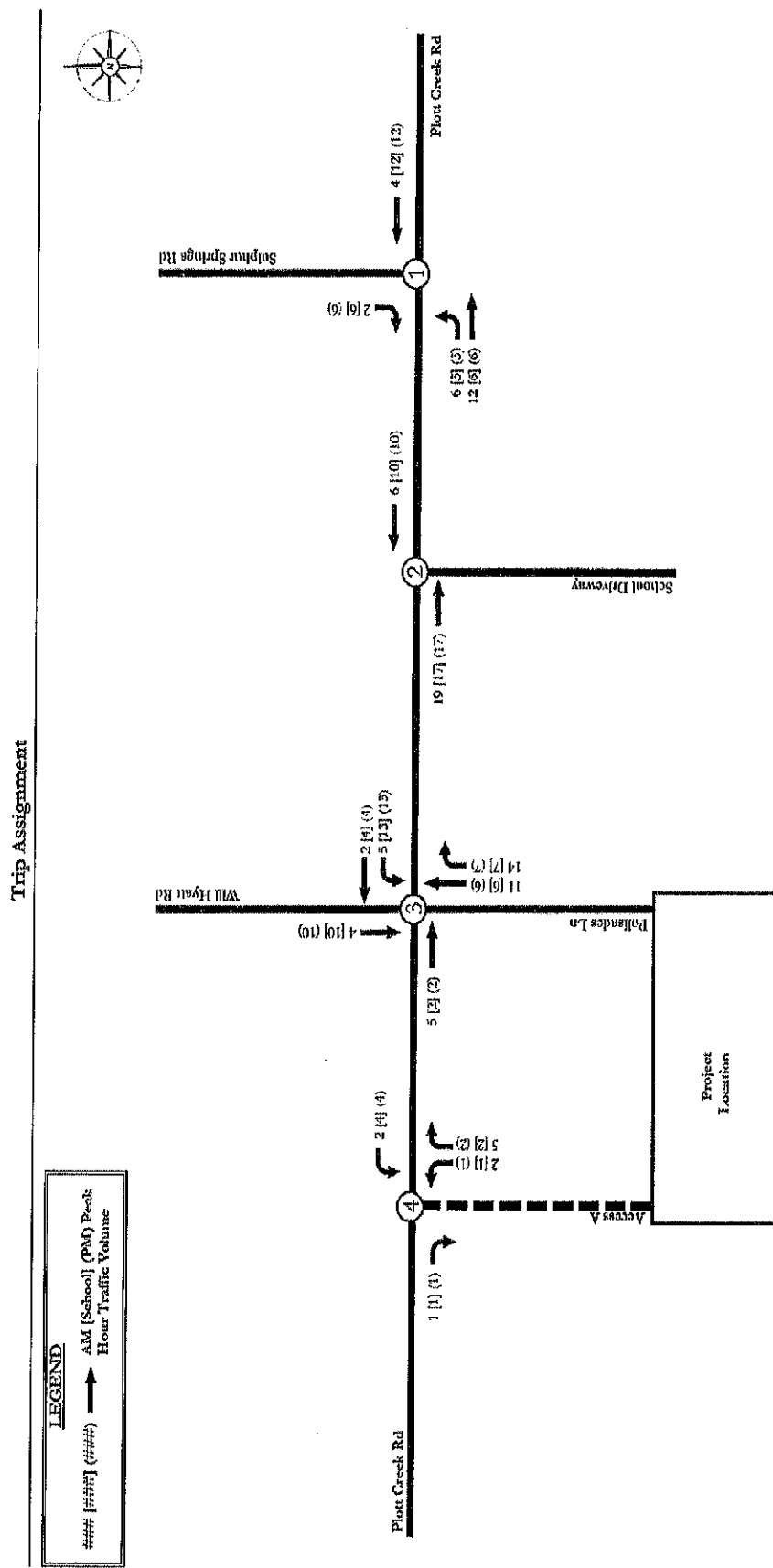
Period	Approach Dir (N/S/E/W)	L/T/R/U	Base Volume	Natural Growth	Other Developments	Background Volume	Pass-By Trip Assignment	Future Volume
AM	Northbound	Left	23	23	0	23	0	23
		Through	0	0	0	0	0	0
	Eastbound	Right	221	223	0	223	0	223
		Left	0	0	0	0	0	0
	Southbound	Through	67	68	0	68	19	87
		Right	70	71	0	71	0	71
	Westbound	Left	0	0	0	0	0	0
		Through	0	0	0	0	0	0
Sch PM	Northbound	Right	0	0	0	0	0	0
		Through	154	156	0	156	0	156
	Eastbound	Left	0	0	0	0	0	0
		Through	52	53	0	53	10	63
	Southbound	Right	34	34	0	34	0	34
		Left	0	0	0	0	0	0
	Westbound	Through	0	0	0	0	0	0
		Right	0	0	0	0	0	0
	Northbound	Left	101	102	0	102	0	102
		Through	62	63	0	63	17	80
	Eastbound	Right	0	0	0	0	0	0
		Left	3	3	0	3	0	3
PM	Northbound	Through	0	0	0	0	0	0
		Right	30	30	0	30	0	30
	Eastbound	Left	0	0	0	0	0	0
		Through	71	72	0	72	10	82
	Southbound	Right	4	4	0	4	0	4
		Left	0	0	0	0	0	0
	Westbound	Through	0	0	0	0	0	0
		Right	0	0	0	0	0	0
	Northbound	Left	20	20	0	20	0	20
		Through	111	112	0	112	17	129
	Eastbound	Right	0	0	0	0	0	0
		Left	0	0	0	0	0	0

Table 8. Intersection 3 Trip Development - Plott Creek Rd & Will Hyatt Rd/Palixades Ln

Period	Approach Dir (N/S/E/W)	L/T/R/U	Base Volume	Natural Growth	Other Developments	Background Vol	Site Volume	Pass-By Trip Assignment	Future Volume
AM	Northbound	Left	0	0	0	0	0	0	0
		Through	21	21	0	0	21	11	32
	Eastbound	Right	22	22	0	0	22	14	36
		Left	48	48	0	0	48	0	48
	Southbound	Through	69	70	0	0	70	5	75
		Right	0	0	0	0	0	0	0
	Westbound	Left	66	67	0	0	67	0	67
		Right	2	2	0	0	2	4	6
Sch PM	Northbound	Left	14	14	0	0	14	0	14
		Right	4	4	0	0	4	5	9
	Eastbound	Through	25	25	0	0	25	2	27
		Right	18	18	0	0	18	0	18
	Southbound	Left	1	1	0	0	1	0	1
		Through	8	8	0	0	8	6	14
	Westbound	Right	10	10	0	0	10	7	17
		Left	29	29	0	0	29	0	29
PM	Northbound	Through	34	34	0	0	34	2	36
		Right	0	0	0	0	0	0	0
	Eastbound	Left	26	26	0	0	26	0	26
		Through	15	15	0	0	15	10	25
	Southbound	Right	41	41	0	0	41	0	41
		Left	9	9	0	0	9	13	22
	Westbound	Through	52	53	0	0	53	4	57
		Right	17	17	0	0	17	0	17
	Northbound	Left	1	1	0	0	1	0	1
		Through	7	7	0	0	7	6	13
	Eastbound	Right	12	12	0	0	12	7	19
		Left	15	15	0	0	15	0	15
	Southbound	Through	42	42	0	0	42	2	44
		Right	2	2	0	0	2	0	2
	Westbound	Left	11	11	0	0	11	0	11
		Through	22	22	0	0	22	10	32
	Northbound	Right	41	41	0	0	41	0	41
		Left	32	32	0	0	32	13	45
	Eastbound	Through	54	55	0	0	55	4	59
		Right	18	18	0	0	18	0	18

Table 9: Intersection 4 Trip Development - Plott Creek Rd & Phase 2 Access A

Period	Approach Dir (N/S/E/W)	L/T/R/U	Base Volume	Natural Growth	Other Developments	Background Vo	Site Volume	Pass-By Trip Assignment	Future Volume
AM	Northbound	Left	0	0	0	0	2	0	2
		Through	0	0	0	0	0	0	0
		Right	0	0	0	0	5	0	5
	Eastbound	Left	0	0	0	0	0	0	0
		Through	113	114	0	114	0	0	114
		Right	0	0	0	0	1	0	1
	Southbound	Left	0	0	0	0	0	0	0
		Through	0	0	0	0	0	0	0
		Right	0	0	0	0	0	0	0
	Westbound	Left	0	0	0	0	0	0	0
		Through	44	44	0	44	0	0	44
		Right	0	0	0	0	0	0	0
Sch PM	Northbound	Left	0	0	0	0	1	0	1
		Through	0	0	0	0	0	0	0
		Right	0	0	0	0	0	0	0
	Eastbound	Left	0	0	0	0	0	0	0
		Through	111	112	0	112	0	0	112
		Right	0	0	0	0	1	0	1
	Southbound	Left	0	0	0	0	0	0	0
		Through	0	0	0	0	0	0	0
		Right	0	0	0	0	0	0	0
	Westbound	Left	0	0	0	0	4	0	4
		Through	41	41	0	41	0	0	41
		Right	0	0	0	0	0	0	0
PM	Northbound	Left	0	0	0	0	1	0	1
		Through	0	0	0	0	0	0	0
		Right	0	0	0	0	0	0	0
	Eastbound	Left	0	0	0	0	2	0	2
		Through	66	67	0	67	0	0	67
		Right	0	0	0	0	1	0	1
	Southbound	Left	0	0	0	0	0	0	0
		Through	0	0	0	0	0	0	0
		Right	0	0	0	0	0	0	0
	Westbound	Left	0	0	0	0	4	0	4
		Through	112	113	0	113	0	0	113
		Right	0	0	0	0	0	0	0



Build-Out (2027) Traffic Volumes

LEGEND

[###] (###) → AM [School] (PM) Peak Hour Traffic Volume

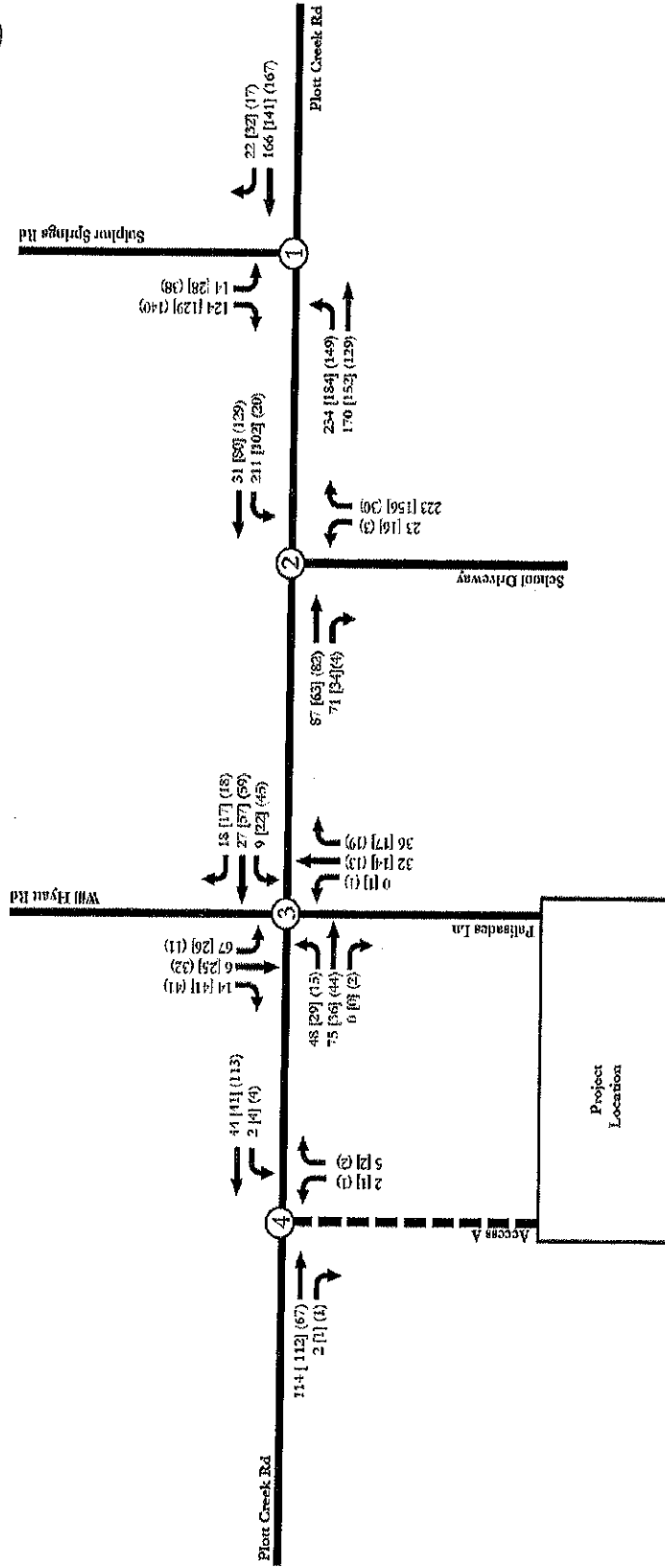


Figure 12: Build-Out (2027) Traffic Volumes

OPERATIONAL AND CAPACITY ANALYSIS

The analysis for background conditions is based on methodologies presented in NCDOT's Congestion Management Capacity Analysis Guidelines. To estimate the background LOS, delay, v/c ratio, and queue at the study intersections, the background traffic was analyzed using existing lane configurations and traffic control conditions.

PEAK HOUR FACTOR

The Peak Hour Factor (PHF) is a metric for evaluating fluctuations in traffic demand during the peak hour. Calculated as the ratio of the peak hour volume to four times the peak fifteen-minute volume, the PHF offers insights into how traffic volume varies within this critical timeframe. In essence, the PHF compares the traffic volume during the busiest 15 minutes of the peak hour with the total volume throughout the entire hour.

A PHF of 0.90 was used for all background conditions in accordance with NCDOT guidelines. Based on HCM and NCDOT guidance, the free-flow movements/approaches were not analyzed for background conditions. The 0.90 PHF is used by traffic engineering companies and NCDOT to simulate worst-case scenarios for LOS calculations. The worst-case PHF assumption can sometimes create fluctuations in LOS and delay readings without any change in the traffic volumes.

TRAFFIC CAPACITY DISCUSSION

The Highway Capacity Manual (HCM) defines capacity as the highest rate at which people or vehicles can reasonably be expected to move through a point under existing road, traffic, and control conditions in an hour. Level of Service (LOS) categorizes driving conditions based on traffic congestion. LOS "A" represents smooth traffic flow, while LOS "F" indicates severe congestion. LOS is determined by the total "Control Delay" experienced by drivers, encompassing delays from traffic control devices such as deceleration, queuing, stopping, and acceleration. Figure 13 shows typical delays associated with each Level of Service for intersections.

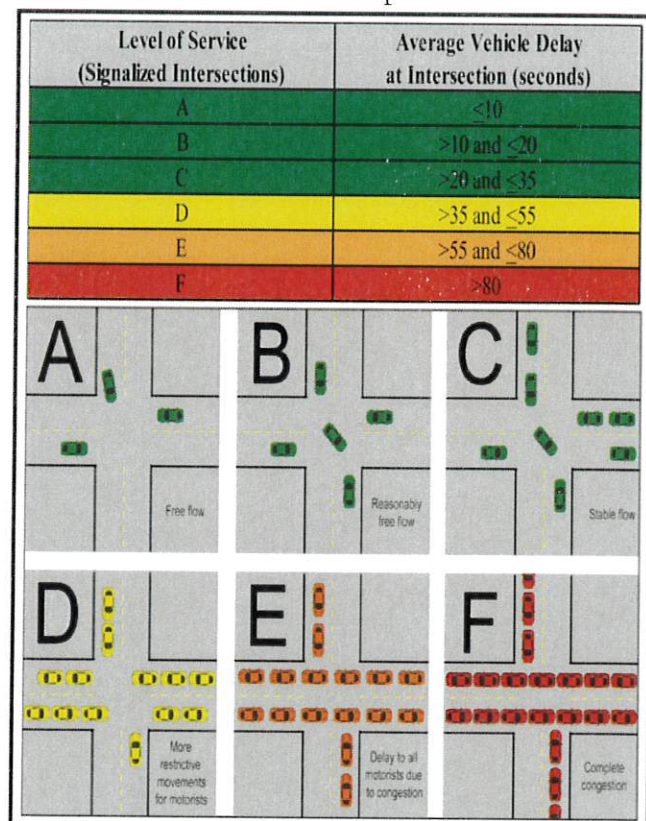


Figure 13: HCM LOS

The Highway Capacity Manual analysis for unsignalized intersections can project very high delays on the minor side street, thus it is recommended to use LOS measurements as a comparative tool rather than a design tool. The 95th percentile queue is the vehicle queue (backup) that has a 5% probability of being exceeded during the analysis period. At unsignalized intersections, p_0 (queue-free percent) is the probability of there being no backup.

SUMMARY OF SIMULATION MODELING PARAMETERS

The Q_{95} is the greater of the queue reported by SYNCHRO or SIM TRAFFIC. The existing traffic volumes from the AM & PM peak hours were analyzed using existing lane configurations and traffic control conditions. Since existing turning movement count data had been collected, the existing peak hour factor (PHF) was used for analyzing existing conditions.

The capacity analysis (Synchro) reports for the existing conditions are in Appendix B.

THRESHOLDS FOR IDENTIFYING MITIGATIONS

The NCDOT's Driveway Manual provides the following guidelines for assessing intersection performance and needed mitigations.

"The applicant shall be required to identify mitigation improvements to the roadway network if at least one of the following conditions exists when comparing base network conditions to project conditions:

- the total average delay at an intersection or individual approach increases by 25% or greater, while maintaining the same level of service, Policy on Street and Driveway Access to North Carolina Highways Page 22 July 2003
- The Level of Service degrades by at least one level,
- Or Level of Service is "F," for turning lanes, mitigation improvements shall be identified when the analysis indicates that the 95th percentile queue exceeds the storage capacity of the existing lane. The District Engineer will be responsible for the final determination of mitigation improvements required to be constructed by the applicant."

MEASURES OF EFFECTIVENESS

For ease of use, the operational and capacity analysis for each intersection is treated separately. Each intersection includes a table showing the morning and evening level of service, delay, and queuing for the background, build-out, and mitigation at that location.

LEVEL OF SERVICE

The Traffic Levels of Service (LOS) are reported using letters A, B, C, D, E, or F for each movement. LOS is a set of qualitative and quantitative measures used to evaluate the efficiency and effectiveness of traffic flow on roadways. They are commonly graded on a scale from "A" to "F," similar to a report

card, with "A" representing free-flowing traffic and minimal delays, and "F" indicating heavily congested conditions with significant delays.

DELAY

The Delay (in seconds) was calculated for the studied intersections by approach and lane movement for each of the existing, background, and build-out cases. The traffic volumes from the AM & PM peak hours were analyzed using existing lane configurations and traffic control conditions. The difference between the background and build cases is shown in the Difference column. Percent Change is included in the right-hand column and calculated as:

$$\%Change = \left(\frac{Difference}{Background\ Delay} \right) \times 100$$

Movements with a percent change in delay above twenty-five percent are shown highlighted in red.

QUEUEING

Queueing analyses were performed to determine the effect of the build-out traffic on intersection traffic queues. Turning movements at which the queues exceed the available storage are noted in the queueing table for each intersection.

ANALYSIS RESULTS

The next section of this report presents the analysis of each intersection and driveway. The intersection numbers are consistent with the numbers used in the Synchro analysis. Turn lane warrant analysis was completed for each site driveway.

NOTE: In some cases, the level of service may improve from the background case to full build-out. This is because the Synchro modeling system that is used randomizes the trip distribution to create real-world scenarios. Some intersections where no build-out traffic is added may improve the delay, therefore improving the level of service.

INTERSECTION 1: PLOTT CREEK RD & SULPHUR SPRINGS RD

The total delay increases by ☒ Pass ☐ Fail
25% or greater

Level of Service drops by at ☒ Pass ☐ Fail
least one letter grade

Queues for turn moves ☒ Pass ☐ Fail
exceed existing storage



Figure 14: Plott Creek Rd & Sulphur Springs Rd

All approaches operate at the same level of service in background and build conditions with minimal increases in delay and queuing. No mitigations are recommended at this intersection.

Table 10: Intersection 1 - LOS & Percent Change in Delay

Intersection 1: Sulphur Springs Rd at Plott Creek Rd								
Background vs. Build-Out								
Period	Approach	LOS			Delay in Seconds			Percent Change
		Background	Build-Out	Build-out Change	Background	Build-Out	Change	Build-Out
AM	EB	A	A	NONE	4.9	4.8	-0.1	-2%
	WB	A	A	NONE	0.0	0.0	0.0	0%
	SB	B	B	NONE	11.7	11.9	0.2	2%
School PM	EB	A	A	NONE	4.4	4.4	0	0%
	WB	A	A	NONE	0.0	0.0	0.0	0%
	SB	B	B	NONE	12.1	12.4	0.3	2%
PM	EB	A	A	NONE	4.3	4.3	0.0	0%
	WB	A	A	NONE	0.0	0.0	0.0	0%
	SB	B	B	NONE	12.4	12.8	0.4	3%

Table 11: Intersection 1 – 95% Queue

Intersection 1: Sulphur Springs/Plott Creek Rd						
Period	Approach	Lane	Storage (ft)	Background Queue (ft)	Build-out Queue (ft)	Difference (ft)
AM	EB	Left/Thru	N/A	79	99	20
	WB	Thru/Right	N/A	0	0	0
	SB	Left/Right	N/A	76	83	7
SCH PM	EB	Left/Thru	N/A	67	77	10
	WB	Thru/Right	N/A	0	0	0
	SB	Left/Right	N/A	90	80	-10
PM	EB	Left/Thru	N/A	63	70	7
	WB	Thru/Right	N/A	9	0	-9
	SB	Left/Right	N/A	88	85	-3

INTERSECTION 2: PLOTT CREEK RD & SCHOOL DRIVEWAY

The total delay increases by ☒ Pass ☐ Fail
25% or greater

Level of Service drops by at ☒ Pass ☐ Fail
least one letter grade

Queues for turn moves ☐ Pass ☒ Fail
exceed existing storage



Figure 15: Plott Creek Rd & School Drwy

All approaches operate at the same level of service in background and build conditions. The northbound left turn queues exceed the available storage in both background and build-out conditions. It is recommended that the turn lane is extended to 50' to accommodate for the background and build-out queuing. Since the queueing extends past available storage in background conditions and the Palisades at Plott Creek development is not planned to add any traffic to the affected movement, the mitigation would be the responsibility of the school.

Table 12: Intersection 2 - LOS & Percent Change in Delay

Intersection 2: School Driveway at Plott Creek Rd								
Background vs. Build-Out								
Period	Approach	LOS			Delay in Seconds			Percent Change
		Background	Build-Out	Build-out Change	Background	Build-Out	Change	Build-Out
AM	EB	A	A	NONE	0.0	0.0	0.0	0%
	WB	A	A	NONE	7.5	7.4	-0.1	-1%
	NB	B	B	NONE	12.9	13.4	0.5	4%
School PM	EB	A	A	NONE	0.0	0.0	0.0	0%
	WB	A	A	NONE	5.1	4.7	-0.4	-8%
	NB	B	B	NONE	10.6	10.7	0.1	1%
PM	EB	A	A	NONE	0.0	0.0	0.0	0%
	WB	A	A	NONE	1.3	1.2	-0.1	-8%
	NB	A	A	NONE	9.0	9.2	0.2	2%

Table 13: Intersection 2 - 95% Queue

Intersection 2: School Driveway/Plott Creek Rd						
Period	Approach	Lane	Storage (ft)	Background Queue (ft)	Build-out Queue (ft)	Difference (ft)
AM	EB	Thru/Right	N/A	13	17	4
	WB	Left	100	66	83	17
	WB	Thru	N/A	0	0	0
	NB	Left	20	55	48	-7
	NB	Right	N/A	86	88	2
SCH PM	EB	Thru/Right	N/A	0	0	0
	WB	Left	100	46	49	3
	WB	Thru	N/A	0	0	0
	NB	Left	20	43	35	-8
	NB	Right	N/A	82	77	-5
PM	EB	Thru/Right	N/A	0	0	0
	WB	Left	100	24	18	-6
	WB	Thru	N/A	0	0	0
	NB	Left	20	30	30	0
	NB	Right	N/A	58	48	-10

INTERSECTION 3: PLOTT CREEK RD & WILL HYATT RD/PALISADES LN

The total delay increases by ☐ Pass ☒ Fail
25% or greater

Level of Service drops by at ☐ Pass ☒ Fail
least one letter grade

Queues for turn moves ☒ Pass ☐ Fail
exceed existing storage

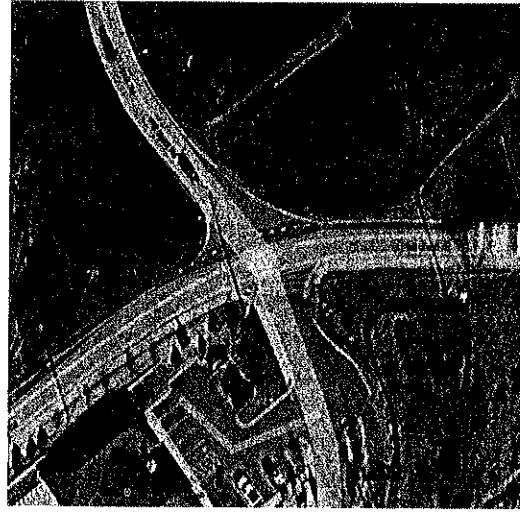


Figure 16: Plott Creek Rd & Will Hyatt Rd/Palisades Ln

All approaches are anticipated to operate at LOS A or B for the AM, PM, and School peak hours. The southbound approach drops from LOS A to LOS B in the school peak hour. The northbound approach drops from LOS A to LOS B in the PM peak hour. The westbound approach delay increases by over 25% in the AM and School PM peak hours but remains LOS A. The approach delays percentage increase is exaggerated by a small delay in background conditions and the 100% delay increase is increasing the total delay by less than a second.

All 95% queues are expected to be maintained within the provided driveway distance.

Warrants are not met for right or left turn lanes for the driveway with the projected trips generated for the development and the low through volumes on Plott Creek Road. A signal warrant was performed as requested by NCDOT. Warrants 1-3 for a signal at the intersection of Plott Creek Road and Will Hyatt Road were not met. Signal warrants 1-3 are attached in Appendix D.

Although isolated delay percentage increases and LOS changes were identified at Intersection 3, the study concludes that no operational deficiencies requiring mitigations improvements under NCDOT review criteria are anticipated due to the minimal delay increases, acceptable queue storage, and unsatisfied signal warrants.

Table 14: Intersection 3 - LOS & Percent Change in Delay

Intersection 3: Palisades Ln at Plott Creek Rd								
Background vs. Build-Out								
Period	Approach	LOS			Delay in Seconds			Percent Change
		Background	Build-Out	Build-out Change	Background	Build-Out	Change	Build-Out
AM	EB	A	A	NONE	2.9	2.8	-0.1	-3%
	WB	A	A	NONE	0.6	1.2	0.6	100%
	NB	B	B	NONE	10.1	10.3	0.2	2%
	SB	B	B	NONE	11.1	11.7	0.6	5%
School PM	EB	A	A	NONE	3.2	3.1	-0.1	-3%
	WB	A	A	NONE	0.8	1.7	0.9	113%
	NB	A	A	NONE	9.6	9.9	0.3	3%
	SB	A	B	DROP	9.9	10.4	0.5	5%
PM	EB	A	A	NONE	1.8	1.8	0.0	0%
	WB	A	A	NONE	2.2	2.7	0.5	23%
	NB	A	B	DROP	9.7	10.0	0.3	3%
	SB	B	B	NONE	10.0	10.5	0.5	5%

Table 15: Intersection 3 - 95% Queue

Intersection 3: Will Hyatt Rd/Palisades Ln/Plott Creek Rd						
Period	Approach	Lane	Storage (ft)	Background Queue (ft)	Build-out Queue (ft)	Difference (ft)
AM	EB	Lt/Th/Rt	N/A	14	29	15
	WB	Lt/Th/Rt	N/A	14	9	-5
	NB	Lt/Th/Rt	N/A	30	53	23
	SB	Lt/Th/Rt	N/A	51	47	-4
SCH PM	EB	Lt/Th/Rt	N/A	20	19	-1
	WB	Lt/Th/Rt	N/A	5	20	15
	NB	Lt/Th/Rt	N/A	21	29	8
	SB	Lt/Th/Rt	N/A	56	61	5
PM	EB	Lt/Th/Rt	N/A	14	19	5
	WB	Lt/Th/Rt	N/A	26	25	-1
	NB	Lt/Th/Rt	N/A	26	30	4
	SB	Lt/Th/Rt	N/A	52	67	15

INTERSECTION 4: PLOTT CREEK RD & PHASE 2 ACCESS A

The total delay increases by ☒ Pass ☐ Fail
25% or greater

Level of Service drops by at ☒ Pass ☐ Fail
least one letter grade

Queues for turn moves ☒ Pass ☐ Fail
exceed existing storage



Figure 17: Plott Creek Rd & Access A

All approaches are anticipated to operate at LOS A for the AM, PM, and School peak hours. All 95% queues are expected to be maintained within the provided driveway distance.

Warrants are not met for right or left turn lanes for the driveway with the projected trips generated for the development and the low through volumes on Plott Creek Road.

The Engineer recommends no mitigation at this intersection.

Table 16: Intersection 4 - LOS & Percent Change in Delay

Intersection 4: Access A at Plott Creek Rd								
Background vs. Build-Out								
Period	Approach	LOS			Delay in Seconds			Percent Change
		Background	Build-Out	Build-out Change	Background	Build-Out	Change	Build-Out
AM	EB		A	N/A		0	0	N/A
	WB		A	N/A		0.6	0.6	N/A
	NB		A	N/A		9.1	9.1	N/A
School PM	EB		A	N/A		0	0	N/A
	WB		A	N/A		0.7	0.7	N/A
	NB		A	N/A		9.2	9.2	N/A
PM	EB		A	N/A		0	0	N/A
	WB		A	N/A		0.3	0.3	N/A
	NB		A	N/A		9.2	9.2	N/A

Table 17: Intersection 4 – 95% Queue

Intersection 4: Access A/Plott Creek Rd						
Period	Approach	Lane	Storage (ft)	Background Queue (ft)	Build-out Queue (ft)	Difference (ft)
AM	EB	Thru	N/A		0	0
	WB	Thru/Right	N/A		30	30
	NB	Left	N/A		11	11
SCH PM	EB	Thru	N/A		0	0
	WB	Thru/Right	N/A		31	31
	NB	Left	N/A		13	13
PM	EB	Thru	N/A		0	0
	WB	Thru/Right	N/A		0	0
	NB	Left	N/A		13	13

MITIGATION

This section discusses the proposed mitigations at each intersection and access point. If no mitigations are proposed, that too is noted.

INTERSECTION 1: PLOTT CREEK RD & SULPHUR SPRINGS RD

No mitigations needed at this intersection.

INTERSECTION 2: PLOTT CREEK RD & HAZELWOOD SCHOOL DWY

The northbound left turn queue exiting the school driveway exceeds the available storage length of 20' in background and build-out conditions. The Palisades at Plott Creek Phase 2 is not anticipated to add traffic to this approach, therefore the mitigation is the responsibility of the school.

INTERSECTION 3: PLOTT CREEK RD & WILL HYATT RD/PALISADES LN

A signal warrant (see Appendix D) was performed at this intersection per NCDOT request. The signal was not warranted for the intersection, and no other mitigations are needed at this intersection.

INTERSECTION 4: PLOTT CREEK RD & PHASE 2 ACCESS A

No mitigations needed at this intersection.

EFFECT OF THE PROJECT ON ALTERNATE MODES

The project will not affect alternative modes in the area.

Build (2027) Lane Geometry

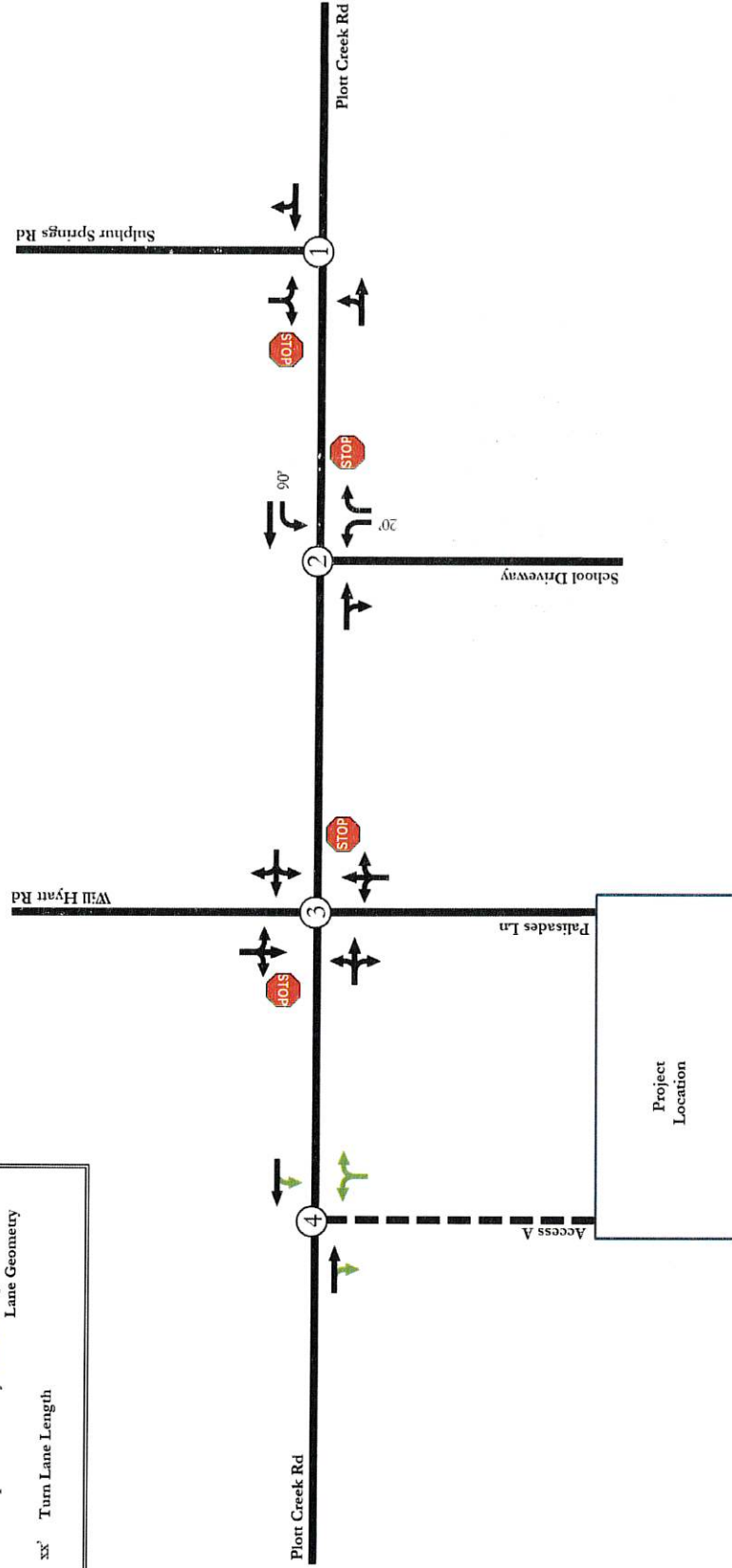
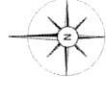
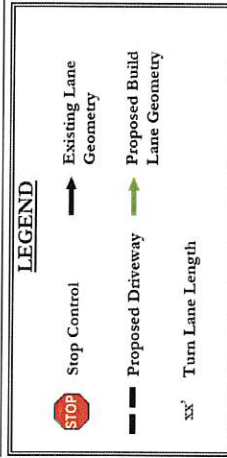


Figure 18: Recommended Lane Diagram

CONCLUSION

This Traffic Impact Analysis (TIA) evaluates the transportation impacts associated with Southwood Realty's proposed Palisades at Plott Creek Phase 2 residential development in Waynesville, North Carolina, with a projected build-out year of 2027. The analysis was conducted in coordination with the North Carolina Department of Transportation Division 14, District 2, and the Town of Waynesville, and is consistent with applicable agency requirements.

The proposed development is estimated to generate approximately 447 daily trips. Based on the analyses contained herein, including projected traffic operations at the study intersections, it is the opinion of J. M. Teague Engineering that the proposed Phase 2 development is not anticipated to result in a significant adverse impact on the surrounding roadway network, provided the development is constructed in accordance with the submitted site plans.

The northbound left turn queue at the school driveway extends past the available queue length which initiates a mitigation. The Palisades at Plott Creek Phase 2 is not planned to add to this movement and the mitigation is the responsibility of the North Carolina Department of Transportation. Intersection 3, Will Hyatt Road at Plott Creek Road, met thresholds for mitigations due to percentage delay increases and decrease in level of service but was determined in the analysis that no operational deficiencies were present that would require mitigation. The percent increases in delay were determined to be exaggerated due to low existing delays and were determined to be operationally acceptable under build-out conditions.

At the request of the North Carolina Department of Transportation, a traffic signal warrant analysis was performed for the intersection of Plott Creek Road and Will Hyatt Road. The results of the analysis indicate that signal warrants are not satisfied at this location. Detailed signal warrant worksheets are provided in Appendix D.

Neighborhood Meeting

NOTICE OF COMMUNITY MEETING

Dear Neighbor,

In accordance with the Town of Waynesville requirements, this letter is serving as notification that there will be a neighborhood informational meeting held to discuss a proposed land development within your community. You are being notified since you may own or reside at property within 600-700 feet of the potential development. The details of this meeting and project are as follows:

Meeting Information

What	Information meeting for Palisades at Plott Creek Phase 2 – a proposed project adjacent to Palisades Phase 1. A concept site plan is attached.
When	Monday, June 8, 2026 from 1 pm to 2 pm
Where	Palisades at Plott Creek Clubhouse 20 Palisades Lane Waynesville, NC 28786 Palisades at Plott Creek Clubhouse
Contact	G. Thomas Jones III, PE 828-687-7177 x303 tjones@wgla.com William Ratchford 704-869-6024 william.ratchford@southwoodrealty.com
Project Summary	Four (4) proposed multi-family residential buildings with 58 total units 3-story buildings, except Building #1 (closest to Plott Creek Road), which will be 2-stories on the road side. The existing home on Plott Creek Road is to remain. Property is 4.8 Acres +/-
Anticipated Level of Town Review	Planning Board (Special Use Permit)

Meeting Sign-In

Project: Plott Creek Phase 2

Meeting: Neighborhood Meeting

Date: 6/8/26

Name	Address
Tom Jones, PE	WGLA Engineering 724 5th Ave W Hendersonville
Thomas Jones, PE	724 5th Ave West, Hendersonville, NC 28739
CALVIN SPATT	724 5th Ave West, Hendersonville, NC, 28739
Jeff Ledford	165 S. Yock Street, Gastonia, NC
Stephen Walker	17 Foxhillurst Ave., Asheville
Ole Grooman	9. S. Main St, Suite 110, Waynesville.
Seth Rogers	9. S. Main St, Suite 110 Waynesville
Rae Moody	1266 Plott Creek Rd, Waynesville, NC
Brian Morrison	12 Saithe Rd W, Waynesville
Alex Mumby	95 Main St, Waynesville
Tyler Anderson	9 S Main St, Waynesville

PALISADES AT PLOTT CREEK, PHASE 2
NEIGHBORHOOD MEETING, 6/8/2026
MEETING SUMMARY

Palisades at Plott Creek hosted an informal public meeting at 1:00 pm on Monday, June 8th, 2026 at the clubhouse at Palisades at Plott Creek located at 20 Palisades Lane. Letters were sent out previously to all property owners within approximately 600-700 feet of the apartment complex. A sample of the letter sent to the neighbors, distribution list, and meeting sign in sheet are attached to this summary.

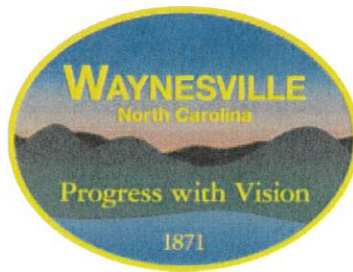
Two neighbors attended the meeting. The neighbors in attendance raised several questions/concerns that are listed below *with responses italicized*:

- What are the residential densities of the zones for Phase 1 and Phase 2?
Phases 1 and 2 are under PC-NR allowing 10 units per acre and 16 units per acre with a special use permit (SUP). Phase 1 was 10 units per acre based on a 20 acre project area and Phase 2 proposes 10.8 units per acre.
- Will a clubhouse or similar amenity be added to the development?
The existing clubhouse and amenities from each phase will be available to the other phase.
- How many parking spaces will be provided per additional unit are planned?
93 spaces are required (1.5 per unit) per the city's ordinances; 107 spaces are being proposed (1.9 per unit).
- Are there plans to widen the adjacent or connecting roads to accommodate traffic from the existing development as well as the proposed?
Widening of the existing roads is not proposed and the TIA shows improvements are not required to the surrounding road network.
- Are there plans to construct a new access road to accommodate traffic that the complex has proposed?
This is outside the scope of the project, and not required per the TIA.
- Neighbor stated that there is significant impact from the apartment complex listing the examples of cleaning asphalt from his pasture, the Plott Creek Rd and Will Hyatt Rd intersection angle is poor, two accidents and pets struck near the intersection of the apartment complex.
- How much fill will be required as a part of the new construction?
Approximately 50,000 cubic yards of fill will be imported for Phase 2. This is approx. 70% of the amount brought in for Phase 1.

- What is the elevation difference from the pre-construction grade to now finished grade for Phase 1?
The elevation difference in the lower section of Phase 1 is generally 6 to 7 feet.
- How many trees will be removed as a result of the new construction?
The majority of the site is grassed and not wooded. There will not be a large quantity of trees removed. 7 large trees are proposed to remain along Plott Creek
- Where will the sewage infrastructure be installed and what is the planned destination for wastewater?
The wastewater for the proposed site will be tied into the existing sewage infrastructure from Phase 1. Town has confirmed that Waynesville has adequate capacity for the sewage from the proposed site.
- What portion of the property, including Phase 1, is developed versus undeveloped?
23 +/- acres of combined Phase 1 and Phase 2 is or will be developed while 23 +/- acres is undeveloped
- Where will people be able to access the cemetery from?
No cemetery has been encountered during the design or construction for Phase 1, or the design of Phase 2
- When is construction expected to begin?
Spring 2027
- What is the expected duration of construction
Approx. 2 years
- Neighbor stated concerns about the increase in population density and whether it aligns with the zoning requirements intended to benefit the local community. Concerns of impact on schools, hospital emergency room, and wait times at local restaurants
- Neighbor was interested in the census of people moving into the apartment and how long are they typically live there.

The meeting adjourned at approximately 1:45 pm.

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



Robert W. Hites, Jr., Town Manager
 Martha Sharpe Bradley, Town Attorney

Utilities Availability Letter

Date: May 29, 2026
Subject Property: 1415 Plott Creek Road, Waynesville, NC 28786 (Palisades at Plott Creek Phase II)
PIN: 8605-32-8929

To Whom it may concern,

The Town of Waynesville has the capacity to serve the proposed development with water and sewer at this time. Approval is contingent upon compliance with all applicable state and local regulations.

The developer shall be solely responsible for the payment of all applicable water and sewer capacity fees associated with this project. In connection with this approval, a total of 6,900 gallons per day (gpd) will be deducted from the Town's allowable wastewater treatment plant allocation, in accordance with the State Order of Consent.

Total Number of Bedrooms Proposed – 92. Estimated Flow 75gpd * 92 Bedrooms = 6,900 gpd.

The Developer will be responsible to provide the following:

1. An 8-inch water line is available to a tie in connection on the opposite side of Plott Creek Road.
2. The developer may extend the sewer line by connecting to the existing line that was installed as part of the Palisade at Plott Creek Phase I development. The same option is available for the water line if the developer chooses to connect to it. Alternatively, the developer may extend an 8-inch sewer main from Will Hyatt Road to the site and then transition to a 6-inch sewer line once on the property.

The Town of Waynesville reserves the right to withhold or delay the issuance of building permits in the event the wastewater treatment plant is unable to accept additional flows at the time of permit issuance.

3. Electrical services will be provided by Duke Energy. Developer will need to contact Duke directly.

Please do not hesitate to contact us should you require additional information or clarification.

Sincerely,

Laura Yonkers
 Deputy Public Works Director (Sustainability)
 129 Legion Drive,
 Waynesville, NC 28786
 T: (561) 523-1693
lyonkers@waynesvillenc.gov

16 South Main Street • P.O. Box 100 • Waynesville, NC 28786 Phone (828) 452-2491 Fax (828) 456-2000

Web Address: www.waynesvillenc.gov

This institution is an equal opportunity provider

Report For

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

Account Information

PIN: 8605-32-8929
Deed: 1055/1204
1055/1201
1141/821
CABD/1684

Site Information

DWELLING

1415 PLOTT CREEK RD WAYNESVILLE NC

Heated Area: 1886
Year Built: 2013
Total Acreage: 5.39
Township: Town of Waynesville

Site Value Information

Land Value: \$82,300
Building Value: \$285,400
Market Value: \$367,700
Deferred Value: \$0
Assessed Value: \$367,700
Sale Price: \$420,000
Sale Date: 02/13/2022
Tax Bill 1: \$2,365
Tax Bill 2: \$2,365



1 inch = 200 feet
May 28, 2026

Disclaimer: The maps on this site are not surveys. They are prepared from the inventory of real property found within this jurisdiction and are compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public primary information sources should be consulted for verification of any information contained on these maps. Haywood county and the website provider assume no legal responsibility for the information contained on these maps.

Report For

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

Account Information

PIN: 8605-32-8929
Deed: 1055/1204
1055/1201
1141/821
CABD/1684

Site Information

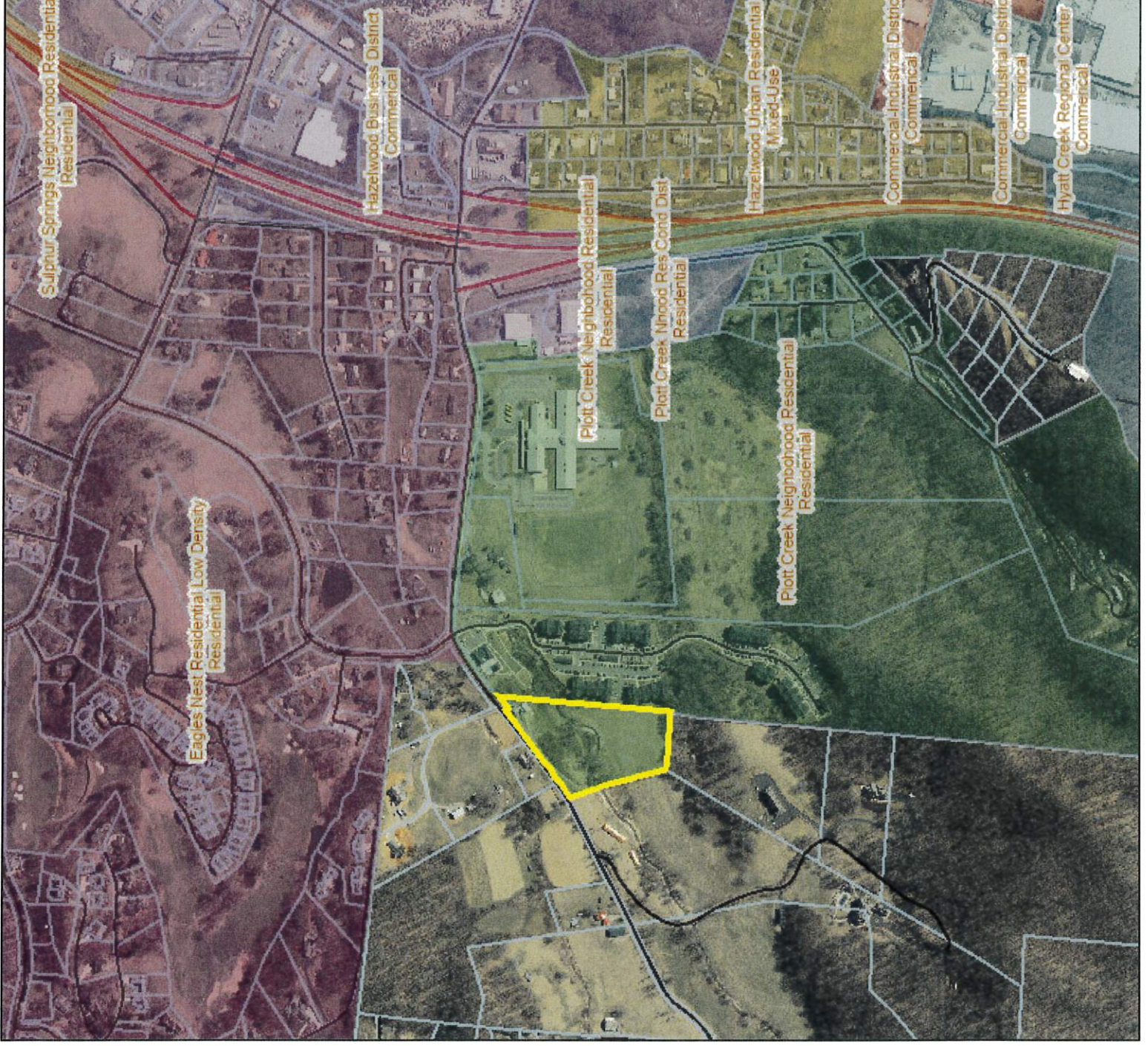
DWELLING

1415 PLOTT CREEK RD WAYNESVILLE NC

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Total Acreage: 5.39
Township: Town of Waynesville

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Land Value: \$82,300
Building Value: \$285,400
Market Value: \$367,700
Deferred Value: \$0
Assessed Value: \$367,700
Sale Price: \$420,000
Sale Date: 2/14/2022
Tax Bill 1: \$2,365
Tax Bill 2: \$2,365



1 inch = 667 feet
June 10, 2026

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 information sources should be consulted for verification of any information contained on these maps. Haywood county and the website provider assume no legal responsibility for the information contained on these maps.

Report For

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

Account Information

PIN: 8605-32-8929

Deed: 1055/1204

1055/1201

CABD/1684

CABD/184

Site Information

DWELLING

1399 PLOTT CREEK RD

Heated Area: 1886

Year Built: 2013

Total Acreage: 5.39

Township: Waynesville Out

Site Value Information

Land Value:

Building Value:

Market Value:

Deferred Value:

Assessed Value:

Sale Price:

Sale Date: 2/14/2022

Tax Bill 1:

Tax Bill 2:

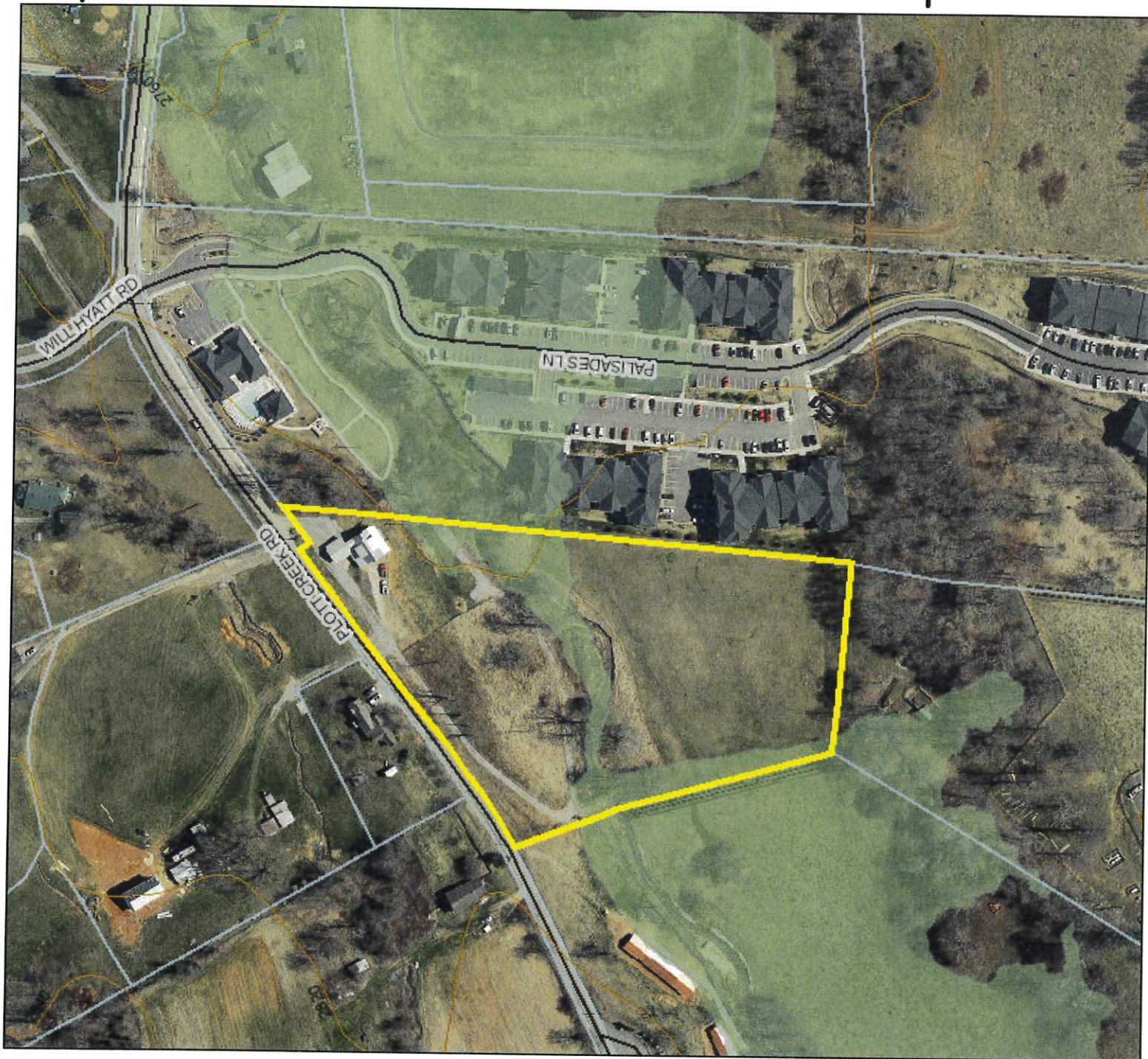


1 inch = 200 feet

October 3, 2025

88

Disclaimer: The maps on this site are not surveys. They are prepared from the inventory of real property found within this jurisdiction and are compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public primary information sources should be consulted for verification of any information contained on these maps. Haywood county and the website provider assume no legal responsibility for the information contained on these maps.



Context

Waynesville City Limits

Waynesville ETJ

Urban Services Boundary (Revised)

Future Land Use

Open Space

Residential Conservation

Residential - Low to Medium Density

Residential - Medium to High Density

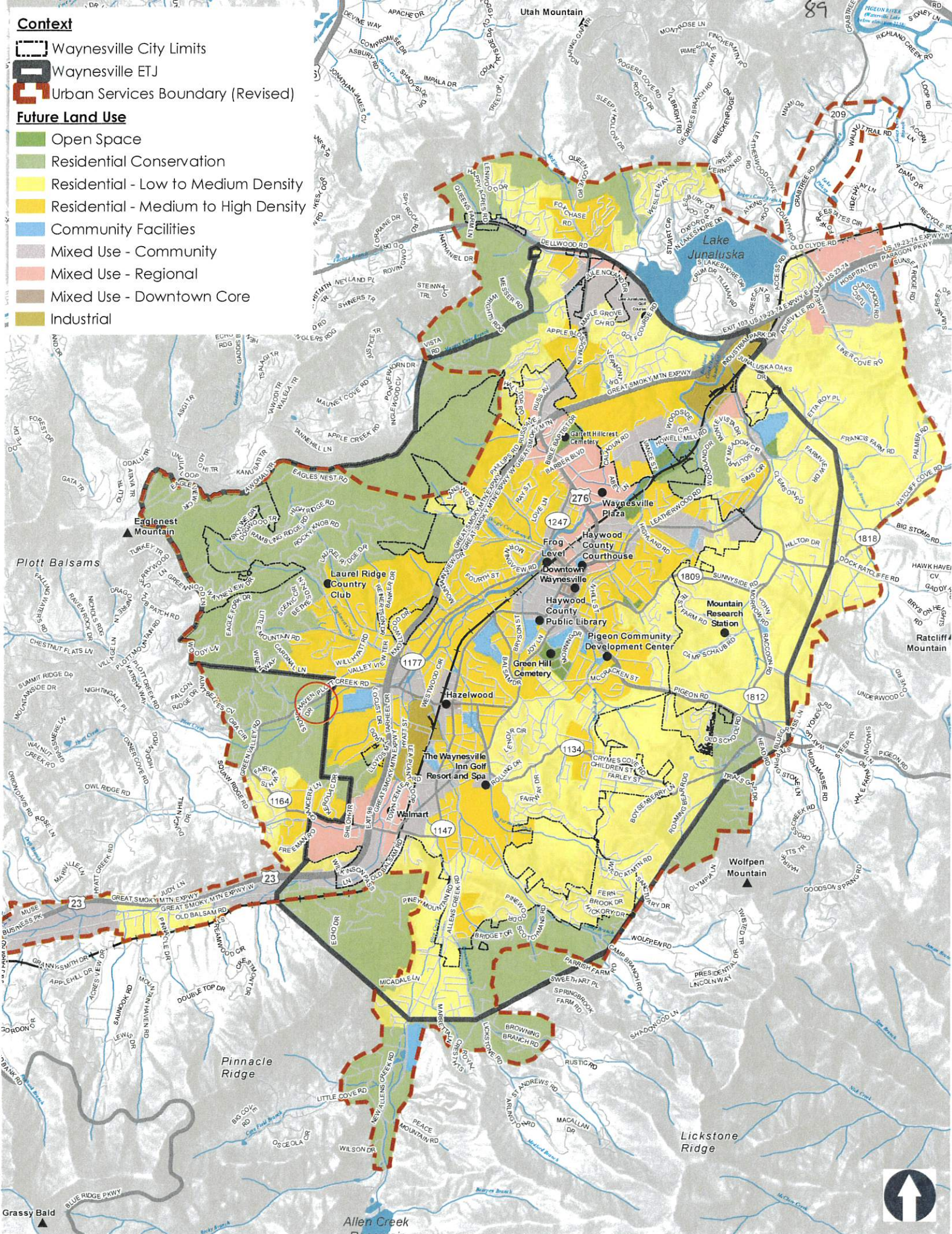
Community Facilities

Mixed Use - Community

Mixed Use - Regional

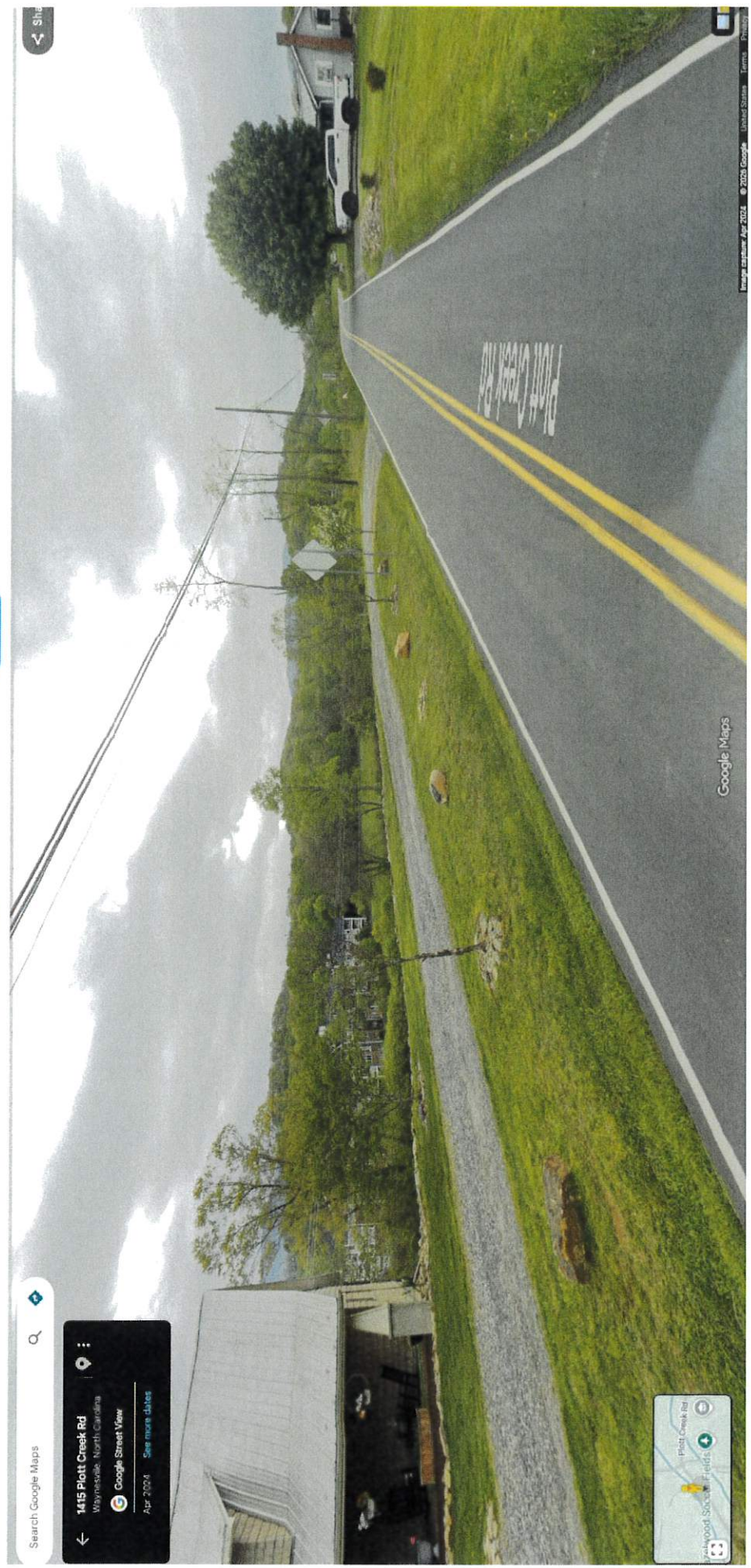
Mixed Use - Downtown Core

Industrial

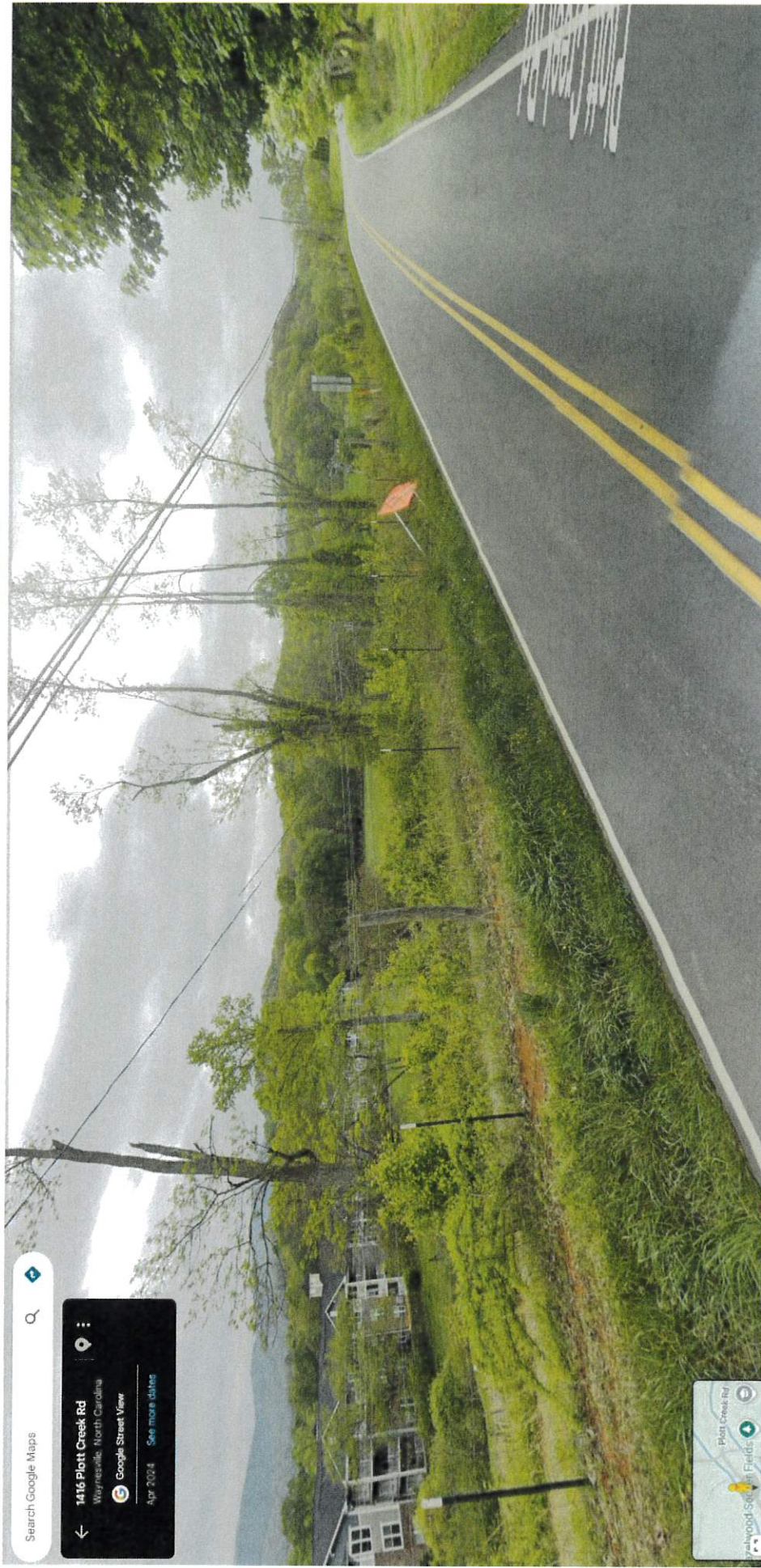


Google Chrome isn't your default browser

Set as default



Google Maps



Search Google Maps



← 1416 Plott Creek Rd

Waynesville, North Carolina

Google Street View

Apr 2024

[See more dates](#)

Plott Creek Rd

Waynesville, NC

Waynesville, NC

Waynesville, NC

Waynesville, NC

Waynesville, NC

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Waynesville, NC



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

July 31, 2026

Notice of Public Hearing for a Special Use Permit Request Waynesville Planning Board

The Town of Waynesville Planning Board will continue a public hearing on Monday, August 17, 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 proposed Palisades at Plott Creek Phase II multi-family development (apartment complex) at 1415 Plott Creek Rd., Waynesville, NC 28786 (PIN 8605-32-8929). There are 58 proposed units on 5.48 acres.



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

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

HAYWOOD COUNTY CONSOLIDATED
1230 N MAIN ST
WAYNESVILLE, NC 28786

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

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

WOLFORD, LAURA E
1584 PLOTT CREEK RD
WAYNESVILLE, NC 28786

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

PLOTT, MONTRAVILLE VON
PLOTT, JULIA ANN
1370 PLOTT CREEK RD
WAYNESVILLE, NC 28786

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

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

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

SMITH, SUSAN
400 WILL HYATT RD
WAYNESVILLE, NC 28786

LAUREL RIDGE GOLF CLUB LLC A NC LLC
416 STONE HAVEN DR
WAYNESVILLE, NC 28786

EAGLE POINT COMMON AREA OWNERS
C/O MARJORIE BOGART
527 CARDINAL LN
WAYNESVILLE, NC 28786

DANCE, ESTHER B
TIEDEMAN, CAROLE B
2000 N OCEAN BLVD APT 201
BOCA RATON, FL 33431

PERSONS, FREIDA H
PERSONS, ROBERT
497 CARDINAL LN
WAYNESVILLE, NC 28786

HARVEY, C FRANKLIN JR
HARVEY, SHIRLEY A
521 CARDINAL LN
WAYNESVILLE, NC 28786

CORENA DUSEK REV TRUST
2701 PEBBLE DR
CORONA DL MAR, CA 92625

GIFFORD, ERIC SHELDON
GIFFORD, ANGELA CHRISTA
2833 BANYAN BOULEVARD CIR NW
BOCA RATON, FL 33431

ROWLAND, WILLIAM
ROWLAND, LORI ANNE
1590 SW 6TH AVE
BOCA RATON, FL 33486

SILAS, DAVID K/TR
SILAS, KAREN C/TR
25 SANDTRAPP RD
WAYNESVILLE, NC 28786

PHOENIX REAL ESTATE LLC
PO BOX 456
HAZELWOOD, NC 28738

CALDWELL, TERRY LYNN
443 WILL HYATT RD
WAYNESVILLE, NC 28786

MOODY, GAIL CALDWELL
MOODY, THOMAS RAY
1266 PLOTT CREEK RD
WAYNESVILLE, NC 28786

HOLLIFIELD, KENNETH E
HOLLIFIELD, SARAH B
1228 PLOTT CREEK RD
WAYNESVILLE, NC 28786

MORRISON, ERIC S
12 SANDTRAP RD
WAYNESVILLE, NC 28786

BEARS RUN LLC A NC LLC
11424 JOHN ALLEN RD
RALEIGH, NC 27614

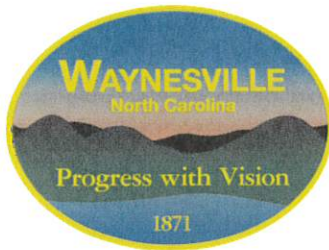
MOODY, GAIL CALDWELL
MOODY, THOMAS RAY
1266 PLOTT CREEK RD
WAYNESVILLE, NC 28786

HOLLIFIELD, SARAH
HOLLIFIELD, KENNETH
1228 PLOTT CREEK RD
WAYNESVILLE, NC 28786

Property Owners within 500 ft.

Property Posted
on 7-29-26





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

FOR PUBLICATION IN THE MOUNTAINEER: August 2 and August 9 (Sunday) editions

Date: July 21, 2026

Contact: Olga Grooman, (828) 356-1172

Notice of Public Hearing Special Use Permit Request Waynesville Planning Board

The Town of Waynesville Planning Board will continue a public hearing on Monday, August 17, 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 proposed Palisades at Plott Creek Phase II multi-family development (apartment complex) at 1415 Plott Creek Rd., Waynesville, NC 28786 (PIN 8605-32-8929). There are 58 proposed units on 5.48 acres.

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

Notice of Two (2) Public Hearings Waynesville Town Council

The Town of Waynesville Council will hold two (2) public hearings on August 25, 2026, at 6:00 pm, in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC 28786 to consider:

1. Text amendments to the Flood Damage Prevention Ordinance, Land Development Standards 12.3 and 17.5.
2. Request for annexation for a .59-acre parcel located at 1221 Dellwood Road, Waynesville, NC 28786 (PIN 8616-49-2973).

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

Planning Board Staff Report

Subject: Text Amendment regarding Billiard/Pool Halls (Legislative Proceeding)
Ordinance Sections: 17.3 Definitions, 2.5.3 Table of Permitted USEs
Applicant: Bucky Fish
Presenter: Alex Mumby, Land Use Administrator
Meeting Date: August 17th, 2026

Recommended Motions:

1. The proposed amendment is consistent / inconsistent with the 2035 Comprehensive Plan and is (or is not) in the public interest.
2. To recommend / not recommend the proposed amendment to the Town Council.

Background:

This is a legislative hearing to amend the Table of Uses (LDS Section 2.5.3) and Definitions (LDS Section 17.3) regarding the use of "Billiard/Pool Halls." As a legislative proceeding, the Planning Board will make a recommendation regarding the proposed ordinance to the Town Council, and then the Town Council will hold an additional public hearing and make the final decision.

Staff met with the applicant on several occasions to discuss their desire to open a pool hall and billiard room. The goals of the applicant are to provide a social space, league play, and tournaments that all ages can participate in. In researching the permitting process, staff found that the zoning definition was out of date and un-enforceable, and that a pool hall would be limited to only the regional center (RC) districts. The space which the applicant was hoping to use is located outside of the Regional Center District and so would not be allowed under the current ordinance.

The definition of Billiard/Pool Hall in LDS 17.3 reads as follows:

"Any place where one or more billiard or pool tables are operated or maintained, except for private family use, whether such place is a social club or a business enterprise operated for profit."

This definition encompasses not just businesses which are dedicated Billiard/Pool Halls, but also any business which hosts a pool table for the use of its patrons. A strict enforcement of this definition would mean that any bar or restaurant outside of the regional center district that had even 1 pool table would be out of conformity with the ordinance. There are several establishments in the business district, which already have pool tables available and so would technically fall under this prohibition on Billiard/Pool Halls. The placement of a pool table within a private establishment is not something that local government staff monitors or otherwise regulates.

Additionally, the applicant contends that opening a Billiard/Pool Hall in Waynesville would encourage more locals to play and bring visitors from neighboring communities to Waynesville for tournaments and league play, creating economic and recreational opportunity.

Staff analysis further found that as a distinct use within the Permitted Uses Table, pool hall/billiards is restricted, while the general classification of "Recreation Facilities, Indoor" is allowed outright in all commercial districts, and with supplemental standards in all residential districts. Staff and the applicant surmise that there may be a social history of Billiard/Pool Halls as a location for gambling or illegal activity, or an older stereotype for the use which is outdated. This may explain why the Permitted Uses Table and the definition are so strict. The Town has not had an application for a stand alone pool hall/billiard parlor in over a decade, and so until now, there has not been a reason to examine the ordinance and definition.

Staff Recommendation:

Waynesville has a history of pool halls and tournaments, particularly the Smokey Mountain 9 Ball Shootout which the Town hosts in The Armory in Frog Level each year. (Note: The applicant happens to be involved in the tournament). Staff feels that the definition as it exists in the Land Development Standards is too strict and should be adjusted. Staff recommends that there are two approaches which would accommodate the applicant's needs and update the ordinance appropriately.

1. The first is to strike Billiard/Pool Hall as a separate definition and use altogether, and to fold it into the use of Recreation Facilities, Indoor. This approach would allow for Billiard/Pool Halls and for individual pool tables to exist in all districts with minimal changes to the ordinance.
2. The second option is to update the definition of Billiard/Pool Halls and to amend the permitted uses table to allow them in not only the Regional Center District, but in the Business District, Neighborhood Center, and Mixed Use Overlays within Urban Residential and Neighborhood Residential districts as well. This would allow the applicant to move forward with opening their business without allowing for Billiard/Pool Halls in all districts.

If option 2 is desired, the following update to the definition of Billiard/Pool Halls is recommended:

"An establishment whose primary purpose is the playing of pool and billiards, including casual and tournament play. These establishments typically have numerous pool tables and customary, accessory uses such as other indoor amusements, a snack bar, restaurant, or bar which are secondary to the primary use."

Staff asks for the Planning Board's direction as to which option is the most appropriate. If neither option is satisfactory, the Planning Board may choose to continue the hearing to a date certain and request that Staff provide more information or options.

Consistency with the 2035 Comprehensive Plan:

Staff feels that both options would meet the goals of the 2035 Comprehensive Plan by creating flexibility in the ordinance which allows for the re-use of existing commercial sites and the creation and support for local business:

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

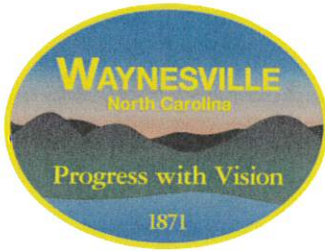
- Create walkable and attractive neighborhoods and commercial centers.
- Encourage infill, mixed-use, and context sensitive development

Goal 5: Create opportunities for a sustainable economy.

- Promote the growth of existing local businesses and Waynesville's "maker economy."
- Promote Waynesville's downtown districts, inns, restaurants, and reputation as the "Gateway to the Smokies."
- Encourage creatively designed, mixed-use, walkable centers and commercial districts that appeal to residents and visitors.

Attachments:

1. Staff Report
2. Proposed Ordinances
3. Application Materials with Payment
4. Public Notices



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

FOR PUBLICATION IN THE MOUNTAINEER: August 2 and August 9 (Sunday) editions

Date: July 28th, 2026

Contact: Alex Mumby, (828) 452-0401

**Notice of Public Hearing
Text Amendment Request
Waynesville Planning Board**

The Town of Waynesville Planning Board will hold a public hearing on Monday, August 17, 2026, at 5:30 p.m. in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider a Text Amendment request to revise definitions for Billiard/Pool Hall and its allowance within zoning districts.

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

Option # 1 DRAFT ORDINANCE FOR TOWN COUNCIL 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; and,

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 meet the following goals of the 2035 Comprehensive Plan:

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

- Create walkable and attractive neighborhoods and commercial centers.
- 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.”
- Promote Waynesville’s downtown districts, inns, restaurants, and reputation as the “Gateway to the Smokies.”
- Encourage creatively designed, mixed-use, walkable centers and commercial districts that appeal to residents and visitors.

WHEREAS, the Planning Board reviewed and held a public hearing on August 17th, 2026, 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 on August 17th 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 2.5.3 Tables of Uses to update the symbology as follows:

~~Strike Billiard/Pool Halls from the Table of Uses~~

Amend Chapter 17.3 Definitions as the following:

~~**Billiard/Pool Hall.** Any place where one or more billiard or pool tables are operated or maintained,
except for private family use, whether such place is a social club or a business enterprise operated for
profit.~~

Recreation Facilities, Indoor. Uses or structures for active recreation including gymnasiums, natatoriums,
fitness center, athletic equipment, indoor running tracks, climbing facilities, court facilities, ~~pool halls~~,
and their customary accessory uses. This definition is inclusive of both non-profit and for-profit
operations.

Mayor Gary Caldwell

Martha Bradley, Attorney

Candace Poolton, Town Clerk

Option #2 DRAFT ORDINANCE FOR TOWN COUNCIL 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; and,

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 meet the following goals of the 2035 Comprehensive Plan:

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

- Create walkable and attractive neighborhoods and commercial centers.
- 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.”
- Promote Waynesville’s downtown districts, inns, restaurants, and reputation as the “Gateway to the Smokies.”
- Encourage creatively designed, mixed-use, walkable centers and commercial districts that appeal to residents and visitors.

WHEREAS, the Planning Board reviewed and held a public hearing on August 17th, 2026, 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 on August 17th 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 2.5.3 Tables of Uses to update the symbology as follows:

	LL- NR	MS- NR	N- NR	RC- NR	WS- NR	EW- UR	H- UR	HM- UR	NM- NC	PS- NC	RC- NC	CBD	H- BD	SM- BD
Billiards /Pool Halls	MU	MU	MU	MU	MU	MU	MU	MU	MU	MU	MU	MU	MU	MU

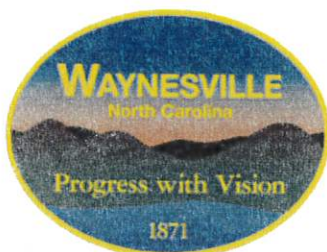
Amend Chapter 17.3 Definitions as the following:

Billiard/Pool Hall. ~~Any place where one or more billiard or pool tables are operated or maintained, except for private family use, whether such place is a social club or a business enterprise operated for profit.~~ An establishment whose primary purpose is the playing of pool and billiards, including casual and tournament play. These establishments typically have numerous pool tables and customary, accessory uses such as other indoor amusements, a snack bar, restaurant, or bar which are secondary to the primary use.”

Mayor Gary Caldwell

Martha Bradley, Attorney

Candace Poolton, Town Clerk



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

Application for Land Development Standards Text Amendment

Application is hereby made on July 23, 2026 to the Town of Waynesville for the following amendment:

Designate the specific section(s) of the Land Development Standards being requested for change:

2.5.3 Table of uses definitions
17.3

Description of the requested amendment, (attach additional sheets if necessary):

Remove Billiard hall from definitions. Add Billiard
hall into allowed uses

The reasons for the requested amendments, (attach additional sheets if necessary):

Billiard halls currently on Table of uses definitions
Current Billiards are professional & follow
Town laws.

Applicant Contact Information

Name (Printed):

Charles Stevenson

Mailing Address:

43 Second Street, Canton NC 28716

Phone(s):

528 495 9355

Email:

chuckgolfs@gmail.com

Note: Text Amendment Requests require a fee of \$500.00. The request will be scheduled for the next agenda opening for the Waynesville Planning Board. Please submit application to: Town of Waynesville Development Services Department, 9 South Main Street, Waynesville, NC 28786.

July, 24, 2026

Town of Waynesville Planning Board
9 S. Main St.
Waynesville, NC 28786

To Whom It May Concern,

Attached to this letter are materials for my application for the text amendment concerning billiards and pool. This information shows the change in acceptance and culture surrounding pool and billiards as a sport and recreational activity for all ages. It includes information about the changing attitude toward pool halls and the tournaments available in our region.

As someone who plays pool and participates in tournaments, I can assure you, that pool and billiards provide a positive recreational opportunity, while creating economic development opportunities through tournaments, and league play. Youth that participate in pool have opportunities to travel, compete, and participate in something that is fun and positive. If allowed to create a pool hall and pool/billiard league, I would foresee hosting various events that could draw visitors or enhance Town festivals and recreational programs.

The sport of pool and billiards, and the restaurants, bars, dedicated pool halls, community centers, and other locations where one finds pool tables, are highly used and enjoyed, without the negative reputation of the past.

This text amendment will bring the Town ordinance up to date, and make it possible for me and others to grow pool as a recreational and competitive activity in Waynesville.

Sincerely,

A handwritten signature in cursive script that reads "Bucky Fish".

Bucky Fish

Why Pool and Billiards Are Making a Stylish Comeback

Pool and billiards are experiencing a fresh wave of popularity, attracting players of all ages who are looking for a fun, social, and engaging way to spend their free time. Once seen primarily as a classic bar game, the sport has evolved into a trendy activity that combines friendly competition with skill, strategy, and entertainment.

Modern pool halls have embraced the change by creating inviting spaces with stylish interiors, great food and drinks, live music, and community events. Social media has also played a role in the resurgence, with trick-shot videos, tournaments, and content creators introducing the game to a new generation of fans.

Beyond the fun, pool offers a unique challenge that keeps players coming back. It improves focus, hand-eye coordination, and strategic thinking while providing a relaxed environment to connect with friends or meet new people. Whether you're a complete beginner or an experienced player, every game offers an opportunity to learn and improve.

As more people discover the excitement and social appeal of cue sports, pool and billiards are proving that they're more than just classic games, they're becoming a modern lifestyle activity that blends competition, entertainment, and community.



Balsam Mountain <leasing@balsammountainapartments.com>

Fwd: Data from Google AI

1 message

Blue Hands <buckyfish417@gmail.com>
To: leasing@balsammountainapartments.com

Fri, Jul 31, 2026 at 11:05 AM

Sent from my iPhone

Begin forwarded message:

From: Chuck Stevenson <chuckgolfs@gmail.com>
Date: July 23, 2026 at 7:16:03 PM EDT
To: Jeff Bucky Fish <buckyfish417@gmail.com>, Chuck Stevenson <chuckgolfs@gmail.com>
Subject: Data from Google AI

Billiards popularity 2020-2026

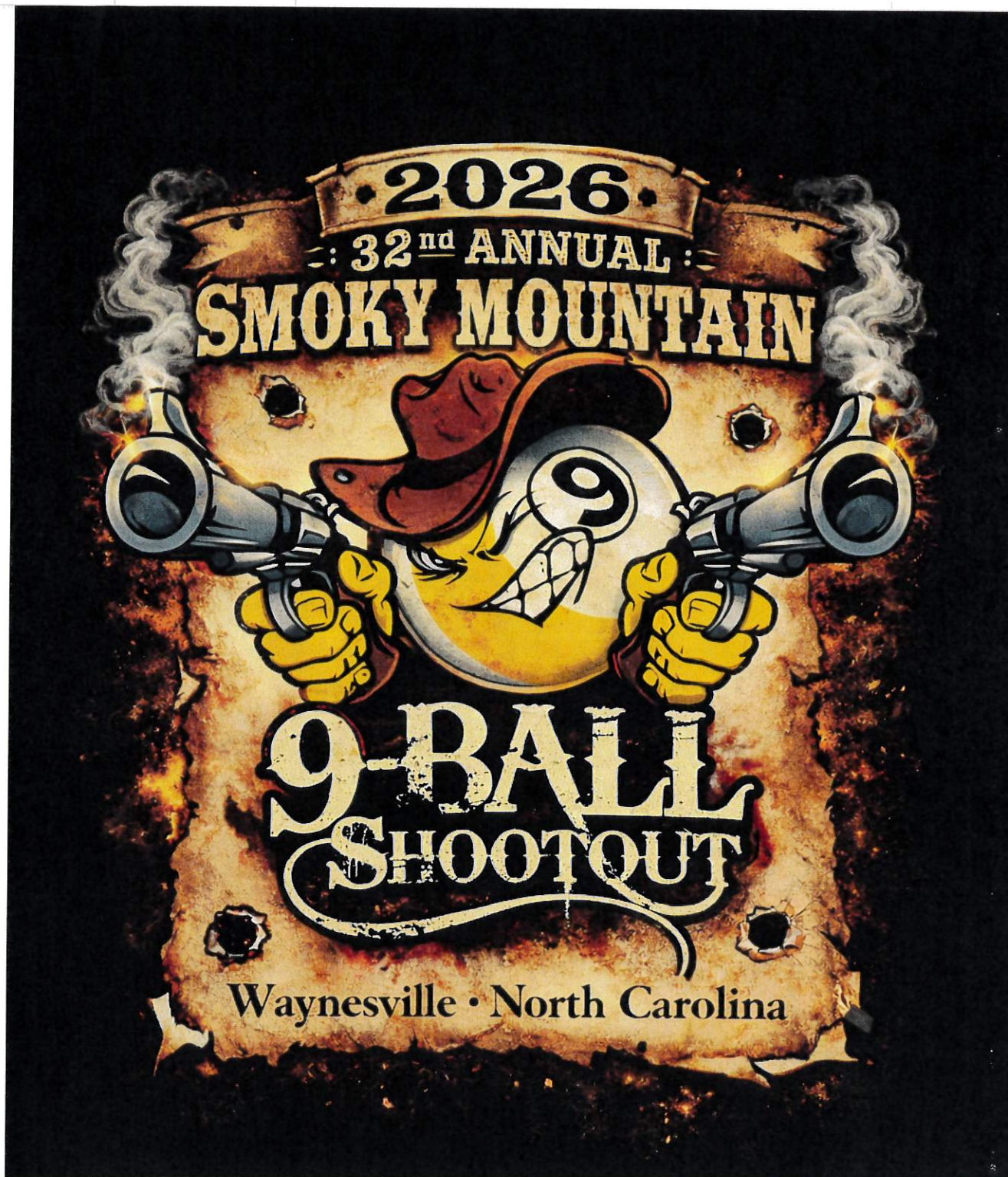
Cultural and Social Shifts

- **The New Third Place:** Pool halls and social lounges are re-emerging as regular hangout spots for younger demographics looking for low-pressure, screen-free competitive hobbies. [1]
- **Digital and Broadcast Reach:** Expanded online streaming, televised global tournaments, and mobile/esports cue variations have successfully broadened the audience base for competitive play. [1, 2, 3]

Equipment and Residential Trends

- **Home Integration:** High-end residential game rooms have prioritized minimalist and modern designer pool tables that match luxury interior aesthetics rather than traditional arcade or basement styles. [1, 2, 3]
- **Technological Upgrades:** Innovation in carbon-fiber shafts and performance gear has accelerated player upgrade cycles, particularly boosting the accessories and cue market sectors. [1, 2]

Above an excerpt from Google AI



Haywood County NC Welcomes You

Dear <<First Name>>,

On behalf of **American Legion Post 47** in Waynesville, North Carolina, I want to personally thank you for being part of last year's Smoky Mountain 9-Ball Shootout

This event has a proud 32-year history, built by players like you who value great competition, sportsmanship, and community. While 2026 marks only the second year the tournament proceeds directly benefit American Legion Post 47, the impact has already been extraordinary. Because of your participation last year, **The Smoky Mountain 9-Ball Shootout funded nearly one-third** of our Post's annual financial needs, directly supporting local veterans, their families, and community programs right here in Haywood County.

That kind of impact doesn't happen by accident—it happens because players choose to come back year after year.

We are honored to once again host this tournament and would truly appreciate your continued support by joining us for the 2026 event. You'll find the same competitive atmosphere, camaraderie, and respect for the game that has defined this tournament for over three decades—now with the added knowledge that your participation makes a meaningful difference for local veterans. For now, please mark your calendar and know how grateful we are for your past and continued support.

Thank you for helping keep this great tradition alive—and for standing with American Legion Post 47.

We look forward to seeing you at the tables.

With sincere appreciation,
Scott Maddox
Commander American Legion Post 47
Waynesville, North Carolina

\$10,000 Guaranteed Prize Fund 1st - 16th Place

- Texas Express Rules
- Double Elimination
- Race to 9, Loser Race to 7
- Commemorative T-shirt
- PLAYER AUCTION Follows Player Meeting
- Entry Fee \$150.00 (Includes Green Fee)
- Limited to First 128 Players
- DIAMOND 7' Smart Tables
- Great Food • Bleacher Seating
- Professional Cue Service

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3-DAY EVENT

APRIL 24 - 26

10AM - 11PM



Current Tournament Champion Michael Dechaine of Waterville ME and Runner-Up Shane McMinn of Tulsa OK.

[Subscribe](#)[Past Issues](#)[Translate ▼](#)**FRIDAY****24th**

Player Meeting 4:00 PM

Friday April 24th.

MANDATORY ATTENDANCE.First round begins after
Player Auction**SATURDA****Y****25th**Double elimination rounds continue throughout day.
Tournament play ends around 10 PM with other play
options available after.**SUNDAY****26th**Final rounds throughout day. Tournament play ends
around 9:00 PM with awards ceremony.

**Limited to first 128 players, so please RSVP
as soon as possible to secure your spot.**

[Subscribe](#)[Past Issues](#)[Translate ▼](#)[Download Printable Form-Pay By Mail](#)**Contact: Scott Maddox – Cell: 281-541-0801****Email: haywoodpost47@gmail.com**

Call or email if you need to confirm your previous registration, request a refund or get more information.

[CLICK for Directions](#)

The Venue - Historic Armory Rec Center
 44 Boundary St, Waynesville, NC 28786

**Recognized By:****BABY'S PRO SHOP****VISIT NC SMOKIES**

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Cool, crisp air and peaceful scenery await.
This site is your official source for
Smoky Mountain travel planning.

[Make Your Plans](#)

VENDORS

VENDOR SPACE AVAILABLE - \$100 Per Space

MUST be set up between 12pm Thursday &
3pm, Friday, April 24th. MUST be
dismantled by 6pm, Sunday, April 26th.

[Vendor Info](#)[Sponsor Info](#)

Thank you!
TO OUR SPONSORS



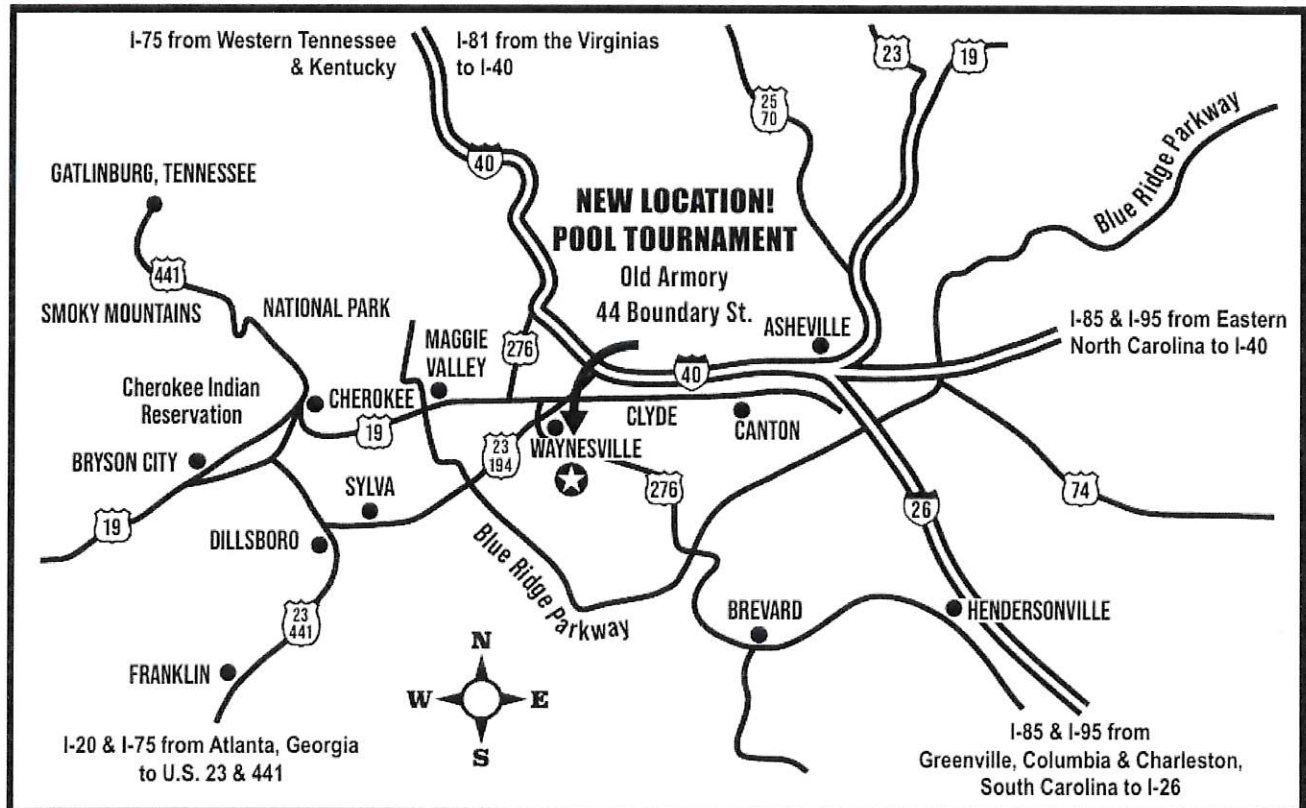
Proceeds

All proceeds after tournament prizes
and expenses benefit

American Legion Post 47

Waynesville NC

Learn more

The logo for the American Legion, featuring a stylized American flag with red and white stripes and a blue field with white stars, followed by the words "AMERICAN LEGION" in a bold, blue, sans-serif font.

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Getting Here

Driving Directions to the Smoky Mountains: Google Maps, Waze or your other favorite App will get you to Waynesville and take into account any road issues on I-40 or elsewhere.

We recommend using [Google Maps](#), as it is taking into account any road closures.

[View](#)[REGISTER NOW](#)

Oak Park Inn

**196 S. Main St.
Waynesville, NC**

828/456-5328



**Days Inn
23/74 Bypass - Exit 104**

79 Liner Cove
Waynesville, NC 28786

828/454-9667



**Best Western
Smoky Mountain Inn Waynesville
23/74 Bypass - Exit 98**

58 Units • Cable • HBO • Conference Room
Complimentary Continental Breakfast

828/456-4402 • 1-800-218-2121



Complimentary Continental Breakfast

23/74 Bypass - Exit 102

232 Phillips Road
Waynesville, NC

PLEASE RESERVE ROOMS AS SOON AS POSSIBLE. Limited Rooms Available!

For Special Rates, you **MUST** say you are with the

“Smoky Mountain 9-Ball Shootout Tournament.”

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[Translate ▼](#)

SMOKY MOUNTAIN BALL SHOOTOUT

[UPDATE YOUR PROFILE INFO](#)[REGISTER NOW](#)[Download Printable Form-Pay By Mail](#)

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rights reserved.

 **AMERICAN
LEGION**

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[View in browser](#)

PAYMENT SUMMARY RECEIPT

TOWN OF WAYNESVILLE
16 S MAIN ST

DATE: 07/24/26 CUSTOMER#:
TIME: 16:25:08
CLERK: 2044ecou

RECPT#: 3356573 PREV BAL: 500.00
TP/YR: P/2027 AMT PAID: 500.00
BILL: 3356573 ADJSTMNT: .00
EFF DT: 07/24/26 BAL DUE: .00

Misc Cash Receipts

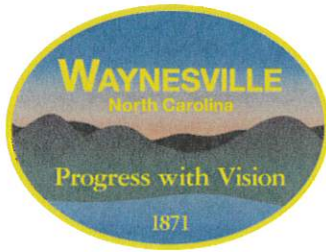
-----TOTALS-----

PRINCIPAL PAID: 500.00
INTEREST PAID: .00
ADJUSTMENTS: .00
DISC TAKEN: .00

AMT TENDERED: 500.00
AMT APPLIED: 500.00
CHANGE: .00

PAID BY: Waynes Billard Text *Amendment*
PAYMENT METH: CHECK
PAYMENT REF: 230

TOT PREV BAL DUE: 500.00
TOT BAL DUE NOW : .00



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

FOR PUBLICATION IN THE MOUNTAINEER: August 2 and August 9 (Sunday) editions

Date: July 28th, 2026

Contact: Alex Mumby, (828) 452-0401

**Notice of Public Hearing
Text Amendment Request
Waynesville Planning Board**

The Town of Waynesville Planning Board will hold a public hearing on Monday, August 17, 2026, at 5:30 p.m. in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider a Text Amendment request to revise definitions for Billiard/Pool Hall and its allowance within zoning districts.

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

Planning Board Staff Report

Subject: Text amendments related to applicability and exemptions in the stormwater ordinance
Ordinance Section: Stormwater Ordinance 12.5.7 & Addition of 12.5.11
Applicant: Staff-initiated text amendment, Development Services Department
Meeting Date: August 17, 2026
Presenter: Tyler Anderson, Stormwater Management Coordinator

Background:

The Town of Waynesville holds a National Pollutant Discharge Elimination System Permit (NPDES) issued by the NC Department of Environmental Quality (NC DEQ) on August 19, 2021. The permit is valid for five (5) years, and it replaces the Town's former NPDES permit. Its purpose is to manage stormwater runoff, reduce the discharge of pollutants, and protect water quality within the Town's jurisdiction. To achieve these goals, the Town diligently complies with the NPDES permit requirements, promotes and enhances its stormwater program via partnership with Haywood Waterways, and has started the implementation of its recently completed Comprehensive Stormwater Management Plan.

In 2023, Waynesville received a \$400,000 Stormwater Planning Grant funded by the American Rescue Plan Act (ARPA) and administered by the NC DEQ. The Town hired the engineering firm WithersRavenel to develop a Comprehensive Stormwater Plan. The plan was based on community input gathered through workshops, as well as input from staff and stakeholders and recommendations from the engineering firm. The proposed amendments are chosen from the recommendations of the Comprehensive Stormwater Plan for their potential to impact on the Town's efforts to protect water quality and the Town's natural resources.

Additionally, the North Carolina General Assembly recently passed House Bill 162, the Parking Lot Reform and Stormwater Control Act. These amendments to North Carolina stormwater law address the treatment of existing built-upon areas and redevelopment. State law now provides that stormwater programs generally may not require private property owners to install new or increased stormwater controls for existing built-upon areas or certain redevelopment activities, except as otherwise required by federal law. The law also directs local governments to incorporate these requirements into their local ordinances. The proposed addition of Section 12.5.11 is intended to provide clear local standards addressing these requirements.

Staff Recommended Text Changes:

1. Riparian Buffer Requirement – Section 12.5.7

Proposed: A riparian buffer with a minimum width of fifty (50) feet shall be maintained adjacent to all intermittent and perennial streams for Major Subdivisions and major site plans.

The required buffer would generally remain in a natural or restored vegetated state. Limited activities, such as approved stream crossings, utility crossings, stormwater outfalls, and other activities authorized by the ordinance or applicable State or federal regulations, would continue to be allowed.

The purpose of the 50-foot riparian buffer is to provide additional protection to streams and stream corridors associated with larger development projects. Vegetated stream buffers can help reduce the amount of

sediment and stormwater pollutants reaching streams, provide greater protection for aquatic habitat, and help maintain the natural function of stream corridors.

2. Prohibit Above-the-Ground Stormwater Control Measures (SCMs) in the Regulatory Floodplain- Section 12.5.7

Proposed: Above-the-ground SCMs are not allowed in the regulatory floodplain. Such SCMs include, but are not limited to dry detention basins, wet ponds, permeable pavers, sand filters, bioretention cells, etc.

The amendment would prohibit above-the-ground SCMs from being located within the regulatory floodplain.

This provides a clear standard for the location of stormwater facilities and helps protect floodplain functions while reducing potential conflicts between stormwater facilities and flooding.

3. Existing Development and Redevelopment– New Section 12.5.4

Proposed: 12.5.11 Existing Development and Redevelopment

- A. Existing legally established development shall not be required to install new or expanded Stormwater Control Measure (SCM) solely due to the adoption or amendment of this ordinance, except as required by federal or state law.
- B. Existing built-upon area shall not be included in density calculations for additional stormwater control requirements, regardless of whether the existing built-upon area is demolished, relocated, replaced, or remains in place during development or redevelopment.
- C. Existing built-upon area is not subject to additional stormwater control requirements under this section, regardless of whether it is demolished, relocated, replaced, or remains in place during development or redevelopment.
- D. For purposes of determining the area for which stormwater control measures are required, existing built-upon area shall be applied on a square-foot-for-square-foot basis to reduce the built-upon area subject to stormwater control requirements.
- E. Stormwater control requirements cannot be applied retroactively to existing built-upon area, unless otherwise required by federal law.

A new Section 12.5.11, Existing Development and Redevelopment, addresses the requirements in House Bill 162. It clarifies how the Town's stormwater requirements apply to existing development and redevelopment. It provides that new or expanded Stormwater Control Measures (SCMs) generally will not be required in existing built-upon sites. Further, it creates an allowance for existing conditions to continue, as pre-existing nonconformities if the Town amends its stormwater ordinance, except where required by State or federal law.

This new section will provide clarity for property owners of existing built-upon sites and ensures the Town's ordinance is compliant with the recent changes to North Carolina legislation on stormwater requirements.

4. Amend Section 12.5.7. Standards. Section E- Stormwater Conveyance Systems Design Requirements.

This amendment would increase design standards for stormwater pipes, ditches, swales, and cross-drainage systems. This will increase capacity of stormwater infrastructure in new development to handle typical rain events.

Proposed:

1. Stormwater collection systems (drainage parallel to road, including ditches, swales and pipes) shall be designed to pass the peak flows from the ~~2-year, 24-hour storm event~~ 10-year, 24-hour storm event. The minimum allowable pipe size is 15-inches.

Additional Standards: Contain HGL within pipes, and minimum pipe slope is 0.5% or that which produces a minimum velocity of 2.5 fps and a maximum velocity of 8 fps when flowing full. If a ditch, flow should be contained inside cross-section.

The additional standard specifies that the stormwater flow needs to be kept inside the pipes, and make sure the pipes have enough slope and volume to keep the water moving at a safe speed. Pipes should have a minimum slope of 0.5%, or enough slope to maintain a flow speed between 2.5 and 8 feet per second when the pipe is full. If a ditch is used, the stormwater flow should remain within the designed ditch area and not overflow its banks.

Consistency with the 2035 Comprehensive Plan

Staff submits that the proposed text amendments are consistent with the following 2035 Comprehensive Plan Goals:

Goal 1: Continue to promote smart growth principles & conservation design

- Promote conservation design to preserve important natural resources.

Goal 3: Protect and enhance Waynesville's natural resources.

- Protect and enhance water quality and forests.

The proposal is reasonable and in the public interest because it clarifies the applicability and exemptions of the stormwater ordinance, thereby strengthening the Town's legal authority through a clear and most up-to-date ordinance.

Additional Stormwater Ordinance Recommendations:

The Town's Comprehensive Stormwater Plan, prepared by WithersRavenel, identified several other ordinance and design standard improvements that could be considered to further address stormwater and flooding concerns throughout the Town. These recommendations are outlined below, and the Planning Board may choose to direct staff to incorporate them into the current ordinance or to defer them for consideration at a future date.

These recommendations are:

- Downstream Impact Analysis – evaluating potential impacts of new development on downstream flooding and channel conditions.
- Stormwater Conveyance Standards – further increasing design standards for stormwater pipes, ditches, swales, and cross-drainage systems.
- Erosion and Sediment Control – considering increased design standards for high-density development.
- Buildable Area Outside the Floodplain – evaluating additional limitations on development and fill within flood-prone areas.

These recommendations are separate from the amendments currently being presented for consideration. They would require additional staff review before any formal ordinance amendments are brought forward.

Staff is seeking direction from the Planning Board on whether the Board is interested in having staff further evaluate and develop any or all of these recommendations for potential future ordinance amendments.

Attachments

- Draft Ordinance
- Recommendations from the Comprehensive Stormwater Plan (pages 52-55)
- House Bill 162

Recommended Motions:

None. This is discussion only.

DRAFT ORDINANCE FOR COUNCIL'S 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 must comply with its National Pollutant Discharge Elimination System Permit issued by the North Carolina Department of Environmental Quality on August 19, 2021, and maintain legal authority to enforce the stormwater program through up-to-date ordinances.

WHEREAS, the Town of Waynesville Planning Board has reviewed the proposed text amendments to the Stormwater Ordinance 12.5.7 and 12.5.11 of the Standards for Stormwater Control Measures and recommends that they are consistent with the 2035 Comprehensive Plan and that they are reasonable and in the public interest because:

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

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

Goal 3: Protect and enhance Waynesville's natural resources.

- Protect and enhance water quality and forests.

WHEREAS, the proposed amendments increase environmental protections for major subdivisions and high-density developments in order to reduce stormwater impacts, protect stream corridors, improve water quality, preserve aquatic habitat, and further the Town's compliance with its Municipal Separate Storm Sewer System (MS4) Permit requirements;

WHEREAS, the proposed amendments bring the stormwater ordinance in compliance with the House Bill 162 passed by the NC General Assembly;

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 on **August 17th, 2026**, at the regular meeting of the Waynesville Planning Board, and on _____, 2026, 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:

1. Add new section:

12.5.4 Existing Development and Redevelopment

- A.** Existing legally established development shall not be required to install new or expanded Stormwater Control Measure (SCM) solely due to the adoption or amendment of this ordinance, except as required by federal or state law.
- B.** Existing built-upon area shall not be included in density calculations for additional stormwater control requirements, regardless of whether the existing built-upon area is demolished, relocated, replaced, or remains in place during development or redevelopment.
- C.** Existing built-upon area is not subject to additional stormwater control requirements under this section, regardless of whether it is demolished, relocated, replaced, or remains in place during development or redevelopment.
- D.** For purposes of determining the area for which stormwater control measures are required, existing built-upon area shall be applied on a square-foot-for-square-foot basis to reduce the built-upon area subject to stormwater control requirements.
- E.** Stormwater control requirements cannot be applied retroactively to existing built-upon area, unless otherwise required by federal law.

Re-number the subsequent sections accordingly:

12.5.5 Administration.

...

2. Amend Section 12.5.8.C- Standards for Stormwater Control Measures:

Owners of property subject to this ordinance and required to install structural stormwater control measures shall implement those measures in compliance with each of the following standards:

- 1. All structural stormwater control measures shall control and treat the runoff from the 1 year 1-hour storm event as determined by NOAA data for the Town of Waynesville.
- 2. All structural stormwater treatment management measures shall be designed to have an eighty-five (85) percent average annual removal for total suspended solids (TSS).
- 3. Areas designated as open space that are not or will not be disturbed, developed or redeveloped do not require stormwater runoff treatment.
- 4. Where any stormwater management treatment measure utilizes a temporary water quality storage pool as a part of its designed treatment system:
- 5.
 - a. The drawdown time shall be a minimum of 48-hours and a maximum of 120hours.
 - b. The minimum draw down orifice size shall be 2-inches or equivalent.
 - c. The post development peak flow rates discharged shall not exceed the pre development 1-year 24-hour peak discharge rates.

No one BMP shall receive runoff from an area greater than three (3) acres. However, the total drainage area from BMPs used in series (i.e., integrated) can exceed this three (3) acre maximum.

6. Water quality BMPs may encroach into a required buffer as long as the encroachment does not disturb the majority of existing vegetation. Minor understory may be disturbed in order to accommodate water quality structures. Trees and shrubs shall be placed to maximize screening where the encroachment takes place.

A riparian buffer with a **minimum width of fifty (50) feet** shall be maintained adjacent to all **intermittent and perennial streams** for **Major Subdivisions** and **major site plans**. The required buffer shall remain in a natural or restored vegetated state except for approved stream crossings, utility crossings, stormwater outfalls, or other activities specifically authorized by this ordinance or by applicable State or Federal regulations.

7. No Above-the Ground Stormwater Control Measure is allowed in the regulatory floodplain.

7 (8). General engineering for all projects shall be in accordance with 15A NCAC 2H.1008(c).

8 (9). All stormwater control measures and stormwater treatment practices required under this ordinance shall be evaluated by the Stormwater Administrator according to the policies, criteria, and information, including technical specifications, standards, and the specific design criteria for each stormwater practice, in the Design Manual. The Stormwater Administrator shall determine whether proposed SCMs/BMPs will be adequate to meet the requirements of this ordinance.

7. General engineering for all projects shall be in accordance with 15A NCAC 2H.1008(c).

8. All stormwater control measures and stormwater treatment practices required under this ordinance shall be evaluated by the Stormwater Administrator according to the policies, criteria, and information, including technical specifications, standards, and the specific design criteria for each stormwater practice, in the Design Manual. The Stormwater Administrator shall determine whether proposed SCMs/BMPs will be adequate to meet the requirements of this ordinance.

3. Amend Section 12.5.8. Standards. Section E- Stormwater Conveyance Systems Design Requirements.

1. Stormwater collection systems (drainage parallel to road, including ditches, swales and pipes) shall be designed to pass the peak flows from the ~~2-year, 24-hour storm event~~ **10-year, 24-hour storm event**. The minimum allowable pipe size is 15-inches.

Additional Standards: Contain HGL within pipes, and minimum pipe slope is 0.5% or that which produces a minimum velocity of 2.5 fps and a maximum velocity of 8 fps when flowing full. If a ditch, flow should be contained inside cross-section.

ADOPTED this _____ Day of _____, 2026.

TOWN OF WAYNESVILLE

J. Gary Caldwell, Mayor

ATTEST:

Candace Poolton, Town Clerk

APPROVED AS TO FORM:

Martha Bradley, Town Attorney

requirements for medium residential standard requires 20% compared to neighborhood residential which requires 10%.

- In Hazelwood, the area north of Waynesville Golf Resort adjacent to Browning Branch is changing from residential low density to residential medium-high. The change in zoning for the area in Hazelwood would result in slightly higher density from 6 units/acre to 8 units/acre with smaller minimum lot sizes and less setback distances.

Future infill or higher density development would put pressure on existing stormwater infrastructure, especially in the following areas which are at capacity during the 2-year, 24-hour storm event equivalent to 3.24 inches:

- Systems discharging to Richland Creek within the Frog Level basin originating on Buffalo Lane, Branner Avenue, Depot Street, Montgomery Street, and Dellwood Street.
- Systems discharging into Farmers Branch with Hazelwood originating along Westwood Circle, Camelot Drive and East Georgia Avenue, Hazelwood Avenue and Morgan Street, and Virginia Avenue and Kentucky Avenue.
- System along Hazelwood Avenue flowing into the system along Brown Avenue towards Carolina Avenue
- Systems discharging into Shelton Branch originating at Oakdale Road and Conley Street
- System along Legion Drive by the Public Works Building, Shelton Street and Lowell Street intersection and a few isolated pipes throughout Shelton Drainage Area.

The 2-year storm event is the existing level of service requirement for closed stormwater conveyance. Some of these systems include cross-drainage pipes that do not meet the existing level of service requiring conveyance of the 10-year, 24-hour storm event.

10. Stormwater Ordinance Recommendations

The proposed concepts developed as part of this study only address flood mitigation problems in a few areas of the Town. Ordinance changes are recommended to impact future development townwide. The recommended actions are to increase protection of riparian buffer, increase the storm design standards for stormwater conveyance, and erosion and sediment control, and require projects to evaluate downstream impacts. Additionally, ensuring that floodplain standards are followed with respect to floodproofing will be essentials for mitigating risk. For each ordinance recommendation, the purpose and various options are provided to offer a suite of examples. It would be incumbent on the Town staff to refine the choices and follow regulatory requirements to present any amendments through the appropriate channels (i.e. Boards and Council) before official adoption.

10.1 Downstream Impact Analysis

Purpose: A downstream impact analysis evaluates if new development will cause any impact on flooding or channel degradation downstream of the project site. The analysis provides the Town with an estimate of the planned hydrologic and hydraulic changes and determines an appropriate mitigation strategy to the proposed changes identified.

Ordinance Suggestion: Clarify the requirements for the Uniform Watershed Analysis in Section 12.5.7.F to address downstream impacts.

- Option: Propose defining that a downstream impact assessment is determined at the confluence point where area of proposed development is less than 10% of the total drainage point. The analysis needs to demonstrate that the peak flow rate does not increase for a given storm. The impact statement shall list the infrastructure (ditches, culvert, etc.) and indicate all the adverse effects and impacts to (roads, culverts, businesses, homes, lawns, etc.) from development to the 10% point. If backwater from detention appears to be a problem, then the impact statement shall also consider potential effects on upstream properties for the 100-year, 24-hour storm. An explanation of the 10% rule and application of a downstream impact analysis is shared in a memo provided in **APPENDIX G: POLICY REVIEW MEMOS**.
- Option to limit the downstream impact only for development projects upstream of an existing or potential drainage problem and/or flooding concern. Or could limit impact assessment to high density projects.
- Option to also address development downstream of a known flooding problem to demonstrate that flows through the property can be conveyed at non-erosive velocities for a given storm.
- This recommendation would require a drainage complaint map kept up to date.

10.2 Stormwater Conveyance Standards

Purpose: The stormwater conveyance standards are proposed to ensure suitability for larger events to prevent erosion in open ditches and convey volume of runoff to the stormwater control measure (SCM). The stormwater regulations already require storage in the SCM sufficient to store all excess surface runoff up to the 10-year 24-hour storm event. Additionally, the state stormwater standards in 15A NCAC 02H Section .1000 require vegetated conveyance, curb outlet systems, and stormwater outlets to convey the peak flow or designed to prevent erosion for the peak flows from the 10-year storm event. The selection of the design storm for stormwater standards is determined by the frequency of a storm event, the possibility of damage, the level of risk one can tolerate, and cost. A discussion of design storms from comparative communities is provided in a design storm memorandum provided in **APPENDIX G: POLICY REVIEW MEMOS**.

Ordinance Suggestion: Change the design storms and clarify requirements for pipe loss calculations

- Change the required storm event for designing stormwater conveyance system to be in concurrence with the stormwater detention requirements. The stormwater detention requirement is the 10-year, 24-hour storm for high density projects. Closed pipe systems would be required to convey the 10-year, 24-hour storm. The modified requirements and additional standards are bolded in **Table 22**.

Table 22. Recommended Stormwater Conveyance Systems Design Requirements

Conveyance	Storm Event Peak Flow Rate	Additional Standards
Drainage parallel to road, including ditches, swales and pipes	10-year, 24-hour	Contain HGL within pipes, and minimum pipe slope is 0.5% or that which produces a minimum velocity of 2.5 fps and a maximum velocity of 8 fps when flowing full. If a ditch, flow should be contained inside cross-section
Cross Drainage	10-year, 24-hour	
Cross Drainage conveying intermittent or perennial streams	50-year, 24-hour	No freeboard, and headwater depth limited to 1.2 times the opening height

- Revise the required design storm intensity and depth to the NC State Climate RainDROP (Rainfall Intensity Duration and Return for Observations and Projections) RCP4.5- Mid Century (Mean) Precipitation projection instead of NOAA Atlas 14.
- Options to differentiate design storm standards for ditches than closed pipe systems.
- Clarification requirements for pipe loss calculations specifically for backflow.

10.3 Erosion and Sediment Control

Purpose: Sediment is the leading pollutant in North Carolina primarily caused by soil erosion from land disturbing activities. The current Town regulation meets the state standard requiring erosion and sedimentation control measures to be designed for the 10-year peak runoff. In areas where High Quality Waters (HQP's) are a concern, the design requirement is the 25-year storm. There are no HQW's in Waynesville or the ETJ. The tributaries to Allens Creek just outside the ETJ are classified as high quality waters. The stormwater survey conducted in an earlier phase of this project, the top concerns listed were trash in creeks, polluted streams, streambank conditions, and wildlife and fish preservation.

Ordinance Suggestion: Consider revising Mandatory Standards for Land-Disturbing Activity in Section 12.4.4 to require erosion and sediment control measures up to the maximum peak rate of runoff from the 25-year storm for high density projects.

10.4 Riparian Buffers

Purpose: Riparian buffers provide water quality, minimize danger and property danger from flooding, protect streams for erosion and sedimentation, and preserve urban wildlife corridors and plant habitats. Forested riparian buffers also provide habitat and shading of the water bodies which helps to cool down water temperatures. The required width of a vegetated setback from perennial waterbodies, perennial streams, and intermittent streams per the NPDES Post Construction standards is at least 30 feet in width. The state regulations for water supply

watersheds which are areas designated by the state to protect surface water drinking supplies require 100-foot minimum width buffers from perennial streams for high density development. Riparian buffers are critical for providing water quality treatment and dispersing flow into waterbodies.

Ordinance Suggestion: Improving protection of riparian buffers by increasing minimum width and changing allowable activities within the buffer.

- Increasing the riparian buffer with to a minimum 50 feet for intermittent and perennial streams for major subdivisions and/or high-density development.
- Recommend disallowing water quality BMPs within the buffer as permitted in Section 12.5.7.C(6).

10.5 Buildable Area Outside Floodplain

Purpose: Keep structures outside of environmentally sensitive area to protect drainageways, dwellings, and individuals

Ordinance Suggestions: Evaluate fill allowances within the floodplain

- Option: Lot must be platted to have at least 1,200 sf of buildable area outside of the flood prone area
- Option: Lots may not be proposed within flood hazard areas at all.
- Option: Lot sizes may be reduced, if practical, to avoid encroaching into flood risk areas.
- Option: Disallow stormwater control measures from being built within the floodplain.

Public work staff suggested additional ordinance revisions should the ordinance be updated. The ordinance recommendations are included in **APPENDIX F: TOWN OF WAYNESVILLE PUBLIC WORKS REFERENCES**. Recommended ordinance and design standard updates should be considered through the Town's established development ordinance update process, including coordination with Planning staff, the Planning Board, and legal counsel prior to adoption.

11. Summary

The Stormwater Master Plan including the conceptual projects and ordinance suggestions are intended for review and discussion to determine what is most practical, applicable, and timely for the Town of Waynesville. The stormwater master plan in this iteration represents three priority areas within the town boundaries: Frog Level, Shelton Branch, and Hazelwood. As shared by the Public Works department, there are additional stormwater project priority areas throughout the Town.

12. References

EPA. (2015). *Storm Water Management Model User's Manual, Version 5.1*. US Environmental Protection Agency. Water Supply and Water Resource Division

- EPA. (2016). *Storm Water Management Model Reference Manual, Volume I - Hydrology (Revised)*. US Environmental Protection Agency. Water Supply and Water Resource Division.
- Hershfield. (1961). *Rainfall frequency atlas of the United States for durations from 30 minutes to 24 hours and return periods from 1 to 100 years*. Weather Bureau Technical Paper No. 40. Weather Bureau, Washington, D.C., 115 pp.
- NRCS. (1986). *Urban Hydrology for Small Watersheds (TR-55)*. U. S. Department of Agriculture (USDA). Natural Resources Conservation Service, Conservation Engineering Division.
- NRCS. (2010). *National Engineering Handbook, Part 630 Hydrology, Chapter 15 Time of Concentration*. US Department of Agriculture. National Resources Conservation.
- Town of Waynesville. (December 17, 2025). Land Development Standards.
https://library.municode.com/nc/waynesville/codes/code_of_ordinances?nodeId=PTIICOOR_APXALADEST

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2025

SESSION LAW 2026-39
HOUSE BILL 162

AN ACT TO RESTRICT LOCAL GOVERNMENTS FROM REGULATING CERTAIN ASPECTS OF OFF-STREET PARKING SPACES AND TO MODIFY THE AUTHORITY OF CERTAIN LOCAL GOVERNMENTS TO REQUIRE STORMWATER CONTROL FOR REDEVELOPED PROPERTY.

The General Assembly of North Carolina enacts:

PART I. PROHIBITING CERTAIN ZONING AND DEVELOPMENT LIMITATIONS RELATED TO OFF-STREET PARKING

SECTION 1.(a) G.S. 160D-702 reads as rewritten:

"§ 160D-702. Grant of power.

...

- (c) A zoning or other development regulation shall not do any of the following:
- (1) Set a minimum square footage of any structures subject to regulation under the North Carolina Residential Code.
 - (2) Require a-an off-street parking space to be larger than 9 feet wide by 20 feet long unless the parking space is designated for handicap, parallel, or diagonal parking.
 - (2a) Require an off-street parking lot to meet a minimum number of parking spaces per development or structure, regardless of occupancy or use. The limitations of this subdivision shall not, however, apply to local governments located in the coastal area, as those terms are defined under G.S. 113A-103, except with respect to the following properties located in the coastal area:
 - a. Within the boundaries of a National Register Historic District or a local historic district.
 - b. That are either (i) individually listed in the National Register of Historic Places or (ii) individually designated as a local historic landmark.
 - c. Individual properties on the Study List for the National Register of Historic Places as maintained by the North Carolina State Historic Preservation Office or a national or State historic landmark, or properties located within a district on the Study List for the National Register of Historic Places as maintained by the North Carolina State Historic Preservation Office or a national or State historic landmark.
 - (3) Require additional fire apparatus access roads into developments of one- or two-family dwellings that are not in compliance with the required number of fire apparatus access roads into developments of one- or two-family dwellings set forth in the Fire Code of the North Carolina Residential Code for One- and Two-Family Dwellings.
 - (4) Establish or require pavement design standards for public roads or private roads that are more stringent than the minimum pavement design standards adopted by the Department of Transportation.



* H 1 6 2 - V - 5 *

...."

SECTION 1.(b) This section becomes effective January 1, 2027.

PART II. MODIFY THE AUTHORITY OF CERTAIN LOCAL GOVERNMENTS TO REQUIRE STORMWATER CONTROL FOR REDEVELOPED PROPERTY

SECTION 2.(a) G.S. 143-214.7 reads as rewritten:

"§ 143-214.7. Stormwater runoff rules and programs.

...

(a1) Definitions. – The following definitions apply in this section:

(1) Built-upon area. – As defined in G.S. 143-214.7D.

(2) Development. – Any land-disturbing activity that increases the amount of built-upon area or that otherwise decreases the infiltration of precipitation into the subsoil. ~~When additional development occurs at a site that has existing development, the built-upon area of the existing development shall not be included in the density calculations for additional stormwater control requirements, and stormwater control requirements cannot be applied retroactively to existing development, unless otherwise required by federal law.~~

(2)(3) Redevelopment. – Any land-disturbing activity that does not result in a net increase in built-upon area and that provides greater or equal stormwater control to that of the previous development.

...

(b3) Stormwater runoff rules and programs shall not require private property owners to install new or increased stormwater controls for (i) ~~preexisting development~~ existing built-upon area or (ii) redevelopment activities that do not remove or decrease existing stormwater controls. ~~When a preexisting development is redeveloped, either in whole or in part, increased stormwater controls shall only be required for the amount of impervious surface being created that exceeds the amount of impervious surface that existed before the redevelopment, irrespective of whether the impervious surface that existed before the redevelopment is to be demolished or relocated during the development activity. When development or redevelopment occurs at a site that has existing built-upon area, (i) the existing built-upon area shall not be included in the density calculations for additional stormwater control requirements, irrespective of whether the existing built-upon area is to be demolished, relocated, replaced, or remains in place during development activity, (ii) the existing built-upon area at the site is not subject to additional stormwater control requirements under this section, regardless of whether the existing built-upon area is demolished, relocated, replaced, or remains in place during the development activity, (iii) for purposes of determining the size of the area for which stormwater control measures are required for a development or redevelopment, built-upon area that existed before the development or redevelopment shall be applied on a square-foot-for-square-foot basis to reduce the built-upon area for which stormwater control measures are required, and (iv) stormwater control requirements cannot be applied retroactively to existing built-upon area, unless otherwise required by federal law.~~ A property owner may elect to treat the stormwater resulting from the net increase in built-upon area above the ~~preexisting~~ existing built-upon area at the ~~development or redevelopment~~ for the purpose of exceeding allowable density under the applicable water supply watershed rules as provided in G.S. 143-214.5(d3). This subsection applies to all local governments regardless of the source of their regulatory authority. Local governments shall include the requirements of this subsection in their stormwater ordinances.

...

(b8) A local government may offer nonmandatory incentives that waive building, zoning, connection, or other regulations or fees; provide additional tax and financial benefits; or institute

other incentives for development or redevelopment that implements additional stormwater control measures beyond those required by this section and rules adopted thereunder.

...."

SECTION 2.(b) Each local government that implements a stormwater management program shall amend its stormwater ordinance to conform to G.S. 143-214.7(b3), as amended by subsection (a) of this section, within 12 months of the effective date of this section. Any local stormwater ordinance that is inconsistent with G.S. 143-214.7(b3), as amended by subsection (a) of this section, is void and unenforceable on and after that date. A local government may adopt, amend, or repeal ordinance provisions implementing G.S. 143-214.7(b8) at any time after the effective date of this section.

SECTION 2.(c) This section is effective when it becomes law and applies to stormwater rules and stormwater program amendments adopted on or after that date.

PART III. EFFECTIVE DATE

SECTION 3. Except as otherwise provided, this act is effective when it becomes law.

In the General Assembly read three times and ratified this the 1st day of July, 2026.

s/ Rachel Hunt
President of the Senate

s/ Destin Hall
Speaker of the House of Representatives

s/ Josh Stein
Governor

Approved 3:04 p.m. this 6th day of July, 2026

DRAFT ORDINANCE FOR COUNCIL'S 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 must comply with its National Pollutant Discharge Elimination System Permit issued by the North Carolina Department of Environmental Quality on August 19, 2021, and maintain legal authority to enforce the stormwater program through up-to-date ordinances.

WHEREAS, the Town of Waynesville Planning Board has reviewed the proposed text amendments to the Stormwater Ordinance 12.5.7 and 12.5.11 of the Standards for Stormwater Control Measures and recommends that they are consistent with the 2035 Comprehensive Plan and that they are reasonable and in the public interest because:

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

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

Goal 3: Protect and enhance Waynesville's natural resources.

- Protect and enhance water quality and forests.

WHEREAS, the proposed amendments increase environmental protections for major subdivisions and high-density developments in order to reduce stormwater impacts, protect stream corridors, improve water quality, preserve aquatic habitat, and further the Town's compliance with its Municipal Separate Storm Sewer System (MS4) Permit requirements;

WHEREAS, the proposed amendments bring the stormwater ordinance in compliance with the House Bill 162 passed by the NC General Assembly;

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 on **August 17th, 2026**, at the regular meeting of the Waynesville Planning Board, and on ____, **2026**, 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:

1. Add new section:

12.5.4 Existing Development and Redevelopment

- A. Existing legally established development shall not be required to install new or expanded Stormwater Control Measure (SCM) solely due to the adoption or amendment of this ordinance, except as required by federal or state law.
- B. Existing built-upon area shall not be included in density calculations for additional stormwater control requirements, regardless of whether the existing built-upon area is demolished, relocated, replaced, or remains in place during development or redevelopment.
- C. Existing built-upon area is not subject to additional stormwater control requirements under this section, regardless of whether it is demolished, relocated, replaced, or remains in place during development or redevelopment.
- D. For purposes of determining the area for which stormwater control measures are required, existing built-upon area shall be applied on a square-foot-for-square-foot basis to reduce the built-upon area subject to stormwater control requirements.
- E. Stormwater control requirements cannot be applied retroactively to existing built-upon area, unless otherwise required by federal law.

Re-number the subsequent sections accordingly:

12.5.5 Administration.

...

2. Amend Section 12.5.8.C- Standards for Stormwater Control Measures:

Owners of property subject to this ordinance and required to install structural stormwater control measures shall implement those measures in compliance with each of the following standards:

- 1. All structural stormwater control measures shall control and treat the runoff from the 1 year 1-hour storm event as determined by NOAA data for the Town of Waynesville.
- 2. All structural stormwater treatment management measures shall be designed to have an eighty-five (85) percent average annual removal for total suspended solids (TSS).
- 3. Areas designated as open space that are not or will not be disturbed, developed or redeveloped do not require stormwater runoff treatment.
- 4. Where any stormwater management treatment measure utilizes a temporary water quality storage pool as a part of its designed treatment system:
 - a. The drawdown time shall be a minimum of 48-hours and a maximum of 120hours.
 - b. The minimum draw down orifice size shall be 2-inches or equivalent.
 - c. The post development peak flow rates discharged shall not exceed the pre development 1-year 24-hour peak discharge rates.

No one BMP shall receive runoff from an area greater than three (3) acres. However, the total drainage area from BMPs used in series (i.e., integrated) can exceed this three (3) acre maximum.

6. Water quality BMPs may encroach into a required buffer as long as the encroachment does not disturb the majority of existing vegetation. Minor understory may be disturbed in order to accommodate water quality structures. Trees and shrubs shall be placed to maximize screening where the encroachment takes place.

A riparian buffer with a **minimum width of fifty (50) feet** shall be maintained adjacent to all **intermittent and perennial streams** for **Major Subdivisions** and **major site plans**. The required buffer shall remain in a natural or restored vegetated state except for approved stream crossings, utility crossings, stormwater outfalls, or other activities specifically authorized by this ordinance or by applicable State or Federal regulations.

7. No Above-the Ground Stormwater Control Measure is allowed in the regulatory floodplain.

7 (8). General engineering for all projects shall be in accordance with 15A NCAC 2H.1008(c).

8 (9). All stormwater control measures and stormwater treatment practices required under this ordinance shall be evaluated by the Stormwater Administrator according to the policies, criteria, and information, including technical specifications, standards, and the specific design criteria for each stormwater practice, in the Design Manual. The Stormwater Administrator shall determine whether proposed SCMs/BMPs will be adequate to meet the requirements of this ordinance.

7. General engineering for all projects shall be in accordance with 15A NCAC 2H.1008(c).

8. All stormwater control measures and stormwater treatment practices required under this ordinance shall be evaluated by the Stormwater Administrator according to the policies, criteria, and information, including technical specifications, standards, and the specific design criteria for each stormwater practice, in the Design Manual. The Stormwater Administrator shall determine whether proposed SCMs/BMPs will be adequate to meet the requirements of this ordinance.

3. Amend Section 12.5.8. Standards. Section E- Stormwater Conveyance Systems Design Requirements.

1. Stormwater collection systems (drainage parallel to road, including ditches, swales and pipes) shall be designed to pass the peak flows from the ~~2-year, 24-hour storm event~~ **10-year, 24-hour storm event**. The minimum allowable pipe size is 15-inches.

Additional Standards: Contain HGL within pipes, and minimum pipe slope is 0.5% or that which produces a minimum velocity of 2.5 fps and a maximum velocity of 8 fps when flowing full. If a ditch, flow should be contained inside cross-section.

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2025

SESSION LAW 2026-39
HOUSE BILL 162

AN ACT TO RESTRICT LOCAL GOVERNMENTS FROM REGULATING CERTAIN ASPECTS OF OFF-STREET PARKING SPACES AND TO MODIFY THE AUTHORITY OF CERTAIN LOCAL GOVERNMENTS TO REQUIRE STORMWATER CONTROL FOR REDEVELOPED PROPERTY.

The General Assembly of North Carolina enacts:

PART I. PROHIBITING CERTAIN ZONING AND DEVELOPMENT LIMITATIONS RELATED TO OFF-STREET PARKING

SECTION 1.(a) G.S. 160D-702 reads as rewritten:

"§ 160D-702. Grant of power.

- ...
- (c) A zoning or other development regulation shall not do any of the following:
- (1) Set a minimum square footage of any structures subject to regulation under the North Carolina Residential Code.
 - (2) Require ~~a~~an off-street parking space to be larger than 9 feet wide by 20 feet long unless the parking space is designated for handicap, parallel, or diagonal parking.
 - (2a) Require an off-street parking lot to meet a minimum number of parking spaces per development or structure, regardless of occupancy or use. The limitations of this subdivision shall not, however, apply to local governments located in the coastal area, as those terms are defined under G.S. 113A-103, except with respect to the following properties located in the coastal area:
 - a. Within the boundaries of a National Register Historic District or a local historic district.
 - b. That are either (i) individually listed in the National Register of Historic Places or (ii) individually designated as a local historic landmark.
 - c. Individual properties on the Study List for the National Register of Historic Places as maintained by the North Carolina State Historic Preservation Office or a national or State historic landmark, or properties located within a district on the Study List for the National Register of Historic Places as maintained by the North Carolina State Historic Preservation Office or a national or State historic landmark.
 - (3) Require additional fire apparatus access roads into developments of one- or two-family dwellings that are not in compliance with the required number of fire apparatus access roads into developments of one- or two-family dwellings set forth in the Fire Code of the North Carolina Residential Code for One- and Two-Family Dwellings.
 - (4) Establish or require pavement design standards for public roads or private roads that are more stringent than the minimum pavement design standards adopted by the Department of Transportation.



...."

SECTION 1.(b) This section becomes effective January 1, 2027.

PART II. MODIFY THE AUTHORITY OF CERTAIN LOCAL GOVERNMENTS TO REQUIRE STORMWATER CONTROL FOR REDEVELOPED PROPERTY

SECTION 2.(a) G.S. 143-214.7 reads as rewritten:

"§ 143-214.7. Stormwater runoff rules and programs.

...

(a1) Definitions. – The following definitions apply in this section:

(1) Built-upon area. – As defined in G.S. 143-214.7D.

(2) Development. – Any land-disturbing activity that increases the amount of built-upon area or that otherwise decreases the infiltration of precipitation into the subsoil. ~~When additional development occurs at a site that has existing development, the built-upon area of the existing development shall not be included in the density calculations for additional stormwater control requirements, and stormwater control requirements cannot be applied retroactively to existing development, unless otherwise required by federal law.~~

(2)(3) Redevelopment. – Any land-disturbing activity that does not result in a net increase in built-upon area and that provides greater or equal stormwater control to that of the previous development.

...

(b3) Stormwater runoff rules and programs shall not require private property owners to install new or increased stormwater controls for (i) ~~preexisting development existing built-upon area~~ or (ii) redevelopment activities that do not remove or decrease existing stormwater controls. ~~When a preexisting development is redeveloped, either in whole or in part, increased stormwater controls shall only be required for the amount of impervious surface being created that exceeds the amount of impervious surface that existed before the redevelopment, irrespective of whether the impervious surface that existed before the redevelopment is to be demolished or relocated during the development activity. When development or redevelopment occurs at a site that has existing built-upon area, (i) the existing built-upon area shall not be included in the density calculations for additional stormwater control requirements, irrespective of whether the existing built-upon area is to be demolished, relocated, replaced, or remains in place during development activity, (ii) the existing built-upon area at the site is not subject to additional stormwater control requirements under this section, regardless of whether the existing built-upon area is demolished, relocated, replaced, or remains in place during the development activity, (iii) for purposes of determining the size of the area for which stormwater control measures are required for a development or redevelopment, built-upon area that existed before the development or redevelopment shall be applied on a square-foot-for-square-foot basis to reduce the built-upon area for which stormwater control measures are required, and (iv) stormwater control requirements cannot be applied retroactively to existing built-upon area, unless otherwise required by federal law.~~ A property owner may elect to treat the stormwater resulting from the net increase in built-upon area above the ~~preexisting existing built-upon area at the development or redevelopment~~ for the purpose of exceeding allowable density under the applicable water supply watershed rules as provided in G.S. 143-214.5(d3). This subsection applies to all local governments regardless of the source of their regulatory authority. Local governments shall include the requirements of this subsection in their stormwater ordinances.

...

(b8) A local government may offer nonmandatory incentives that waive building, zoning, connection, or other regulations or fees; provide additional tax and financial benefits; or institute

other incentives for development or redevelopment that implements additional stormwater control measures beyond those required by this section and rules adopted thereunder.

...."

SECTION 2.(b) Each local government that implements a stormwater management program shall amend its stormwater ordinance to conform to G.S. 143-214.7(b3), as amended by subsection (a) of this section, within 12 months of the effective date of this section. Any local stormwater ordinance that is inconsistent with G.S. 143-214.7(b3), as amended by subsection (a) of this section, is void and unenforceable on and after that date. A local government may adopt, amend, or repeal ordinance provisions implementing G.S. 143-214.7(b8) at any time after the effective date of this section.

SECTION 2.(c) This section is effective when it becomes law and applies to stormwater rules and stormwater program amendments adopted on or after that date.

PART III. EFFECTIVE DATE

SECTION 3. Except as otherwise provided, this act is effective when it becomes law.

In the General Assembly read three times and ratified this the 1st day of July, 2026.

s/ Rachel Hunt
President of the Senate

s/ Destin Hall
Speaker of the House of Representatives

s/ Josh Stein
Governor

Approved 3:04 p.m. this 6th day of July, 2026