



# Town of Waynesville Density Working Group



Meeting #4  
August 13, 2024



# Agenda

- **Welcome & Introductions (5 min)**
- **Recap of Working Group Mtg #3 (10 min)**
- **Draft Zoning District Amendments (30 min)**
- **Future Land Use Amendment (15 min)**
  - Potential Comp Plan/Future Land Use Map amendment near the Golf Club
- **Discussion (25 min)**
  - Revisions to options for zoning amendments
- **Debrief and Next Steps (5 min)**

# Working Group Overview

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

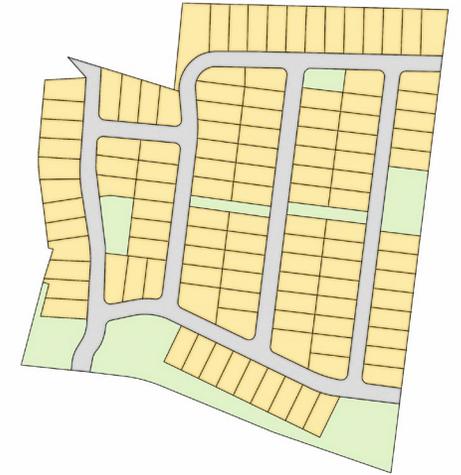


# June Working Group Recap

- Discussed recent development and Comp Plan recommendations
- Analysis of NR and RL zoning districts
- Reviewed conceptual plans for development under different zoning amendment options

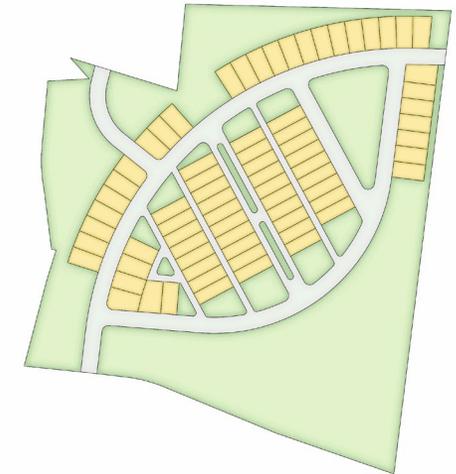
## *Recent Development*

- 32 Acres
- 115 Lots
- 3.59 DUA
- Lots ~7,500 square feet
- 14 % Civic / Open Space



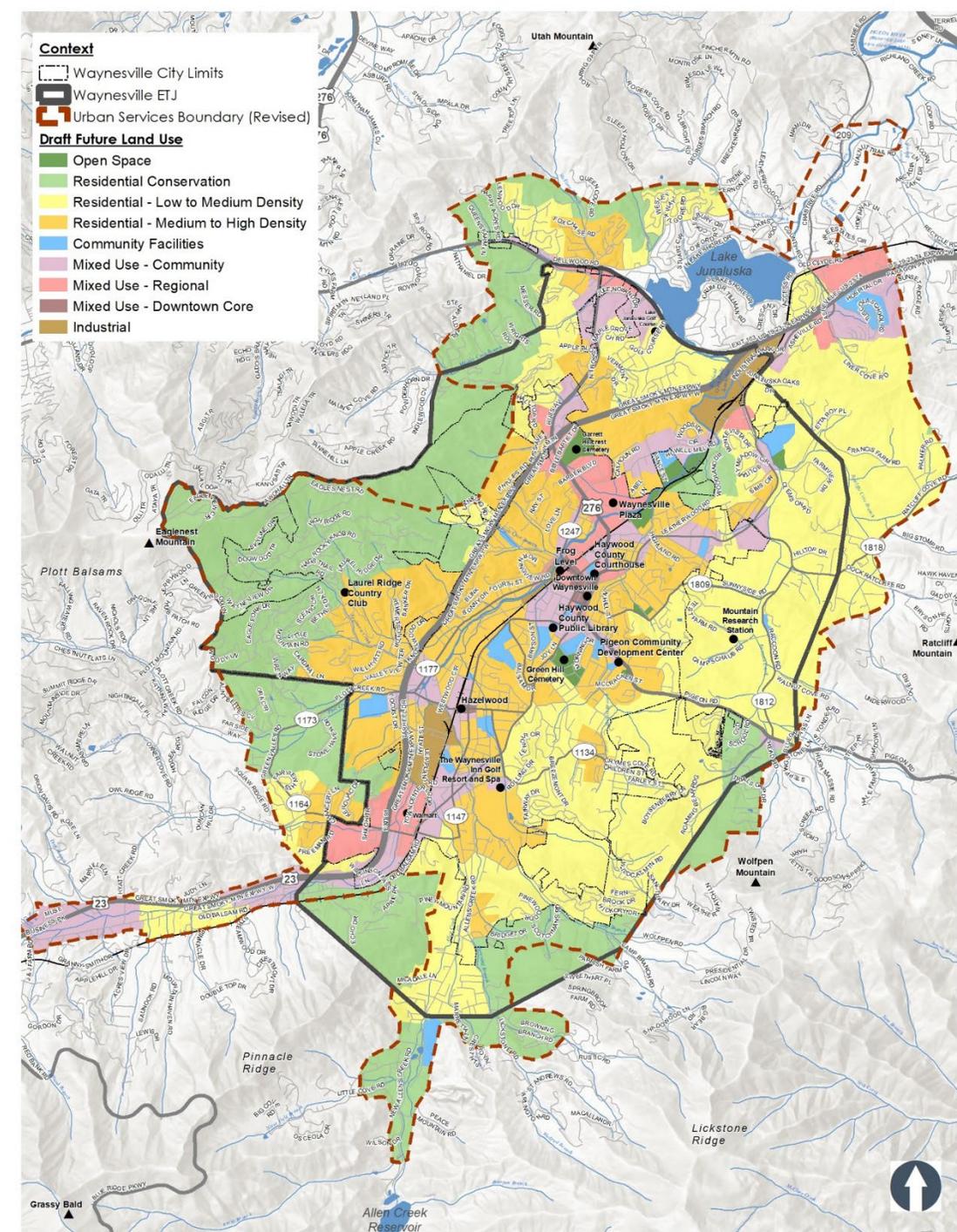
## *Option 2A / 2B*

- 32 Acres
- 73 Lots
- 2.3 DUA
- Lots ~4,000-5,000 square feet, some alley-loaded
- 50%+ Civic / Open Space



# Future Land Use Map

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

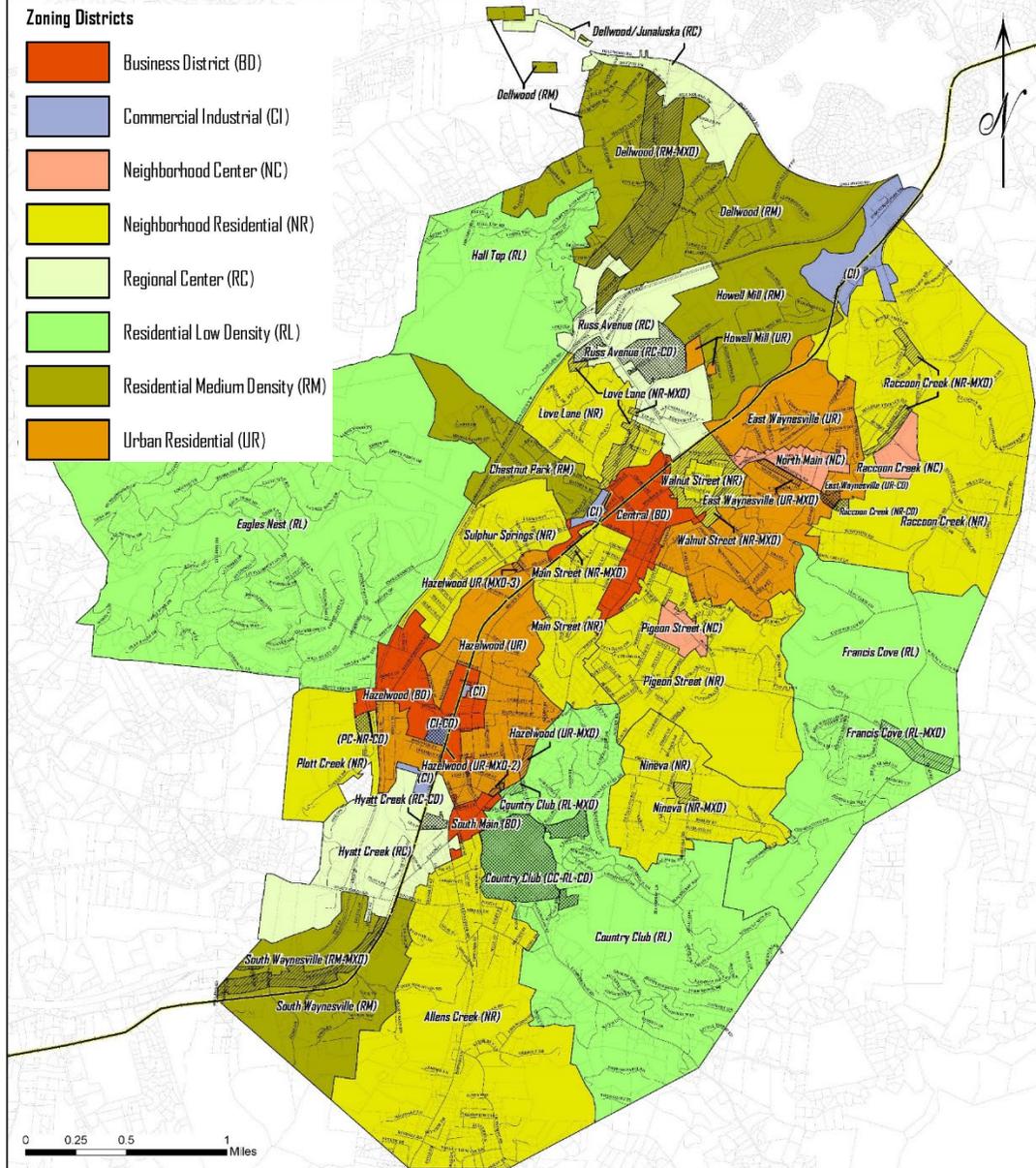


# Zoning Framework

## Zoning Districts

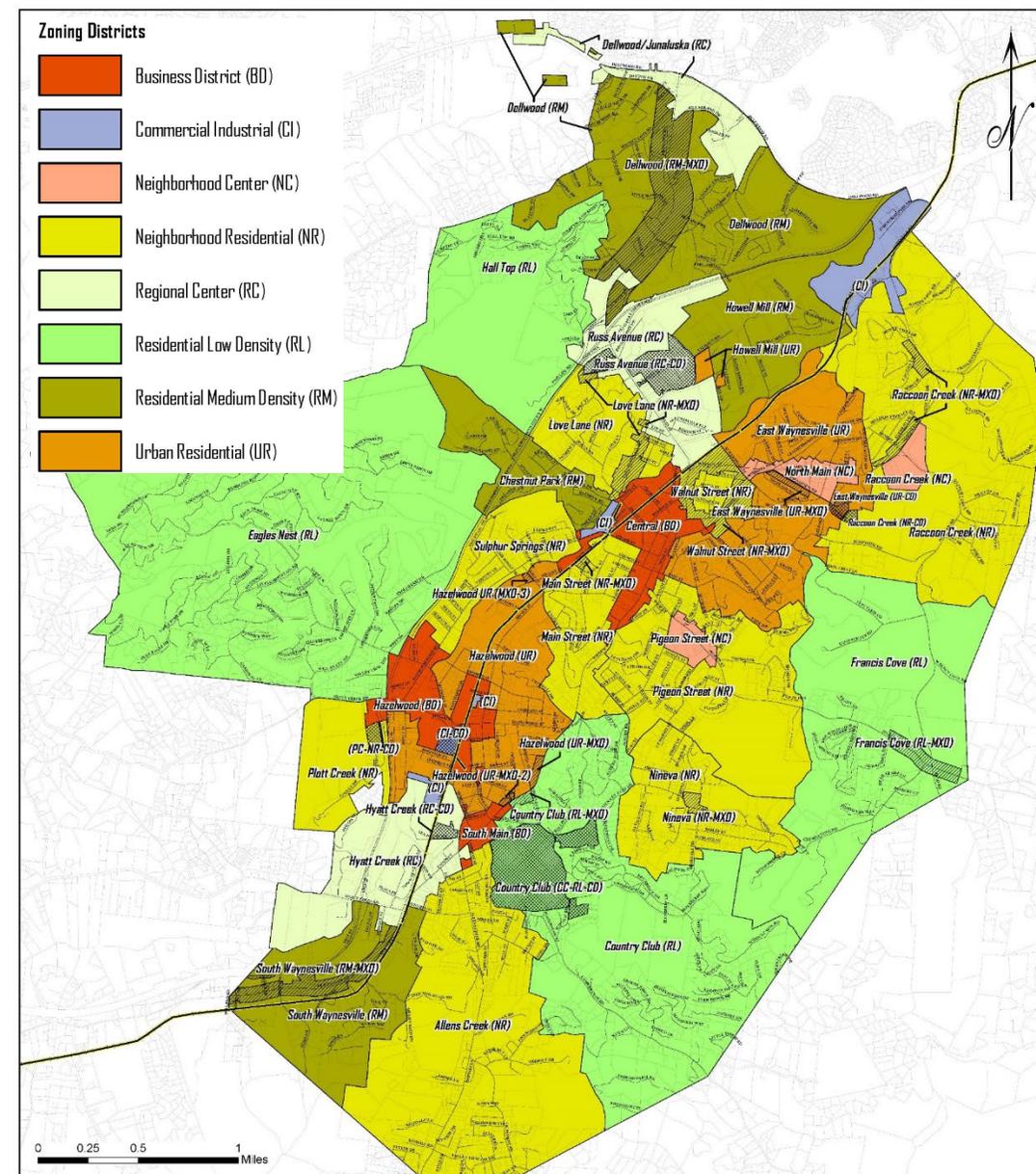
-  Business District (BD)
-  Commercial Industrial (CI)
-  Neighborhood Center (NC)
-  Neighborhood Residential (NR)
-  Regional Center (RC)
-  Residential Low Density (RL)
-  Residential Medium Density (RM)
-  Urban Residential (UR)

Cross-hatched areas are mixed-use overlays

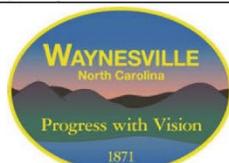


# Zoning Framework

- 8 Base Districts
- Density
  - RL 6 units/acre (12 w/SUP); min .5 acre
  - RM 8 units/acre (12 w/SUP); min .25 acre
  - NR 10 units/acre (16 w/SUP); min .16 acre
  - UR 16 units/acre (24 w/SUP); min .16 acre
  - No density maximums or min acreage in Com. or Ind. districts
- Multi-family allowed, except for RL (only townhomes allowed), HM-RM, SS-NR,
- Civic / Recreation Space
- Cluster / Conservation Option

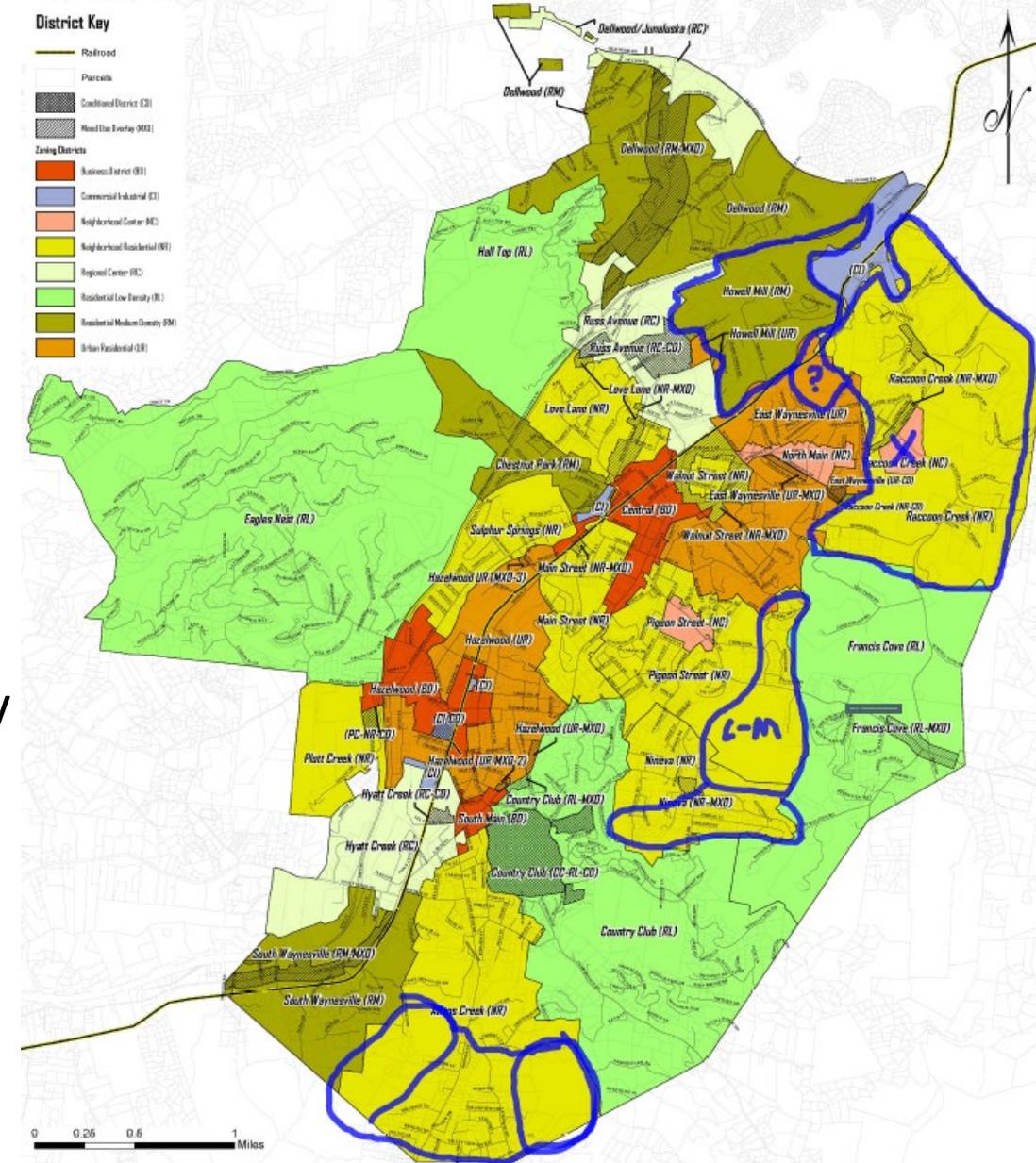


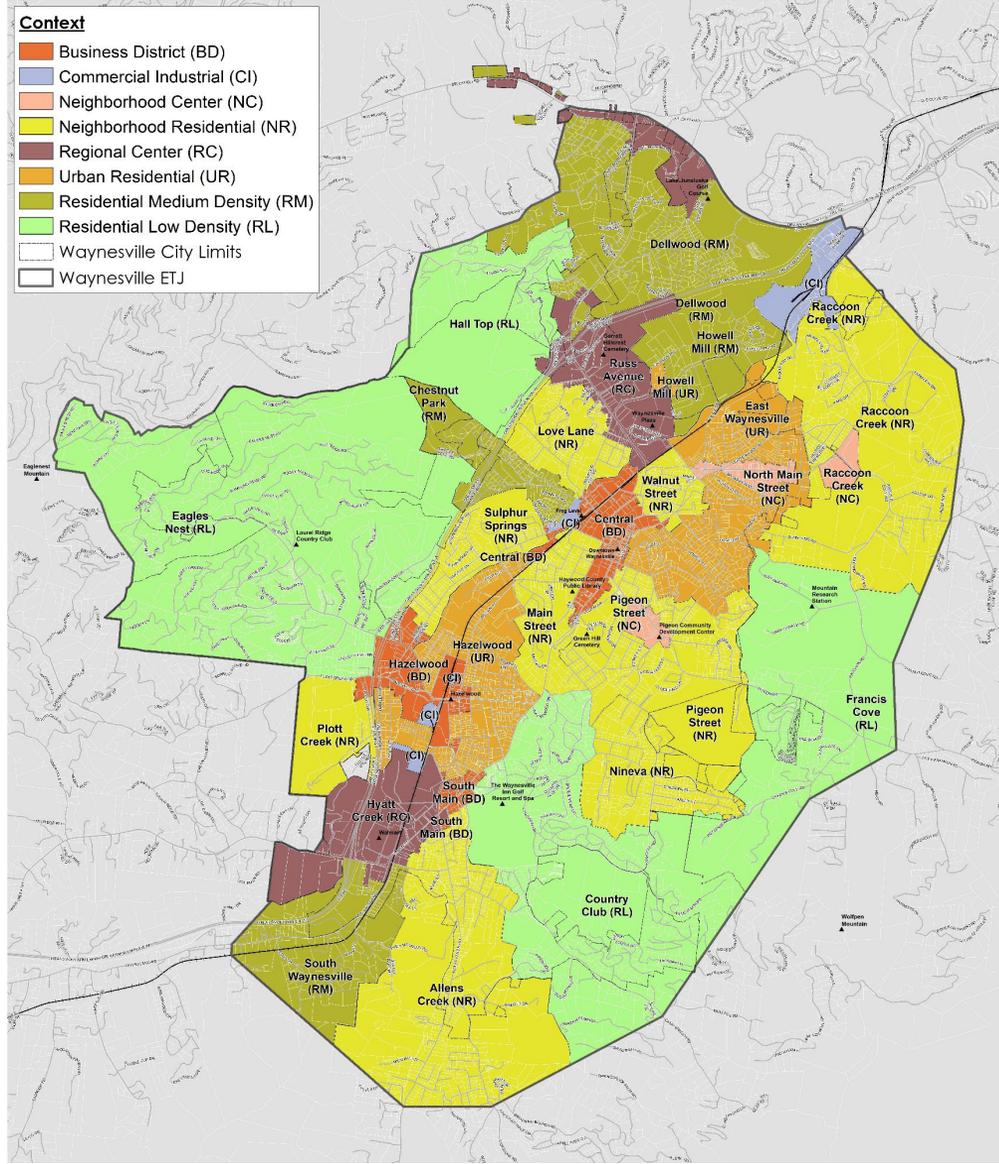
## Official Land Development Map Town of Waynesville, North Carolina



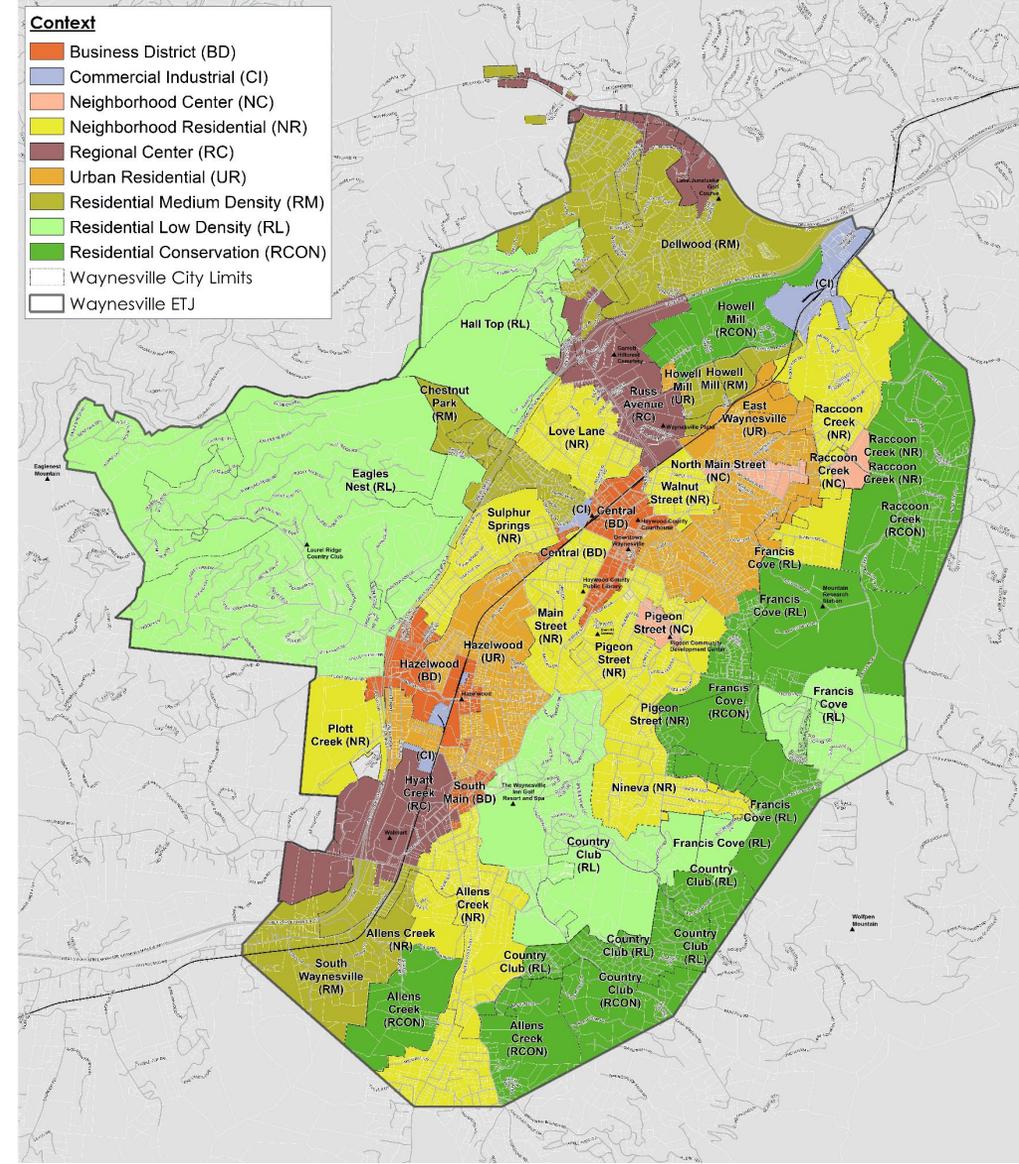
# Zoning Framework

- 8 Base Districts
- Density
  - RL 6 units/acre (12 w/SUP); min .5 acre
  - RM 8 units/acre (12 w/SUP); min .25 acre
  - NR 10 units/acre (16 w/SUP); min .16 acre
  - UR 16 units/acre (24 w/SUP); min .16 acre
  - No density maximums or min acreage in Com. or Ind. districts
- Multi-family allowed, except for RL (only townhomes allowed), HM-RM, SS-NR,
- Civic / Recreation Space
- Cluster / Conservation Option





**Existing Zoning**



**Zoning Amendment**

# Conservation Subdivisions Best Practices

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



**Conventional Development**



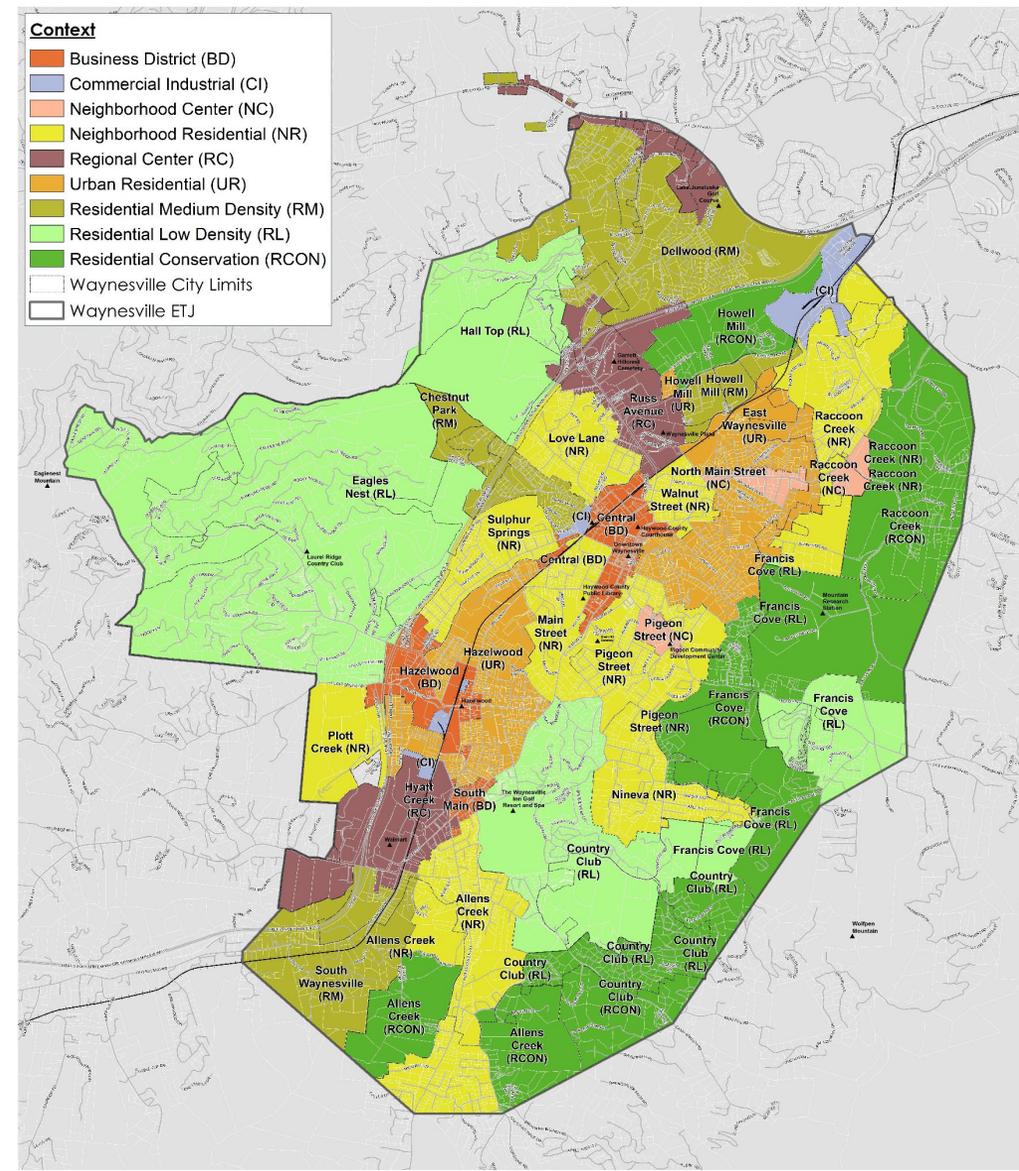
**Conservation Design**

# Revised Table of Residential Zoning Districts

<u>Zoning District</u>	<u>Max Density</u>	<u>Minimum Lot Size</u>	<u>Civic Space Requirement</u>	<u>Height</u>
<b>NR (Neighborhood Residential)</b>	10 units/acre (16 w/SUP)	1/6 acre	0-14 units/lots- 5% 15-30 - 10% 31-60 - 13% 61 - 15%	Principal Bldg: 3 stories max Accessory Structure: 2 stories max
<b>RL (Residential Low Density)</b>	6 units/acre (12 w/SUP)	½ acre	0-14 units/lots- 5% 15-30 - 10% 31-60 - 13% 61 - 15%	Principal Bldg: 3 stories max Accessory Structure: 2 stories max
<b>RM (Residential Medium Density)</b>	8 units/acre (12 w/SUP)	¼ acre	0-14 units/lots- 5% 15-30 - 10% 31-60 - 13% 61 - 15%	Principal Bldg: 3 stories max Accessory Structure: 2 stories max
<b>RCON (Residential Conservation)</b>	2.5 DUA (Up to 6 w/SUP)	Conventional Subdivision: ½ acre Conservation Design Option: 4,000 sqft Low width < 50ft requires alley loading	Conventional Subdivision: 15% Conservation Design Option: 40%	Principal Bldg: 3 stories max Accessory Structure: 2 stories max

- Existing Average Parcel Size

- Howell Mill RCON: 3.36
- Allen Creek RCON: 4.59
- Country Club RCON: 1.59
- Francis Cove RCON: 3.75
- Raccoon Creek RCON: 3.41



# Zoning Amendment

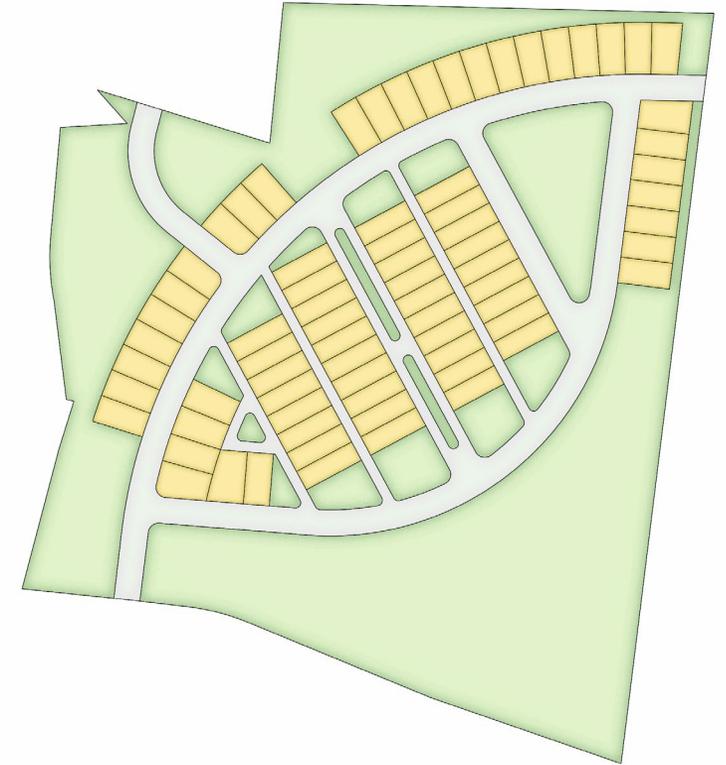
# Residential Conservation District

- **Permitted uses**

- Single Family Residential
- Townhomes with standards
- Agriculture and institutional uses
- Cemeteries (permitted with standards)
- Schools with Special Use Permit

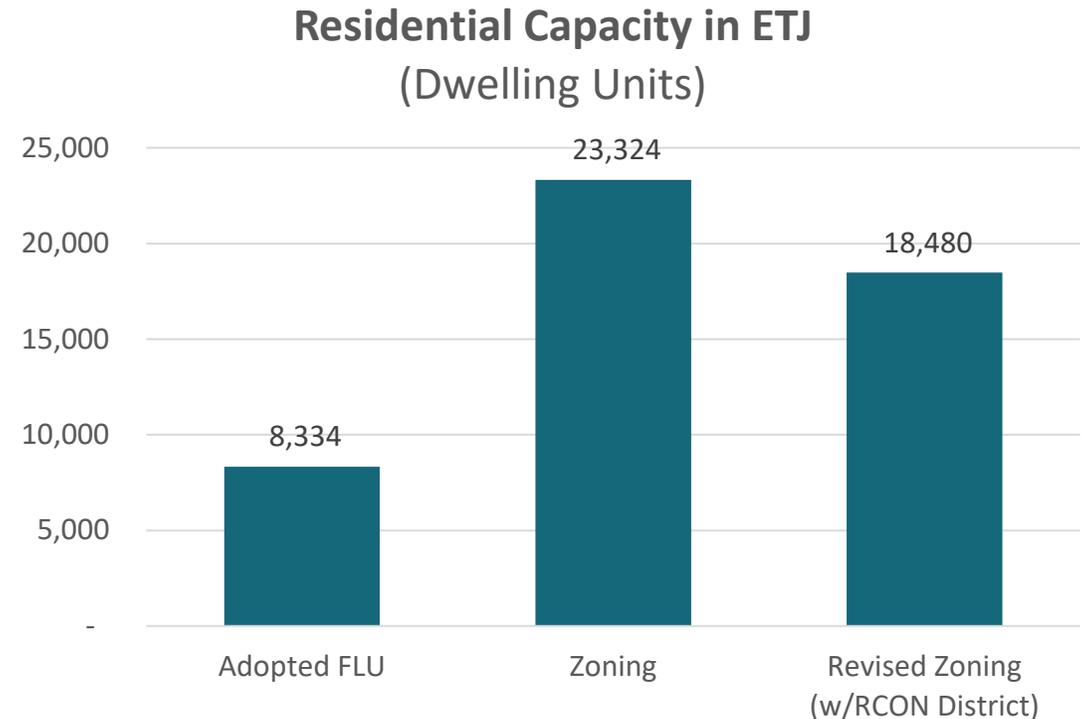
- **Design requirements**

- Lot widths under 50' required to be alley loaded
- Priority open space types
- Minimum width of open space



# Housing Capacity Modeling

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



# Other Options / Recommendations

## **Civic / Open space requirements**

- Adjust balance between passive open space and active recreation space, less active space could be required in more undeveloped areas
- Change exemption to be lower (>1 DUA) – currently DUA < 2 exempt from civic space reqs...

## **Cluster / Conservation Option**

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

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

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

## **Height**

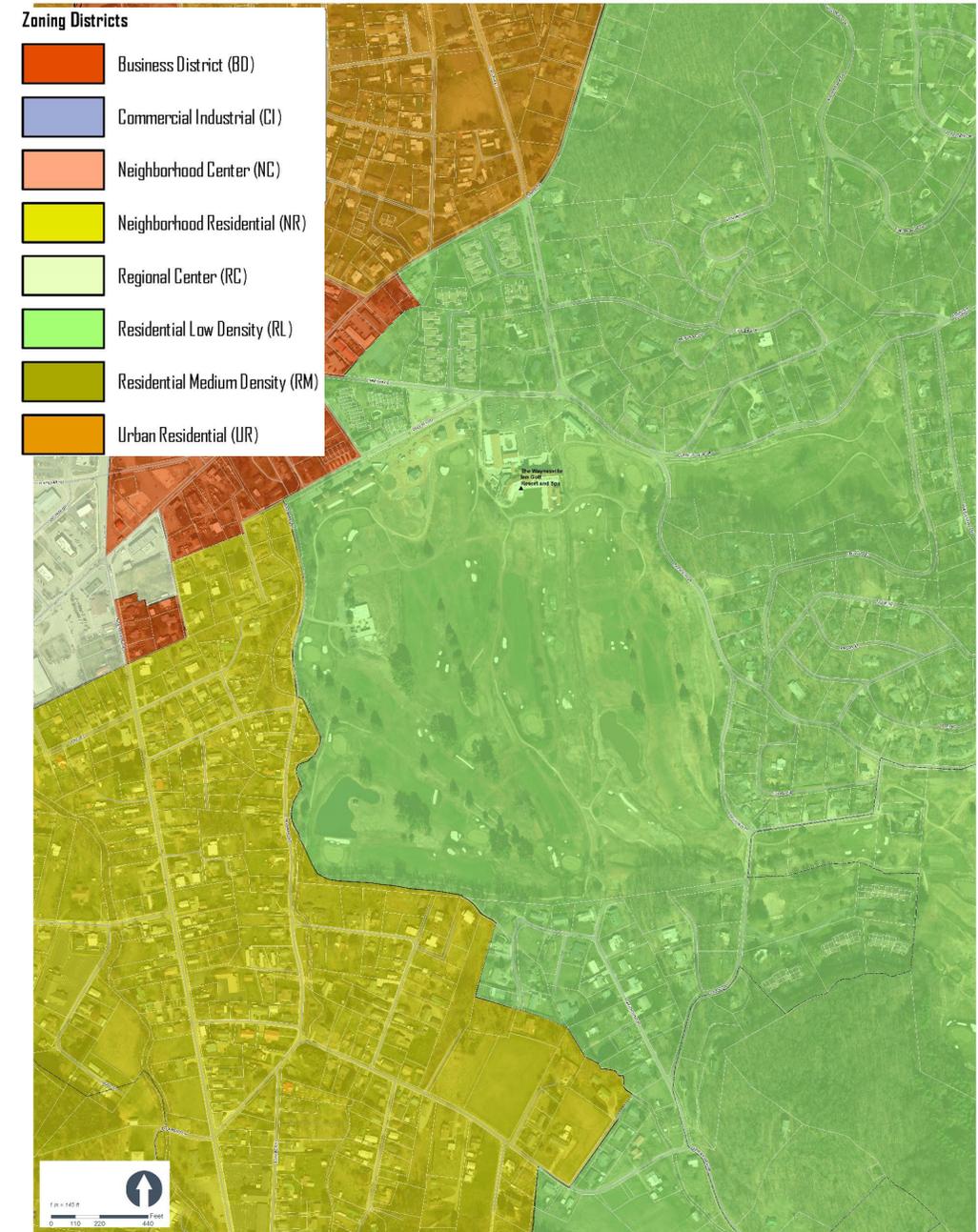
- Revisit height regulations – currently 3 story of 60ft



# Waynesville Golf Club

## Zoning

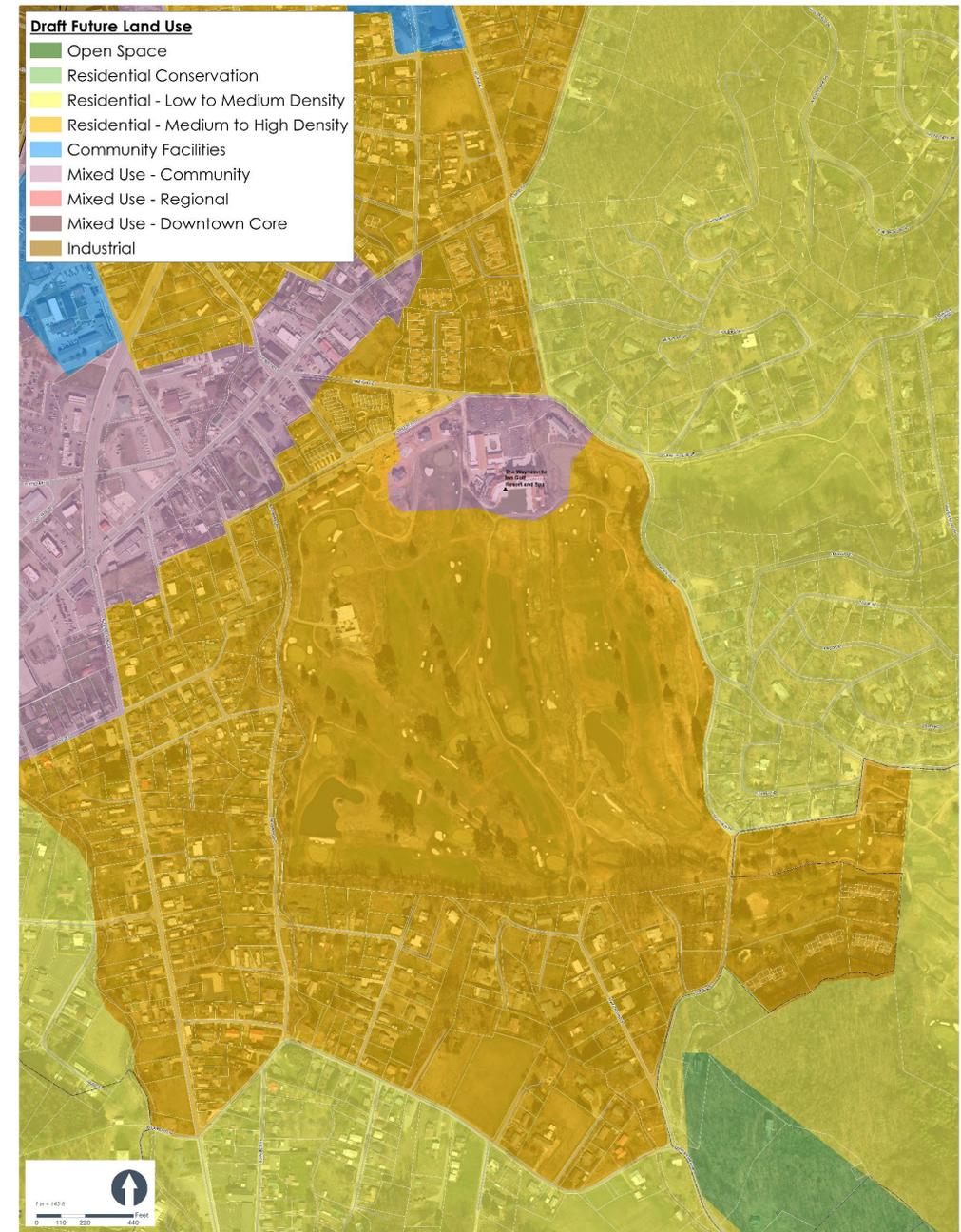
- Conditional District
- NR Zoning allows 10-16 units/acre
- RL Zoning allows 6 units/acre



# Waynesville Golf Club

## Future Land Use

- Community Mixed Use
- Residential – Medium to High Density

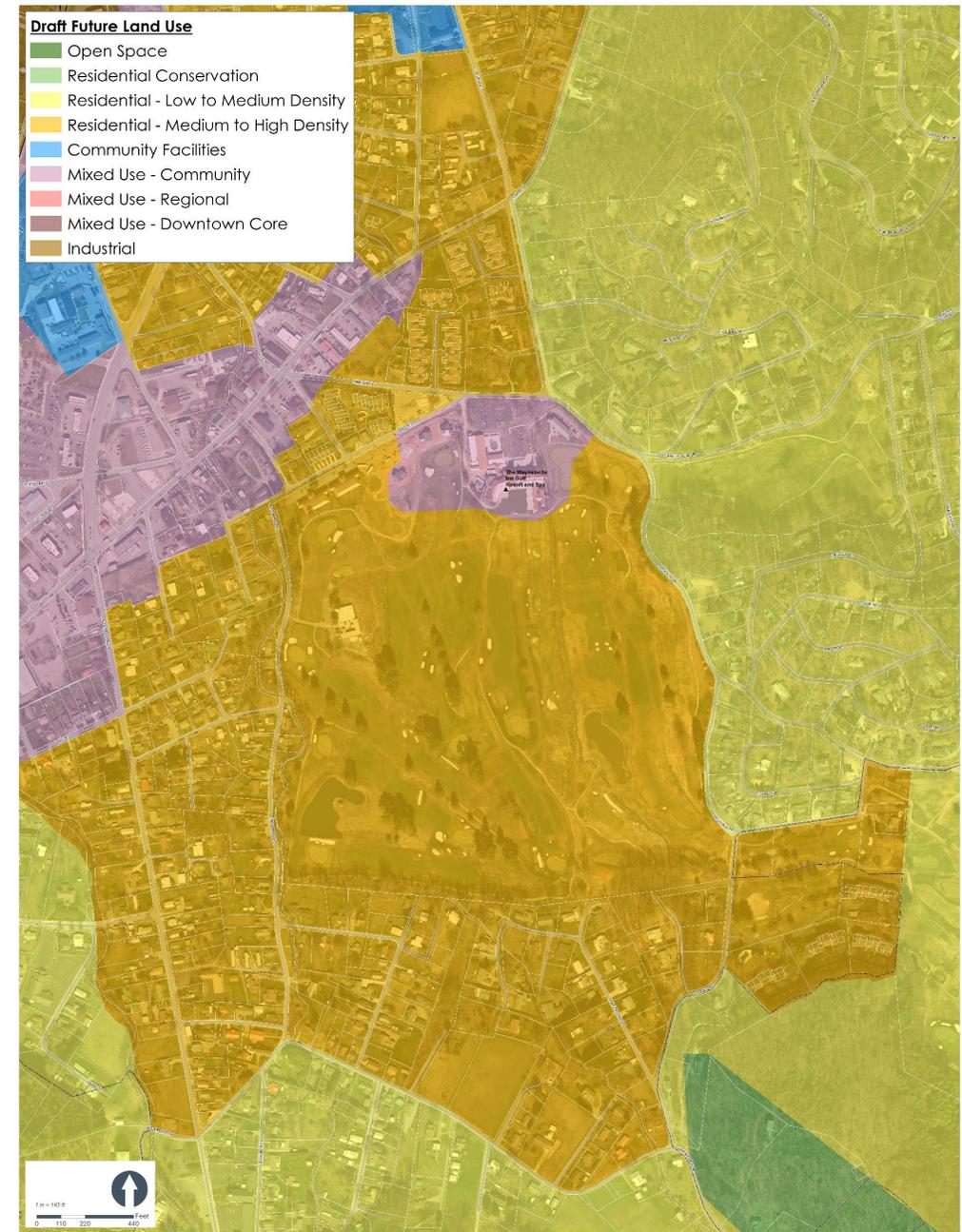


# Waynesville Golf Club

## Proposed Amended Future Land Use

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

**BECCA TO  
UPDATE MAP**



# Next Steps

## Zoning Amendments

- Public Notice
- Community Workshop
- Draft Amendments considered by Planning Board

## Future Land Use Amendment

- Public Notice
- Draft Amendment considered by Planning Board

