

**Town of Waynesville Planning Board**

**2023 Railroad Corridor Study Subcommittee**

**Municipal Building Conference Room, 16 S. Main St. Waynesville, NC 28786**

**March 17, 2023, 10:30 am- 12:00 pm**

**MEETING NOTES**

**Members**

**Present:** Susan Teas Smith, Stuart Bass, Danny Wingate, Elizabeth Teague, Olga Grooman

**Absent:** Michael Blackburn, Don McGowan, Travis Crisp,

**Notes**

- The meeting had 2 purposes: to define the boundaries of the future Railroad Overlay District and establish the uses within it.
- The staff presented several options for a potential Overlay District (see attached pages):
  1. Abutting properties along the tracks within the Town
  2. Properties within a 100-foot buffer on each side of the tracks
  3. Only large properties (1+ acres) within 100-foot buffer
  4. Only Frog Level area (Central Business District)
  5. Only Hazelwood Business District
- The members decided that it would be the homework for the committee members to choose the best option for a potential Overlay District. Stuart Bass suggested to focus on smaller areas at first- Central Business District and Hazelwood Business District for a Railroad Overlay.
- As for the second goal of the meeting- to brainstorm the uses, Elizabeth explained that the railroad passes through many zoning districts. The uses that are currently allowed for the properties in their underlying zoning district will remain in the Overlay. The goal is to determine whether it is appropriate to expand allowed uses within the Railroad Overlay District and possibly prohibit some of them. For example, staff discussed the appropriateness of manufactured housing and heavy manufacturing along the rail tracks.
- For the next meeting, the subcommittee members will specifically define the Railroad Overlay District boundaries after thinking it over and continue the discussion of uses in the context of the district location/boundaries/existing businesses.

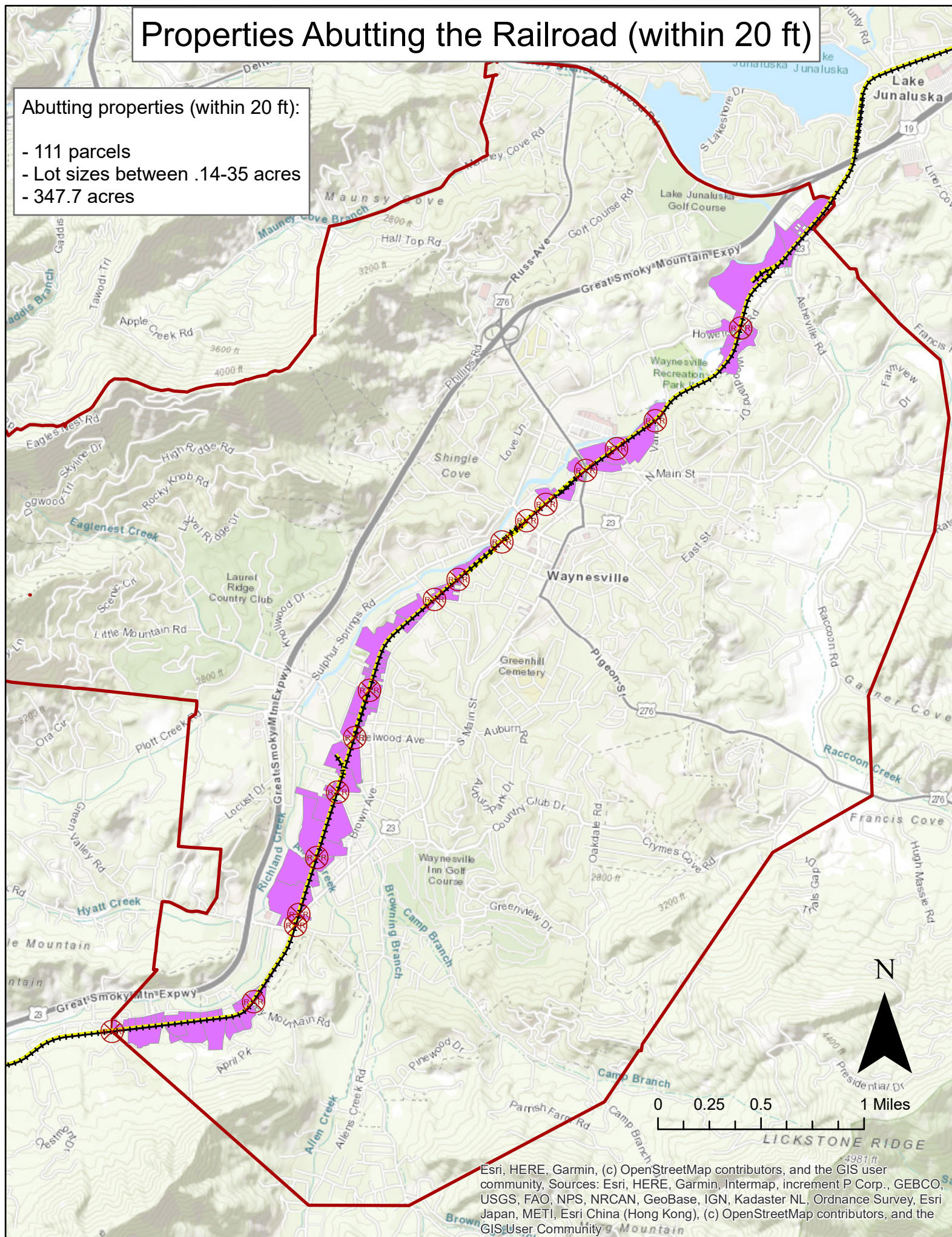
**Adjourn**



# Properties Abutting the Railroad (within 20 ft)

Abutting properties (within 20 ft):

- 111 parcels
- Lot sizes between .14-35 acres
- 347.7 acres



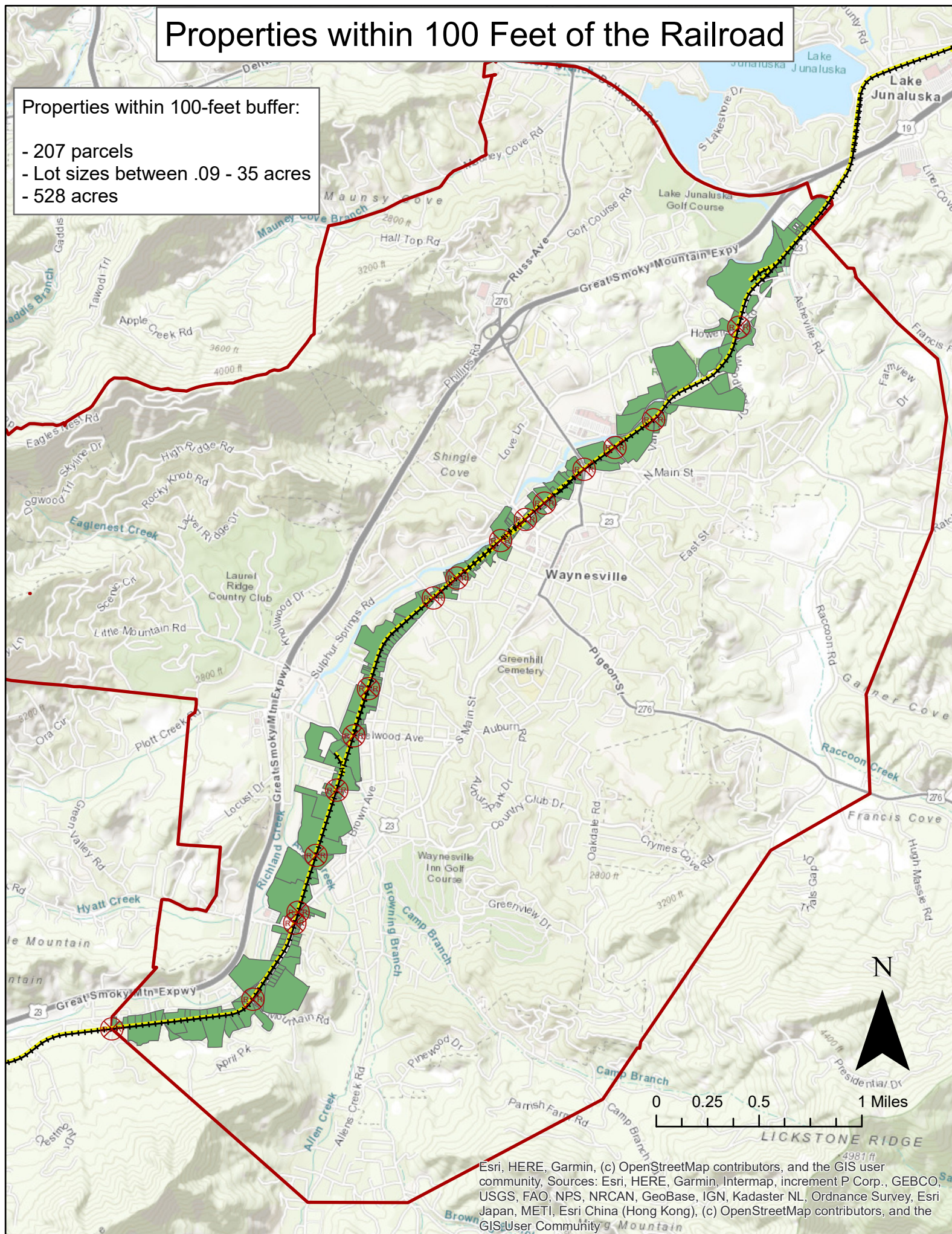
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# Properties within 100 Feet of the Railroad

Properties within 100-foot buffer:

- 207 parcels
- Lot sizes between .09 - 35 acres
- 528 acres



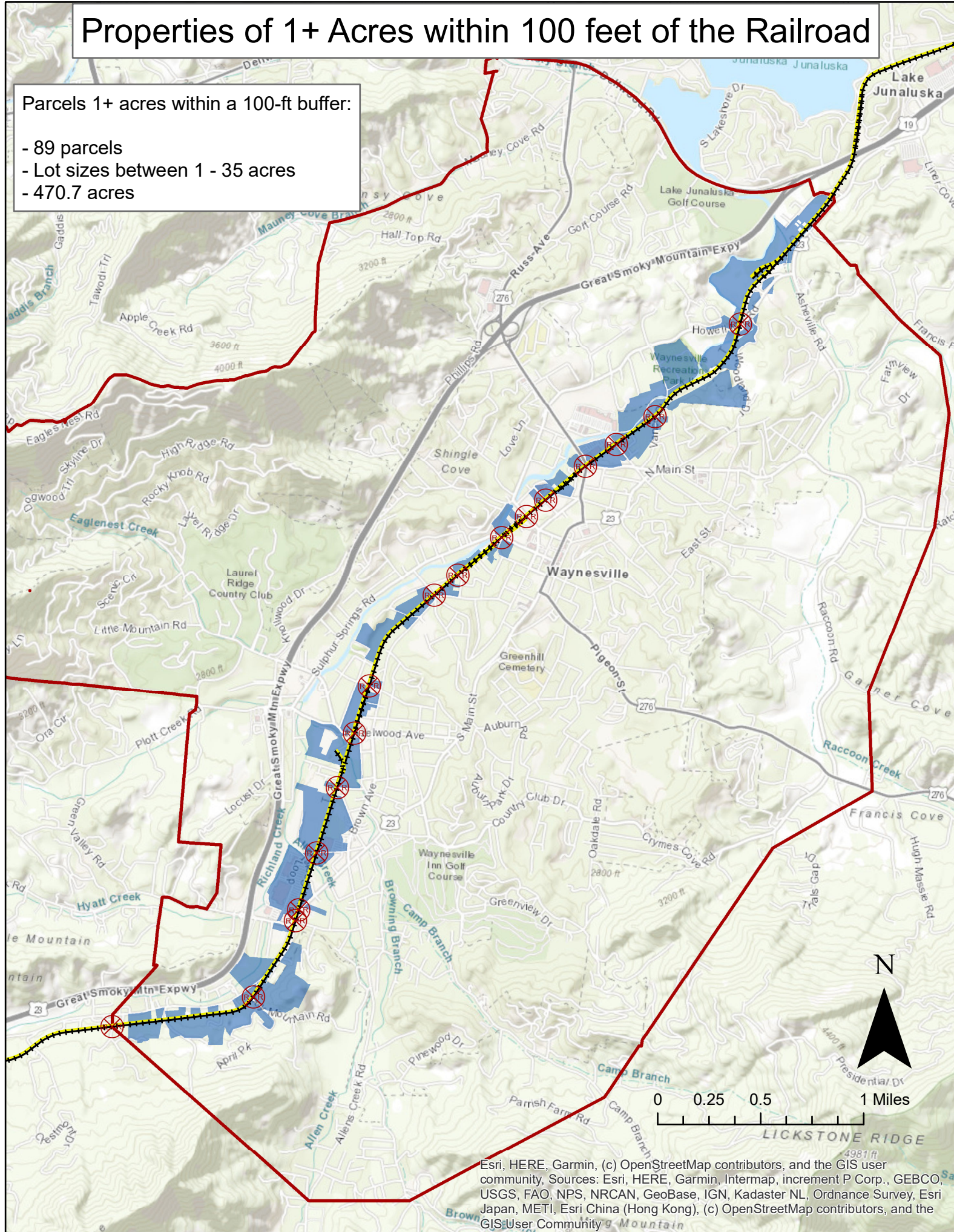
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# Properties of 1+ Acres within 100 feet of the Railroad

Parcels 1+ acres within a 100-ft buffer:

- 89 parcels
- Lot sizes between 1 - 35 acres
- 470.7 acres



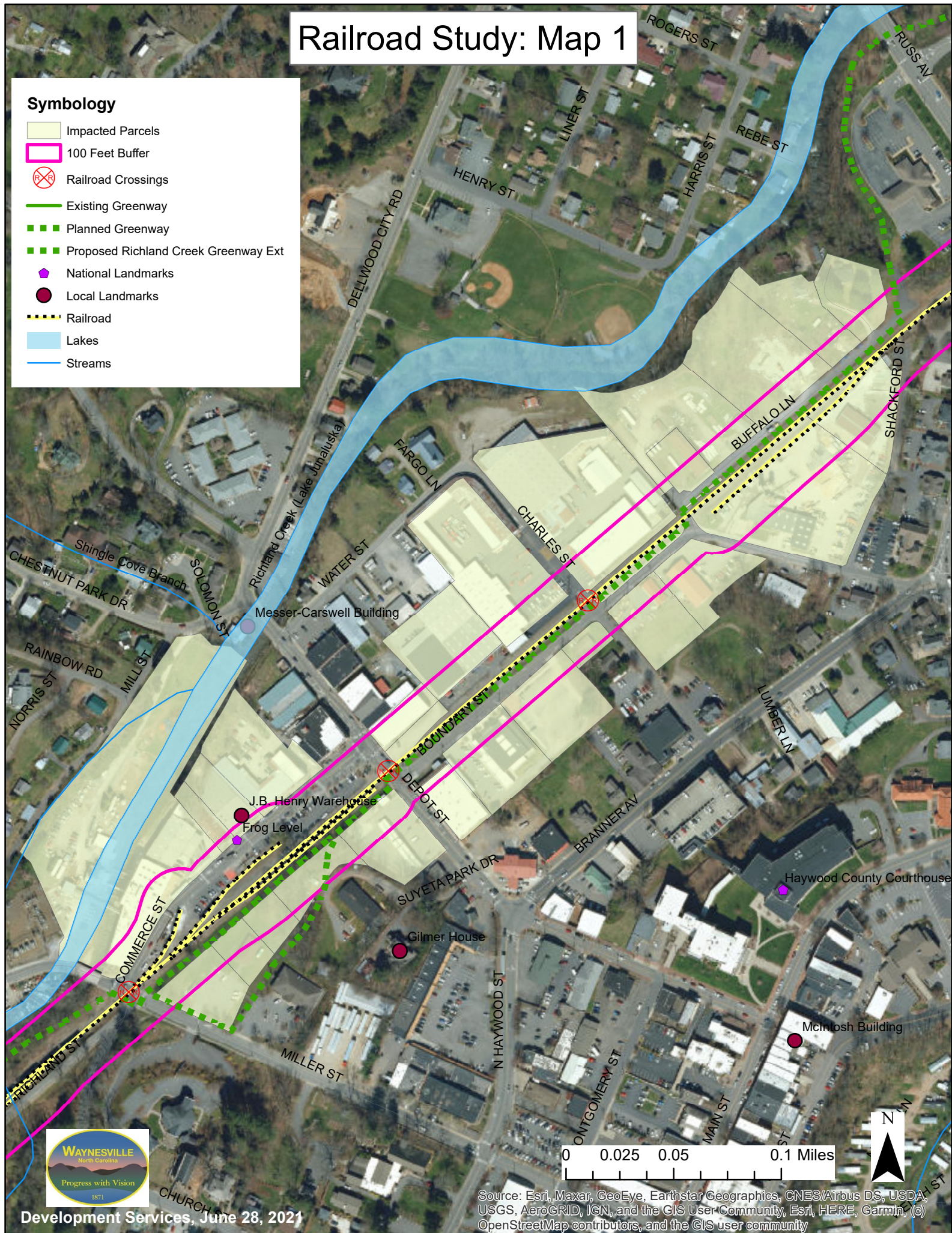
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# Railroad Study: Map 1

## Symbology

- Impacted Parcels
- 100 Feet Buffer
- Railroad Crossings
- Existing Greenway
- Planned Greenway
- Proposed Richland Creek Greenway Ext
- National Landmarks
- Local Landmarks
- Railroad
- Lakes
- Streams



Development Services, June 28, 2021

0 0.025 0.05 0.1 Miles













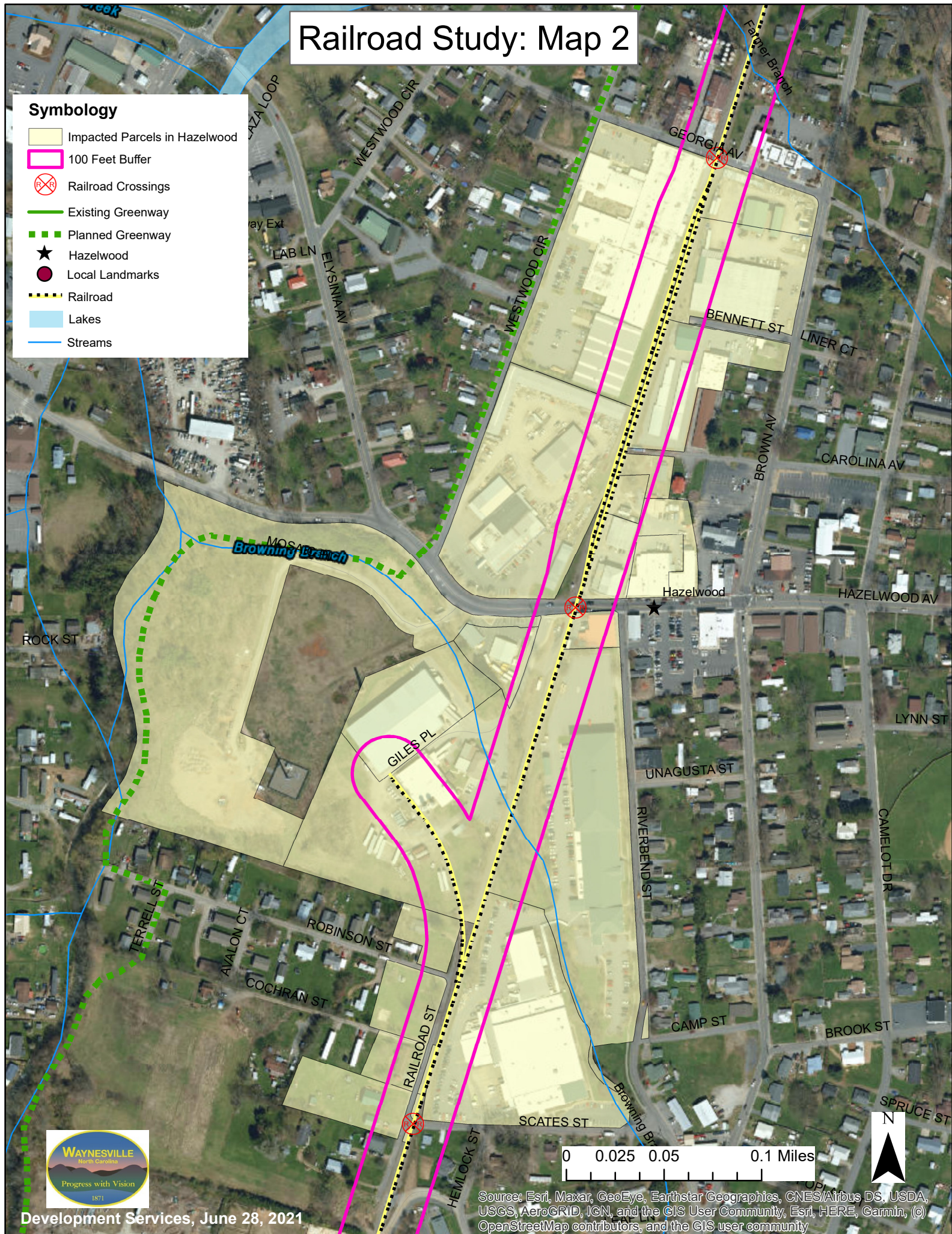
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# Railroad Study: Map 2

## Symbology

-  Impacted Parcels in Hazelwood
-  100 Feet Buffer
-  Railroad Crossings
-  Existing Greenway
-  Planned Greenway
-  Hazelwood
-  Local Landmarks
-  Railroad
-  Lakes
-  Streams



Development Services, June 28, 2021

0 0.025 0.05 0.1 Miles



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community