

# Railroad Corridor Study Initiation

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**PLANNING BOARD**

**TOWN OF WAYNESVILLE, NC**

**AUGUST 16, 2021**



# Railroad Study

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## 2035 Comprehensive Land Use Plan

- **Goal 1:** Continue to Promote Smart Growth

“Study/implement a **railroad overlay district** to encourage redevelopment along the railroad corridor, especially in areas with access to existing/future greenway.”

- **Goal 5:** Create Opportunities for Sustainable Economy

“Review the LDS to create opportunities within the Town of Waynesville’s industrial areas and along the railroad corridor.”



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## 2035 Comprehensive Land Use Plan

- **Opportunity:**

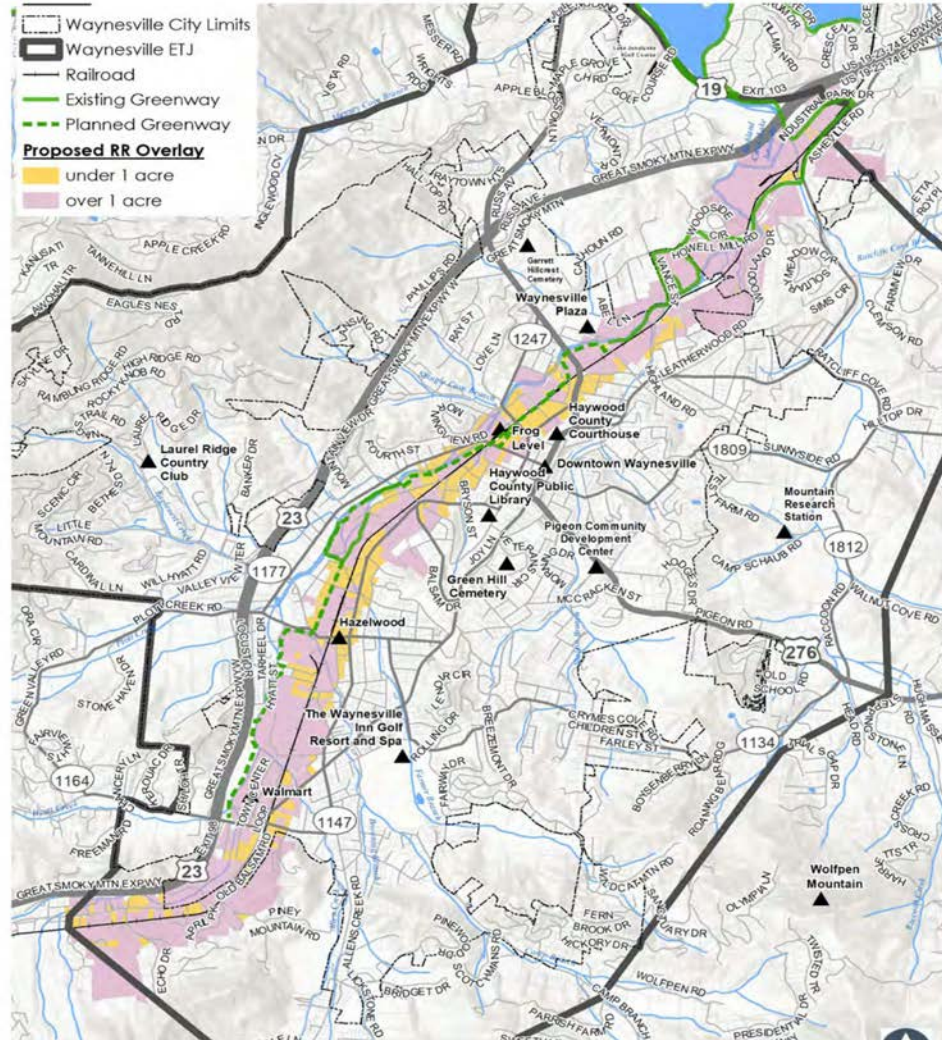
“Consider railroad corridor for development potential.”

- **Economic Development:**

“While the Town has seen a loss in the industrial sector from what it is used to be, industrial and commercial properties, particularly along the railroad corridor, are creating new opportunities...”



Potential Railroad Overlay Map



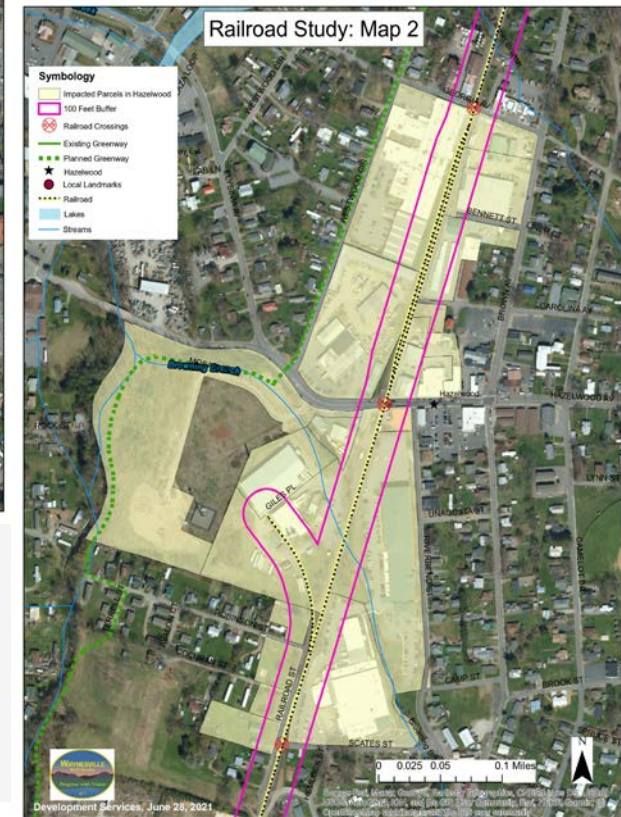
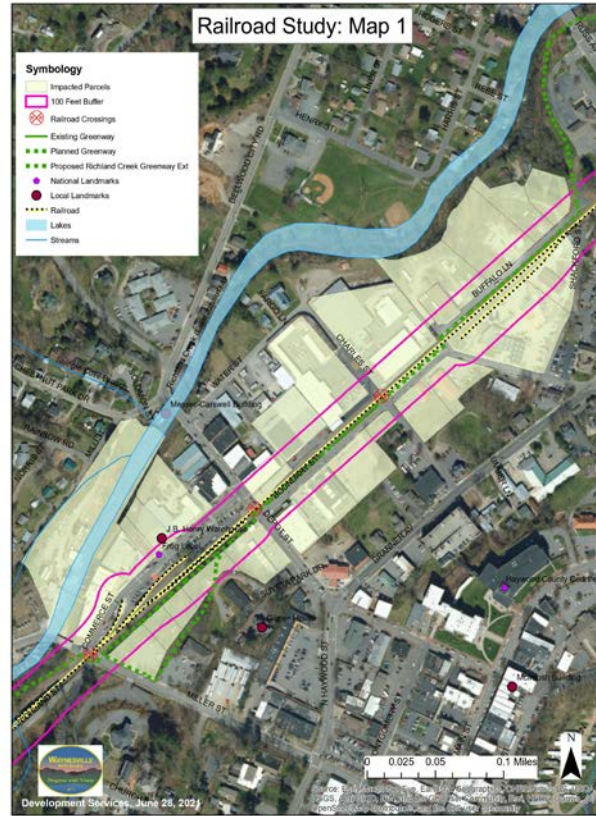
# Potential Railroad Overlay

- Blue Ridge Southern Railway
- Passes through 11 out of 30 Zoning Districts of Waynesville:
  - Central Business District (CBD)
  - Hazelwood Business District (H-BD)
  - Commercial Industrial (CI)
  - Raccoon Creek Neighborhood Residential (RC-NR)
  - Walnut Street Neighborhood Residential (WS-NR)
  - Main Street Neighborhood Residential (MS-NR)
  - Hyatt Creek Regional Center (HC-RC)
  - South Waynesville Residential Medium Density (SW-RM)
  - Howell Mill Residential Medium Density (HM-RM)
  - East Waynesville Urban Residential (EW-UR)
  - Hazelwood Urban Residential (H-UR)
- Properties over and under 1 acre
- Proximity to greenway

# Railroad Study

## Preliminary Study

- **Two areas:** Frog Level and Hazelwood (Central Business District, Hazelwood Business District, Commercial Industrial)
- 100 ft buffer; 48 properties
- **Primary uses:** commercial use, industrial, some single-family
- **Major owners:** Haywood Builders Supply, Burgin Rentals, Waynesville VFW, Southern Concrete Materials, HVO, etc.
- **Deeds** studied: few mention railroad right of way (RR-ROW)  
If mentioned, vague restrictions, such as *"this property is subject to the right of way and all easement for the Southern Railroad Tracks."*
- Most plats do not show the RR-ROW either. Few that do, show a range between 40-100 feet.



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## Contacts

- Railroad Corridor Discussion Meeting on June 17, 2021
- Cooperation with the NCDOT Railroad Division  
*NCDOT GIS Analysts*
- Blue Ridge Southern Railroad  
*Primary Contact: Brock Parham- Assistant Road Master*
- Surveyor Mr. Kevin Ensley





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## Our Objectives

- **Create a Work Group and Initiate a Railroad Corridor Study:** 2-3 volunteers from the Planning Board
- **Invite Stakeholders to the Discussion Table:** Southern Railroad, major property owners, attorneys, surveyors, etc.
- **Facilitate collaboration:** among RR, property owners, the Town.
- **Create a special Railroad District? Identify the Goals and Benefits of the RR District.** Promote a higher concentration of mixed-use development. Identify a variety of potential uses. Create opportunities for revitalization. Ease constraints imposed by the RR through collaboration.
- **Size of the District:** Certain areas or along all the RR corridor within the town? 100 ft or 500 ft wide?





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## Examples from NC

- **Chapel Hill:** *"Railroad rights-of-way used for trackage and related appurtenances shall be exempt from town stormwater management utility service charges."*
- **Fayetteville:** *Light Industrial Zoning District- rear setback is 20 ft; none where property is abutting a railroad right- of-way.*
- **Wake County, NC:** *side and rear setbacks- 25 ft; none when abutting railroad. Abutting Railroad Rights-of-Way: a minimum side setback is not required when a railroad line is located on or along a lot line.*

## Nationwide

- **Woburn, MA:** *Railway Overlay District (ROD)*
- **City of Norfolk, VA:** *Norfolk & Western Historic Overlay (HO – N&W) District*
- **Clark County, WA:** *Railroad Overlay District (RR)*



QUESTIONS?

