



# TOWN OF WAYNESVILLE

## Planning Board

9 South Main Street  
Waynesville, NC 28786  
Phone (828) 456-8647 • Fax (828) 452-1492  
[www.waynesvillenc.gov](http://www.waynesvillenc.gov)

Development Services  
Director  
Elizabeth Teague

### Planning Board Members

Susan Teas Smith (Chairman)  
Gregory Wheeler (Vice Chair)  
Stuart Bass  
R. Michael Blackburn  
Ginger Hain  
Don McGowan  
Marty Prevost  
Tommy Thomas  
Barbara Thomas

### Regularly Scheduled Meeting

**Town Hall, 9 South Main Street, Waynesville, NC 28786**  
**Monday, September 20, 2021 5:30 PM**

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#### A. CALL TO ORDER

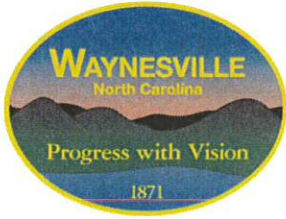
1. Welcome/Calendar/Announcements
2. Adoption of Minutes
  - August 16, 2021 Meeting as presented (or as amended)

#### B. BUSINESS

1. Election of Chair and Vice Chair for 2021-2022
2. Continued discussion of revisions to Sign Ordinance (LDS Chapter 11) to accommodate school signs
3. Public Hearing on a conditional district zoning amendment for the portion of Haywood County PIN 8604-99-9017 within the Waynesville Country Club (legislative hearing)
4. Public Hearing on a major subdivision for 115 homes on PIN: 8615-98-2217, off of Sunnyside Road, within the Town's extra-territorial jurisdiction (administrative hearing)

#### C. PUBLIC COMMENT/CALL ON THE AUDIENCE

#### D. ADJOURN



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Michael Blackburn  
Ginger Hain  
Don McGowan  
Marty Prevost  
Tommy Thomas  
Barbara Christian Thomas

### MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD

#### Regular Called Meeting

Town Hall – 9 South Main St., Waynesville, NC 28786  
August 16, 2021

THE WAYNESVILLE PLANNING BOARD held a Special Called Meeting August 16, 2021, at 5:30 p.m. in the board room of the Town Hall, 9 South Main Street, Waynesville, NC. 28786

#### A. CALL TO ORDER

##### 1. Welcome/Calendar/Announcements

The following members were present:

Susan Teas Smith (Chairman)  
Gregory Wheeler (Vice Chairman)  
Stuart Bass  
Marty Prevost  
Tommy Thomas  
Don McGowan  
Michael Blackburn  
Ginger Hain  
Barbara Christian Thomas (who stayed in audience/did not vote)

The following Board members were absent:

There were no Board Members absent.

The following staff members were present:

Elizabeth Teague, Development Services Director  
Byron Hickox, Land Use Administrator  
Olga Grooman, Planner  
Kathy Johnson, Deputy Clerk

The following media were present:

There were no media present.

Planning Board Minutes  
August 16, 2021

Chairman Susan Teas Smith called the meeting to order at 5:32 pm and welcomed everyone and asked Development Services Director Elizabeth Teague to go over the calendar.

Ms. Teague welcomed New Board Member Barbara Christian Thomas and explained she has not been sworn in yet and so would not be officially setting in until the next Planning Board meeting. She asked Ms. Thomas to say a few words. Ms. Thomas spoke on her past volunteer endeavors and explained how she came to the planning board and expressed that she was looking forward to working with the board.

Ms. Teague said during the last Board of Aldermen meeting Martha Bradley had been introduced as the new Town attorney and explained that Ms. Bradley was familiar with the Planning Board, and would be coordinating with Attorney Ron Sneed as needed.

2. Adoption of Minutes

Chairman Smith asked the Board to review the July 26, 2021 minutes.

*A Motion was made by Board Member Michael Blackburn and seconded by Board Member Gregory Wheeler to approve the minutes of the July 26, 2021 Planning Board meeting as presented (or amended). Chairman Smith abstained from voting due to being absent on this date. The motion carried unanimously.*

**B. BUSINESS**

Board member Don McGowan asked about the continuation of congregate housing definitions.

Ms. Teague said that the recommendation had been sent to the Board of Aldermen. The Board wanted to wait and see what came from the Homelessness Task Force, and would like further Planning Board review. She said that some Planning Board members also had expressed desire to wait until the Homelessness Task Force report has been discussed before the Planning Board took the issue back up.

Board member Marty Prevost discussed a petition she had received via email concerning Low Barrier shelters. Ms. Teague stated that Ron Sneed was not present, but that she would advise that the Board not sign any petitions in case there comes a time when a quasi-judicial proceeding is before this board concerning any type of congregate housing. Board Member Don McGowan said he felt the decision to have low barrier shelters was a political decision and not a Planning Board decision.

1. Continued Planning Board discussion of work tasks and priorities for the coming year;
  - Suggested revisions to Sign Ordinance to accommodate school signs;

Land Use Administrator Byron Hickox provided the Board with a presentation and read the staff report on Electronic Changeable Face Signs. He explained that electronic signs were permitted in Regional Center Districts (RC) only and reviewed the Land Development Standards Section 11.7.4. Board Member Marty Prevost asked if there was a size limit on these types of signs. Mr. Hickox explained

there was a maximum of forty-eight square foot on signs in the Regional Center District, and then reduction in sizes allowed based on district.

Mr. Hickox explained that the rules related to electronic changeable face signs are straightforward, and the these types of signs are permitted in Regional Center Districts only. Shining Rock Classical Academy is the only school that is inside this district. All other schools are outside the RC District. The Waynesville Middle School is in the Hazelwood Urban Residential District and has a legal, pre-existing non-conforming sized sign, but would not be allowed to have an electronic sign. The Middle School and, potentially other schools, would like to have a changeable electronic face sign to disseminate information to parents, students, and staff regarding quickly-changing circumstances, especially involving weather-related closures and delays, public health, and last-minute event cancellations.

There are six schools within the town's jurisdiction: Hazelwood Elementary, Waynesville Middle, Junaluska Elementary, Haywood Christian Academy, and the two Shining Rock Classical Academy campuses. The Shining Rock campus at 1023 Dellwood Road, located within the Dellwood/Junaluska Regional Center District is the only one that could install an electronic changeable face sign under the existing sign standards. There was much discussion between Board members and staff on signage regulations and schools.

Mr. Hickox explained Town staff was seeking guidance from the Planning Board on the possibility of amending the Land Development Standards to allow electronic changeable face signs for schools. The Planning Board should consider the potential impact of electronic changeable face signs on surrounding properties and public rights-of way, the potential benefits to the school's students, staff and parents, and whether any additional standards should be applied to the design and operation of such signs.

Mr. Hickox presented photographs of each of the schools. There was discussion on each school frontage and how electronic signage would affect neighboring residents. Mr. Blackburn stated his approval for schools having electronic signage to help with dispersing information. Ms. Hain expressed concerns with light impacts of electronic signage on neighboring residents and questioned if there was really a need for electronic signs. Mr. McGowan stated that he didn't like electronic signs, but suggested that perhaps a special use permit would be appropriate. Mr. Hickox indicated that size and time limitation on these signs could be put into place restricting use during nighttime hours.

Ms. Teague asked if the Board would consider a school sign ordinance that aligned with zoning context and that limited the operational hours so as not to create night-time light pollution. She stated that the existing light standards would apply and that size and height standards of the RC district - no more than eight feet tall - using the sign at Waynesville Middle School as a model - could establish the maximum height and size limit. There could also be a distance provision on how close the sign could be located relative to residential structures. Mr. Hickox suggested staff could put together an ordinance to present to the Board at the next meeting. Ms. Teague explained that Waynesville Middle School had agreed to wait on the outcome of a possible new sign ordinance before they implemented an electronic message board. The Board agreed by consensus to have staff to produce a draft ordinance for the next meeting.

- Railroad Corridor Study Initiation

Ms. Olga Grooman, Planner for the Town of Waynesville, presented the Railroad Corridor Study Initiation plan. This study came out of the 2035 Comprehensive Land Use Plan which recommended examination of development constraints and opportunities along the railroad corridor. Specifically, the plan states:

“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.’”

Ms. Grooman stated that the Town has an opportunity to consider the railroad corridor for its development potential. There has been a loss in the industrial sector from what it used to be, but industrial and commercial properties within the corridor create new opportunities. Ms. Grooman went over the Railroad corridor on the maps presented. She explained historically that the railroad claims one hundred feet on each side of the railroad tracks based on right-of-way maps from 1927. A burden to prove a different ROW is on the property owner. The railroad passes through eleven of thirty of the zoning districts:

- Central Business District (CBD)
- Hazelwood Business District (HBD)
- Commercial Industrial (CI)
- Racoon Creek Neighborhood District (RCD)
- Walnut Street Neighborhood Residential (WS-NR)
- Main Street Neighborhood Residential (MS-NR)
- Hyatt Creek Regional Center (HC-RC)
- South Waynesville Residential Medium Density (HM-RM)
- Howell Mill Residential Medium Density (HM-RM)
- East Waynesville Urban Residential (EW-UR)
- Hazelwood Urban Residential (H-UR)

There are forty-eight properties within the one-hundred-foot buffer. Commercial use, industrial and some single-family residential uses are included within that area. Forty-eight deeds were studied and few of them mentioned the railroad right of way (PR-ROW). If mentioned restrictions are vague, 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, and the ones that do, range between forty feet and one hundred feet.

Ms. Grooman said she has been in contact with NCDOT railroad division, Brock Parham, Assistant Road Master with Blue Ridge Southern Railroad, and Surveyor Kevin Ensley. There was a staff level discussion on June 17, 2021 which board member Stuart Bass and Danny Wingate, owner of Haywood Builders and other properties near the railroad, attended, recommending the formation of a committee.

Chairman Smith asked if there were any enforcement actions in this area to enforce the one-hundred-foot right of way. Ms. Grooman explained that the railroad can impose lease agreements on the property owners with owners being responsible for maintenance. Many properties have buildings and parking within the right of way that have existed for many years without lease agreements.

Staff’s recommendation is to create a work group to undertake a railroad corridor study with two or three volunteers from the Planning Board and stakeholders such as Southern Railroad, major property owners, attorneys, surveyors, etc. Staff could facilitate discussion to identify goals and benefits of a potential plan to promote mixed-use development and create opportunities for revitalization. Outcomes could be to ease constraints imposed by the railroad through collaboration or the development of a possible railroad district or overlay that promotes redevelopment.

There was additional discussion among board members questioning what types of business’ would go in this district and what the Town could do to protect property owners. Ms. Teague said there was a desire to collaborate with the RR in creating a greenway and that completing this study could provide a context for future land use development.

Ms. Grooman asked for volunteers from the Planning Board to assist with the Railroad committee. Board members Michael Blackburn and Stuart Bass volunteered. The goal would be for the committee to report back to the Planning Board in six months with some recommendations.

- Planned Unit Development Standards (PUD) for alternative development to adjoined townhomes.

Ms. Teague said that one of the things that has come up in the past is tiny home or cottage development. The idea is to create smaller scale housing such as “cottage parks” that would accommodate individual single-family residential structures with shared parking and common areas. There is currently nothing in the LDS that would allow conveyance of multiple homes on a single lot similar to a condominium or town home development where property underneath the structure or within a unit could be conveyed to an owner while shared, surrounding property would go into an HOA or owners’ maintenance agreement.

Ms. Teague asked for preliminary feedback on a development option that would allow these types of development and indicated that staff could come back to the Board with models from other communities, to present suggestions for procedures and criteria.

Board Member Ginger Hain said the Haywood County Planning Board was having similar discussions on these types of communities. She said the County was receiving applications for tree-house communities, dome communities, and tiny-home communities. There is currently no permitting for these types of homes.

Ms. Teague said that Planned Unit Development or “PUD” regulations are ways in which multiple units can be placed on a single piece of property as part of a unified development plan. Such development must keep within the density requirements, perimeter setbacks and other regulations of the underlying district. This could be administered much like a special use permit for a school or apartment complex. There was more discussion between Board members on “microhomes” around neighboring counties. Ms. Teague said the staff would be working on more formal recommendations for the Board to review.

**B. PUBLIC COMMENT/CALL ON THE AUDIENCE**

There were no public comments.

**C. ADJOURN**

*With no further business Chairman Susan Teas Smith adjourned the meeting at 7:26 pm.*

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Susan Teas Smith, Chairman

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Kathy Johnson, Deputy Clerk

## Planning Board Staff Report

Subject: Standards for Electronic Changeable Face Signs  
 Ordinance Section: Sections 11.6.2 & 11.7.4  
 Applicant: Staff Initiated  
 Meeting Date: September 20, 2021

### Background

The Land Development Standards Section 11.7.4, regarding electronic changeable face signs, states:

#### **11.7.4 Electronic Changeable Face Signs (Permitted in RC Only).**

Electronic changeable face signs are permitted as a component of otherwise permitted signage subject to the following standards.

- A. No electronic changeable face sign may change its message or copy, or any pictures or images that are part of the message, more frequently than once every minute.
- B. When the message of an electronic changeable face sign is changed mechanically, it shall be accomplished in three (3) seconds or less. When the message of an electronic changeable face sign is changed in an electronic manner, through the use of light emitting diodes, back lighting or other light source, the transition shall occur within two (2) seconds.
- C. The portion of the sign face of an electronic changeable face sign which accommodates multiple messages shall not exceed 50 percent (50%) of the total sign face area and may not change its message or copy, or any pictures or images that are part of the message, more frequently than once every minute; the remaining portion shall be static.
- D. Electronic changeable face signs which are illuminated, or which use electronic lighting to display message shall be subject to the restrictions and limitation applicable to illumination in this ordinance.
- E. There shall be located no more than one electronic changeable face sign per lot, and such sign shall be permitted only on a ground sign and not on any attached sign or window sign.

While the rules related to electronic changeable face signs are fairly straightforward, the issue that has come to the attention of town staff is the parenthetical statement that these types of signs are permitted in RC (Regional Center Districts) only. These types of signs would be particularly useful for schools to disseminate information to parents, students, and staff regarding quickly-changing circumstances, especially involving weather-related closures and delays, public health, and last-minute event cancellations.

The Land Development Standards defines Schools, Elementary and Secondary as follows:

*A public or private institution for education or learning including athletic or recreational facilities, which does not include lodging. This institution includes any school licensed by the state and that meets the state requirements for elementary and secondary education.*

There are six schools that meet this definition within the town's jurisdiction: Hazelwood Elementary, Junaluska Elementary, Waynesville Middle, Haywood Christian Academy, and two Shining Rock



Classical Academy campuses. The Shining Rock campus at 1023 Dellwood Road is located within the Dellwood/Junaluska Regional Center District, and could therefore install an electronic changeable face sign under the existing sign standards.

Based on the Planning Board's discussion at its August 16, 2021 meeting, town staff has prepared a proposed amendment to two sections of the Land Development Standards specifically related to the use of Electronic Changeable Face Signs at elementary and secondary schools. The amendment proposes allowing Electronic Changeable Face Signs at elementary and secondary schools, while limiting the dimensions and permitted times of operation.

### **Consistency with the 2035 Comprehensive Land Development Plan**

Staff submits that while the proposed amendment may not be specifically consistent with any particular goal of the 2035 Comprehensive Plan, it is not inconsistent with any of the goals.

### **Attachments**

1. Draft text amendment for Land Development Standards Section 11.6.2 and Section 11.7.4

DRAFT

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 Part 3 of Article 19 of Chapter 160A, now Section III of Chapter 1 of 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 Planning Board has reviewed the proposed amendment to the text of the ordinance and recommends that it is consistent with the 2035 Comprehensive Plan and that it is reasonable and in the public interest, and recommends the text amendment for its enactment by the Board of Aldermen; and

WHEREAS, after notice duly given, a public hearing was held on September 20, 2021 at the regularly scheduled meeting of the Waynesville Planning Board, and on \_\_\_\_\_ at the regularly scheduled meeting of the Board of Aldermen;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE TOWN OF WAYNESVILLE, MEETING IN REGULAR SESSION ON \_\_\_\_\_ AND WITH A MAJORITY OF THE BOARD MEMBERS VOTING IN THE AFFIRMATIVE, THE FOLLOWING:

- 1. That the Land Development Standards Section 11.6.2 – Other Permitted Signage be amended as follows (in red italics):

11.6.2 Other Permitted Signage

Table with 2 columns: Development Type, Standard. Rows include Home Occupations, Master Development Sign (5+ acres), Master Development Sign (2+ acres), and Neighborhood Entrance Signs.

Development Type	Standard
<i>Elementary and Secondary Schools</i>	<i>32 sq. ft. – 8 ft. tall – May be Electronic Changeable Face Sign (See Section 11.7.4) – Must be static between one hour after dusk and one hour before dawn except during special events</i>

- 2. That the Land Development Standards Section 11.7.4 – Electronic Changeable Face Signs, be amended as follows (*in red italics*):

**11.7.4 Electronic Changeable Face Signs (Permitted in RC *and at Elementary and Secondary Schools Only*)**

ADOPTED this \_\_\_\_ Day of \_\_\_\_\_, 2021.

TOWN OF WAYNESVILLE

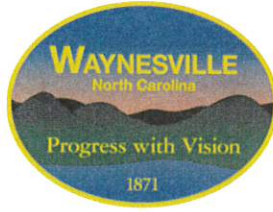
\_\_\_\_\_  
J. Gary Caldwell, Mayor

ATTEST:

\_\_\_\_\_  
Eddie Ward, Town Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Martha Bradley, Town Attorney



To: Town of Waynesville Planning Board  
 From: Elizabeth Teague, Planning Director  
 Date: September 20, 2021  
 Subject: Consistency Statement Worksheet  
 Description: Text Amendment for School Signage

The Planning Board hereby adopts and recommends to the Governing Board the following statement(s):

The zoning amendment **is approved and is consistent with the Town’s comprehensive land use plan** because: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

The zoning amendment and **is reasonable and in the public interest** because:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

The zoning amendment **is rejected because it is inconsistent with the Town’s comprehensive land plan and is not reasonable and in the public interest** because \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

In addition to approving this zoning amendment, this approval is **also deemed an amendment to the Town’s comprehensive land use plan**. The change in conditions taken into account in amending the zoning ordinance to meet the development needs of the community and why this action is reasonable and in the public interest, are as follows: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Planning Board Member \_\_\_\_\_, made a motion, seconded by \_\_\_\_\_

The motion passed \_\_\_\_\_. (*unanimously or vote results here*)

\_\_\_\_\_  
 Susan Teas Smith, Planning Board Chair, Date

\_\_\_\_\_  
 Kathy Johnson, Assistant Clerk

**Planning Board Staff Report**  
**Waynesville Country Club – Cottage Area Development**  
**Conditional District Map amendment (Rezoning) Application**  
**September 20, 2021**

**Project:** Subdivision Development within the Waynesville Country Club  
**Location:** 176 Country Club Drive; PIN 8604-99-9017  
**District:** Country Club Residential Low Density  
**Applicant:** WGC Hospitality, LLC; Assisted by Patrick Bradshaw, P.E., Civil Design Concepts

**Background:**

This project proposes to carve out 2.84 acres from the Waynesville Country Club property to establish a new development of 8 single-family units that can be conveyed separately while establishing shared areas for parking, driveways, walkways and greenspace. This project is located in the area where the Club facilities of an inn, with 42 bedrooms, and three duplexes, totaling 12 bedrooms, have been demolished. The eight units will be 4 bedrooms each, reducing water and sewer demand to 32 total bedrooms. The project would re-use and redesign the existing driveway entrance and parking lot to provide an overall reduction in impervious surface. The redevelopment area is adjacent to approximately 545 linear feet of frontage on Chelsea Drive and is otherwise surrounded by the Waynesville Country Club property.

This development concept is similar to a townhome development, except that each single-family residence would be a free-standing structure to be conveyed on its own lot. While this project is compliant with the use and overall density (6 units per acre) of the Waynesville Country Club District, each lot proposed is just larger than the footprint of the structures themselves, creating residential lots that are smaller than the minimum lot size of .5 acres for the district. The plan also does not meet the connectivity, parking, and street standards of a typical major subdivision, but includes common areas similar to a townhome development. The applicants are requesting a conditional district rezoning to accommodate this design and subdivision approach.

According to the Town of Waynesville’s Land Development Standards, Section 15.15: “Conditional Districts (Section 2.6) are districts with conditions voluntarily added by the applicant and approved in a legislative procedure by the Board of Aldermen in accordance with G.S. 160A-382. Conditional Districts provide for orderly and flexible development under the general policies of this Ordinance without the constraints of some of the prescribed standards guiding by-right development.”

Conditional Districts are handled in the same way as a text and map amendment in which the Planning Board holds a hearing and has to determine if this request is consistent with the Comprehensive Land Use Plan and is reasonable and in the public interest. The Planning Board must make a recommendation to the Board of Aldermen, who will then schedule and hold a second public hearing, have to adopt a statement of consistency and then approve, deny, or approve with conditions the application.

In addition to administrative review related to the Land development Standards (LDS), The Planning Board’s recommendation should consider the project’s compatibility and impacts with surrounding properties, site design, and the available infrastructure, The Planning Board may recommend “reasonable and appropriate conditions including, but not limited to the location, nature, hours of operation and extent of the proposed use.” Such conditions or standards imposed “shall be limited to improving conformance with the existing ordinance and/or addressing expected impacts generated by the development and use of the site.” If approved, the site plan and any conditions are codified with the Conditional District zoning designation and replace any conflicting development regulations which would otherwise apply.

The Plan was reviewed by the Town's Technical Review committee on August 19, 2021 and revised plans and complete application were submitted September 1, 2021.

Notification of this hearing was scheduled for advertisement in the Mountaineer on September 8 and September 15, 2021; letters were sent to property owners within 500 feet of the project site on September 9, 2021; and the property was posted September 9, 2021.

### **Conditional District Application and Ordinance Request:**

The applicant has provided a complete application that includes an environmental survey, master plan, application, proof of unified control over the property, a summary of requests associated with the site plan, and a project narrative that explains their belief in the project's reasonableness and consistency with the Town's Comprehensive Land Use Plan. Upon recommendation of the planning board, a formal ordinance will be drafted for consideration by the Board of Aldermen.

### **Staff Review Comments:**

#### **Zoning District:**

This project introduces a single-family residential development and subdivision within the Country Club Residential District and within the boundaries of the Country Club itself. The fundamental use of the property as single family residences remains consistent with the district's purpose and intent.

#### **2.3.1 Residential-Low Density Districts (RL) □ Purpose and Intent**

- A. The **Country Club Residential – Low Density District (CC-RL)** is an area predominately comprised of large lot subdivisions with the Waynesville Country Club serving as its social and recreational center. While single-family homes are the dominant residential use in this area, townhouses and accessory apartments are also permitted. Connections to the South Main Street Business District should be enhanced as new development takes place. A residential scale is required for all new development. Tree preservation and proliferation along the South Main Street corridor is critical to the ambiance of the area.

#### **Dimensional Requirements (LDS Chapter 2-4):**

The CC-RL District allows single family homes and townhomes at a density of 6 units/acre, which this proposal exceeds at less than 3 units/acre.

Applicant seeks relief from the CC-RL dimensional standards for 10% Civic Space, minimum lot size of .5 acre, the 60' lot width requirement, and specific setbacks.

The CC-RL Setbacks are 20' front, rear, and along side-streets; 10' from adjacent lots; and 15' between buildings. Proposed lots and structures 1,2,3,4,6 are located within the perimeter of the development and meet and exceed these district setbacks between the designated lot line of the structures and the perimeter boundary of the larger lot in which they are located. Lots 5, 7, and 8 however abut the boundary of the club golf course which is preserved greenspace. Individual lots are separated from each other by 15' or more which would comply with the required setback between individual lots.

CC-RL District permits single family residences, duplexes and townhomes, as well as community facilities and country clubs. Lodging is allowed in the form of Inns or Bed and Breakfasts. The applicant asks that the development retain privileges with respect to being part of the Country Club property to allow for lodging, residential, and recreational uses. This does not change the historical use of the property nor does this request run counter to the Permitted Uses Table.

The applicant is asking for relief from Chapter 4.3 Basic Lot Standards which require all lots to front a public street. Instead, the development is designed to be served by common driveways and parking areas. These have been reviewed by Town staff and can provide adequate fire and emergency vehicle access within 150' of all sides of the residential lots except for Lot #8 which abuts the golf course. This means that the driveway may need to be extended closer to Lot#8 in order to achieve fire access to all sides of the proposed lots. The application proposes one structure per lot without any accessory structures.

#### **Building Design Guidelines (LDS Chapter 5):**

Structures are described as single-family cottages of two stories. Applicant is requesting that the design guidelines not be applied. Staff suggests that architectural elevations should be provided along with the building permit and the design guidelines for homes and townhomes in LDS Section 5.8 be applied at the time of the building permit. As new development, the architecture should be consistent with the desired characteristics enumerated by the Town.

#### **Infrastructure (LDS Chapter 6):**

The applicant seeks relief from LDS Section 6.4 Connectivity, Section 6.6, Street classification and design, and pedestrian requirements. This allows the design to serve each residence with shared driveways and parking areas, along with a series of walkways.

Pedestrian facilities are proposed along Chelsea Road. The project will add 240' of sidewalk on the subject property side of the road and then proposes to cross over to add another 280' of sidewalk on the opposite side of the street. This creates a safer pedestrian condition than what is there now and preserves existing vegetation that buffers the drive and parking areas.

Replacement of the Inn and 3 duplex rental condos, with the proposed 8 single-family residences, will decrease overall traffic in and out of the existing driveway. Project does not require a TIA.

This application has been reviewed for its demand on the Town's water and sewer system. Because the total number of bedrooms is being reduced from 54 bedrooms (former inn and condos) to 32 bedrooms (4 bedrooms in each of the 8 cottages), the overall demand will be decreased. Electric and cable services are already available and serving this location.

#### **Civic Space (LDS Chapter 7):**

Applicant has sought relief for Civic Space requirements which for a subdivision in CC-RL would be 10% of the total acreage, or 0.28 acres. Since this project is abutting the country club facilities, this project would qualify for a 50% reduction in the civic space requirement by LDS Section 7.3.3 as well. Given that this is a re-use of a property that is part of the Waynesville Country Club, the provision of connecting walkways to the Club, and the common area shared by these 8 units, staff submits that this request is entirely reasonable and within the spirit of the ordinance.

**Landscape (LDS Chapter 8):**

The plan shows landscaping along Chelsea Drive to be maintained and a new landscape plan to be detailed as proposed on the Site concept plan which is compliant. Each parking space is within 40' of an existing or proposed shade tree, and the driveway and parking area will be buffered from the right-of-way along Chelsea.

**Parking (LDS Chapter 9):**

This project will provide 40 parking spaces along with other smaller spaces that could accommodate golf carts. Single-family and two family residential development requires 1 space per unit, and townhome development requires 1.5 spaces per unit (in this case that would be 12). As four-bedroom rentals however, staff would recommend that each unit have at least 4 spaces available, which this plan exceeds.

**Lighting and Signage (LDS Chapter 10 and 11):**

Lighting and signage for the parking lots, buildings, and driveway entrances shall be submitted to Town staff for approval and must comply with Chapters 10 and 11 of the Land Development Standards.

**Environmental (LDS Chapter 12):**

This project re-uses an existing, impervious area that held buildings and a parking lot. Project will reduce the impervious footprint and re-use existing stormwater conveyances. New construction will be required to meet floodplain requirements.

**Comprehensive Plan Consistency:**

Staff submits that the proposed Master Plan is consistent with the 2035 Comprehensive Plan in the following ways:

- Goal 1: Continue to promote smart growth principles in land use planning and zoning”
  - This is infill that re-uses and improves a site within the Country Club boundaries and provides a use that is consistent with the District’s density and residential nature.
- Goal 2: Create a range of housing opportunities and choices
  - This project will create 8 high-end residential and rental properties.
- Goal 4: Protect and enhance Waynesville’s cultural resources
  - This development is part of an on-going plan to revitalize the Waynesville Country Club as a recreational resource and economic generator.

Staff feels that the proposed use and plan is compatible with the surrounding properties, that this development will improve traffic and pedestrian safety along Chelsea Road, and that the landscaping and site plan as shown will be compatible to the neighborhood. Staff recommends that this conditional district request and site plan is reasonable and in the public interest, with the following conditions:



1. Fire access be verified for lot # 8 and the driveway be extended as needed or directed by the Town's Fire Official.
2. Elevations of buildings be submitted for compliance with design guidelines provided in LDS Section 5.8.3 at the time of the building permit application.

**Requested Action:**

1. Motion to find the project consistent with the 2035 Land Development Plan and is reasonable and in the public interest.
2. Motion to recommend approval by the Board of Aldermen.

# Report For

WGC HOSPITALITY LLC A SC LLC  
1943 HOFFMEYER RD SITE C  
FLORENCE, SC 29501-3939

## Account Information

PIN: 8604-99-9017

Legal Ref: 1027/2044

Add Ref: CABC/6641

CAB C/4600

## Site Information

MOTEL/HOTEL, MOTEL/HOTEL, MOTEL/HO  
Commercial Use, Commercial Use, Commercial  
176 COUNTRY CLUB DR

Heated Area: 0

Year Built: 1965

Total Acreage: 104.41

Township: Town of Waynesville

## Site Value Information

Land Value:

Building Value:

Market Value:

Deferred Value:

Assessed Value:

Sale Price:

Sale Date: 4/19/2021



1 inch = 667 feet

September 14, 2021

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

WGC HOSPITALITY LLC A SC LLC  
1943 HOFFMEYER RD STE C  
FLORENCE, SC 29501-3939

## Account Information

PIN: 8604-99-9017  
Legal Ref: 1027/2044

Add Ref: CAB C/6641  
CAB C/4600

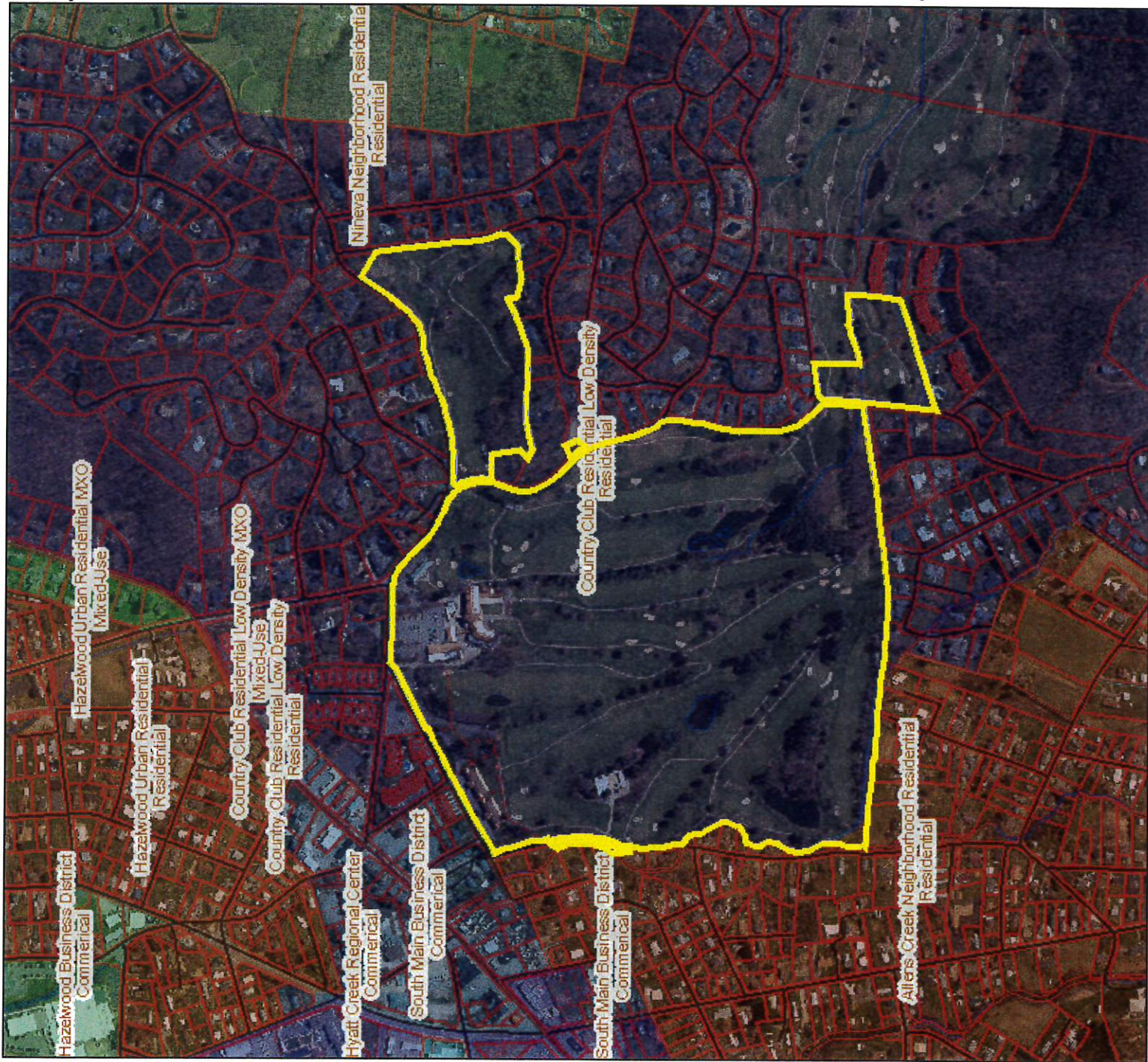
## Site Information

MOTEL/HOTEL, MOTEL/HOTEL, MOTEL/HO  
Commercial Use, Commercial Use, Commercial  
176 COUNTRY CLUB DR

Heated Area: 0  
Year Built: 1965  
Total Acreage: 104.41  
Township: Town of Waynesville

## Site Value Information

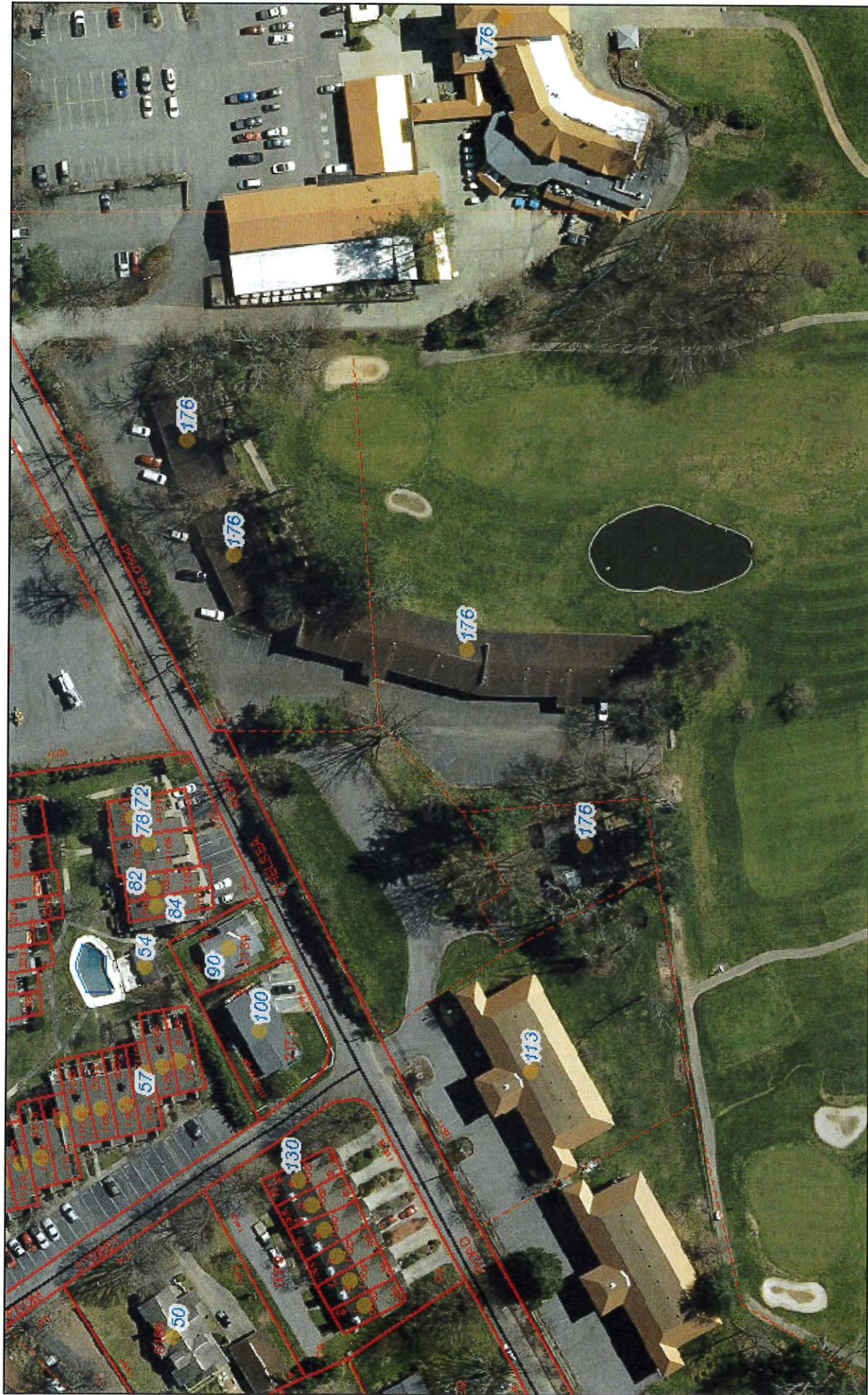
Land Value:  
Building Value:  
Market Value:  
Deferred Value:  
Assessed Value:  
Sale Price:  
Sale Date: 4/19/2021



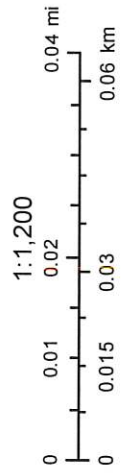
1 inch = 667 feet  
September 14, 2021

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.

# WCC Chelsea Road Frontage zoom



September 14, 2021





# 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](http://www.waynesvillenc.gov)

September 9, 2021

## Notice of Public Hearing for Town of Waynesville Planning Board

The Town of Waynesville Planning Board will hold a **public hearing on September 20, 2021 at 5:30 pm**, in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider a conditional district zoning amendment for a 2.84 acre portion of Haywood County PIN 8604-99-9017 within the Waynesville Country Club. The proposal is to create 8 residential units on individual lots with common areas for parking, walkways and landscaping.

The owners/developers of the Waynesville Country Club, WGC Hospitality, LLC, are hosting an informational meeting for neighborhood residents on September 14, at 5:30pm at the Waynesville Country Club in order to address questions prior to the hearing.



Questions related to the hearing itself should be directed to the Waynesville Development Services Department, (828) 456-8647, [eteague@waynesvillenc.gov](mailto:eteague@waynesvillenc.gov).



September 9, 2021

Ms. Elizabeth Teague  
 9 South Main Street  
 Waynesville, North Carolina 28786

RE: Wastewater Allocations  
 Queen Subdivision  
 Waynesville Inn Golf Resort Cottages  
 Waynesville, North Carolina

Dear Ms. Teague,

McGill Associates has reviewed the adequacy of the Town of Waynesville's sewer system to accept and treat wastewater flows from the following proposed developments:

1. Queen Subdivision-Sunnyside Road	48,600 gallons/day
2. Waynesville Inn Golf Resort Cottages	<u>3,840 gallons/day</u>
Total	52,440 gallons/day

These estimated flow amounts are within the 155,000 gpd "New Flow" which may be accepted as provided by Article 8 of the Town's Special Order by Consent with the North Carolina Environmental Management Commission dated December 31, 2020.

Sincerely,  
**McGill Associates, P.A.**

A handwritten signature in blue ink that reads "Joel L. Storrow".

**Joel L. Storrow, P.E.**  
 Senior Principal



Rec 9/1/21

23

# Transmittal

**Date:** September 1, 2021  
**Project Name:** Waynesville Inn and Golf Club – Cottage Area Development  
**CDC Project:** 22105

**To:** Elizabeth Teague – Development Services Director  
 Town of Waynesville  
 9 South Main Street  
 Waynesville, NC 28786

**Via:**  Mail  Overnight  Hand Delivered  Pick up @ CDC Office  Digital

Copies	Date	Description
1	9/1/2021	Land Development Map Amendment Application
1	9/1/2021	Land Development Map Amendment Check in the amount of \$700
3	9/1/2021	Masterplan Rendering
3	9/1/2021	Conditional District Request Letter & Project Narrative
3	8/31/2021	Environmental Survey
3	9/1/2021	Proposed Development Plan

**Remarks:**

Elizabeth,

Attached is the Conditional District Submittal for this proposed residential project. Please let us know if you have any questions or comments.

Thank you,

Patrick Bradshaw, P.E

Mailing Address: P.O. Box 5432, Asheville, NC 28813

168 Patton Avenue Asheville, NC 28801  
Phone 828-252-5388 Fax 828-252-5365

52 Walnut Street – Suite 9, Waynesville, NC 28786  
Phone: 828-452-4410 Fax: 828-456-5455



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](http://www.waynesvillenc.gov)

**Application for Land Development Standards Map Amendment**

Application is hereby made on \_\_\_September 1\_\_\_, 2021\_\_\_ to the Town of Waynesville for the following map amendment:

Property owner of record: \_\_\_WGC Hospitality, LLC  
Address/location of property: \_176 Country Club Drive Waynesville, NC 28786\_\_\_  
Parcel identification number(s): \_\_\_A Portion of PIN # 8604-99-9017\_\_\_  
Deed/Plat Book/Page, (attach legal description): \_\_\_DB1027 / PG 2044\_\_\_  
The property contains approximately 2.80 acres.  
Current district: \_\_\_Country Club Residential – (CC-RL)\_  
Requested district: \_Country Club Residential – (CC-RL) – Conditional District\_\_\_

**The property is best suited for the requested change for the following reason(s), (attach additional sheets if necessary):** This development provides infill and context-sensitive development and will enhance an already walkable and attractive neighborhood. The development will add to the range of housing opportunities within the Town, and by limiting the required land area through the use of smaller lots it will serve to protect the natural resources. All of these are goals of the Town's land use plan. In addition, the Town's comprehensive land use plan Recommendation #2 includes promotion of the re-use and redevelopment of existing commercial and residential areas through zoning tools such as flexible standards, conditional districts and special use permits.

**Applicant Contact Information**

Applicant Name (Printed): \_\_\_WGC Hospitality, LLC\_\_\_  
Mailing Address: 1943 Hoffmeyer Road – Suite C, Florence, South Carolina, 29501-3939  
Phone(s): \_\_\_843-799-2306\_\_\_  
Email: \_\_\_david.tart@rainsco.com\_\_\_

Signature of Property Owner(s) of Record Authorizing Application:

**Note: Map Amendment Requests require a fee based on the size and number of lots being requested. 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.**



ITE 2021-04-19 BY HW

**2021004648**

HAYWOOD COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$14349.00**  
PRESENTED & RECORDED  
04/19/2021 11:21:09 AM  
SHERRI C. ROGERS  
REGISTER OF DEEDS  
BY: STACY C. MOORE  
ASSISTANT  
BK: RB 1027  
PG: 2044 - 2047

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$14,349.00

Tax Parcel Identifier Nos. 8604-99-9017; 8605-90-5202; 8614-18-6366;  
8614-27-7912

Mail after recording to:  
Womble Bond Dickinson (US) LLP  
5 Exchange Street  
Charleston, South Carolina 29401  
Attention: James M. Wilson, Esq.

**Delinquent Taxes to be paid by the closing attorney to the County tax collector upon disbursement of closing proceeds.**

This instrument was prepared without title examination by:  
Paul M. Fogleman, Esq., Womble Bond Dickinson (US) LLP

Brief description for the Index:                      Waynesville Golf & Country Club

**NORTH CAROLINA  
HAYWOOD COUNTY**

**THIS SPECIAL WARRANTY DEED** is made this 15 day of April, 2021 by **MOUNTAIN PRESERVATION, LLC**, a North Carolina limited liability company ("Grantor") with a mailing address of 234 Queen Cove Road, Waynesville, North Carolina 28786, Attention: Samuel N. Carver, to **WGC HOSPITALITY, LLC**, a South Carolina limited liability company (collectively, "Grantee"), with a mailing address of 1943 Hoffineyer Road, Suite C, Florence, South Carolina 29501, Attention: M. Grey Raines.

**WITNESSETH**

For and in consideration of \$10.00 cash in hand paid by Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Haywood County, North Carolina, together with all of the improvements situated thereon, which lot or parcel of land is more particularly described as follows (the "Property"):

**See Exhibit A attached.**

submitted electronically by "Chicago Title Company, LLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Haywood County Register of Deeds.

The Property was acquired by Grantor by instrument recorded in Book 914, Page 150, Haywood County Registry.

The Property does not include the primary residence of Grantor.

**TO HAVE AND TO HOLD** the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the following:

1. Ad valorem property taxes for 2021 due and payable but not yet delinquent, and subsequent years, not yet due and payable.
2. All easements, restrictions, covenants and rights of ways and other matters of record, if any.
3. All matters that would be revealed by a current and accurate survey of the property and the improvements thereon.

The designation "Grantor", and "Grantee" as used herein shall include said named parties and their respective heirs, personal representatives, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

[SIGNATURES ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has executed this instrument, under seal, as of the day and year first above written.

GRANTOR:

**MOUNTAIN PRESERVATION, LLC,**  
a North Carolina limited liability company

By: *Samuel Ned Carver* (SEAL)  
Name: Samuel Ned Carver  
Title: Manager

STATE OF NORTH CAROLINA

COUNTY OF Swain

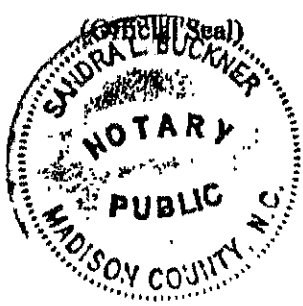
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Samuel Ned Carver

Date: April 14, 2021

Official Signature of Notary: *Sandra L Buckner*

Notary's Printed or Typed Name: Sandra L Buckner, Notary Public

My Commission Expires: 9-10-2025



**EXHIBIT A  
ATTACHED TO DEED  
FROM  
MOUNTAIN PRESERVATION, LLC  
TO  
WGC HOSPITALITY, LLC**

**LEGAL DESCRIPTION**

**Lying and being in Waynesville, Haywood County, North Carolina, and being described as follows:**

**Being that 105.41 acre tract; .55 acre tract; 2.39 acre tract; 37.30 acre tract as set forth in those plats recorded in Plat Cabinet C, Slots 6641, 6642 and 6643, Haywood County Registry, entitled Waynesville County Club & Inc., dated March 17, 2006 and revised on September 26, 2014, prepared by Joel Johnson Land Surveying, Inc. Project # 06-007.**

**LESS AND EXCEPT that portion of the Land described in Deed recorded in Book 914, page 153, Haywood County Registry.**

**TOGETHER WITH easements contained or conveyed by Deed recorded in Book 208, page 64 and as shown in Plat Cabinet C, Slot 4602 and Plat Cabinet C, Slot 6643, Haywood County Registry.**

TOWN OF WAYNESVILLE  
280 GEORGIA AVENUE  
WAYNESVILLE NC 28786

MISC RECEIPT 2674463  
REFERENCE Text Amenden  
DATE/TIME 09/01/21 16:23  
CLERK 2044ecou  
CUSTOMER Civil Design Concepts  
EFF. DATE 09/01/2021  
DEPT

01

TOTAL: 700.00  
700.00

PMT TYPE	QTY	REF	AMOUNT
CHECK	1	7332	700.00



THIS DOCUMENT IS THE PROPERTY OF SITEWORK STUDIOS, INC. IT IS THE PROPERTY OF THE CLIENT. PROJECT: WAYNESVILLE INN GOLF RESORT COTTAGES. PREPARED BY: SITEWORK STUDIOS, INC.



SHEET NO.  
**L-100**

SCHEMATIC  
 SITE  
 PLAN



NO.	REVISIONS	DATE

## WAYNESVILLE INN GOLF RESORT COTTAGES

PREPARED FOR  
**RAINES**  
 CHARLESTON, SC

CONSULTANT



LANDSCAPE ARCHITECTURE  
 52 Pictur Avenue | Suite 100 | Asheville, NC 28801 | 828.215.4945



**To:** Elizabeth Teague – Development Services Director  
**From:** Patrick Bradshaw, PE *Patrick Bradshaw*  
**Date:** September 1, 2021  
**Re:** Waynesville Inn and Golf Club Cottage Development Area -Conditional District Request

Per Section 2.7 and Section 15.15 of the Town of Waynesville Land Development Standards and in accordance with the enclosed Master Plan drawing and other supporting information, WGC Hospitality, LLC as the Developer respectfully requests the following items be incorporated as part of the proposed Conditional District for the portion of Haywood County PIN # 8604-99-9017 as shown on the attached documents, located within the Town of Waynesville, Country Club Residential– Low Density (CC-RL) zoning district.

The project consists of the initial proposed subdivision of approximately 2.84 acres out of the property noted above and then further subdivision into a combination of 8 individual lots of varying sizes with the balance of the development area to remain in a private common area as represented on the attached masterplan.

- Chapter 2, Table 2.4.1
  - 2.c – Civic Space requirement of 10% shall not apply
  - 3.a – Lot standard of ½ acre shall not apply
  - 3.c – Lot width requirement of 60 feet shall not apply
  - 4.a, b, c, d and e – Specific building setback requirements shall not apply, but the development will have a minimum of 20 horizontal feet between buildings
- Chapter 2, 2.5.1 – Being part of the historic “Waynesville Country Club” property and parent tract, this specific proposed conditional district area, even upon further subdivision would continue to retain the same privileges afforded to the parent tract with respect to “Golf Course / Country Club” use as further defined the Land Development Standards in Chapter 17, Section 17.3 – Definitions, Use Type which allow residential, lodging, recreational and other golf related uses.
- Chapter 4 – 4.3 – Basic Lot Standards
  - 4.3.1 – All lots to front on a public street, civic space or approved driveway shall not apply

**Mailing Address: P.O. Box 5432, Asheville, NC 28813**

168 Patton Avenue Asheville, NC 28801      52 Walnut Street Ste. 9, Waynesville, NC 28786  
 Phone 828-252-5388 Fax 828-252-5365      Phone: 828-452-4410 Fax: 828-456-5455

4.3.3 – Dimensional Standards shall not apply, although a minimum of 20' separation shall be provided between the proposed structures to insure compliance with building code

- Chapter 5 – Sections 5.3 through 5.8 shall not apply
- Chapter 6 – Section 6.4 shall not apply
- Chapter 6, Section 6.6 – Town Street Classification and Design and 6.7 Street Engineering Standards – Allow the developer to provide internal drive aisles with a minimum 24-foot wide private easement access from Chelsea Street to and through the proposed development site that exceeds the maximum length of 400 ft and provides access between other developer owned property to the west . Also parking access off said access way is requested as shown on Master Plan. All other portions of these sections shall not apply
- Chapter 6, Section 6.8 – Pedestrian Facilities – See proposed Master Plan for the sidewalk locations as proposed along Chelsea Road along the development frontage.
- Chapter 7 – Civic Space – The requirements of this section are removed under Chapter 2, Section 2.c above
- Chapter 8, - Tree Protection / Landscaping and Screening – Remove the specific requirements of this section and grant the developer the right to prepare a site specific landscape plan commensurate with the nature of the plantings contemplated on the Master Plan.
- Chapter 9, 9.3 – Permitted Parking Locations and 9.8 Driveway Access – The developer requests the removal of the requirements of these sections. The proposed Master Plan shall represent the proposed parking layout for this development.

We believe that the proposed development is consistent with the Town's comprehensive land use plan as it provides infill and context-sensitive development and will enhance an existing, attractive neighborhood. The development will add to the range of housing opportunities within the Town, and by limiting the required land area, through the use of smaller lots, it will serve to protect the natural resources. All of these are goals of the Town's land use plan. In addition, the Town's comprehensive land use plan Recommendation #2 includes promotion of the re-use and redevelopment of existing commercial and residential areas through zoning tools such as flexible standards, conditional districts and special use permits.

Additionally, the proposed development serves as a redevelopment of an existing commercial and resort-residential area and proposes to use flexible standards to limit the amount of land area required for development, further preserving available open space.

**Mailing Address: P.O. Box 5432, Asheville, NC 28813**

**168 Patton Avenue Asheville, NC 28801  
Phone 828-252-5388 Fax 828-252-5365**

**52 Walnut Street Ste. 9, Waynesville, NC 28786  
Phone: 828-452-4410 Fax: 828-456-5455**



# ENVIRONMENTAL SURVEY

FOR

## Waynesville Inn and Golf Club Cottage Development Area

**OWNER / DEVELOPER:**

**WGC Hospitality, LLC  
1943 Hoffmeyer Road - Suite C  
Florence, SC 29501-3939**

**PREPARED BY:**



**168 Patton Ave.  
Asheville, NC 28801  
Phone: 828-252-5388  
Fax: 828-252-5365**

**52 Walnut Street – Suite 9  
Waynesville, NC 28786  
Phone: 828-452-4410  
Fax: 828-456-5455**

**[www.civildesignconcepts.com](http://www.civildesignconcepts.com)**

**NCBELS LICENSE #: C-2184**



---

**Project Name: Waynesville Inn and Golf Club – Cottage Development**  
**Project Location: Waynesville, NC**  
**CDC Project No. 22105**  
**Date: August 31, 2021**

The proposed Waynesville Inn and Golf Club – Cottage Development is located at 176 Country Club Drive, Waynesville, Haywood County, North Carolina. The development parcel will be a portion of PIN # 8604-99-9017 as shown by Haywood County GIS and the proposed development area is approximately 2.80 acres.

The project site is zoned Country Club Residential (CC-RL) and is proposed in an area where a previous motel and several duplex cottages stood. The site includes a combination of mature trees and other low level landscaping in addition to significant parking facilities and access drives. The proposed site improvements would include 8 single-family residential houses with associated site improvements. The main entrance will connect to Chelsea Street, an existing Town of Waynesville road and also continue to provide access to two existing hotel buildings to remain.

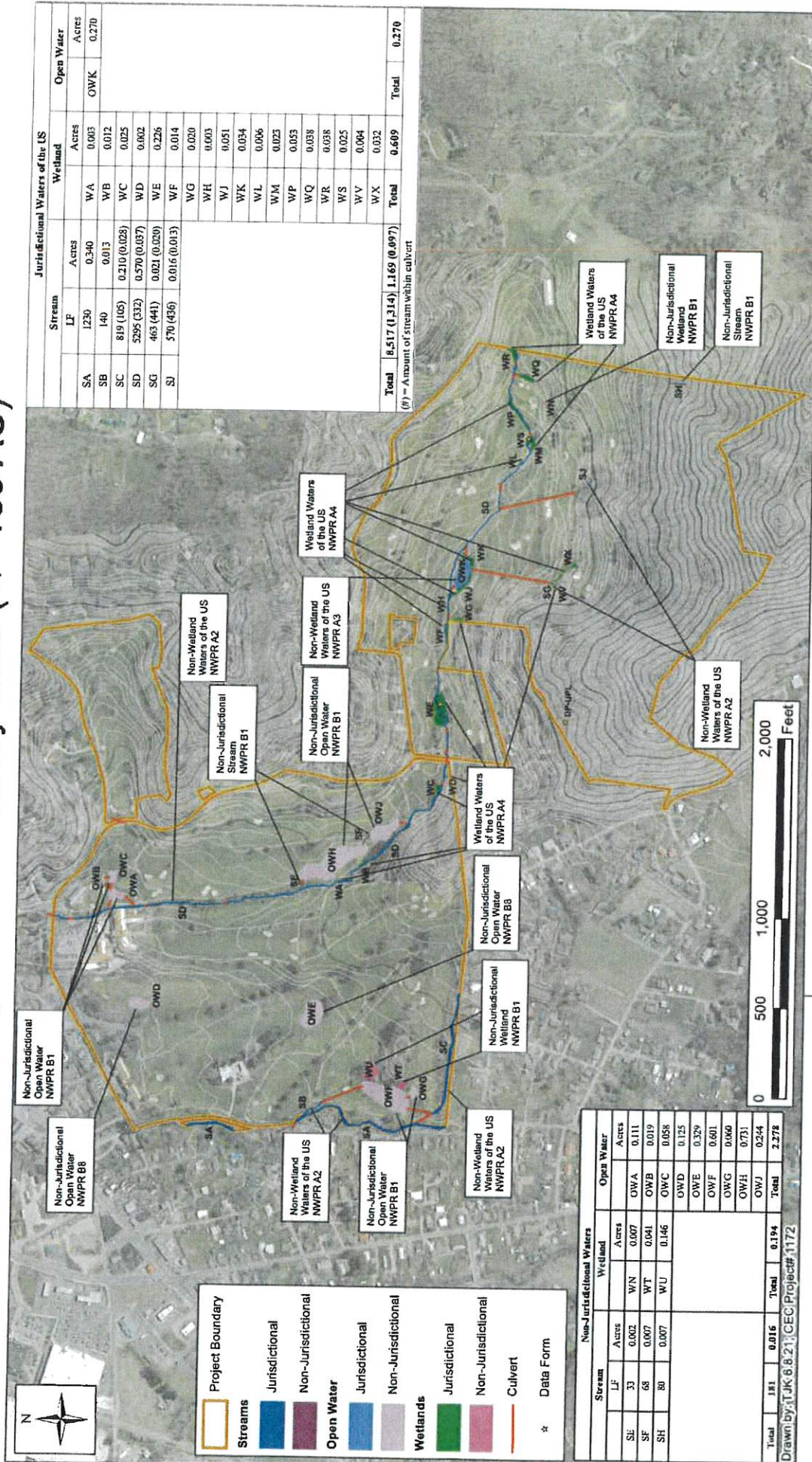
The majority of the site lies in Flood Zone AE per the FEMA 100-year flood hazard maps. The project area can be found from the FEMA FIRM 3700860400J with an effective date of April 3, 2012.

On site storm water currently flows to Browning Branch through a series of conveyance systems. The site contains no previously identified endangered species habitat.

The project will not impact any jurisdictional wetlands or streams.

**Mailing Address: P.O. Box 5432, Asheville, NC 28813**  
**168 Patton Avenue Asheville, NC 28801      52 Walnut Street Ste. 9, Waynesville, NC 28786**  
**Phone 828-252-5388 Fax 828-252-5365      Phone: 828-452-4410 Fax: 828-456-5455**

# Waynesville Country Club (+/- 189 AC)



Waynesville Country Club (+/- 189 AC)

ClearWater  
145 7th Avenue W, Suite B  
Hendersonville, NC 28792

Haywood County,  
North Carolina

Wetland & Stream Delineation Map  
Delineated March 17, 22, 23, 2021  
Figure 5

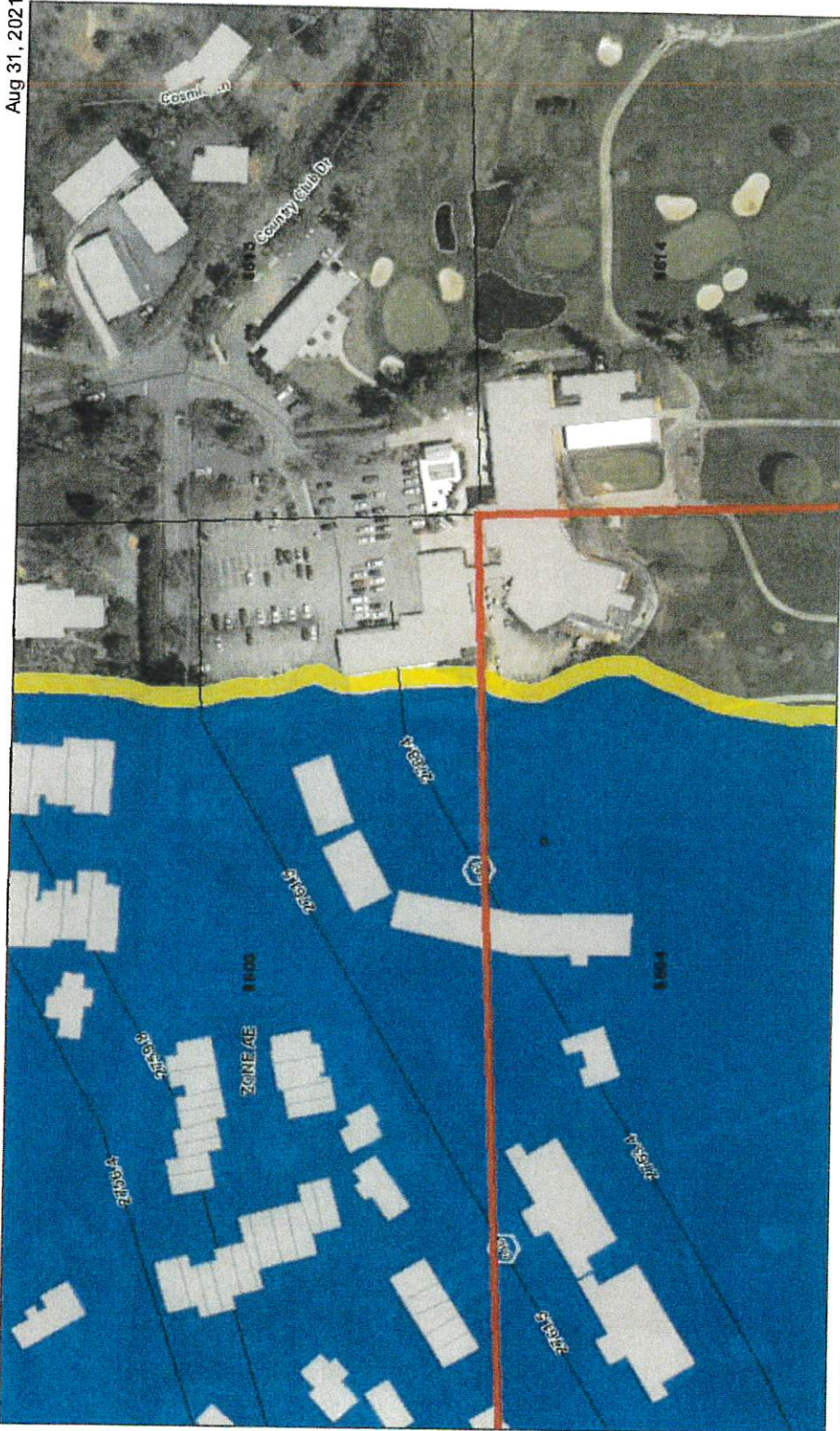
	Stream		Wetland		Total
	LF	Acres	Acres	Acres	
SA	1230	0.340	WA	0.003	Total 0.609
SB	140	0.013	WB	0.012	
SC	819 (105)	0.210 (0.023)	WC	0.025	
SD	5295 (332)	0.570 (0.037)	WD	0.002	
SG	463 (441)	0.021 (0.020)	WE	0.226	
SU	570 (436)	0.016 (0.013)	WF	0.014	
			WG	0.020	
			WH	0.003	
			WJ	0.051	
			WK	0.034	
			WL	0.006	
			WM	0.023	
			WP	0.053	
			WQ	0.038	
			WR	0.038	
			WS	0.025	
			WY	0.004	
			WX	0.032	
<b>Total</b>	<b>8,517 (1,314)</b>	<b>1.169 (0.097)</b>	<b>Total</b>	<b>0.609</b>	<b>Total</b>

(#) - Amount of stream within culvert

Stream	Non-Jurisdictional Waters		Wetland		Open Water	
	LF	Acres	Acres	Acres	Acres	Acres
SE	33	0.002	WN	0.007	OWA	0.111
SF	68	0.007	WT	0.041	OWB	0.019
SH	80	0.007	WU	0.146	OWC	0.058
					OWD	0.125
					OWE	0.329
					OWF	0.601
					OWG	0.060
					OWH	0.731
					OWJ	0.244
<b>Total</b>	<b>181</b>	<b>0.016</b>	<b>Total</b>	<b>0.194</b>	<b>Total</b>	<b>2.278</b>

Drawn by: TJK, 6.8.21; CEC; Project# 1172

Aug 31, 2021



**Legend**

- Panels
- Political Areas
- Stream Centerline
- Cross Sections
- Levee

**Flood Hazard Areas**

- AE
- Floodway (AE)
- 0.2 % Chance Annual Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard

North Carolina Floodplain Mapping Program



**Planning Board Staff Report  
Major Subdivision of 32.67 acres  
Administrative Plat Review  
September 20, 2021**

**Project:** Queen Subdivision  
**Location:** Unaddressed parcel Sunnyside Road, PIN 8615-98-2217  
**Zoning District:** Raccoon Creek Neighborhood Residential (RC-NR)  
**Applicant:** Jesse Gardner, on behalf of Queen Development, LLC

**Background:**

This is the first major subdivision since the adoption of text amendments in the Land Development Standards related to 160D. Major subdivisions are now a procedure of administrative review on the compliance of a preliminary plat – an objective evaluation. The public hearing is provided to inform residents and to allow for public questions and input without the constraints of a quasi-judicial proceeding. This change means that the Planning Board will no longer approve a *master plan* that includes all features of the development through a procedure that may be subjective. Rather, the planning board must act as the *administrator* to evaluate the preliminary plat’s compliance with the Land Development Standards.

An administrative clarification for the Board to make is the extent to which the information provided on the preliminary plat is sufficient and “contains all the information necessary to decide whether or not the development as proposed will comply with all of the requirements of this ordinance (LDS 15.2.4).” This means that the Planning Board determines if the plat can be approved outright with the information provided, if more information is needed prior to approval, or if there are conditions to be placed upon the approval, so that the development doesn’t proceed until certain conditions are met. Generally, full construction drawings and engineering is completed once a developer has zoning approval, and a preliminary plat is related to the subdivision of land only.

The preliminary plat was reviewed by the Town’s Technical Review Committee (Public Safety, Building Inspections, Zoning, and Public Works staff) on August 19, 2021. A water and sewer allocation request was submitted September 1, 2021 and capacity for the project confirmed. Preliminary Plat and Environmental Survey was submitted on September 3, 2021. Additional review and comments from technical review staff were provided since the submittal and are reflected in this staff report.

This project proposes to create of 115 lots for single-family homes from 32.67 acres of undeveloped land adjacent to Sunnyside Road and along a “blue-line” tributary of Raccoon Creek. The property is within the Town’s Extra Territorial Jurisdiction or “ETJ”. This means that the project has to comply fully with the Town’s zoning, development, and building regulations.

Additionally, properties in the ETJ must apply for annexation to connect to the Town’s sewer system, and the development must be annexed in order for the Town to provide services or to take over maintenance of the subdivision’s street system. This would be achieved through a separate process that will require a public hearing before the Board of Aldermen.

**Staff Review Comments:**

**Zoning District (LDS Chapter 2):** RC-NR

**2.3.3 Neighborhood Residential Districts (NR) □ Purpose and Intent**

**G. The Raccoon Creek Neighborhood District (RC-NR)** is a medium density residential area surrounding one of the major entrances into Waynesville -- Business 23. There are two centers for this area -- the Ratcliff Cove Neighborhood Center and the Junaluska School/ballfield area within the district itself. Water service is available throughout much of the district with sewer available along Business 23 and Francis Farm Road. Higher density development is encouraged west of Business 23 with lower density clustered development proposed to the east. It is suggested that the County explore recreational uses on the landfill property on Francis Farm Road -- an area that could become another focal point for the community. Development will occur at a residential scale. Development fronting onto Business 23 must form a street wall along this entryway into town.

#### **Dimensional Requirements (LDS Chapter 2-4):**

LDS 2.4.1 Dimensional Standards for NR :

- 115 lots on 32.67 acres for a density of 3.5 units /acre. (6/acre on single family lots and 10/acre overall).
- Lot sizes range in size from 7,265 square feet (lot 3) to 13,692 sf. (lot 11) exceeding the minimum lot size of 1/6 an acre (7,260 square feet).
- Lot widths scale at 60' exceeding the minimum lot width of 50'
- Building setback lines are drawn within each lot showing a building envelope that meets the setbacks of 10' front, 10' to side lot line and 6' rear. Actual location of houses within the minimum setbacks will be confirmed with building permit and verified prior to construction.
- Pervious surface (10%/lot minimum), accessory structure setbacks, building height (3 stories) standards will be enforced for individual lots at the time of the building permit.

LDS 2.5.3 Table of Permitted Uses shows that the use of this property for single family residential is consistent with the zoning district and is permitted out right.

LDS 3 Supplemental Standards: There are no supplemental standards for single family dwellings. Ordinance does allow for 1 accessory dwelling per lot with supplemental standards.

LDS 4.3 Basic Lot and Use Standards compliance:

- All lots front a public street right-of-way which shall be publicly dedicated or privately maintained.

#### **Building Design Guidelines (LDS Chapter 5):**

This application is for the subdivision of land only. The subdivision proposes lots for residential homes with common yards. Construction on each lot will be evaluated for its location, architecture, and compliance with building and design standards at the time of the building permit application.

#### **Infrastructure (LDS Chapter 6):**

LDS 6.4 Connectivity:

Plat reflects staff's request for a widened entrance to the development in order to accommodate the turning radii of emergency vehicles at Sunnyside Road.

- A streets network of interconnected loops is provided and no cul-de-sacs are proposed.

- Streets B and D are uninterrupted lengths of street measuring 880' and 890'. These lengths exceed the guideline to provide shortened blocks of 250' to 500' in length. However, the Planning Board acting as the administrator may approve "alternative block length designs based on topography, environmentally sensitive lands, cultural resources and similar considerations." To break up these streets into shortened blocks would result in the loss of two lots and there would be limited environmental benefit.
- Project provides 3 street stubs to adjacent properties. These have been reviewed by the Town's fire marshal and deemed adequate for emergency vehicle turn-around. Stub streets are less than 150' except for that which serves lots 1 and 2. This longer stub street should be shortened to 150' or less, or an emergency vehicle turn-around be provided, in order to be compliant.
- 5' Sidewalks are provided on all streets and connect to designated parks.

#### LDS 6.5 Thoroughfare Plan conformity:

This project will be served off of Sunnyside Road which is maintained by the NCDOT and which runs between East Street and Raccoon Road. Staff is concerned that the width of Sunnyside is only 16' at the frontage of the property and that Sunnyside is not included in the NCDOT Thoroughfare Plan or Transportation Improvement Program for improvements. The applicant has submitted a driveway permit application to NCDOT Division 14 for review, but will not have the driveway permit or any conditions that may be imposed at the time of the hearing. Regardless of the NCDOT permit, Town staff recommends that NCDOT provide maintenance upgrades to Sunnyside Road.

#### LDS 6.6 Town Street Classification and Design

- Streets labeled A-D on the preliminary plat conform to the Residential Street classification requirements of 6.6.2.D showing a 50' right-of-way with curb and gutter, 20' paved travel surface, planting strip and 5' sidewalk on both sides (except for stubs to adjacent properties where sidewalk is only on one side).
- Lane E conforms to the Lane classification of 6.6.2.E. Building Inspections and Fire Officials request that there be no on-street parking allowed on the lane to allow for safe passage of fire trucks and compliance with fire codes.

#### LDS 6.7 Street Engineering Standards

- Site triangles at intersections, grades, turning radii, pavement standards, utilities, and drainage must meet Town engineering standards and be approved by the Public Works Director or his designee. Plat shows a site triangle that is 10' x 70', which will need to be changed to 15' x 145' to meet compliance with LDS Section 6.7.2.

#### LDS 6.8 Pedestrian Facilities and 6.9 Bicycle Facilities

- Sidewalks conform to the required standards.
- There are no bicycle facilities provided within the development.

#### LDS 6.3 and 6.12 Improvement Guarantees:

As a major subdivision, this development is subject to the Town's engineering specifications, driveway permits, and requirements of the Land Development Standards. All required improvements shall be constructed by the developer at no cost to the Town and shall be approved by the Town prior to conveyance of any lots or shall be guaranteed in accordance with LDS 6.12.



**Civic Space (LDS Chapter 7):**

LDS Section 7.3 calls for the dedication of 5% of the total development area as civic space. At least 25% of the civic space shall be dedicated to active recreation purposes such as playgrounds, tennis courts, ball fields, volleyball courts, etc. The remaining civic space may be reserved for passive recreation purposes such as walking, jogging, cycling, relaxation, etc.

For this project, with 32.67 acres, a minimum of 1.63 acres must be dedicated as civic space, with at least 0.4 acres dedicated to active recreation. The plat indicates a total of 4.6 acres of civic space, with 0.5 acres designated at recreation areas, both of which would meet the minimum standards.

However, much of the civic space located near the northeast portion of the project is occupied by a proposed stormwater control measure, likely a retention pond or rain garden. Additionally, two large stormwater management measures are shown within the civic space along the southern boundary of the project. While it is likely that there is ample remaining area to serve as civic space without the inclusion of these areas that contain the stormwater control measures, further information will need to be provided to delineate these two separate functions.

**Landscape (LDS Chapter 8):**

Within Neighborhood Residential Districts, street trees are required at a rate of 1 canopy tree for every 40 feet of street frontage, with a maximum spacing of 50 feet on-center. These trees must be planted in a planting strip at least 5 feet in width. No street trees are shown on the plan as submitted, but can be added at a later date and reviewed for approval by staff.

**Parking and Driveways (LDS Chapter 9):**

LDS 9.2 Required Parking for single-family dwellings is a minimum of one space per unit.

LDS 9.8 Driveways must be a minimum of 12' in width but no more than 18' in width. They must also be spaced 50' apart and 75' between driveways and street intersections. However, the planning board, acting as the administrator can reduce separation requirements by 40% in low traffic areas. A 40% reduction reduces driveway separation by 20' so that driveways could be as close as 30' apart; and reduces spacing from intersections by 30', so that driveways could be as close as 45' from an intersection.

The plat does not provide details on driveway locations or design, however, with the lots begin 60' in width, there is room for driveways to be installed with the required distancing, except where lots are adjacent to intersecting streets.

**Lighting (LDS Chapter 10):**

Lighting for the subdivision shall be submitted to Town staff for approval. LDS requires that street lights in NR be spaced a minimum of 300' apart, be placed at curves and intersections, be pedestrian scale (no taller than 18') and use cut-off features.

**Environmental (LDS Chapter 12):**

Project does not fall within the Floodplain regulations or the steep slope and hillside regulations, and the entirety of the lot is under 2,900' in elevation. The project does have to comply with Sedimentation and

erosion control requirements and will have to apply for a land disturbance permit from the State. Additionally, the project will have to submit a stormwater management plan that demonstrates compliance with the Stormwater rules. A Maintenance and Operations agreement will have to be filed with the Town and recorded to ensure ongoing maintenance of stormwater control measures.

**Comprehensive Plan:**

The project lies within an area designated for low to medium density residential within the Comprehensive Plan's Future Land Use Map. It also is consistent with Goal 2: to create a range of housing opportunities and choices.

**Comment:**

Staff recommends that any approval of the plat be conditioned upon the following:

- The NCDOT Driveway Permit be issued with consideration for a turning lane on the north side of the roadway and adjacent to the entrance frontage. This will require extending the culvert carrying the stream but would allow for improved traffic flow along Sunnyside during peak hours. Driveway permit should also take into account the full line of site requirement which is 15' by 145'.
- Lane E should be posted for no parking and fire apparatus must be within 150' of all portions of exterior walls. Hydrant locations shall be approved by the fire code official and located near intersections. For the longer streets, additional hydrants should be placed mid-block.
- A secondary entrance be established for emergency vehicles. This could be accomplished by a second access point onto Sunnyside coming off of Street B, with a secondary driveway for emergency vehicles only, or be obtaining agreement that emergency vehicles can access through an adjacent property to connect to one of the street stubs provided.
- That the following be provided as a condition of approval and prior to any work commencing:
  1. A compliant landscaping plan be submitted showing the proposed location of street trees, and the use of native species.
  2. A compliant stormwater plan be provided with an operations and maintenance agreement drafted for sustainability of stormwater control measures and which will be recorded with the subdivision at the time of the final plat.
  3. A set of compliant water and sewer engineered plans that comply with the directives of the Fire Officials and Public Works Department.

# Report For

QUEEN, JOHN M III  
480 QUEEN COVE RD  
WAYNESVILLE, NC 28785

## Account Information

PIN: 8615-98-2217

Legal Ref: 470/267

Add Ref: A99/27

A01/379

## Site Information

SUNNYSIDE RD

Heated Area:

Year Built:

Total Acreage: 32.67

Township: Waynesville

## Site Value Information

Land Value: \$193,600

Building Value: \$0

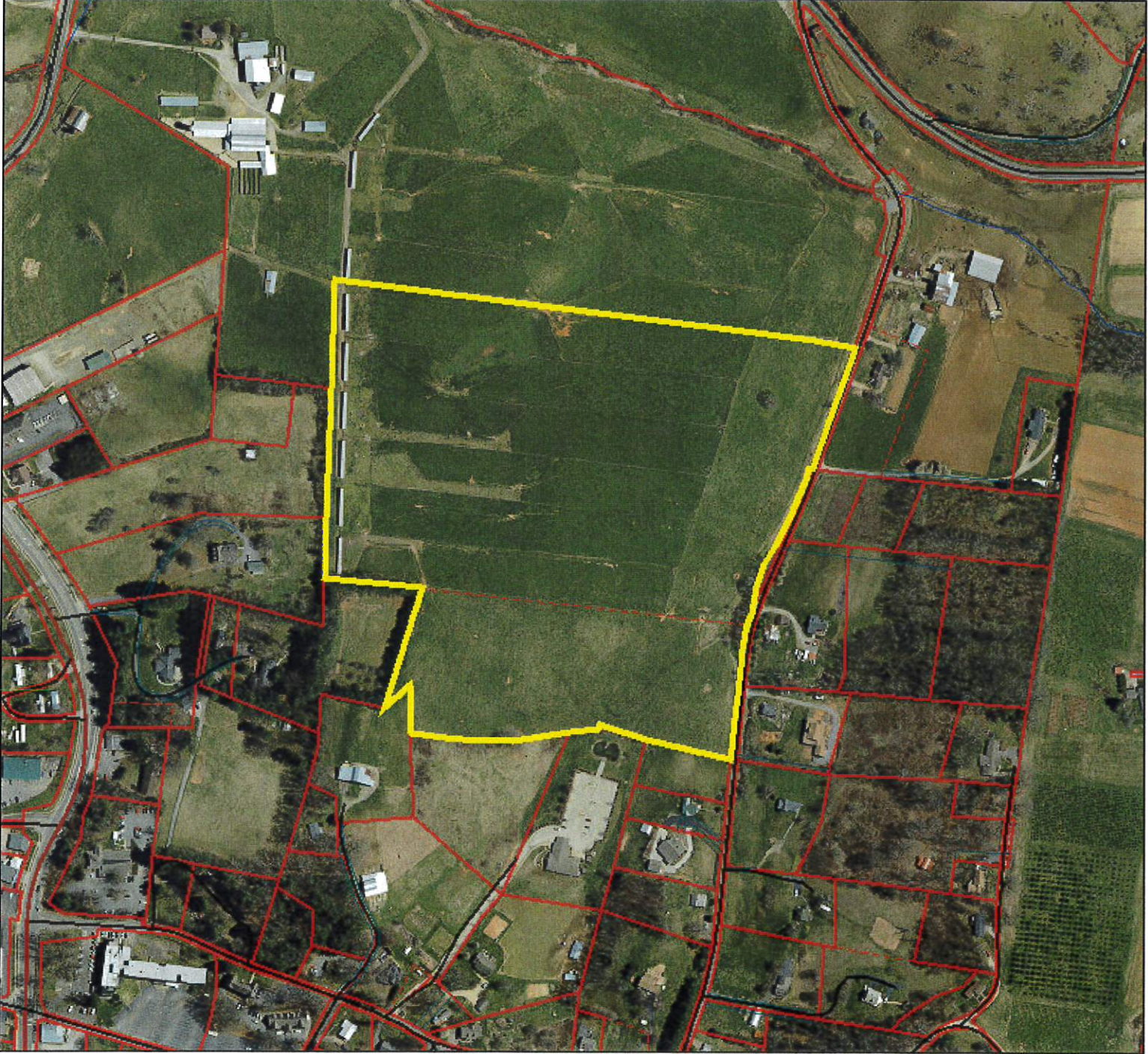
Market Value: \$193,600

Deferred Value: \$175,795

Assessed Value: \$17,805

Sale Price: \$66,641

Sale Date: 1/13/1999



1 inch = 400 feet

September 15, 2021

43

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

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Township: Waynesville

## Site Value Information

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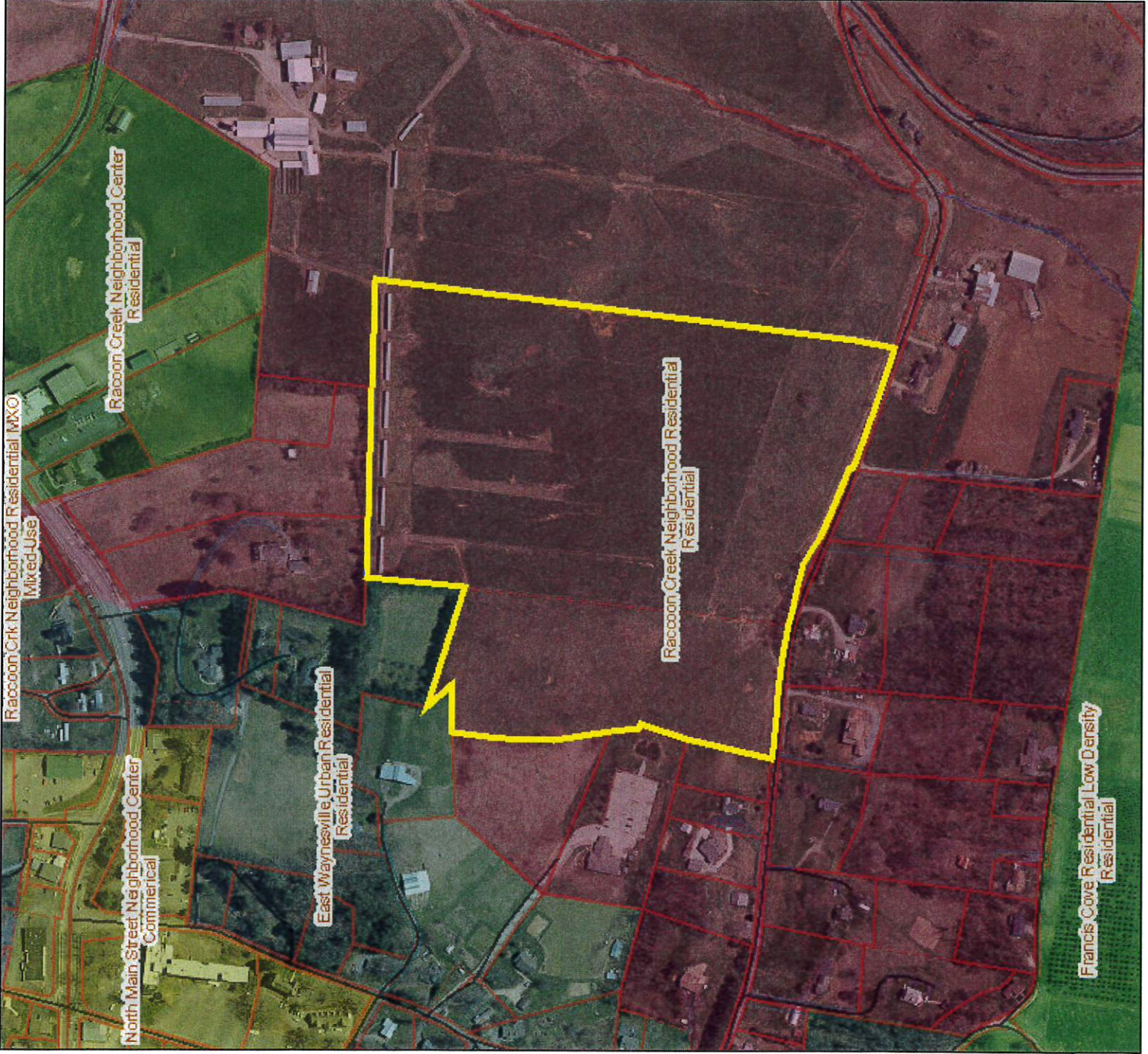
Market Value:

Deferred Value:

Assessed Value:

Sale Price:

Sale Date: 1/13/1999

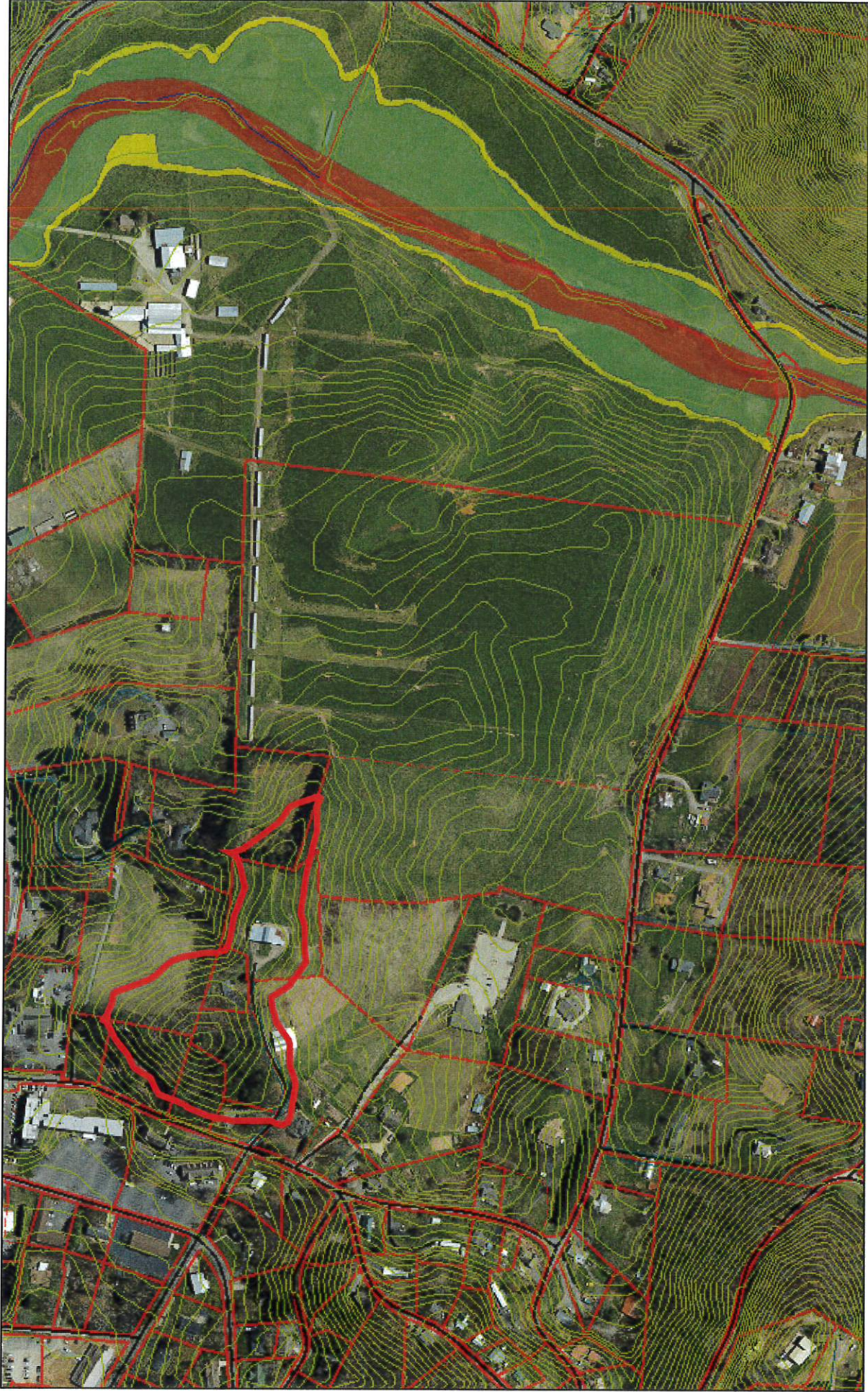


1 inch = 400 feet

September 15, 2021

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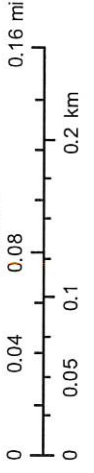
Queen Property Topography/Floodplain prox



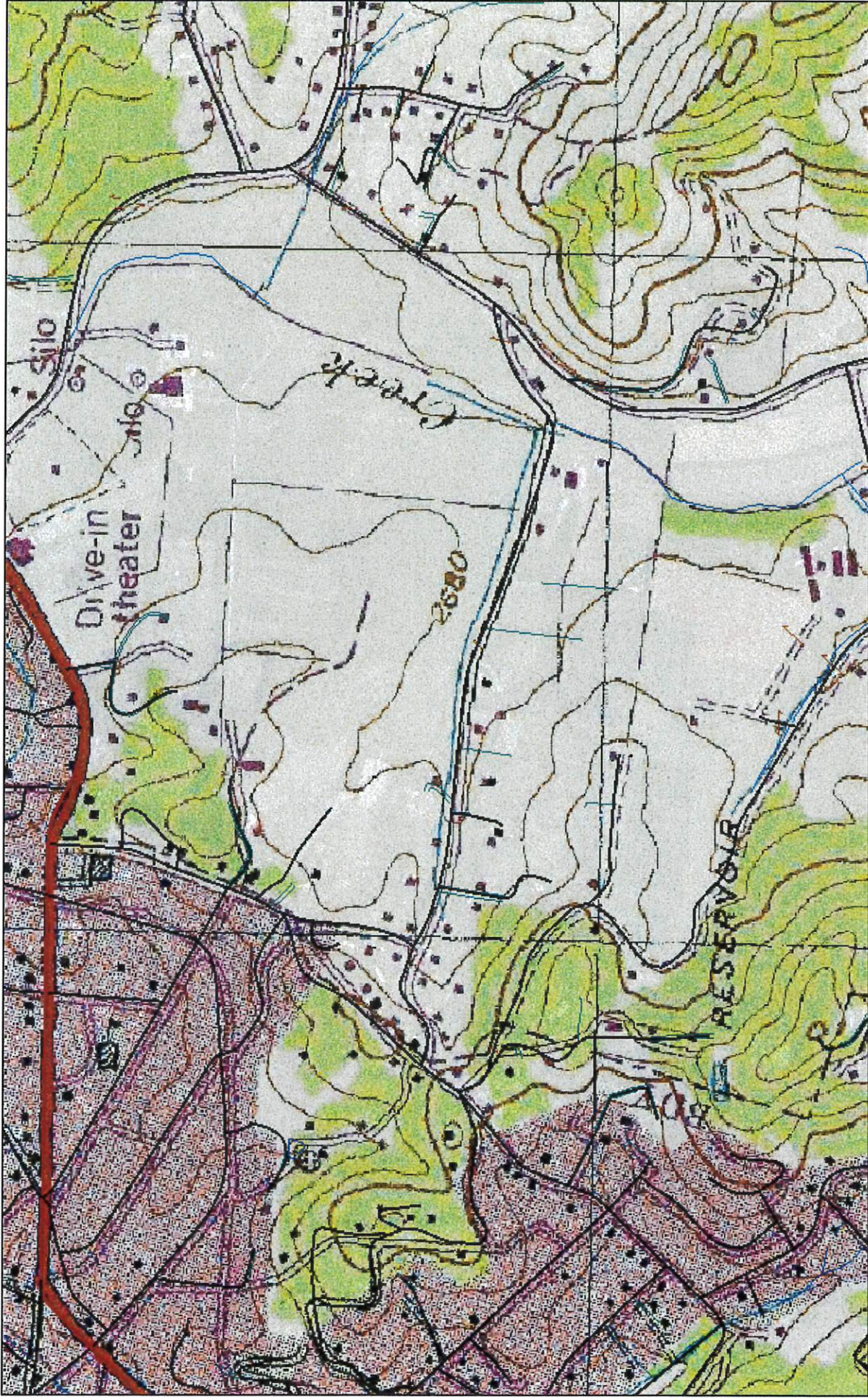
September 15, 2021

 Elevation 2750'

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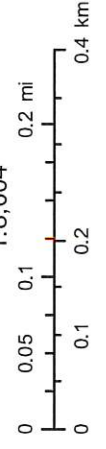


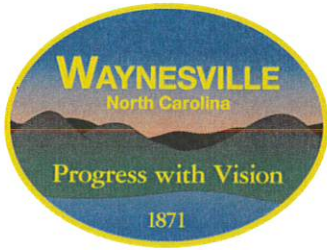
Queen USGS



September 15, 2021

1:8,004





# 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](http://www.waynesvillenc.gov)

September 8, 2021

## Notice of Public Hearing for Town of Waynesville Planning Board

The Town of Waynesville Planning Board will hold a public hearing on September 20, 2021 at 5:30 pm, in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider a Major Subdivision for 115 homes on PIN: 8615-98-2217, off of Sunnyside Road, within the Town's Extra-territorial jurisdiction within the Raccoon Creek Neighborhood Residential District.



Questions should be directed to the Waynesville Development Services Department, (828) 456-8647, [eteague@waynesvillenc.gov](mailto:eteague@waynesvillenc.gov).

Municipal Boundary (pink) and ETJ (blue)



September 16, 2021

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Rec. 9/3/21 49



# Transmittal

Date: 09/03/2021

Project Name: Queen Subdivision

CDC Project: 22139

Permit #:

To: Town of Waynesville Planning Department

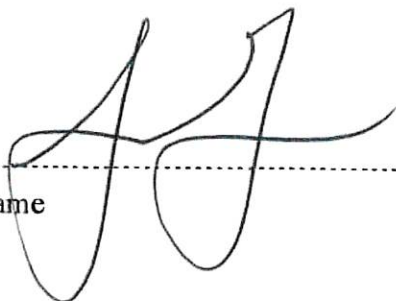
Via:  Mail  Overnight  Hand Delivered  Pick up @ CDC Office  Digital

Copies	Date	Description
3	09/03/21	Preliminary Plat Plan
1	09/03/21	Check for \$1350
1	09/03/21	Environmental Survey

Remarks:

\_\_\_\_\_

Name



Cc: S:\ACAD\UNIQUE METHODS\Templates and Forms\Transmittal.docx

Mailing Address: P.O. Box 5432, Asheville, NC 28813

168 Patton Avenue Asheville, NC 28801  
Phone 828-252-5388 Fax 828-252-5365

52 Walnut Street – Suite 9, Waynesville, NC 28786  
Phone: 828-452-4410 Fax: 828-456-5455



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 MAJOR SUBDIVISION PLAN

DESCRIPTION OF PROPERTY

PROPERTY OWNER(S) OF RECORD: John M Queen, III
PARENT PARCEL IDENTIFICATION NUMBER(S): 8615-98-2217
PROPERTY LOCATION: Sunnyside Road - Waynesville, NC
ZONING: Raccoon Creek Neighborhood District
LAND USE AT TIME OF APPLICATION: Open Pasture / Farmland
APPLICANT (IF DIFFERENT FROM OWNER): Queen Development, LLC
Note: Authorization to apply form must be submitted with the application if applicant is different from owner.
MAILING ADDRESS: 135 Cane Creek Road, Fletcher, NC 28732
PHONE NUMBER: 847-323-7638
RELATIONSHIP TO PROPERTY OWNER: Buyer with contract to Purchase

DESCRIPTION OF PROJECT

NUMBER OF ORIGINAL LOTS: 1 NUMBER OF PROPOSED LOTS: 115
NUMBER OF UNITS/DENSITY: N/A

REGISTERED LAND SURVEYOR/DRAWING NUMBER: See Preliminary Plat - Sheet C202 as prepared by Civil Design Concepts, PA

APPLICATION COMPLETENESS (See LDS Sections 15.9.2 - 15.9.3): (YES/NO)

X ENVIRONMENTAL SURVEY
FLOODPLAIN (SFHA): N/A
STEEP SLOPE: (At/ above 2,900 elev and 25% slope or greater): N/A
WETLANDS SHOWN AND SF: N/A
NATURAL FEATURES SHOWN: Yes

X MASTER PLAN
5% CIVIC SPACE ESTABLISHED (Cannot be wetland or buffer): Yes
TOWN STANDARD STREETS (incl. landscaping and sidewalk): Yes
DRIVEWAY LOCATIONS AND PARKING: n/a
UTILITY PLAN (water, sewer, hydrants, power) n/a
PERVIOUS/IMPERVIOUS RATIO AND STORMWATER MGT AREAS Yes

See Prelim. Plat OTHER INFORMATION / PROJECT DESCRIPTION (attach sheets as necessary):

SIGNATURE OF APPLICANT:

Handwritten signature of David A Luck

DATE: 9/16/21

This institution is an equal opportunity provider

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

The undersigned Owner or Party with a contract or option to purchase that real property located at Sunnyside Road PIN # 8615-98-2217 in Waynesville or the ETJ area of Waynesville, North Carolina, has submitted an application which is to be heard in a proceeding by the Planning Board 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: Patrick Bradshaw / Jesse Gardner

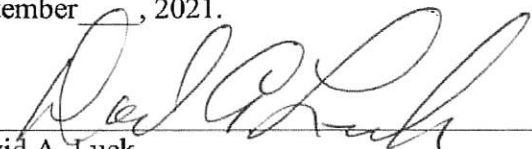
Title and Company: Civil Engineers / Civil Design Concepts, PA

Address: 52 Walnut Street, Suite 9, Waynesville NC 28786

Phone and email: patrick@cdcgo.com / jgardner@cdcgo.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 16th day of September, 2021.

  
\_\_\_\_\_  
David A. Luck  
Owner or Party with Contractual Interest in Property

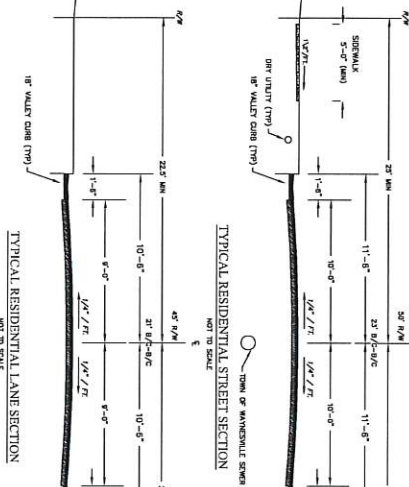
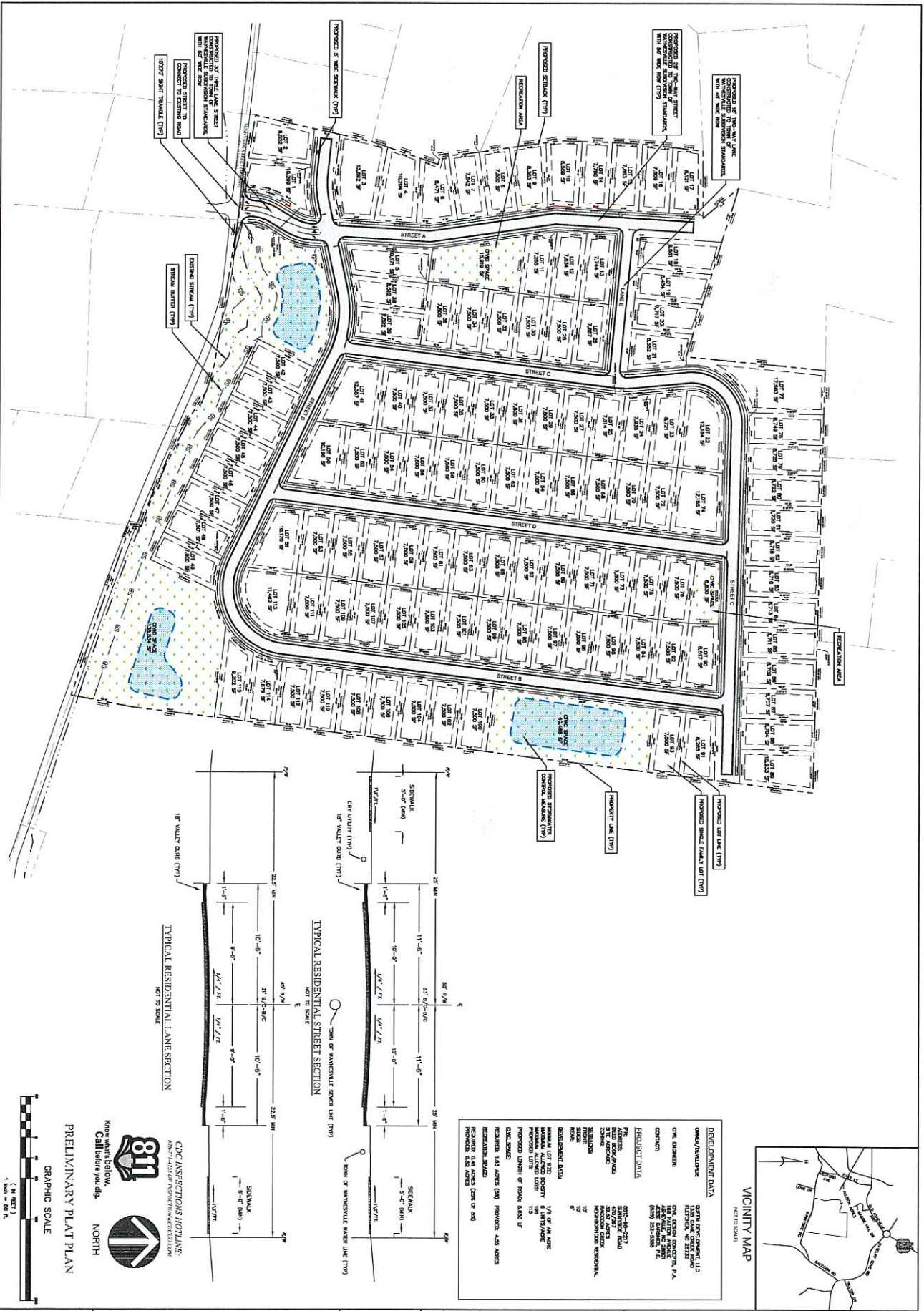
TOWN OF WAYNESVILLE  
280 GEORGIA AVENUE  
WAYNESVILLE NC 28786

MISC RECEIPT 2675223  
REFERENCE Queen reveiw  
DATE/TIME 09/03/21 15:44  
CLERK 2044ecou  
CUSTOMER Civil Design concepts  
EFF. DATE 09/03/2021  
DEPT

01

TOTAL: 1,350.00  
1,350.00

PMT TYPE	QTY	REF	AMOUNT
CHECK	1	7464	1,350.00



DEVELOPMENT DATA	
OWNER/DEVELOPER	QUEEN DEVELOPMENT, LLC
CIVIL ENGINEER	HUTCHINSON, INC.
DATE	06/23/2021
PROJECT DATA	8015-09-2021
PROJECT NO.	8015-09-2021
DATE	06/23/2021
PROJECT NAME	QUEEN SUBDIVISION
PROJECT LOCATION	WAINESVILLE, NC
PROJECT DESCRIPTION	RESIDENTIAL DEVELOPMENT
DESIGNER'S NAME	CDC CONCEPTS, P.A.
DESIGNER'S ADDRESS	52 WALNUT STREET, SUITE B, WAINESVILLE, NC 27158
DESIGNER'S PHONE	(704) 252-5588
DESIGNER'S FAX	(704) 252-5588
DESIGNER'S EMAIL	info@cdcconcepts.com
DESIGNER'S WEBSITE	www.cdcconcepts.com
DESIGNER'S LICENSE NO.	NCBELS LICENSE # C-2184

**CDC ASSECTIONS**
  
 825-1745 (800) 878-7245 (LOCAL)

Know what's below.
   
 Call before you dig.

NORTH

**PRELIMINARY PLAT PLAN**
  
 GRAPHIC SCALE
   
 1" = 40'

PRELIMINARY PLAT PLAN FOR  
**QUEEN SUBDIVISION**  
 QUEEN DEVELOPMENT, LLC - WAINESVILLE, NORTH CAROLINA

SHEET  
**C202**

NO.	DATE	DESCRIPTION	BY
1	06/23/2021	WAINESVILLE PLAT SUBMITTAL	MAD

**CDC** Civil Design Concepts, PA

168 PATTON AVENUE  
 WAINESVILLE, NC 27158  
 PHONE (704) 252-5588  
 FAX (704) 252-5588

52 WALNUT STREET - SUITE B  
 WAINESVILLE, NC 27158  
 PHONE (704) 252-5588  
 FAX (704) 252-5588

NCBELS LICENSE # C-2184  
 www.cdcconcepts.com

# ENVIRONMENTAL SURVEY

FOR

## A Proposed 32.67 Acre Subdivision Development Sunnyside Road – PIN # 8615-98-2217

**OWNER / DEVELOPER:**

**Queen Development, LLC  
1335 Cane Creek Road  
Fletcher, NC 28732**

**PREPARED BY:**



**168 Patton Ave.  
Asheville, NC 28801  
Phone: 828-252-5388  
Fax: 828-252-5365**

**52 Walnut Street – Suite 9  
Waynesville, NC 28786  
Phone: 828-452-4410  
Fax: 828-456-5455**

[www.cdcgo.com](http://www.cdcgo.com)

**NCBELS LICENSE #: C-2184**



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**Project Name: Proposed 32.67 Acre Subdivision Development on Sunnyside Road  
Haywood County PIN # 8615-98-2217**

**Project Location: Waynesville, NC  
CDC Project No. 22139  
Date: September 2, 2021**

The proposed subdivision development is located off of Sunnyside Road, Waynesville, Haywood County, North Carolina. The development parcel is PIN # 8615-98-2217 as shown by Haywood County GIS and the proposed development area is approximately 32.67 acres.

The project site is located in the Town of Waynesville's extra territorial jurisdiction and is zoned Raccoon Creek – Neighborhood Residential. The proposed development parcel has historically been used as open farm land for livestock grazing and consists of open, rolling pasture land containing only a few scattered trees and no . The proposed site improvements would include a proposed road network, storm drainage, water and sewer facilities to support a single-family subdivision of 115 proposed lots.

The property is located in Zone X on the FEMA Flood Insurance Rate Maps and no portion of the site is located in a Special Flood Hazard Area, but it is bordered by a small unnamed tributary to Raccoon Creek that parallels Sunnyside Road. The project area can be found from the FEMA FIRM 3700861500J with an effective date of April 3, 2012.

The site soils consist of the following classifications: Evard-Cowee (EvD), Hayesville Clay Loam (HaD2, HaC2, and HaB2) and limited amounts of Saunook Loam (ScB and SdC). All of these soils are described as being well drained and have no frequency of flooding per the USDA and NRCS data sources.

Erosion control measures during construction will consist of silt fences, sediment basins, temporary diversion ditches and other conventional measures. Post-construction stormwater control measures will consist of conveyance pipes and above ground detention ponds to control post development runoff and water quality.

**Mailing Address: P.O. Box 5432, Asheville, NC 28813**  
**168 Patton Avenue Asheville, NC 28801      52 Walnut Street Ste. 9, Waynesville, NC 28786**  
**Phone 828-252-5388 Fax 828-252-5365      Phone: 828-452-4410 Fax: 828-456-5455**

# Report For

QUEEN, JOHN M III  
480 QUEEN COVE RD  
WAYNESVILLE, NC 28785

## Account Information

PIN: 8615-98-2217

Legal Ref: 470/267

Add Ref: A99/27

A01/379

## Site Information

SUNNYSIDE RD

Heated Area:

Year Built:

Total Acreage: 32.67

Township: Waynesville

## Site Value Information

Land Value: \$193,600

Building Value: \$0

Market Value: \$193,600

Deferred Value: \$175,795

Assessed Value: \$17,805

Sale Price: \$66,641

Sale Date: 1/13/1999



1 inch = 461 feet

September 2, 2021

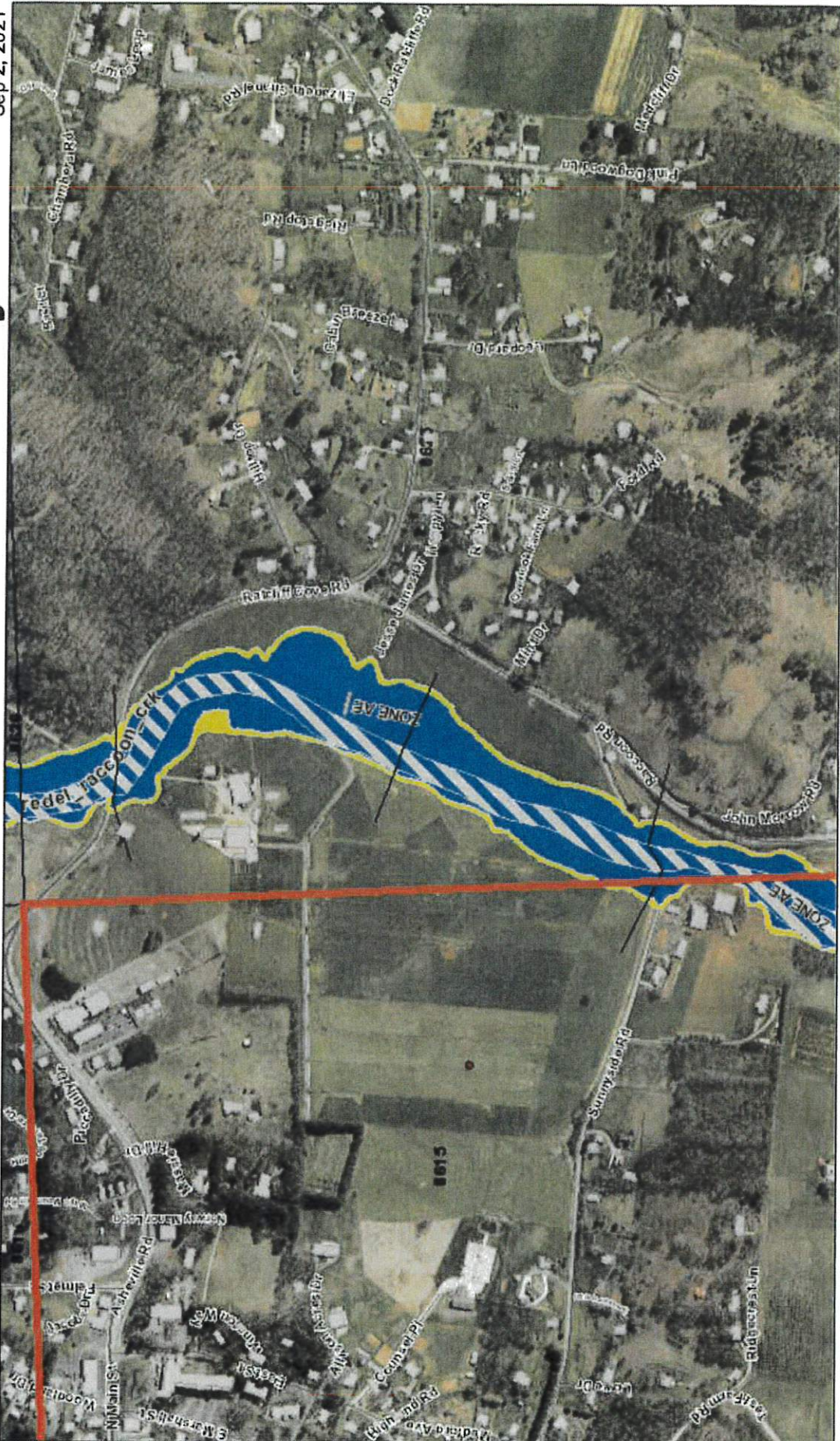
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# 32.67 Acres - Sunnyside

Sep 2, 2021



**Legend**

	Panels		Flood Hazard Areas
	Political Areas		AE
	Stream Centerline		Floodway (AE)
	Cross Sections		0.2 % Chance Annual Flood Hazard
	Levee		Future Conditions 1% Annual Chance Flood Hazard

North Carolina Floodplain Mapping Program






September 1, 2021

Jeff Stines  
Public Services Director  
Town of Waynesville  
129 Legion Dr  
Waynesville, NC 28786

Re: Queen Subdivision

Dear Mr. Stines,

Please consider this letter our request for the Town of Waynesville to provide water and sewer service to a property located on Sunnyside Road, that is outside of town limits and currently in the Town's ETJ. The proposed property is +/- 33 acres and we anticipate a future development that would consist of approximately 115 single family homes (see attached). We are writing to request the Town water and sewer department to confirm water and sewer capacity and willingness to serve the parcel and future project with the provided calculated daily demands. All future water and sewer infrastructure would be designed and installed to Town standards.

If you should have any further questions or need any additional information, please feel free to call our office and we look forward to hearing from you.

Thanks,

A handwritten signature in blue ink, appearing to read "Jesse Gardner". The signature is stylized and loops around the text below it.

Jesse Gardner, P.E.  
Civil Design Concepts, PA



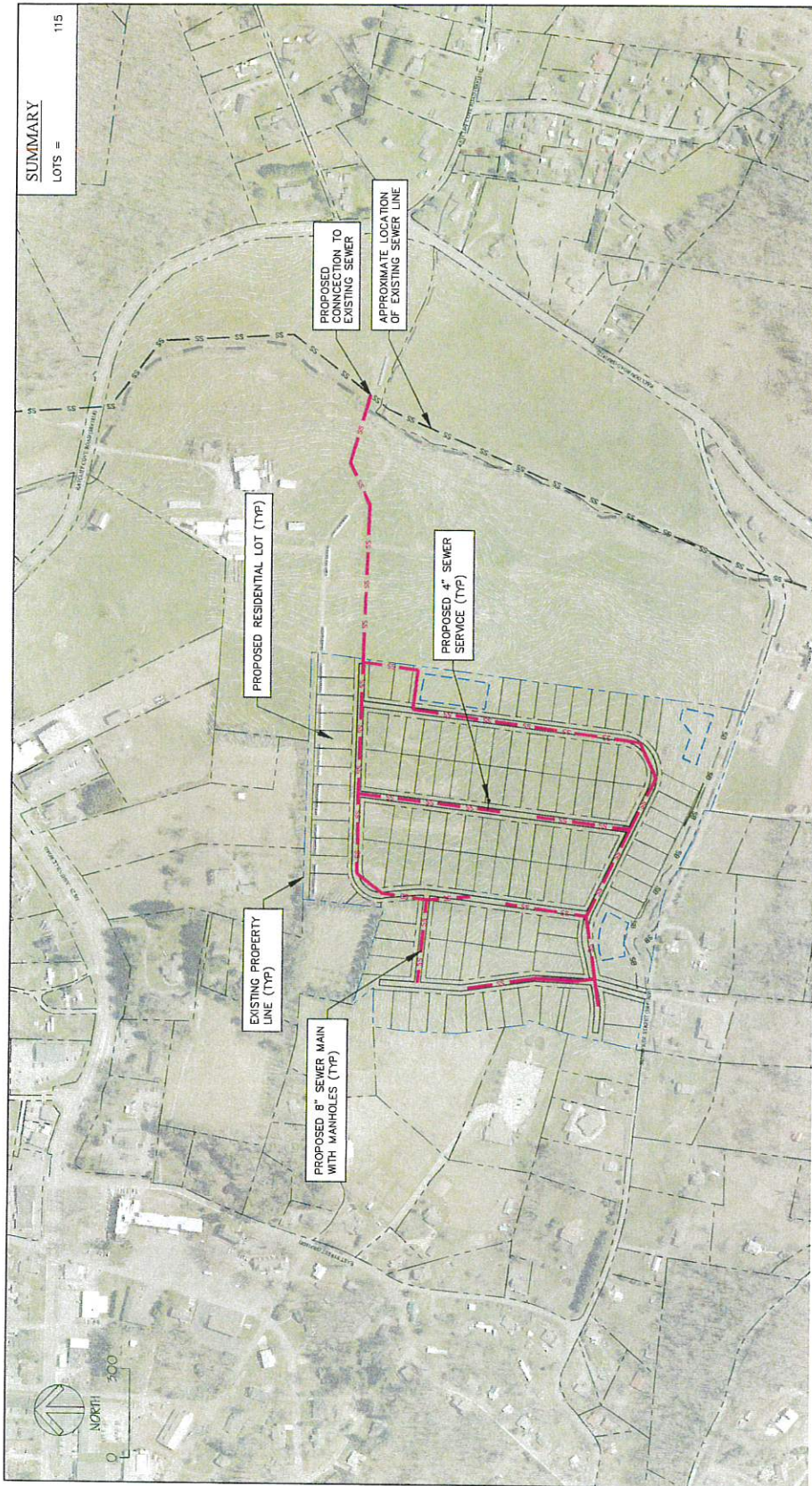
### SEWER ALLOCATION CALCULATIONS

Project Scope: This project will consist of a 8" sewer connection serving a 115 Lot Subdivision

#### ESTIMATED DISCHARGE

Establishment Type	Daily Design Flow	No. of Beds	Total Flow	Notes
4 Bedroom SF (60)	120 gal / day / bed	240	28,800 gpd	
3 Bedroom SF (55)	120 gal / day / bed	165	19,800 gpd	
			-	
			-	
			-	
Average Daily Flow			48,600 gpd	

Notes:  
Establishment types and daily design flows from 15A NCAC 02T .0114



**QUEEN PROPERTY  
SEWER BULLETIN  
AUGUST 2021**





### WATER DEMAND CALCULATIONS

Project Scope: This project will consist of a 115 Lot Subdivision

#### AVERAGE DAILY DEMAND

Establishment Type	Daily Design Flow	No. of Units	Total Flow	Notes
3/4 Bedroom SF Homes	400 gal / unit	115	46,000 gpd	
			-	
Average Daily Demand			46,000 gpd	

Are fixture counts available: No

#### PEAK WATER DEMAND

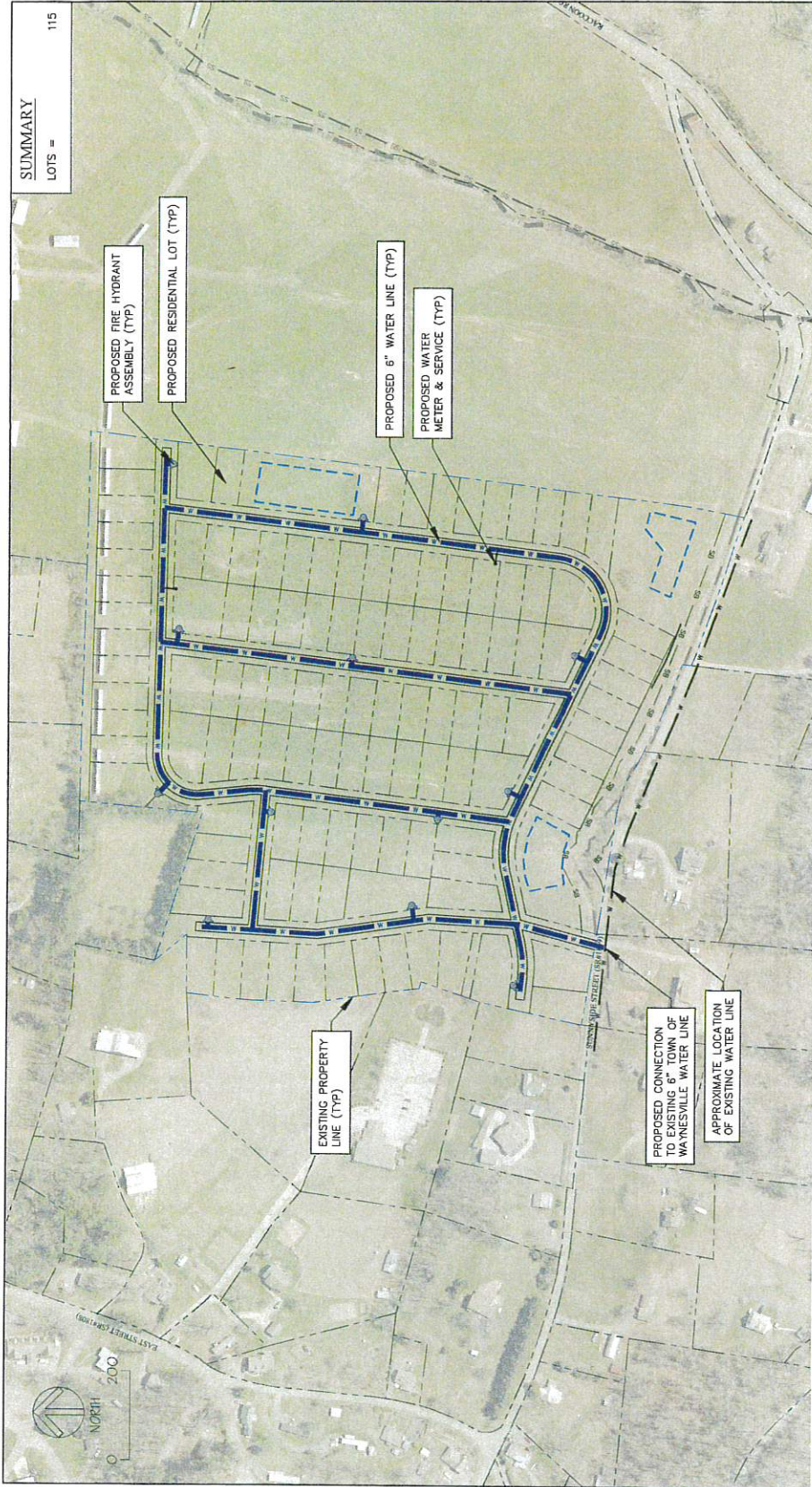
Establishment Type	Peak Design Flow	No. of Units	Total Flow
Residential	2.5 gpm/ residence	115	288 gpm
Total Peak Water Demand			288 gpm

#### FIRE PROTECTION

Unit demant = 500 GPM

Notes:

1. Establishment types and daily design flows from Average Daily Water Demand Chart.
2. Peak design flows are from Instantaneous Water Demands Chart.



**QUEEN PROPERTY  
WATER BULLETIN  
AUGUST 2021**





Shaping Communities Together

September 9, 2021

Ms. Elizabeth Teague  
9 South Main Street  
Waynesville, North Carolina 28786

RE: Wastewater Allocations  
Queen Subdivision  
Waynesville Inn Golf Resort Cottages  
Waynesville, North Carolina

Dear Ms. Teague,

McGill Associates has reviewed the adequacy of the Town of Waynesville's sewer system to accept and treat wastewater flows from the following proposed developments:

1. Queen Subdivision-Sunnyside Road	48,600 gallons/day
2. Waynesville Inn Golf Resort Cottages	<u>3,840 gallons/day</u>
Total	52,440 gallons/day

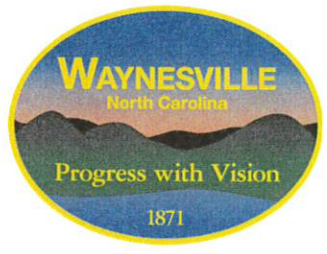
These estimated flow amounts are within the 155,000 gpd "New Flow" which may be accepted as provided by Article 8 of the Town's Special Order by Consent with the North Carolina Environmental Management Commission dated December 31, 2020.

Sincerely,  
**McGill Associates, P.A.**

A handwritten signature in blue ink that reads "Joel L. Storrow".

**Joel L. Storrow, P.E.**  
Senior Principal

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Gary Caldwell, Mayor  
Julia Freeman, Mayor Pro Tem  
Clarence "Chuck" Dickson, Alderman  
Jon Feichter, Alderman  
Anthony Sutton, Alderman

Robert W. Hites, Jr. Town Manager

September 16, 2021

Re: Queen Subdivision (PIN# 8615-98-2217)

To whom it may concern,  
The Town of Waynesville does have adequate water flow to serve the proposed 115 home development on the Queen property on Sunnyside Road. If you have any questions, feel free to contact me.

Sincerely,  
Jeff Stines