



TOWN OF WAYNESVILLE

Planning Board

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

Development Services
Director
Elizabeth Teague

Planning Board Members

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

Regularly Scheduled Meeting

Town Hall, 9 South Main Street, Waynesville, NC 28786
Monday, November 15, 2021 5:30 PM

A. CALL TO ORDER

1. Welcome/Calendar/Announcements
 - Possible alternate dates to December 20 meeting which is week of Christmas and January 17 which is MLK day.
2. Adoption of Minutes
 - October 18, 2021 Regular Meeting as presented (or as amended)
 - October 26, 2021 Continuation of meeting as presented (or as amended)

B. BUSINESS

1. Public hearing on a major site plan review for a 14-unit townhome development at Richland and Church Street, PIN 8615-17-6586. (Administrative Proceeding)
2. Public Hearing on a Special Use Permit Request to develop a 150- unit apartment development at 1426 Howell Mill Road, PINs 8616-94-1485 and 8616-94-1047. (Quasi-Judicial Proceeding)
3. Discussion on procedure to revise LDS regulations relevant to major subdivisions.

C. PUBLIC COMMENT/CALL ON THE AUDIENCE

D. ADJOURN



TOWN OF WAYNESVILLE Planning Board

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Susan Teas Smith (Chairman)
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Barbara Christian Thomas

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MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD Regular Called Meeting Town Hall – 9 South Main St., Waynesville, NC 28786 October 18th, 2021

THE WAYNESVILLE PLANNING BOARD held a Regular Called Meeting October 18th, 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:

- Ginger Hain (Vice Chairman)
- Gregory Wheeler
- Stuart Bass
- Tommy Thomas
- Don McGowan
- Michael Blackburn
- Barbara Christian Thomas
- Marty Prevost

The following Board members were absent:

- Susan Teas Smith (Chairman)

The following staff members were present:

- Elizabeth Teague, Development Services Director
- Esther Coulter, Administrative Assistant

The following applicants were present:

- Patrick Bradshaw, PE Civil Design Concepts

The following others were present:

- Ron Sneed, Town Attorney

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Vice Chairman Ginger Hain explained that Chairman Susan Teas Smith was absent, and Ms. Hain will be sitting in as Chairman. The meeting was called to order at 5:30 pm. Ms. Hain said they were holding a continuation of a Public hearing on the major subdivision.

2. Adoption of Minutes

A Motion was made by Board Member Barbara Thomas and seconded by Board Member Gregory Wheeler to approve the minutes of the September 20, 2021. Planning Board meeting as presented (or amended). The motion carried unanimously.

A Motion was made by Board Member Tommy Thomas and seconded by Board Member Don McGowen to approve the minutes of the October 6th, 2021. Planning Board meeting as amended. The motion carried unanimously.

B. BUSINESS

1. Continuation of a 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 procedure).

Development Service Director, Elizabeth Teague gave the Planning Board additional information that she had received since the hearing on September 20th, 2021:

1. NCDOT driveway permit issued and provided today.
2. AFFIDAVIT for securing the secondary access for emergency service access.
3. Email between staff and Chris Lee from NCDOT regarding driveway permit.
4. Additional traffic information on trips per day, and a turning radius analysis in response to NCDOT and Town concern for street width and subdivision entrance to accommodate large vehicles.
5. Letter from Jason Rogers (attached as part of minutes at Mr. Rogers request)
6. Response to Mr. Rogers letter from Civil Design Concepts (also attached).

Ms. Teague explained that this meeting is a continuation from September 20th when the Board held a Public hearing for administrative subdivision review. She reminded the Board that LDS Section 15.9.3 Preliminary Plats for Major Subdivisions, states that: "No major subdivision shall be approved unless the Board finds that:

1. The plan is consistent with the adopted plans and policies of the Town.
2. The plan complies with all applicable requirements of this ordinance; and
3. The plan has infrastructure to support the plan as proposed.

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 and must comply with the Town's zoning, development, and building regulations.

Ms. Teague reported that staff finds that the revised plan is consistent with the 2035 Land Use Plan and the zoning district in which it is located; is compliant with LDS requirements; and can be supported by Town infrastructure.

Patrick Bradshaw, PE Civil Design Concepts gave his report of the revised changes that the Board had requested. He also explained of some statistic of different housing developments in and around the Town of Waynesville.

B. PUBLIC COMMENT/CALL ON THE AUDIENCE

**Jason Rogers
Waynesville**

Mr. Rogers stated he wanted his letter to be put in the record. He said he served on the planning board for the Town and worked on the Waynesville Fire Department for seven years. Mr. Rogers stated that his wife was directed to Municipal Code Corporation to read chapter 15 for the administrative change, and they were unable to find the information. Mr. Rogers also stated that information that was received at the day of the meeting was not given to surrounding property owners until the meeting. He stated that the proposed sewer line is on Morrow family land and Mr. Morrow has not been approached for an easement to connect into the sewer line. Mr. Rogers also stated that Mr. Turner and Mr. Jacobsen own a strip of land connected to this property.

Letter from Jason Rogers (attached as part of minutes at Mr. Rogers request)

**Jason and Charlotte Rogers
Waynesville**

Town of Waynesville Planning Board

We are writing this in response to the recent major site plan review in the Raccoon Creek Neighborhood Residential District .

We are in opposition to this site plan with 115 lots/homes proposed. The reasons for this are as follows

Procedures:

Current LDS 15.8.2 and 15.9.2 requires a major subdivision under quasi-judicial, this is further reiterated in GS 160D-102 #29.

We have yet to receive correct procedures after due diligence and requests made to the Town. All information we are able to obtain is research done on our own. This has left us an inability to place any decision or influence on finding in fact decision questions.

Since the previous board meeting on 9/30/21, we have attempted to get any additional submittals that might have been turned in as well as notes and minutes from the

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Technical Review Committee. As of today's date, 10/14/2021, we have received nothing to assist in our inquiries. (*I received some information from Esther Coulter at 1:51 pm to my email account; I will be able to look over these documents after work). This has left us, as concerned citizens, less than a week to review documentation (if it is received and posted online this week) that might have been submitted from the developer. We will be posed with no way to challenge any proposed changes.

Here are the things we know:

Standards currently in place:

Chapter 6: Infrastructure --- streets and connectivity

- This plan does not show 15' curb radius
- This plan does not show 65' center line radius of roads
- We anticipate 3000 or greater travels per day on Raccoon Road based on what was discussed by the developer at the last meeting. This requires a Transportation Impact Analysis (Chapter 6.10)
- DOT connectivity permit? We do not have record of this
- Informal parking one side of street
- Lots 50/51--- is this in compliance with sight triangle 6.7.2
- Maximum grade for lanes and streets is 15% (not shown on plan)
- Street length issues as discussed
- Water is available at the property's edge, where is sewer located?

Chapter 7: Civic Space

- 7.2.4 --- Usability for civic space
- **B.** Ponds, lakes, wetlands do not receive credit toward calculation (stormwater retention/stormwater ponds)
- **C.** Topography --- 7.5% maximum slope (not illustrated)

Chapter 8: Landscaping and Screening

- 8.4.1 --- Buffer yard required based on A, footnote 2, for the Church, not shown on the plan
- 8.5 --- Street tree plantings required by ordinance NOT to be administratively accepted, not shown on plan

Chapter 9: Parking and Driveways

- 9.8.2 A 2 --- DOT permit **required**
- Required 1 parking per unit, not shown
- Driveway spacing is 50'; 75' between driveways and streets. Lots 18, 13, 3, 1, 2, 5, 39, 41, 50, 51, 74, 90, 91, 86, 87, and 88 do not meet rule driveway to street. The reduction of 40% was intended to be used occasionally for corner lots or hardships. It was never meant to be a blanket for an entire development.
- Driveway design #7 --- sidewalks along driveway 25' back; does that

maintain space for the house, then setbacks?

Chapter 10: Lighting

- Requirement of ordinance is 300' apart, no taller than 18' (FULL) cut off fixtures

Land Use Plan Goals:

Goal 1:

- Encourage infill and context sensitive development
 1. 115 lots is not in context with the surrounding area
 2. Most of the surrounding lots are 2.25 acres or larger
- Smart growth encourages mix building use and prioritizes infill over urban sprawl (spreading of urban development on undeveloped land near a city)
 1. This is the largest development since 2007 as previously stated
- Reinforce unique character of Waynesville
 1. These units do not fit Waynesville
 2. These units do not fit our neighborhood

Goal 2:

- Conserve open space and farmland
 1. This parcel of land was in farm use preservation until recently
 2. The taxation and deferred showing is over \$170,000 in value
 3. The status changed when this development was proposed
- Protect rural lands, iconic views, and mountain vistas
 1. This is a well-known farm area
 2. This is a view we should be trying to preserve, not disregard

The Waynesville 2035 Planning With Purpose does not have housing opportunities listed in goal 2, only in goal 1. What is mentioned in Goal 1 should not overshadow what is written in the other goals. Waynesville has produced many housing opportunities using Goal 1 over the last 3-4 years, i.e., Plott Creek, Buchanan Drive, the Bi-Lo property, and the Old Hospital property. When will we citizens find more than one, eight-word sentence to protect our town with?

The Questions:

1. Is the plan consistent with adopted plans and policies of the Town?
2. Does the plan comply with all applicable requirements of this ordinance?
3. Does there exist adequate infrastructure (transportation and utilities) to support the plan as proposed?

These questions have been answered from our side through the body of this document, but we have proven that the answers to all are "no".

4. Does this proposed plan conform to the character and neighborhood,

considering the location, type, and height of buildings or structures, and the type and extent of landscaping on the site?

- This neighborhood, for as long as I can recall, has been single family homes that are not "cookie cutter". Most of the native people in this area have farmed at one point, so have had larger tracts of land. As progress has occurred, those tracts of land have been divided as people have left property to their children in which to build their own homes and futures. Hopefully these children have stayed, ready for the next generation of Waynesville to grow up and try to preserve family roots on the land. We have enough space for privacy, and there is space to garden and even farm a little. We have a relatively quiet community, minus the sounds of farm equipment, livestock sounds, and mowers. We enjoy our scenery --- it is green and mountainous and beautiful with big open spaces!

If a development of this magnitude comes to fruition, I cannot see how our character and neighborhood can possibly be preserved. This development will in no way conform to what we have but leave us forced to conform to what it is.

I am quite certain the answer to this question is a resounding "NO".

5. Will this application substantially injure the value of adjoining or abutting property, and will it be detrimental to the use or development of adjacent properties or other neighborhood uses?

- This development is proposed to be 6' off our neighbor's, Tim and Kristi, property line. They have bought their property with big dreams and ideas, hopes of building a home in the bottom portion where the first home site was for my grandparents. This location is now within a short distance to the proposed first row of houses. If they chose to put livestock back into their lower field instead, they would have to constantly worry about people from the development getting into their animals and/or their fences. No matter what is posted, people do not always adhere to boundaries.

The roads around this neighborhood suit our smaller numbers well. With extra traffic and larger volumes of vehicles on these roads I am anxious there will be more problems than we can possibly anticipate at this point. Instead of looking at the green pastures that I and my neighbors enjoy so much, we will be looking at the back of a development. The back is where everyone keeps their projects that they are "working on" --- will it be an attractive project or something "out of THEIR sight, out of THEIR mind" but in our sight daily?

Jason and Charlotte Rogers
28 Counsel Place
Waynesville, NC 28786

Patrick Bradshaw, PE Civil Design Concepts sent a letter responding to Jason and Charlotte Rogers.

As a follow up to the letter that you emailed to our office and other recipients on Friday, October 15 from Jason and Charlotte Rogers, we would offer the following responses and clarifications to the same:

The letter states, under a heading called Procedures, that major subdivision approvals are
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quasi-judicial under the Town's Land Development Standards Sections 15.8.2 and 15.9.2 and also under NC General Statute Section 160D-102 (29).

Per Town Ordinance 0-11-21, as adopted by the Town of Waynesville Board of Aldermen on June 22, 2021, section 15.9.2 and 15.9.3, which are the two sections of the Town's LDS that describe the Permit Process and Type with regard to Major subdivisions and Preliminary Plat's, were both revised to indicate that the Process Type is administrative.

NCGS 160D-102 (29) actually speaks to site plans only, which is not applicable in this case, but we assume it was the Rogers' intent to highlight definition (28) which does state that "the approval of subdivision plats and site plans are quasi-judicial in nature **IF** the regulation authorizes a decision-making board to approve or deny the application based not only upon whether the application complies with the specific requirements set forth in the regulation, but also on whether the application complies with one or more generally stated standards....". It is our belief that the Town's approval process for Major Subdivisions is clear on this point and the process is administrative.

Chapter 6

The reference to 15' curb radii and 65' centerline radii under the street Engineering Standards are both correct, but it should be noted, the preliminary plat, as submitted, is not a roadway design plan and the preliminary plat is not the appropriate place to show design details of the proposed roadway as these notations shall be included on the street design plans.

The statement in the Rogers' letter that the proposed development will generate 3,000 or more trips a day is quite simply erroneous, and should be regarded as such. The generally accepted trip generation range for a single family home is between 9 and 10 trips per day. For the proposed development, the correct computation yields approximately 1,100 trips per day, on average. In order for the proposed development to generate 3,000 trips per day, each home would have to produce just over 26 trips per day. This estimation is simply not practical as stated in the Roger's letter.

The mention of "informal parking" on one side of the street is noted in the residential street description 6.6.2.D in the Town's Land Development Standards. By virtue of it's name alone, "informal parking", there should be no formal designation for the location of the same. The intention of this description in the Land Development Standards, we believe, is to create a street cross section, known as a residential street, that is wide enough to accommodate informal parking from time to time on one side, while still allowing another vehicles to pass.

All lots located at intersecting streets will easily meet the sight triangle requirement, by virtue of having a five foot planting strip, a five foot sidewalk and a five foot building setback from the right of way.

Maximum road grades will be provided on the specific street and roadway design plans and are not intended to be shown on the preliminary plat. That said, the road grades will certainly be less than 15%.

The street and block length have been addressed on the revised plat. Per Chapter 17, Section

17.3 of the Town's LDS, a block is defined as follows:

Block. A unit of land inclusive of private land, alleys/rear lanes, accessways, circumscribed by a combination of streets and public land (such as a park), waterways, or any other barrier to the continuity of development.

Sewer is located along Racoon Creek and the developer has negotiated an easement with the selling property owner to gain access to the same.

Chapter 7

Civic space has been segregated from any of the proposed stormwater areas and is clearly shown on the revised plat, as submitted.

Chapter 8

Both the property proposed for development and the "Church" are located in the same zoning district (Racoon Creek - Neighborhood Residential) and with correct application of the table included in Section 8.4.1 - Required Buffer Yards one concludes that there is no buffer required.

It is agreed that street trees will be required as part of the development but are not required as a part of the preliminary plat approval.

Chapter 9

A driveway permit has been submitted to the NCDOT - District Office and an approval of the same is anticipated soon. A copy of the same shall be provided to the Town of Waynesville upon receipt of the same.

The driveways and parking for each house and individual lot are not a requirement of the preliminary plat and will be shown on individual zoning permits on a per lot basis that is specific to the selected home.

Chapter 10

Lighting - Proposed lighting for the development, if provided, will meet the Town of Waynesville's Land Development Standards.

I hope this information is helpful to you and the remainder of the planning board.

**Kimberly Turner Mathis
Waynesville**

Ms. Mathis said she owns the property that Mr. Rogers was talking about. Ms. Mathis stated that her property was farmland, hogs, cows, chickens, tobacco, and garden. Ms. Mathis said she has no desire or intent to change any part of her property. Ms. Mathis said at the last meeting the developer was asking for a lot of exceptions. When Ms. Mathis built her home on family

property, she wanted to put a house on a basement and the Town told her no, that only modulars or stick built homes were allowed. Ms. Mathis said as a local property owner she had not gotten any extension, special treatment, or exceptions. Ms. Mathis said they have an issue with traffic and the state owns the road and does not maintain or hasn't maintained it in 57 years unless someone complains. Ms. Mathis stated that they aren't urban sprawl they are farmland.

**Duane Moody
Waynesville**

Mr. Moody's said he liked the changes made in the revised plan, but felt there are still too many houses. Mr. Moody said you can't see around the curves due to grass, trees, and people speed up on Sunnyside Road. The water pressure is low real early morning and ok other times. Ever since they cut timber up by watershed the water has black particles in the drinking and toilets water.

**Martha Mills
Waynesville**

Ms. Mills said she serves on the Farmland Preservation Board for Haywood County. She is retired from USDA. Ms. Mills serviced the Queen Farm and other farms in the area for years. The Queen Farm was a big part of WNC livestock market. The Morrow Farm presently has a cattle operation. Ms. Mills also talked about the Mountain Research station being in that area for 77 years with programs in horticultural, alternative and forage crops, tobacco, Christmas Trees, and beef cattle. Ms. Mills asked the Board to consider this as farmland.

**Z Kollat
Waynesville**

Mr. Kollat said that this area is bowl shape and most of the neighbors live on high ground looking down on the farmland so buffers are immaterial unless they can be elevated. Medford Road is as dangerous as the entrance from East Street onto Sunnyside. The 2nd entrance into the development is obviously at the bottom so that it will not interfere with phase 2. Mr. Kollat said that a block is a square of 4 streets. With roads 500, 900, and 700-foot-long roads, he guarantees there will be parking issues. He asked which part of the roads are NCDOT and which are Waynesville's responsibility? Mr. Kollat said that quality of life will be given up, and the area is more rural than urban. We appreciate all of Jason Rogers hard work.

**Kris Von Kaler
Waynesville**

Mr. Von Kaler thanked the Planning Board for their efforts and time on exploring this request and hearing from citizens. He said he would appreciate hearing from the developer. He looked around the room and asked if the developer was present and looked at Mr. Bradshaw stating, "you're the representative of the developer." Mr. Von Kaler said the developer is not here and that this is the 2nd meeting not attended by the developer. He stated that "we have an out of the county, an absentee, dis-interested developer that can't or won't show up" or has other personal commitments or can't make the time to be here to address concerns or hear what's being said.

Mr. Von Kaler recalled that Shinning Rock wanted to purchase the land across from traffic circle off Racoon Rd. and the Queen family was opposed to the idea. Mr. Kaler said in his opinion, if the Planning Board approves it, then there will be a land rush and other developers will follow. Mr. Von Kaler said this was the wrong place for this cookie cutter higher density subdivision.

**Lucas Mease
Waynesville**

Mr. Mease stated that he is a farmer and rides his horses up Sunnyside and through Main Street. Waynesville does not have the traffic capacity or the water and sewer to support this housing development. He said he worked previously at the sewer plant and seen the spillage, shooting out of manholes during floods and high storm weather.

Vice Chairman Ginger Hain asked if there was anyone else wanting to speak.

Mr. Kollat asked if the second entrance was put at the bottom for phase 2.

Vice Chairman Ginger Hain told the audience that an Affidavit for the second access is for emergency service only and was signed October 15th, 2021.

Mr. Kollat asked Ms. Hain what could be done to change the density. He asked if the development could be postponed until change is made. Attorney Ron Sneed said the Developer has every right to pursue the density under the present regulations even if the law changes.

Vice Chairman Ginger Hain told the audience that the board had to look at the law to make their decision, not what individual board members may personally want. Board Member Don McGowen said that regulations changed recently because of the State statutes on 160D. The changes tied Planning Board hands as to what they can do regarding these kinds of developments. He added that the Alderman will have to approve annexation.

A Motion was made by Board Member Michael Blackburn and seconded by Board Member Don McGowen to close the public hearing at 7:33.

A Motion was made by Board Member Michael Blackburn to approve the Preliminary plat of this administrative subdivision review by the administrator. Seconded by Tommy Thomas.

More discussion was made between board, staff and developer. Mr. Bradshaw said at the end of the last meeting there were 6 issues that needed to be addressed, and that the developer has acted on or improved each item. A NCDOT permit is now in hand. He stated that the project complies with the Town ordinances that are in place.

Mr. Blackburn stated that this type of project in this area was discussed as part of the Comprehensive Planning process and that the existing zoning has been in place for several years. Marty Prevost expressed concern about the project's size. Tommy Thomas added that all the Board was approving was the subdivision and that staff would be involved with permitting and implementation of plans. There was Board discussion regarding the driveway permit and materials that they had not had much time to review.

Board Member Ginger Hain asked all in favor. The vote 2 yes and 6 no.

Attorney Ron Sneed stated motion did not pass it is subject for appeal. Director Elizabeth Teague asked if there was misunderstanding in regards to the motion. Several Board members indicated that they were not ready to vote yet, and wanted further discussion.

Attorney Ron Sneed stated that several members of the Board misunderstood the motion. He counseled that the Board could do a motion to withdraw the previous motion and action. Several Board members stated that they wanted more time to review materials, think about the public comment and deliberate. Mr. Sneed advised that they could continue the meeting to a specific date and time.

A Motion was made by Board Member Marty Prevost and seconded by Board Member Don McGowen to withdraw the Vote. The motion passed unanimously.

A Motion was made by Board Member Gregory Wheeler and Seconded by Board Member Marty Prevost to continue the meeting till October 26, 2021 at 4:30pm. The motion passed unanimously.

Vice Chairman Ginger Hain gave a 5-minute recess.

2. Public hearing on text amendments to the Sign Ordinance, LDS Chapter 11, to allow digital information to be included in school signs, and

Director Elizabeth Teague reviewed LDS Section 11.7.4 regarding electronic changeable face signs. These rules are designed to limit this type of signage to the Town's most commercial areas. However, 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 Haywood County School Board would like to activate one at the Waynesville Middle School which is in the Hazelwood Urban Residential District, and other schools may want to follow suit. 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. Other schools that meet this definition are Hazelwood Elementary in the Plott Creek NR District; Junaluska Elementary in the Raccoon Creek-NR District, Haywood Christian Academy in the Dellwood Residential Medium Density, and the new Shining Rock Classical Academy campus within the Dellwood Residential Medium Density Mixed Overlay District.

Based on the Planning Board's discussion at its August 16, 2021 meeting, staff prepared a draft text amendment to the Land Development Standards allowing Electronic Changeable Face Signs at elementary and secondary schools but limiting the dimensions and permitted times of operation. Staff believes that the proposed amendment is not inconsistent with any of the Land

use Plan goals and is designed to support our school institutions while still being protective of existing neighborhoods and limiting light pollution.

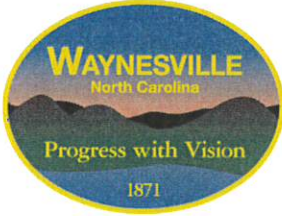
A Motion was made by Board Member Barbara Thomas and seconded by Board Member Gregory Wheeler to approve the Recommendation to the Board of Alderman for a Text Amendment for Standards for Electronic Changeable Face Signs Legislative hearing. The motion passed unanimously.

C. ADJOURN

With no further business A motion was made by Board Member Michael Blackburn and seconded by Tommy Thomas to adjourn the meeting at 8:18pm. The motion passed unanimously.

Ginger Hain, Vice Chairman

Esther Coulter, Administrative Assistant



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MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD Special Called Meeting

Town Hall – 9 South Main St., Waynesville, NC 28786
October 26th, 2021

THE WAYNESVILLE PLANNING BOARD held a continuation of their October 18th regularly scheduled meeting, on October 26th, 2021, at 4:30 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:

- Ginger Hain (Vice Chairman)
- Gregory Wheeler
- Stuart Bass
- Tommy Thomas
- Don McGowan
- Michael Blackburn
- Barbara Christian Thomas
- Marty Prevost

The following Board members were absent: Susan Teas Smith (Chairman)

The following staff members were present:

- Elizabeth Teague, Development Services Director
- Esther Coulter, Administrative Assistant

The following applicants were present: Patrick Bradshaw, PE Civil Design Concepts

The following others were present: Ron Sneed, Town Attorney

Vice Chairman Ginger Hain said that Chairman Susan Teas Smith was absent, and Ms. Hain will be sitting in as Chairman. The meeting was called to order at 4:30 pm. Ms. Hain said this was a continuation of the Administrative Plat Review on Queen subdivision. Ms. Hain thanked the board for all their hard work and consideration

B. BUSINESS

1. Continuation of Board Discussion on application for a major subdivision on PIN: 8615-98-2217, off of Sunnyside Road, within the Town's extra-territorial jurisdiction (administrative decision).

Vice Chairman Ginger Hain Read through the section 15.9.3 of LDS No major subdivision shall be approved unless the commission finds each of the following facts to be true:

1. The plan is consistent with the adopted plans and policies of the Town;
2. The plan complies with all applicable requirements of this ordinance; and
3. The plan has infrastructure as required by the ordinance to support the plan as proposed.

Development Services Director Elizabeth Teague summarized that the application met:

1. Compliance with adopted plans and policies:
 - a. The plan is compliant with zoning for the RC-NR District in density and usage.
 - b. The plan is compliant with the 2035 Comprehensive Plan's designated Urban Services Boundary for the provision of water and sewer.
 - c. The Plan is compliant with the 2035 Comprehensive Plan's Future Land Use Map by providing single-family residential at a low-medium density, between 2-4 units/acre.
2. The plan complies with the applicable requirements of this ordinance:
 - a. Plan is compliant with RC-NR dimensional standards, and infrastructure requirements.
 - b. Revised plan converted the one residential lane to a residential street cross section at the request of the planning board.
 - c. Revised plan intersects streets so that no block is longer than 500' per the planning board.
 - d. Revised plan provides distinct areas for stormwater control measures and required civic space.
3. The plan has infrastructure as required by the ordinance:
 - a. Water and sewer are available to serve the project.
 - b. Applicant will provide a deeded secondary emergency access as evidenced by an affidavit provided by the applicant.
 - c. Applicant has an approved driveway permit from NCDOT.

Ms. Hain asked the Planning Board members to share their thoughts and asked for any questions they may have. There was discussion among board members about compliance with the ordinance and the Comprehensive Land Use Plan. Several members expressed that while the development complied with the LDS, it also seemed too dense for the area.

Vice Chairman Ginger Hain read through suggested conditions based on previous discussion:

- I. The secondary entrance be established and recorded for emergency vehicles, with the design approved by the Town's Fire Official.
- II. A compliant landscaping plan showing the proposed location of street trees, chosen from the Town's recommended list of native species. Landscaping plan should include appropriate plantings within the stream buffer area, and street trees along the road frontage of Sunnyside.
- III. A compliant stormwater plan with an operations and maintenance agreement drafted for sustainability of stormwater control measures to be recorded with the subdivision at the time of the final plat.
- IV. Water and sewer engineered plans that comply with the directives of the Fire Officials and Public Works Department.
- V. Traffic control measures be included in mid-block pedestrian crossings.

She asked if anyone had any additional comments or additions.

A motion was made by Planning Board Member Michael Blackburn that the Planning Board approve the preliminary plat as revised, submitted, and reviewed at the public hearing on October 18, 2021 with the conditions that Vice Chairman Ms. Hain read.

Planning Board Member Michael Blackburn amended his motion to add that the Planning Board find that the revised preliminary plat is compliant with Town's adopted plans and policies, meets the applicable requirements of the Land Development Standards, and has infrastructure to support the plan as proposed. Planning Board Member Tommy Thomas. The motion passed 7yes and 1 no.

A motion was made by Planning Board Member Don McGowan seconded by Planning Board Member Tommy Thomas to form a sub-committee to look at Land Development Standard along with the Ordinance. The motion passed unanimously.

C. ADJOURN

With no further business A motion was made by Board Member Tommy Thomas and seconded by Michael Blackburn to adjourn the meeting at 5:06pm. The motion passed unanimously.

Ginger Hain, Vice Chairman

Esther Coulter, Administrative Assistant

**Planning Board Staff Report
Major Site Plan Review of Townhome Development on 1.5 acres
Administrative Site Plan Review
November 15, 2021**

Project: Richland Estates
Location: Unaddressed parcel Church Street, PIN 8615-17-6586
Zoning District: Main Street Neighborhood Residential (MS-NR)
Applicant: Daniel Hyatt, on behalf of Richland Estates, LLC

Background:

This is the first major site plan review since the adoption of text amendments in the Land Development Standards related to 160D. As with major subdivisions, major site plans are now a procedure of administrative review-- an objective evaluation. The planning board is the *administrator* in accordance with LDS Section 15.8.2 Site Plan/Design Review (Major). Because this project is a multi-family development of 8 or more units, it is a major site plan, and a public hearing is required.

The Planning Board must find that each of the following facts to be true in order to approve, or approve with conditions, a major site plan:

1. The plan is consistent with the adopted plans and policies of the Town;
2. The plan complies with all applicable requirements of this ordinance; and
3. The plan has infrastructure as required by the ordinance to support the plan as proposed

This project proposes 14 town homes at the intersection of Richland Street and Church Street. There will be a total of two buildings: one building of 6 units and one building of 8 units. Each unit will have 3 bedrooms, 2.5 baths, and a 2-car garage. Total site is 1.5 acres, with the development proposing built-upon-area of 0.43 acres, or just under 1/3 of the lot.

An authorization form is provided for Wade Trim to represent the property owners before the Planning Board. The applicant has provided environmental information, including information from the U.S. Army Corps of Engineers and NCDEQ, civil site design, architectural designs and building elevations.

Applicants met with Technical Review Committee staff on April 21, 2021, and initial application documents were submitted September 28, 2021 and reviewed by the Town's Technical Review Committee again on October 7, 2021.

Two public hearing notices were published in the November 3rd and November 10th editions of the Mountaineer. Property was posted on site, and the letters to adjacent property owners were sent on October 22, 2021.

Staff Review Comments:

Consistency with adopted plans and policies of the Town (LDS Chapter 1):

2035 Comprehensive Land Use Plan:

In the 2035 Land Use Plan, this property is designated as Mixed Use- Community on the Future Land Use Map. Staff finds that it is suitable for medium density residential development. Staff submits that this project is also consistent with the Land Use Plan Goal 2: to "create a range of housing opportunities and choices" and to "promote a diverse housing stock, ... that appeal to a variety of households."

Purpose and Intent by Zoning District (LDS Chapter 2): MS-NR

The property lies within the Main Street Neighborhood Residential zoning district. The residential use of the property remains consistent with the district's purpose and intent:

“The **Main Street Neighborhood District (MS-NR)** is a walkable, in-town neighborhood separating two business districts — the Central Business District and the South Main Street Business District. In addition to the convenient location, the public library, Central Elementary School and many larger, older homes are among the amenities that make this area attractive for residential living. Future development should work to maintain this attractive area, continuing a scale and design that will attract ongoing residential use of this district. The dense tree canopy currently found in the area will be maintained and sensitivity to this canopy and the improvement of pedestrian facilities will be important with any new development (LDS Section 2.3.3.C).”

In the MS-NR district, Townhomes are permitted outright at a density of 10 units per acre, and this project proposes 14 units on 1.5 acres (LDS Sections 2.4.1 and 2.5.3).

Townhomes are defined as “Dwelling—Townhome. Three or more attached dwelling units in which each unit has its own front and rear access to the outside, no unit is located over another unit, each unit is separated from any other unit by one (1) or more vertical common fire-resistant fire walls, and the land underneath each unit is titled to the unit” (LDS Section 17.3).

Zoning Compliance and Dimensional Requirements (LDS Chapter 2-4):

LDS 2.4.1 Dimensional Standards for NR:

- Density is compliant at 14 townhome units on 1.5 lot, or 10 units /acre.
- The MS-NR setbacks are 10' front and side from adjacent lot, 5' along side streets, 6' rear, and 6' between buildings. Project will create two buildings of attached Townhomes with shared parking area and common areas/green space. Each building meets or exceed required perimeter and interior setbacks, with the back corner of Unit 1 being the closest to an adjacent property line.
- The two residential buildings are designed so that the primary façade of the building is three stories (garage and two living levels), and the height is less than 60' from the peak of the roof to the highest adjacent grade. The project complies with the maximum building height for this district (LDS 2.4.1 and 4.4.2).
- The pervious surface will be 0.43 acres of the total site, or 28.6%. It exceeds the 10% minimum pervious surface requirement in this district (LDS 2.4.1).
- The minimum requirement for civic space is 5% of the total acreage. (LDS 2.4.1). The project has designated area, including a playground, that satisfies this requirement.

LDS 3 Supplemental Standards: There are no supplemental standards for Townhomes.

LDS 4.3 Basic Lot and Use Standards: The project is compliant as all units front the public street right-of-way of Richland Street with shared driveways. Entryway into units is through the garage in the front and through doors in the back. Notably, the way the buildings and access points are configured works best for this site because the property slopes up to Church Street, the presence of railroad right-of-way, floodplain delineation, stream alignment and wetlands.

Building Design Guidelines (LDS Chapter 5.8 (Townhomes)):

LDS 5.8.2: The buildings have sloped roofs with eaves, which meet design standards.

LDS 5.8.3(A) There are no porches or stoops on the front or sides. However, these are “recommended.”
(B) Raised entries are not required as the entrances are farther than 25 feet from the sidewalk.

LDS 5.8.4(B) The garages may be located on the front façade because the property is located in the MS-NR District (not a UR, NC, BD, or RC).

LDS 5.8.4(D) The garage doors may constitute more than 50% of the total building façade because the lot is greater than 50 feet in width.

LDS 5.8.5 (A) At least 15% of the front façades must be windows or entrance doors. Garage door windows do not count toward this calculation. A rough calculation indicates that approximately 18% of the façades are permeable windows. (B) The following five architectural features are shown on the elevation drawings, meeting the minimum standard for design: gables, eaves, off-sets in the building face, window trim, and balconies.

LDS 5.8.6 (A) The front façade siding is arranged in an alternating linear board and batten and clapboard configuration. The balconies are metal with metal support braces. The garages have cementitious finish. Elevations show variety of materials which may be wood clapboard, cementitious fiber board, wood shingle, wood drop siding, primed board, wood board and batten, brick, stone, stucco, or synthetic materials similar and/or superior in appearance and durability in accordance with the LDS. Vinyl may also be used because the building facades are farther than 20 feet from the next closest building, but would not be recommended in this instance because of the character of nearby residences.

(B) The roof is standing seam metal, which meets design standards.

Infrastructure (LDS Chapter 6):

- The project will connect to Richland Street through 3 two-way entrances: one entrance for the building of 6 units, and two entrances for the building of 8 units. Per NC Fire Code, the entrances must be a minimum 20 ft wide as provided.
- The project is designed to have 14 shared parking spaces. It will not create new streets.
- The property is adjacent to Richland and Church streets, which are residential streets. The development will rebuild a 5-foot sidewalk along the Richland Street and will connect it to the existing sidewalk on Church Street (LDS 6.6.2).
- The applicant also provides internal sidewalks for main entrances in the back of the units and for the access to the playground.

- There is one proposed fire hydrant on the north-west corner of the property off Richland Street. The 2018 North Carolina Fire Code, section 507.5.1, exception #1 requires one hydrant within 600 feet of the structure. The project complies with the Fire Code requirement.
- Applicant has provided an engineered utility plan which is subject to final approval by the Public Works Director, including locations and specifications for fire hydrants, water and sewer lines.

Civic Space (LDS Chapter 7):

- LDS Section 7.3 calls for the minimum dedication of 5% of the total development area as civic space. A civic space can be a park/greenway, green open space, square, playground, or community garden (LDS 7.2.1). For this project of 1.5 acres, 0.075 acres, or 3,267 square feet, must be designated civic space. The developer proposes a 3,275 square-foot playground, which satisfies this requirement.
- The proposed playground is surrounded by the chain-link fence, as indicated on the plans. It complies with the LDS 7.2.1.
- A civic space needs to be “conveniently accessible to all residents of the development” and “centrally and internally located so as to serve the needs of the residents (LDS 7.2.2 and 7.2.3).” The plan indicates 4-foot sidewalks leading to the playground from both buildings.
- Civic space will have to meet design detail standards of 7.2.5, such as provide seating areas.

Landscape (LDS Chapter 8):

LDS 8.51: Street trees need to be planted in the right-of-way, between a street and a sidewalk. Within Neighborhood Residential district, 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.

The applicant has complied with the requirements by submitting a landscape plan showing 12 trees along the Richland Street frontage and 6 trees along the Church Street frontage.

Parking and Driveways (LDS Chapter 9):

LDS 9.2: Required Parking for townhomes is a minimum of 1.5 spaces per unit. The project complies with this requirement by providing a 2-car garage in each unit. One bicycle parking space is required.

LDS 9.8: Plan provides 20’ wide driveways at the direction of Town Fire Code and building safety officials, exceeding the minimum of 12’ in width but no more than 18’ in width regulation.

Lighting (LDS Chapter 10):

Lighting 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):

- The property is partially within the Floodplain, but the building footprints are outside of the regulatory area and will need to be verified at the time of building permit and on-site during construction. If portion of the building (in vicinity of unit 1) that may encroach into the regulatory floodplain will need to comply with floodplain requirements (LDS 12.3).
- The applicant has provided a compliant sedimentation and erosion control plan which includes silt fencing, structures, and areas to be left un-disturbed (LDS 12.4).
- The site does not fall within the steep slope and hillside regulations, and the entirety of the lot is under 2,900' in elevation.
- The developer provided a drainage plan showing drainage structures for controlling stormwater runoff. The project is not required to have stormwater control measures (stormwater management facilities, such as ponds or bioretention areas) because it cumulatively disturbs less than one acre and is not part of a larger common plan or redevelopment. The property size is 1.5 acres; the disturbed area indicated in the plan is 0.92 acres and the built upon area is 0.43 acres (LDS 12.5).
- There is an unnamed tributary running across the property that flows into the Richland Creek. The developer plans to culvert a portion of the stream between the buildings. The developer received approval from the U.S. Army Corps of Engineers to proceed using special biodegradable materials, quick site preparation, seeding, matting, and cleanup to minimize impacts on wildlife.

Comment:

Staff submits that:

1. The proposed Major Site Plan is consistent with the 2035 Comprehensive Land Use Plan, Goal 2 to “create a range of housing opportunities and choices.”
2. The plan complies with all applicable requirements of the ordinance:
 - zoning and dimensional requirements
 - building design guidelines
 - civic space
 - landscape
 - parking and driveways
 - environmental standards
3. The plan has infrastructure as required by the ordinance to support the plan as proposed.

The staff recommends that the Board approves this application for the Major Site Plan.

Attachments:

1. Property information map
2. Zoning map
3. Flood map
4. Application Cover Sheet
5. Authorization for Wade Trim Engineering to apply to the Town of Waynesville Planning Board
6. Building elevations
7. Site plan
8. Landscape plan
9. Statement of water and sewer availability from Jeff Stines
10. Environmental information from the North Carolina Wildlife Resources Commission, U.S. Army Corps of Engineers, and N.C. Department of Environmental Quality Water Resources
11. Newspaper public notice
12. Letter sent to adjacent property owners
13. Pictures of the sign posted on the property

Report For

RICHLAND ESTATES LLC A NC LLC
4365 ARNOLD AVE
NAPLES, FL 34104-3390

Account Information

PIN: 8615-17-6586

Legal Ref: 1011/1169

Add Ref: DC95/140

Site Information

CHURCH ST

Heated Area:

Year Built:

Total Acreage: 1.5

Township: Town of Waynesville

Site Value Information

Land Value: \$52,500

Building Value: \$0

Market Value: \$52,500

Deferred Value: \$0

Assessed Value: \$52,500

Sale Price: \$67,000

Sale Date: 10/23/2020



1 inch = 200 feet

May 11, 2021

Disclaimer: The maps on this site are not surveys. They are prepared from the inventory of real property bound 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

RICHLAND ESTATES LLC A NC LLC
4365 ARNOLD AVE
NAPLES, FL 34104-3390

Account Information

PIN: 8615-17-6586

Legal Ref: 1011/1169

Add Ref: DC95/140

Site Information

CHURCH ST

Heated Area:

Year Built:

Total Acreage: 1.5

Township: Town of Waynesville

Site Value Information

Land Value:

Building Value:

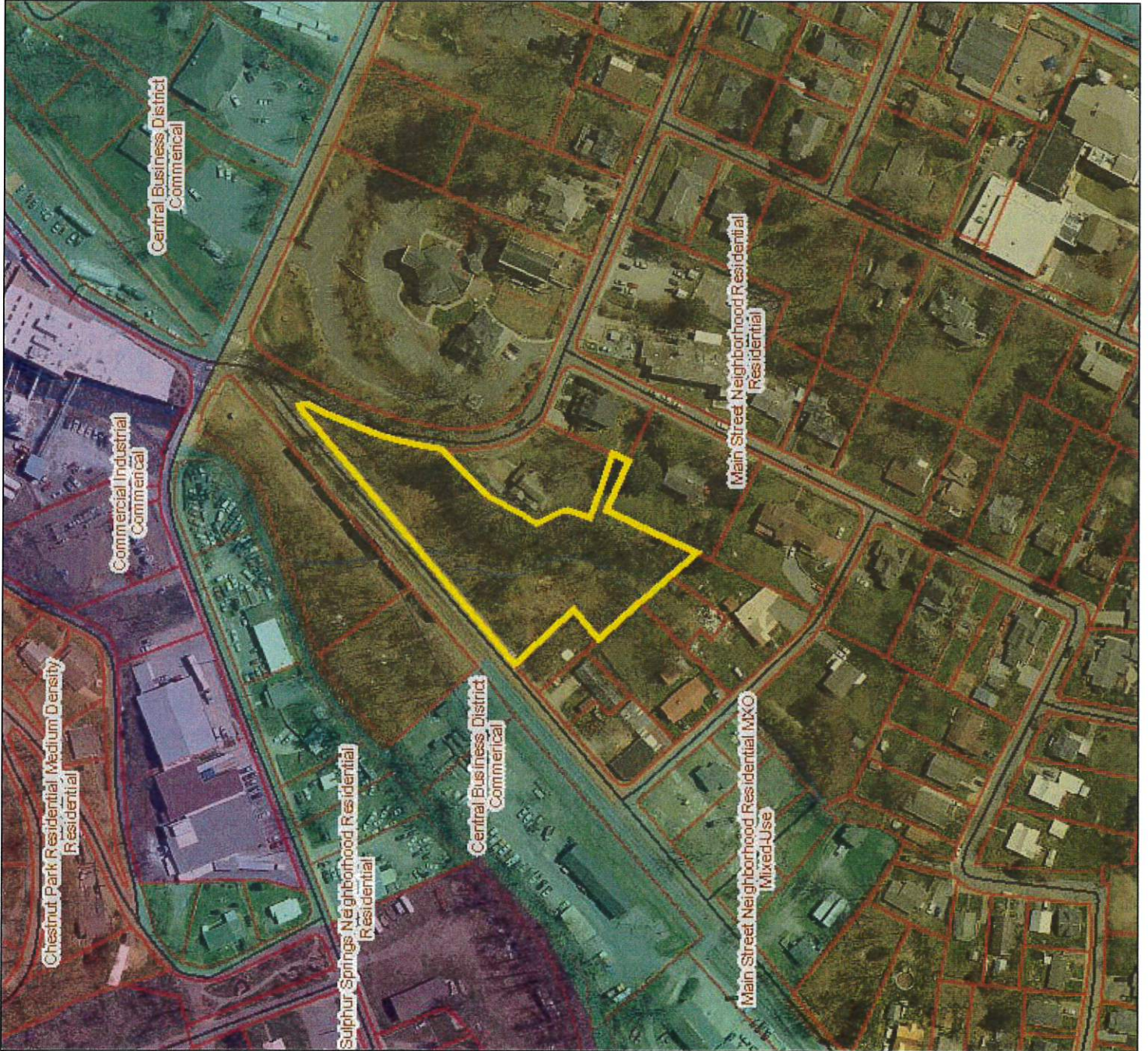
Market Value:

Deferred Value:

Assessed Value:

Sale Price:

Sale Date: 10/23/2020



1 inch = 200 feet

May 11, 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

GEORGE, PAUL
CAGLE, LYNDA W
PO BOX 66
WAYNESVILLE, NC 28786-0066

Account Information

PIN: 8604-79-4159

Legal Ref: 939/485
831/854

Add Ref: 901/1080
901/1085

Site Information

GARAGE SERVICE
Commercial Use
1940 S MAIN ST

Heated Area: 0
Year Built: 1951
Total Acreage: 1.59
Township: Town of Waynesville

Site Value Information

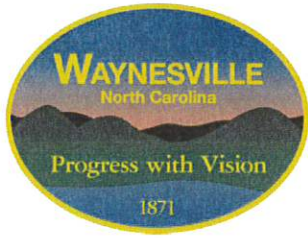
Land Value:
Building Value:
Market Value:
Deferred Value:
Assessed Value:
Sale Price: 10/24/2017
Sale Date:



1 inch = 100 feet
May 11, 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.





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

Application Cover Sheet

This form must be accompanied by all information required pursuant to the Land Development Standards Chapter 15. All drawings and site plans to be considered shall be to scale and sealed by a qualified design professional. Hearing will not be scheduled until application materials are deemed complete by the Administrator.

Project Name: Richland Estates Townhomes

Property Location: Richland Street & Church Street PIN: 8615-17-6586

Property Owner(s): Richland Estates, LLC

Owner Mailing Address: 4365 Arnold Ave, Naples, FL 34104 Telephone: 239-325-9094

Name of Applicant (if different from Owner) Daniel Hyatt
If applicant is different from owner, than authorization form must accompany this application.

Applicant Address: 53 N. Market St. Ste 200, Asheville NC 28801

Email: rhyatt@wadetrim.com Telephone: 828-237-8116

- Type of Permit/Process Type:
- Site Plan/Design Review (Major) Planning Board
 - Special Use Permit Planning Board
 - Certificate of Appropriateness (Major) HPC
 - Appeal of an Administrative Decision ZBA
 - Variance ZBA

Office Use Only:

Date Application Received: 9/1/21 / Revised 11/5/21

Date of Scheduled Hearing: 11/15/21

Fee: \$100 + \$20x6

**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 Church St + Richland St 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: Daniel Hyatt

Title and Company: PLA, ASLA, Wade Trim

Address: 53 W. Market St. Ste 200, Asheville NC, 28801

Phone and email: 828-237-8116 rhyatt@wadetrिम.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.

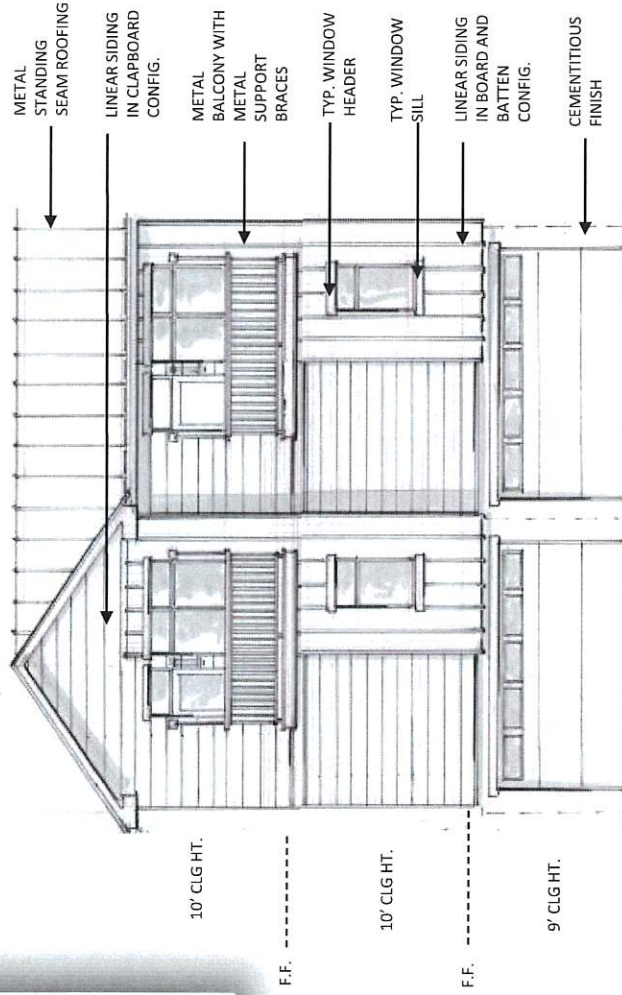
This the 27th day of September, 2021.



Owner or Party with Contractual Interest in Property



Inspiration Elevation
Concept Only



FRONT
ELEVATION

A21-4225 DRAWINGS ARE ARTIST'S CONCEPT -
FOR DISCUSSION PURPOSES ONLY
JW 10.12.2021

RICHLAND ESTATES CONCEPT PRESENTATION

ASHMORE [design]



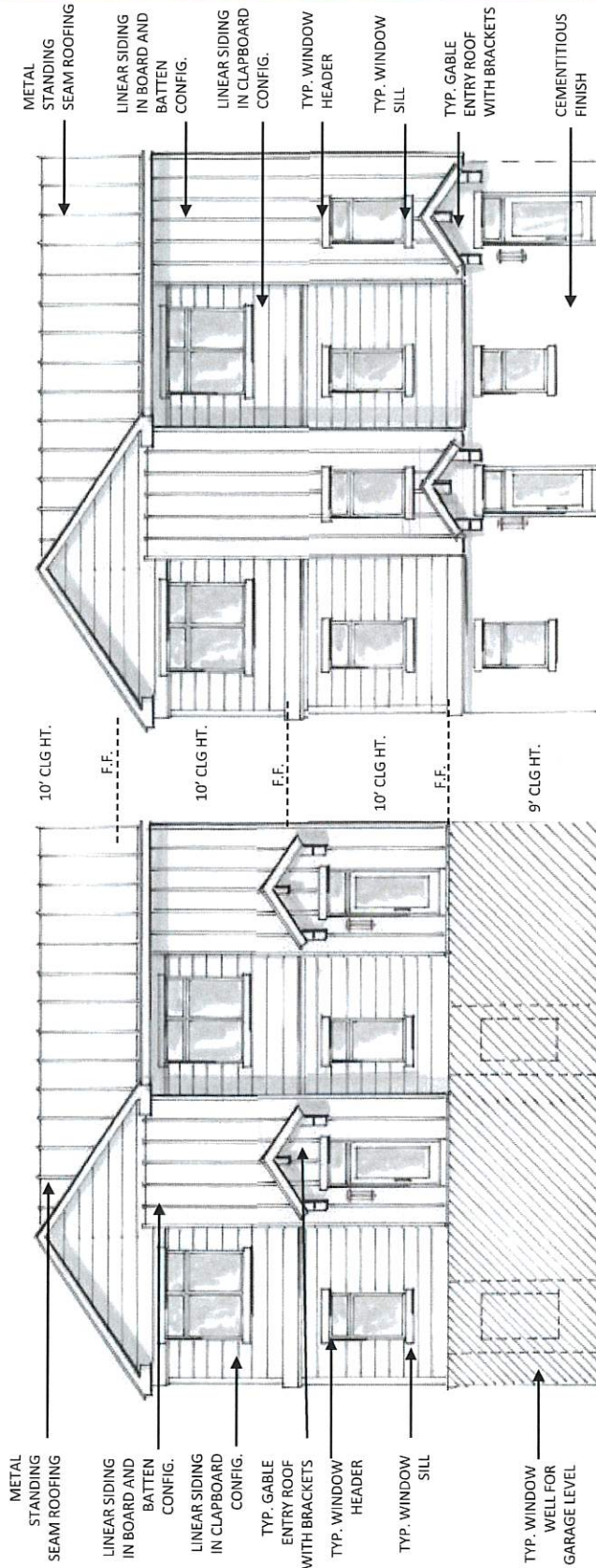
Ashmore & Associates, LLC. Hereby reserves its common law copyright and other property rights in these plans, designs, arrangements and ideas. These ideas, plans and designs are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to a third party without first obtaining the express written permission from Ashmore & Associates, LLC.

RICHLAND ESTATES

CONCEPT PRESENTATION



ASHMORE & ASSOCIATES, LLC HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, DESIGNS, ARRANGEMENTS AND IDEAS. THESE IDEAS, PLANS AND DESIGNS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION FROM ASHMORE & ASSOCIATES, LLC.



REAR ELEVATION
ENTRY DOOR AT
GARAGE LEVEL

REAR ELEVATION
ENTRY DOOR AT
1ST LIVING LEVEL

A21-4225 DRAWINGS ARE ARTISTS' CONCEPT - FOR DISCUSSION PURPOSES ONLY
JW 10.12.2021

Richland Estates

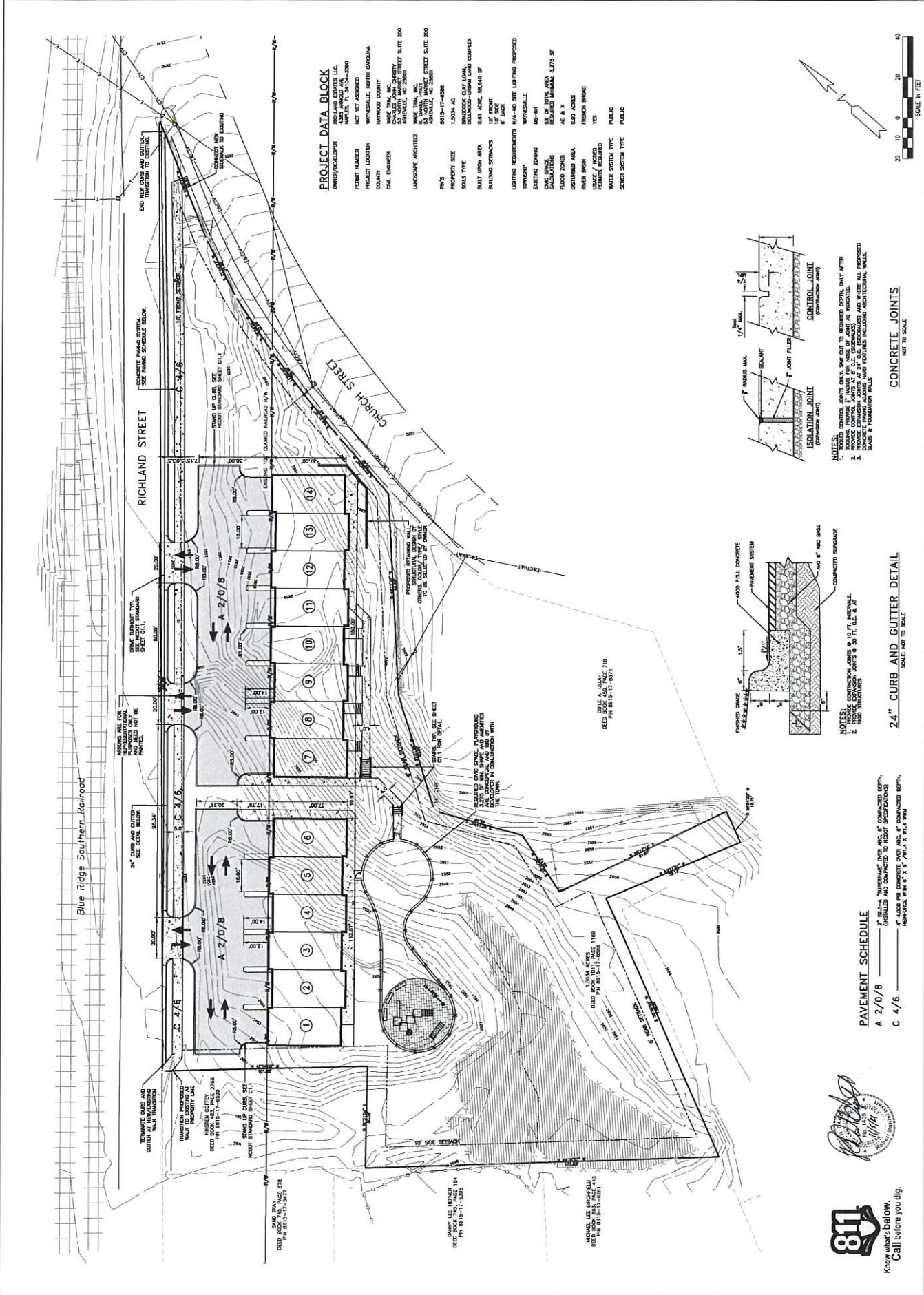


Inspiration Elevation
Concept Only

REV#	DATE	BY	DESCRIPTION
1	11/03/21	TTC	REVIEW COMMENTS

MADE TRIM
 625 N. Main Street, Suite 200
 Asheville, NC 28801
 Phone: 815-11-5395
 Fax: 815-11-5396

PAVING AND LAYOUT PLAN
 for RICHLAND ESTATES LLC
 RICHLAND STREET, WAYNESVILLE, NC, 28786
 RESIDENTIAL TOWNHOUSE DEVELOPMENT
 SHEET
 OF NO. REL2001.02A
 C1.0

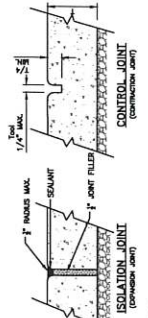


PROJECT DATA BLOCK

OWNER/DEVELOPER: RICHLAND ESTATES LLC
 PROJECT NUMBER: NOT YET ASSIGNED
 PROJECT LOCATION: WAYNESVILLE, NORTH CAROLINA
 COUNTY: WAYNESVILLE, NORTH CAROLINA
 CIVIL ENGINEER: MADE TRIM, INC.
 LANDSCAPE ARCHITECT: MADE TRIM, INC.
 PAVEMENT ENGINEER: MADE TRIM, INC.
 PROJECT ADDRESS: RICHLAND STREET SUITE 200
 ASHEVILLE, NC 28801
 PHONE: 815-11-5395
 FAX: 815-11-5396

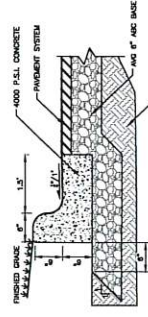
PROPERTY SIZE: 1.824 AC
 SOILS TYPE: BRADFORD CLAY LOAM, COMPLEX
 BUILT UPON AREA: 0.41 AC (SEE SHEET 01)
 BUILDING FOOTPRINTS: 10,000 SQ FT
 BUILDING SETBACKS: 10' SIDE, 15' FRONT, 5' BACK

LOADING REQUIREMENTS: 1/4" HD SITE LIGHTING PROPOSED
 TOWNSHIP: WAYNESVILLE
 DISTRICT: 04-01
 ZONING: R-10
 CALCULATED FLOOD DAMAGE: 3,375 SF
 FLOOD ZONES: AE & X
 DISTURBED AREA: 0.22 ACRES
 FRESH BISHOP: YES
 USE: RESIDENTIAL
 MAINTENANCE: PUBLIC
 WATER SYSTEM TYPE: PUBLIC
 SEWER SYSTEM TYPE: PUBLIC



CONCRETE JOINTS
 SCALE: NOT TO SCALE

NOTES:
 1. CONTROL JOINTS SHALL BE CUT TO REQUIRED DEPTH, ONLY AFTER
 2. JOINTS SHALL BE FINISHED TO MATCH SURFACE OF ADJACENT
 3. PROVIDE EXPANSION JOINTS AT 4' O.C. (MINIMUM) AND WHERE ALL PROPOSED
 4. BASE & FOUNDATION WALLS



24" CURB AND GUTTER DETAIL
 SCALE: NOT TO SCALE

NOTES:
 1. PROVIDE CONCRETE JOINTS @ 8' O.C. REINFORCE
 2. PROVIDE EXPANSION JOINTS @ 30' O.C. 4" X 4" X 4" REINFORCE
 3. REINFORCE WITH 6" X 6" X 6" W1.4 W1.4 W1.4

PAVEMENT SCHEDULE

A 2/0/8
 C 4/5

811
 Know what's below.
 Call before you dig.

Michael Lee Broffield
 DEED BOOK 14, PAGE 218
 PH 815-11-5395

Michael Lee Broffield
 DEED BOOK 14, PAGE 218
 PH 815-11-5395

REV	DATE	DESCRIPTION
1	11/05/21	TRM REVIEW COMMENTS

MADE TRIM

LANDSCAPE ARCHITECTURE

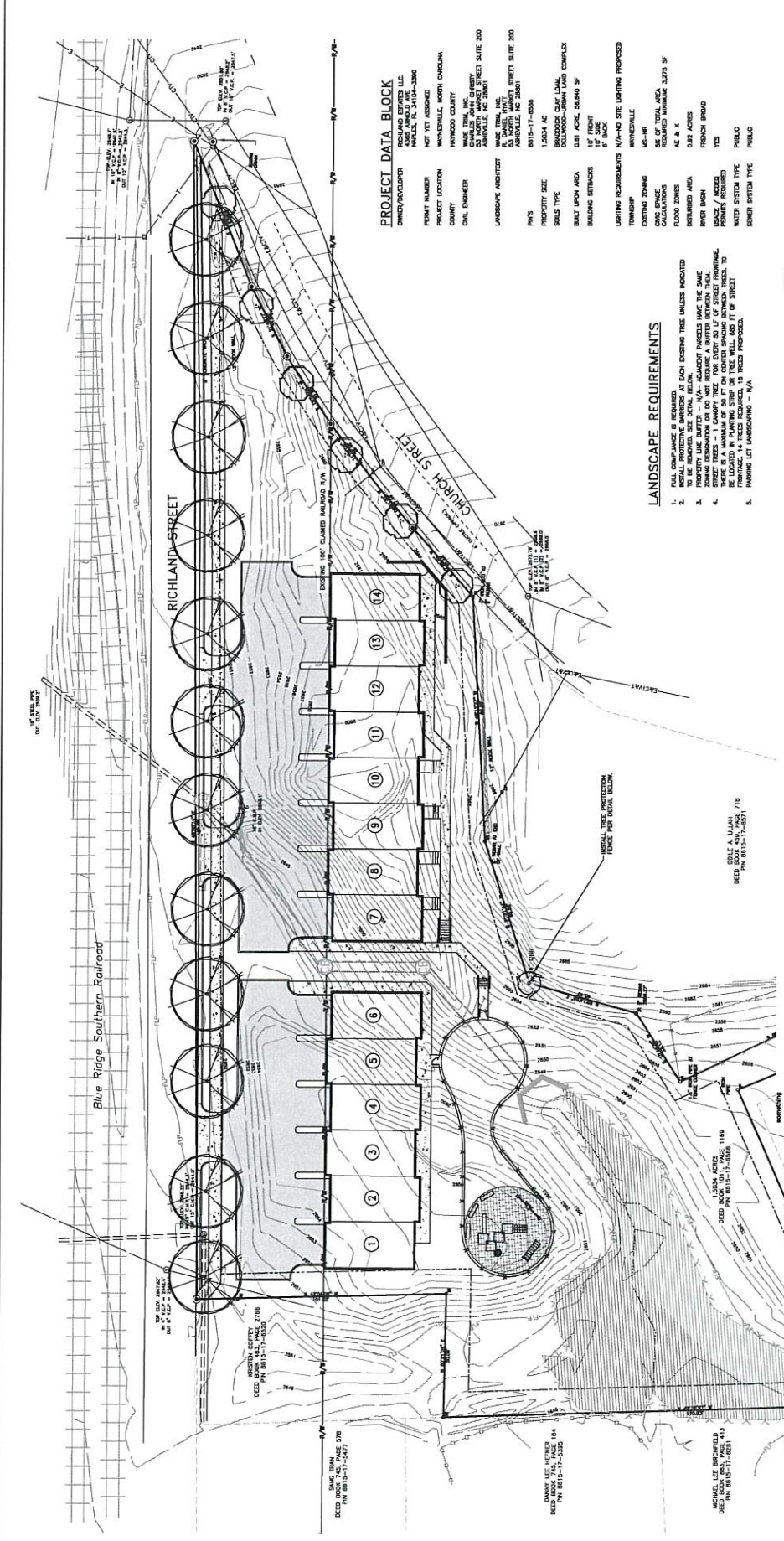
531 N. Market Street, Suite 200
Asheville, NC 28801
PH: 828.253.1471
WWW.MADETRIM.COM

LANDSCAPE PLAN

RESIDENTIAL TOWNHOUSE DEVELOPMENT
for RICHLAND ESTATES LLC
RICHLAND STREET, WAYNESVILLE, NC

ISSUED FOR: SALES; BY: [Signature]
REVIEW: 11/05/21
DATE: 11/05/21

JOB NO: REL2001.02A
SHEET: [Blank]
C5.0



PROJECT DATA BLOCK

OWNER/DEVELOPER:	RICHLAND ESTATES LLC 531 N. Market Street, Suite 200 Asheville, NC 28801 PH: 828.253.1471
PROJECT NUMBER:	NOT YET ASSIGNED
PROJECT LOCATION:	WAYNESVILLE, NORTH CAROLINA
COUNTY:	WAYNESVILLE COUNTY
LOCAL JURISDICTION:	CHARTERED TOWN OF WAYNESVILLE 1000 MARKET STREET SUITE 200 ASHEVILLE, NC 28801
LANDSCAPE ARCHITECT:	MADE TRIM, INC. 531 N. MARKET STREET, SUITE 200 ASHEVILLE, NC 28801 PH: 828.253.1471
PLOTS:	0415-17-100A
PROPERTY SIZE:	1.0234 AC
SOILS TYPE:	BRADSHAW CLAY LOAM
BUILDING AREA:	10,000 SQ FT
PAVING METHODS:	10\"/>
LIGHTING REQUIREMENTS:	1/4\"/>
TOWNSHIP:	WAYNESVILLE
DISTRICT ZONING:	RS-10
USE OF TOTAL AREA:	100% TOTAL
USE OF OPEN SPACE:	AC & X P MINIMUM 5.275 5'
FLOOD ZONES:	AC & X P
DESIGNATED AREA:	0.06 ACRES
NEIGHBORHOOD:	FRENCH BROAD
LEAKS / AODS:	YES
PERMITS REQUIRED:	YES
WATER SYSTEM TYPE:	PUBLIC
SEWER SYSTEM TYPE:	PUBLIC

- LANDSCAPE REQUIREMENTS**
- FULL COMPLIANCE IS REQUIRED.
 - NON-EXISTING TREES UNLESS INDICATED TO BE REMOVED, SEE SOCIAL REPORT.
 - PROPERTY LINE BUFFER - 1/4\"/>
 - TREES IN A MEDIUM OF 20 FT OR GREATER SPACING BETWEEN TREES TO PROVIDE 14 TREES REQUIRED. 14 TREES PROPOSED.
 - MINIMUM LOT LANDSCAPING - 1/4\"/>

TREES

12

1. **LOUDBARK STYRACHTIA**
2-1/2\"/> CAL. NAR. SINGLE
MULTI-DIRECTIONAL BRANCHES
STEM UNDECI. FULL PLANTS

2. **LOUDBARK STYRACHTIA**
2-1/2\"/> CAL. NAR. SINGLE
MULTI-DIRECTIONAL BRANCHES
STEM UNDECI. FULL PLANTS

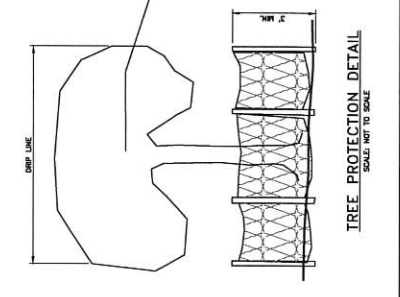
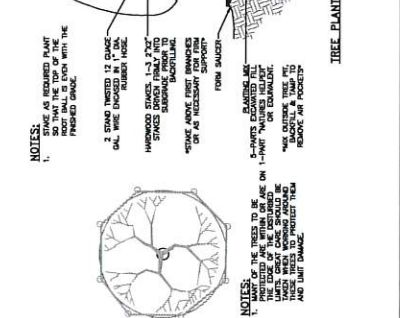
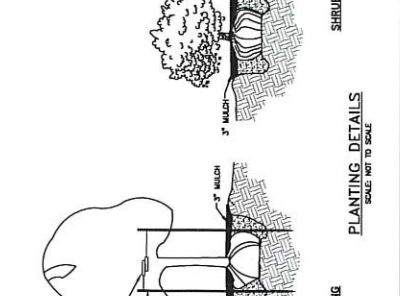
3

1. **LOUDBARK STYRACHTIA**
2-1/2\"/> CAL. NAR. SINGLE
MULTI-DIRECTIONAL BRANCHES
STEM UNDECI. FULL PLANTS

2. **LOUDBARK STYRACHTIA**
2-1/2\"/> CAL. NAR. SINGLE
MULTI-DIRECTIONAL BRANCHES
STEM UNDECI. FULL PLANTS

SHRUB PLANTING

1. **MAELCH**
3\"/> MESH
WHITE UNDECI. FILL
MULCH UNDECI. FULL PLANTS
OR
MULCH UNDECI. FULL PLANTS
OR
MULCH UNDECI. FULL PLANTS



18

Know what's below.
Call before you dig.



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

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

November 9, 2021

Re: PIN 8615-17-6586 (Richland Estate Townhomes)

To whom it may concern,
The Town of Waynesville can provide water/sewer services for the proposed development at the above referenced PIN. If you have any questions, feel free to contact me.

Jeff Stines
Director of Public Services
129 Legion Drive
Waynesville, N.C 28786
Office- (828)456-3706



⊠ North Carolina Wildlife Resources Commission ⊠

Cameron Ingram, Executive Director

October 26, 2021

Mr. David Brown
U.S. Army Corps of Engineers, Regulatory Branch
151 Patton Avenue, Room 208
Asheville, North Carolina 28801-5006

SUBJECT: Richland Estates Townhomes
UT Richland Creek, Haywood County

Dear Mr. Brown:

Biologists with the North Carolina Wildlife Resources Commission (NCWRC) reviewed an application to culvert 171 ft of an unnamed tributary (UT) to Richland Creek in Haywood County. Our comments on this application are offered for your consideration under provisions of the Clean Water Act of 1977 (33 U.S.C. 466 et. seq.) and Fish and Wildlife Coordination Act (48 Stat. 401, as amended; 16 U.S.C. 661-667d).

Wild trout reproduction should not be impacted by the project, and a trout moratorium is not needed.

The culvert is proposed to accommodate the construction of townhomes development, part of which would be in the 100-year floodplain. The NCWRC does not support commercial or residential development within the 100-year floodplain. The filling of floodplains increases the potential for flooding and degrades in-stream habitats for fish and other aquatic organisms.

We offer the following recommendations to minimize impacts to fish and wildlife:

1. In-channel work should be accomplished as quickly as possible and vigilance used in sediment and erosion control during site preparation, construction, and clean up. Disturbed areas should be seeded, mulched and/or matted as soon as possible, preferably at the end of each workday.
2. Any erosion control matting used should be free of plastic or nylon mesh, as this type of mesh frequently entangles wildlife and is slow to degrade, resulting in a hazard that may last for years.

3. The proposed culvert would be HDPE material. We recommend against using HDPE or reinforced concrete material, as this material is less likely to hold stream substrate and provide for movement of aquatic organisms like fish and salamanders.

Thank you for the opportunity to review and comment on this project. Please contact me at (828) 400-4223 if you have any questions about these comments.

Sincerely,



Andrea Leslie
Mountain Region Coordinator, Habitat Conservation Program

cc: Daniel Hyatt, Wade Trim
Amy Annino, NC Division of Water Resources

**U.S. ARMY CORPS OF ENGINEERS
WILMINGTON DISTRICT**

Action ID: **SAW-2017-00824** County: **Haywood** U.S.G.S. Quad: **Waynesville**

NOTIFICATION OF JURISDICTIONAL DETERMINATION

Property Owner/Applicant: **Richland Estates, LLC / Attn.: Greg Wishart**
Address: **37 Brenner Avenue**
Waynesville, NC 28786
Telephone Number: **828-646-1470**
Email: **gw868808@gmail.com**

Size (acres): **1.5** Nearest Town: **Waynesville**
Nearest Waterway: **UTs Richland Creek** Coordinates: **35.49076 N, 82.99294 W**
River Basin/HUC: **Pigeon (06010106)**

Location description: **The project site is located on a tract of land (PIN 8615-17-6586) at the southwest corner of Church Street and Richland Street in Waynesville, Haywood County, North Carolina.**

Indicate Which of the Following Apply:

A. Preliminary Determination

- There are waters, including wetlands, on the above described property, that may be subject to Section 404 of the Clean Water Act (CWA)(33 USC § 1344) and/or Section 10 of the Rivers and Harbors Act (RHA) (33 USC § 403). The waters, including wetlands, have been delineated, and the delineation has been verified by the Corps to be sufficiently accurate and reliable. Therefore this preliminary jurisdiction determination may be used in the permit evaluation process, including determining compensatory mitigation. For purposes of computation of impacts, compensatory mitigation requirements, and other resource protection measures, a permit decision made on the basis of a preliminary JD will treat all waters and wetlands that would be affected in any way by the permitted activity on the site as if they are jurisdictional waters of the U.S. This preliminary determination is not an appealable action under the Regulatory Program Administrative Appeal Process (Reference 33 CFR Part 331). However, you may request an approved JD, which is an appealable action, by contacting the Corps district for further instruction.
- There are wetlands on the above described property, that may be subject to Section 404 of the Clean Water Act (CWA)(33 USC § 1344) and/or Section 10 of the Rivers and Harbors Act (RHA) (33 USC § 403). However, since the waters, including wetlands, have not been properly delineated, this preliminary jurisdiction determination may not be used in the permit evaluation process. Without a verified wetland delineation, this preliminary determination is merely an effective presumption of CWA/RHA jurisdiction over all of the waters, including wetlands, at the project area, which is not sufficiently accurate and reliable to support an enforceable permit decision. We recommend that you have the waters of the U.S. on your property delineated. As the Corps may not be able to accomplish this wetland delineation in a timely manner, you may wish to obtain a consultant to conduct a delineation that can be verified by the Corps.

B. Approved Determination

- There are Navigable Waters of the United States within the above described property subject to the permit requirements of Section 10 of the Rivers and Harbors Act (RHA) (33 USC § 403) and Section 404 of the Clean Water Act (CWA)(33 USC § 1344). Unless there is a change in law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.
- There are waters of the U.S., including wetlands, on the above described project area subject to the permit requirements of Section 404 of the Clean Water Act (CWA) (33 USC § 1344). Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.
 - We recommend you have the waters of the U.S. on your property delineated. As the Corps may not be able to accomplish this wetland delineation in a timely manner, you may wish to obtain a consultant to conduct a delineation that can be verified by the Corps.
 - The waters of the U.S., including wetlands, on your project area have been delineated and the delineation has been verified by the Corps. We strongly suggest you have this delineation surveyed. Upon completion, this survey should be reviewed and verified by the Corps. Once verified, this survey will provide an accurate depiction of all areas subject to

CWA jurisdiction on your property which, provided there is no change in the law or our published regulations, may be relied upon for a period not to exceed five years.

— The waters of the U.S., including wetlands, have been delineated and surveyed and are accurately depicted on the plat signed by the Corps Regulatory Official identified below on _____. Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

— There are no waters of the U.S., to include wetlands, present on the above described project area which are subject to the permit requirements of Section 404 of the Clean Water Act (33 USC 1344). Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

— The property is located in one of the 20 Coastal Counties subject to regulation under the Coastal Area Management Act (CAMA). You should contact the Division of Coastal Management in Morehead City, NC, at (252) 808-2808 to determine their requirements.

Placement of dredged or fill material within waters of the US, including wetlands, without a Department of the Army permit may constitute a violation of Section 301 of the Clean Water Act (33 USC § 1311). Placement of dredged or fill material, construction or placement of structures, or work within navigable waters of the United States without a Department of the Army permit may constitute a violation of Sections 9 and/or 10 of the Rivers and Harbors Act (33 USC § 401 and/or 403). If you have any questions regarding this determination and/or the Corps regulatory program, please contact **David Brown** at 828-271-7980, ext. 4232 or david.w.brown@usace.army.mil.

C. Basis for Determination:

See attached preliminary jurisdictional determination form.

D. Remarks:

The potential waters of the U.S. at this site were verified by the Corps and are as approximately depicted on the attached Resources Delineation Map submitted by Equinox.

E. Attention USDA Program Participants

The delineation included herein has been conducted to identify the location and extent of the aquatic resource boundaries and/or the jurisdictional status of aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This delineation and/or jurisdictional determination may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should discuss the applicability of a certified wetland determination with the local USDA service center, prior to starting work.

F. Appeals Information for Approved Jurisdiction Determinations (as indicated in Section B. above)

If you object to this determination, you may request an administrative appeal under Corps regulations at 33 CFR Part 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal this determination you must submit a completed RFA form to the following address:

US Army Corps of Engineers
South Atlantic Division
Attn: Mr. Philip A. Shannin
Administrative Appeal Review Officer
60 Forsyth Street SW, Floor M9
Atlanta, Georgia 30303-8803
OR
philip.a.shannin@usace.army.mil

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP.

Should you decide to submit an RFA form, it must be received at the above address by, N/A (preliminary jurisdictional determination).

It is not necessary to submit an RFA form to the Division Office if you do not object to the determination in this correspondence.

Corps Regulatory Official:



David Brown

Issue Date of JD: **April 28, 2021**

Expiration Date: N/A preliminary jurisdictional determination








The Wilmington District is committed to providing the highest level of support to the public. To help us ensure we continue to do so, please complete our Customer Satisfaction Survey, located online at <https://regulatory.ops.usace.army.mil/customer-service-survey/>

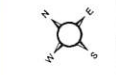
Copy Furnished (by email):

Equinox, Charles Lawson, charles@equinoxenvironmental.com



Legend

-  S1_Intermittent_Stream
-  S2_Intermittent_Stream
-  S3_Perennial_Streams
-  Wetland_1
-  Excavated_Pit
-  Existing_Culverts
-  Subject_Tract



RESOURCES DELINEATION MAP
 CHURCH STREET SITE - STREAM & WETLAND DETERMINATION / DELINEATION



FAST TRACK SEWER SYSTEM EXTENSION APPLICATION
INSTRUCTIONS FOR FORM: FTA 06-21 & SUPPORTING DOCUMENTATION

This application is for sewer extensions involving gravity sewers, pump stations and force mains, or any combination that has been certified by a professional engineer and the applicant that the project meets the requirements of [15A NCAC 02T](#) and the Division's Minimum Design Criteria ([Gravity Sewer](#) & [Pump Stations/Force Mains](#)) and that **plans, specifications and supporting documents have been prepared in accordance with [15A NCAC 02T](#), [15A NCAC 02T .0300](#), Division policies, and [good engineering practices](#).**

While no upfront engineering design documents are required for submittal, in accordance with 15A NCAC 02T .0305(b), design documents must be prepared prior to submittal of a fast track permit application to the Division. This would include plans, design calculations, and project specifications referenced in [15A NCAC 02T .0305](#) and the applicable minimum design criteria. **These documents shall be immediately available upon request by the Division.**

Projects that are deemed permitted (do not require a permit from the Division) are explained in [15A NCAC 02T.0303](#).

Projects not eligible for review via the fast track process (must be submitted for full technical review):

- Projects that do not meet any part of the minimum design criteria (MDC) documents;
- Projects that involve more than one variance from the requirements of 15A NCAC 02T;
- Pressure sewer systems utilizing simplex septic tank-effluent pumps (STEPS) or simplex grinder pumps;
- Simplex STEP or simplex grinder pumps connecting to pressurized systems (e.g. force mains);
- Vacuum sewer systems.

General – When submitting an application, please use the following instructions as a checklist in order to ensure all required items are submitted. Adherence to these instructions and checking the provided boxes will help produce a quicker review time and reduce the amount of requested additional information. **Failure to submit all required items will necessitate additional processing and review time, and may result in return of the application.** Unless otherwise noted, the Applicant shall submit one original and one copy of the application and supporting documentation.

A. One Original and One Copy (second copy may be digital) of Application and Supporting Documents

- Required unless otherwise noted. Signatures on original must be “wet ink” or secure digital signatures. Please do not submit engineering design plans with the application unless specifically requested.

B. Cover Letter/Narrative Description (Required for All Application Packages):

- List all items included in the application package, as well as a brief description of the requested permitting action.
 - Be specific as to the system type, number of homes served, flow allocation required, etc.
 - Include the permit number/status of any other required sewer permits (downstream/upstream)
 - If necessary for clarity, include attachments to the application form.

C. Application Fee (All New and Modification Application Packages):

- Submit a check or money order in the amount of **\$480.00**, dated no more than 90 days prior to application submittal.
- Payable to North Carolina Department of Environmental Quality (NCDEQ)

D. Fast Track Application (Required for All Application Packages, Form FTA 05-21):

- Submit the completed and appropriately executed application.
 - If necessary for clarity or due to space restrictions, attachments to the application may be made.
- If the Applicant Type in Item I.2 is a corporation or company, provide documentation it is registered for business with the [North Carolina Secretary of State](#).
- If the Applicant Type in Item I.2 is a partnership or d/b/a, enclose a copy of the certificate filed with the Register of Deeds in the county of business.
- The Project Name in Item II.1 shall be consistent with the project name on the flow acceptance letters, agreements, etc.
- The Professional Engineer's Certification on Page 5 of the application shall be signed, sealed and dated by a [North Carolina licensed Professional Engineer](#).
- The Applicant's Certification on Page 5 of the application shall be signed in accordance with [15A NCAC 02T .0106\(b\)](#). Per 15A NCAC 02T .0106(c), an alternate person may be designated as the signing official if a delegation letter is provided from a person who meets the criteria in 15A NCAC 02T .0106(b).

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E. Flow Tracking/Acceptance Form (Form: FTSE 04-16) (If Applicable):

- Submit the completed and executed FTSE form from the owners of the downstream sewers and treatment facility.
- Multiple forms maybe required where the downstream sewer owner and wastewater treatment facility are different.
- The flow acceptance indicated in form FTSE must not expire prior to permit issuance and must be dated less than one year prior to the application date.
- Submittal of this application and form FTSE indicates that owner has adequate capacity and will not violate [G.S. 143-215.67\(a\)](#).
- Intergovernmental agreements or other contracts will not be accepted in lieu of a project-specific FTSE.

F. Site Maps (All Application Packages):

- Submit an 8.5-inch x 11-inch color copy of a USGS Topographic Map of sufficient scale to identify the entire project area, including the closest surface waters.
 - General location of the project components (gravity sewer, pump stations, & force main)
 - Downstream connection points and permit number (if known) for the receiving sewer
- Include an aerial location map showing general project area (such as street names or latitude/longitude) so that Division staff can easily locate it in the field.

G. Existing Permit (Application Packages for Modifications to an Existing Permit):

- Submit a copy of the most recently issued existing permit.
- Include a descriptive and clear narrative identifying the previously permitted items to remain in the permit, items to be added, and/or items to be modified** (the application form itself should include only include items to be added/modified). The narrative should also include whether any previously permitted items have been certified.
- The narrative should clearly identify the requested permitting action and accurately describe the sewers to be listed in the final permit.**

H. Power Reliability Plan (Required if portable reliability option utilized for Pump Station):

- Per [15A NCAC 02T .0305\(h\)\(1\)](#), submit documentation of power reliability for pumping stations.
 - This alternative is only available for average daily flows less than 15,000 gallons per day
 - It shall be demonstrated to the Division that the portable source is owned or contracted by the applicant and is compatible with the station. The Division will accept a letter signed by the applicant (see 15A NCAC 02T .0106(b)) or proposed contractor, stating that “the portable power generation unit or portable, independently-powered pumping units, associated appurtenances and personnel are available for distribution and operation of this pump station.”
 - **If the portable power source or pump is dedicated to multiple pump stations, an evaluation of all the pump stations' storage capacities and the rotation schedule of the portable power source or pump, including travel timeframes, shall be provided in the case of a multiple station power outage. (Required at time of certification)**

I. Certificate of Public Convenience and Necessity (All Application Packages for Privately-Owned Public Utilities):

- Per [15A NCAC 02T .0115\(a\)\(1\)](#) provide the Certificate of Public Convenience and Necessity from the [North Carolina Utilities Commission](#) demonstrating the Applicant is authorized to hold the utility franchise for the area to be served by the sewer extension, or
- Provide a letter from the [North Carolina Utilities Commission's Water and Sewer Division Public Staff](#) stating an application for a franchise has been received and that the service area is contiguous to an existing franchised area or that franchise approval is expected.

J. Operational Agreements (Applications from HOA/POA and Developers for lots to be sold):

- Home/Property Owners' Associations
 - Per [15A NCAC 02T .0115\(c\)](#), submit the properly executed [Operational Agreement \(FORM: HOA\)](#).
 - Per 15A NCAC 02T .0115(c), submit a copy of the Articles of Incorporation, Declarations and By-laws.
- Developers of lots to be sold
 - Per [15A NCAC 02T .0115\(b\)](#), submit the properly executed [Operational Agreement \(FORM: DEV\)](#).

For more information, visit the Division's collection systems [website](#)

THE COMPLETED APPLICATION PACKAGE INCLUDING ALL SUPPORTING INFORMATION AND MATERIALS, SHOULD BE SENT TO THE APPROPRIATE REGIONAL OFFICE:

REGIONAL OFFICE	ADDRESS	COUNTIES SERVED
<u>Asheville Regional Office Water Quality Section</u>	2090 US Highway 70 Swannanoa, North Carolina 28778-8211 (828) 296-4500 (828) 299-7043 Fax	Avery, Buncombe, Burke, Caldwell, Cherokee, Clay, Graham, Haywood, Henderson, Jackson, Macon, Madison, McDowell, Mitchell, Polk, Rutherford, Swain, Transylvania, Yancey
<u>Fayetteville Regional Office Water Quality Section</u>	225 Green Street Suite 714 Fayetteville, North Carolina 28301-5095 (910) 433-3300 (910) 486-0707 Fax	Anson, Bladen, Cumberland, Harnett, Hoke, Montgomery, Moore, Robeson, Richmond, Sampson, Scotland
<u>Mooresville Regional Office Water Quality Section</u>	610 E. Center Avenue Mooresville, North Carolina 28115 (704) 663-1699 (704) 663-6040 Fax	Alexander, Cabarrus, Catawba, Cleveland, Gaston, Iredell, Lincoln, Mecklenburg, Rowan, Stanly, Union
<u>Raleigh Regional Office Water Quality Section</u>	3800 Barrett Drive Raleigh, North Carolina 27609 (919) 791-4200 (919) 571-4718 Fax	Chatham, Durham, Edgecombe, Franklin, Granville, Halifax, Johnston, Lee, Nash, Northampton, Orange, Person, Vance, Wake, Warren, Wilson
<u>Washington Regional Office Water Quality Section</u>	943 Washington Square Mall Washington, North Carolina 27889 (252) 946-6481 (252) 975-3716 Fax	Beaufort, Bertie, Camden, Chowan, Craven, Currituck, Dare, Gates, Greene, Hertford, Hyde, Jones, Lenoir, Martin, Pamlico, Pasquotank, Perquimans, Pitt, Tyrrell, Washington, Wayne
<u>Wilmington Regional Office Water Quality Section</u>	127 Cardinal Drive Extension Wilmington, North Carolina 28405 (910) 796-7215 (910) 350-2004 Fax	Brunswick, Carteret, Columbus, Duplin, New Hanover, Onslow, Pender
<u>Winston-Salem Regional Office Water Quality Section</u>	450 W. Hanes Mill Road Suite 300 Winston-Salem, North Carolina 27105 (336) 776-9800 (336) 776-9797 Fax	Alamance, Alleghany, Ashe, Caswell, Davidson, Davie, Forsyth, Guilford, Rockingham, Randolph, Stokes, Surry, Watauga, Wilkes, Yadkin



Application Number: _____ (to be completed by DWR)

All items must be completed or the application will be returned

I. APPLICANT INFORMATION:

- Applicant's name: Town of Waynesville (company, municipality, HOA, utility, etc.)
- Applicant type: Individual Corporation General Partnership Privately-Owned Public Utility
 Federal State/County Municipal Other
- Signature authority's name: Rob Hites per 15A NCAC 02T .0106(b)
Title: Town Manager
- Applicant's mailing address: 16 South Main Street
City: Waynesville State: NC Zip: 28787-____
- Applicant's contact information:
Phone number: (282) 452-2491 Email Address: rhites@waynesvillenc.gov

II. PROJECT INFORMATION:

- Project name: Richland Estates Townhomes
- Application/Project status: Proposed (New Permit) Existing Permit/Project
If a modification, provide the existing permit number: WQ00____ and issued date: _____,
For modifications, also attach a detailed narrative description as described in Item G of the checklist.
If new construction, but part of a master plan, provide the existing permit number: WQ00____
- County where project is located: Haywood County
- Approximate Coordinates (Decimal Degrees): Latitude: 35.491112° Longitude: -82.993038°
- Parcel ID (if applicable): 8615-17-6586 (or Parcel ID to closest downstream sewer)

III. CONSULTANT INFORMATION:

- Professional Engineer: Charles J. Christy License Number: 029142
Firm: Wade Trim
Mailing address: 53 N Market Street, Suite 200
City: Asheville State: NC Zip: 28801-____
Phone number: (828) 255-1197 Email Address: cchristy@wadetrim.com

IV. WASTEWATER TREATMENT FACILITY (WWTF) INFORMATION:

- Facility Name: Waynesville Wastewater Treatment Plant Permit Number: NC0025321
Owner Name: Town of Waynesville

V. RECEIVING DOWNSTREAM SEWER INFORMATION:

- Permit Number(s): WQ_____
- Downstream (Receiving) Sewer Information: 10 and 8 inch Gravity Force Main
- System Wide Collection System Permit Number(s) (if applicable): WQCS00039
Owner Name(s): Waynesville

VI. GENERAL REQUIREMENTS

1. If the Applicant is a Privately-Owned Public Utility, has a Certificate of Public Convenience and Necessity been attached?
 Yes No N/A
2. If the Applicant is a Developer of lots to be sold, has a [Developer's Operational Agreement \(FORM: DEV\)](#) been attached?
 Yes No N/A
3. If the Applicant is a Home/Property Owners' Association, has an [HOA/POA Operational Agreement \(FORM: HOA\)](#) and supplementary documentation as required by 15A NCAC 02T.0115(c) been attached?
 Yes No N/A

4. Origin of wastewater: (check all that apply):

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Residential (Individually Owned) | <input type="checkbox"/> Retail (stores, centers, malls) | <input type="checkbox"/> Car Wash |
| <input type="checkbox"/> Residential (Leased) | <input type="checkbox"/> Retail with food preparation/service | <input type="checkbox"/> Hotel and/or Motels |
| <input type="checkbox"/> School / preschool / day care | <input type="checkbox"/> Medical / dental / veterinary facilities | <input type="checkbox"/> Swimming Pool/Clubhouse |
| <input type="checkbox"/> Food and drink facilities | <input type="checkbox"/> Church | <input type="checkbox"/> Swimming Pool/Filter Backwash |
| <input type="checkbox"/> Businesses / offices / factories | <input type="checkbox"/> Nursing Home | <input type="checkbox"/> Other (Explain in Attachment) |

5. Nature of wastewater : 100 % Domestic _____ % Commercial _____ % Industrial ([See 15A NCAC 02T .0103\(20\)](#))
 If Industrial, is there a Pretreatment Program in effect? Yes No

6. Has a flow reduction been approved under [15A NCAC 02T .0114\(f\)](#)? Yes No

➤ **If yes, provide a copy of flow reduction approval letter with this application**

7. Summarize wastewater generated by project:

Establishment Type (see 02T.0114(f))	Daily Design Flow ^{a,b}	No. of Units	Flow
Residential	120 gal/bedroom	42	5040 GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
	gal/		GPD
		<i>Total</i>	5040 GPD

a See [15A NCAC 02T .0114\(b\), \(d\), \(e\)\(1\) and \(e\)\(2\)](#) for caveats to wastewater design flow rates (i.e., minimum flow per dwelling; proposed unknown non-residential development uses; public access facilities located near high public use areas; and residential property located south or east of the Atlantic Intracoastal Waterway to be used as vacation rentals as defined in [G.S. 42A-4](#)).

b Per 15A NCAC 02T .0114(c), design flow rates for establishments not identified [in table [15A NCAC 02T.0114](#)] shall be determined using available flow data, water using fixtures, occupancy or operation patterns, and other measured data.

8. Wastewater generated by project: ___ GPD (per [15A NCAC 02T .0114](#))

➤ Do not include future flows or previously permitted allocations

If permitted flow is zero, please indicate why:

Pump Station/Force Main or Gravity Sewer where flow will be permitted in subsequent permits that connect to this line. Please provide supplementary information indicating the approximate timeframe for permitting upstream sewers with flow.

Flow has already been allocated in Permit Number: _____ Issuance Date: _____

Rehabilitation or replacement of existing sewers with no new flow expected

Other (Explain): _____

VII. GRAVITY SEWER DESIGN CRITERIA (If Applicable) - 02T .0305 & MDC (Gravity Sewers):

1. Summarize gravity sewer to be permitted:

Size (inches)	Length (feet)	Material
8"	501	PVC
4"	150	PVC

- Section II & III of the MDC for Permitting of Gravity Sewers contains information related to design criteria
- Section III contains information related to minimum slopes for gravity sewer(s)
- **Oversizing lines to meet minimum slope requirements is not allowed and a violation of the MDC**

VIII. PUMP STATION DESIGN CRITERIA (If Applicable) - 02T .0305 & MDC (Pump Stations/Force Mains):

PROVIDE A SEPARATE COPY OF THIS PAGE FOR EACH PUMP STATION INCLUDED IN THIS PROJECT

1. Pump station number or name: _____
2. Approximate Coordinates (Decimal Degrees): Latitude: ____° Longitude: - ____°
3. Total number of pumps at the pump station: _____
3. Design flow of the pump station: _____ millions gallons per day (firm capacity)
 - This should reflect the total GPM for the pump station with the largest pump out of service.
4. Operational point(s) per pump(s): _____ gallons per minute (GPM) at _____ feet total dynamic head (TDH)
5. Summarize the force main to be permitted (for this Pump Station):

Size (inches)	Length (feet)	Material

If any portion of the force main is less than 4-inches in diameter, please identify the method of solids reduction per MDCPSFM Section 2.01C.1.b. Grinder Pump Mechanical Bar Screen Other (please specify) _____

6. Power reliability in accordance with 15A NCAC 02T .0305(h)(1):

Standby power source or Standby pump

- Must have automatic activation and telemetry - 15A NCAC 02T.0305(h)(1)(B):
- Required for all pump stations with an average daily flow greater than or equal to 15,000 gallons per day
- **Must be permanent to facility** and may not be portable

Or if the pump station has an average daily flow less than 15,000 gallons per day 15A NCAC02T.0305(h)(1)(C):

Portable power source with manual activation, quick-connection receptacle and telemetry -

or

Portable pumping unit with plugged emergency pump connection and telemetry:

- Include documentation that the portable source is owned or contracted by the applicant and is compatible with the station.
- If the portable power source or pump is dedicated to multiple pump stations, an evaluation of all the pump stations' storage capacities and the rotation schedule of the portable power source or pump, including travel timeframes, shall be provided as part of this permit application in the case of a multiple station power outage.

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IX. SETBACKS & SEPARATIONS – (02B .0200 & 15A NCAC 02T .0305(f)):

1. Does the project comply with all separations/alternatives found in [15A NCAC 02T .0305\(f\) & \(g\)](#)? Yes No

15A NCAC 02T.0305(f) contains minimum separations that shall be provided for sewer systems:

Setback Parameter*	Separation Required
Storm sewers and other utilities not listed below (vertical)	18 inches
² Water mains (vertical - water over sewer preferred, including in benched trenches)	18 inches
² Water mains (horizontal)	10 feet
Reclaimed water lines (vertical - reclaimed over sewer)	18 inches
Reclaimed water lines (horizontal - reclaimed over sewer)	2 feet
**Any private or public water supply source, including any wells, WS-I waters of Class I or Class II impounded reservoirs used as a source of drinking water, and associated wetlands.	100 feet
**Waters classified WS (except WS-I or WS-V), B, SA, ORW, HQW, or SB from normal high water (or tide elevation) and wetlands associated with these waters (see item IX.2)	50 feet
**Any other stream, lake, impoundment, or ground water lowering and surface drainage ditches, as well as wetlands associated with these waters or classified as WL.	10 feet
Any building foundation (horizontal)	5 feet
Any basement (horizontal)	10 feet
Top slope of embankment or cuts of 2 feet or more vertical height	10 feet
Drainage systems and interceptor drains	5 feet
Any swimming pools	10 feet
Final earth grade (vertical)	36 inches

➤ If noncompliance with [02T.0305\(f\) or \(g\)](#), see Section X.1 of this application

*[15A NCAC 02T.0305\(g\)](#) contains alternatives where separations in [02T.0305\(f\)](#) cannot be achieved. Please check “yes” above if these alternatives are used and provide narrative information to explain.

**Stream classifications can be identified using the Division’s [NC Surface Water Classifications webpage](#)

2. Does this project comply with the minimum separation requirements for water mains? Yes No N/A
 ➤ If no, please refer to 15A NCAC 18C.0906(f) for documentation requirements and submit a separate document, signed/sealed by an NC licensed PE, verifying the criteria outlined in that Rule.
3. Does the project comply with separation requirements for wetlands? Yes No N/A
 ➤ Please provide supplementary information identifying the areas of non-conformance.
 ➤ See the Division’s [draft separation requirements](#) for situations where separation cannot be met.
 ➤ No variance is required if the alternative design criteria specified is utilized in design and construction.
4. Is the project located in a river basin subject to any State buffer rules? Yes Basin name: _____ No
 If yes, does the project comply with setbacks found in the river basin rules per [15A NCAC 02B .0200](#)? Yes No
 ➤ This includes Trout Buffered Streams per [15A NCAC 2B.0202](#)
5. Does the project require coverage/authorization under a 404 Nationwide/individual permits or 401 Water Quality Certifications? Yes No
 ➤ Please provide the permit number/permitting status in the cover letter if coverage/authorization is required.
6. Does project comply with [15A NCAC 02T.0105\(c\)\(6\)](#) (additional permits/certifications)? Yes No
 Per [15A NCAC 02T.0105\(c\)\(6\)](#), directly related environmental permits or certification applications must be being prepared, have been applied for, or have been obtained. Issuance of this permit is contingent on issuance of dependent permits (erosion and sedimentation control plans, stormwater management plans, etc.).
7. Does this project include any sewer collection lines that are deemed “high-priority?” Yes No
 Per [15A NCAC 02T.0402](#), “high-priority sewer” means any aerial sewer, sewer contacting surface waters, siphon, or sewers positioned parallel to streambanks that are subject to erosion that undermines or deteriorates the sewer.
Siphons and sewers suspended through interference/conflict boxes require a variance approval.
 ➤ If yes, include an attachment with details for each line, including type (aerial line, size, material, and location).

High priority lines shall be inspected by the permittee or its representative at least once every six-months and inspections documented per 15A NCAC 02T.0403(a)(5) or the permittee’s individual System-Wide Collection permit.

X. CERTIFICATIONS:

1. Does the submitted system comply with [15A NCAC 02T](#), the [Minimum Design Criteria for the Permitting of Pump Stations and Force Mains \(latest version\)](#), and the [Gravity Sewer Minimum Design Criteria \(latest version\)](#) as applicable?

Yes No

If no, for projects requiring a single variance, complete and submit the Variance/Alternative Design Request application (VADC 10-14) and supporting documents for review to the Central Office. **Approval of the request will be issued concurrently with the approval of the permit, and projects requiring a variance approval may be subject to longer review times. For projects requiring two or more variances or where the variance is determined by the Division to be a significant portion of the project, the full technical review is required.**

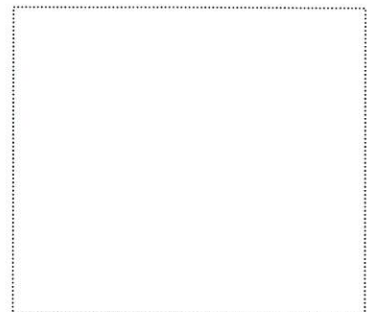
2. Professional Engineer's Certification:

I, Charles J. Christy, attest that this application for Richland Estates Townhomes
(Professional Engineer's name from Application Item III.1.) (Project Name from Application Item II.1)

has been reviewed by me and is accurate, complete and consistent with the information supplied in the plans, specifications, engineering calculations, and all other supporting documentation to the best of my knowledge. I further attest that to the best of my knowledge the proposed design has been prepared in accordance with the applicable regulations, [Minimum Design Criteria for Gravity Sewers \(latest version\)](#), and the [Minimum Design Criteria for the Fast-Track Permitting of Pump Stations and Force Mains \(latest version\)](#). Although other professionals may have developed certain portions of this submittal package, inclusion of these materials under my signature and seal signifies that I have reviewed this material and have judged it to be consistent with the proposed design.

NOTE – In accordance with General Statutes 143-215.6A and 143-215.6B, any person who knowingly makes any false statement, representation, or certification in any application package shall be guilty of a Class 2 misdemeanor, which may include a fine not to exceed \$10,000, as well as civil penalties up to \$25,000 per violation. Misrepresentation of the application information, including failure to disclose any design non-compliance with the applicable Rules and design criteria, may subject the North Carolina-licensed Professional Engineer to referral to the licensing board. (21 NCAC 56.0701)

North Carolina Professional Engineer's seal, signature, and date:



3. Applicant's Certification per 15A NCAC 02T .0106(b):

I, _____, attest that this application for _____
(Signature Authority Name from Application Item I.3.) (Project Name from Application Item II.1)

attest that this application has been reviewed by me and is accurate and complete to the best of my knowledge. I understand that if all required parts of this application are not completed and that if all required supporting documentation and attachments are not included, this application package is subject to being returned as incomplete. I understand that any discharge of wastewater from this non-discharge system to surface waters or the land will result in an immediate enforcement action that may include civil penalties, injunctive relief, and/or criminal prosecution. I will make no claim against the Division of Water Resources should a condition of this permit be violated. I also understand that if all required parts of this application package are not completed and that if all required supporting information and attachments are not included, this application package will be returned to me as incomplete.

NOTE – In accordance with General Statutes [143-215.6A](#) and [143-215.6B](#), any person who knowingly makes any false statement, representation, or certification in any application package shall be guilty of a Class 2 misdemeanor, which may include a fine not to exceed \$10,000 as well as civil penalties up to \$25,000 per violation.

Signature: _____

Date: _____

Richland Estates Townhomes
Sanitary Sewer Basis of Design
November 8, 2021

Townhomes:

Number of townhomes: 14

Assumed number of bedrooms: 3

Design flow = 120 gal per day per bedroom

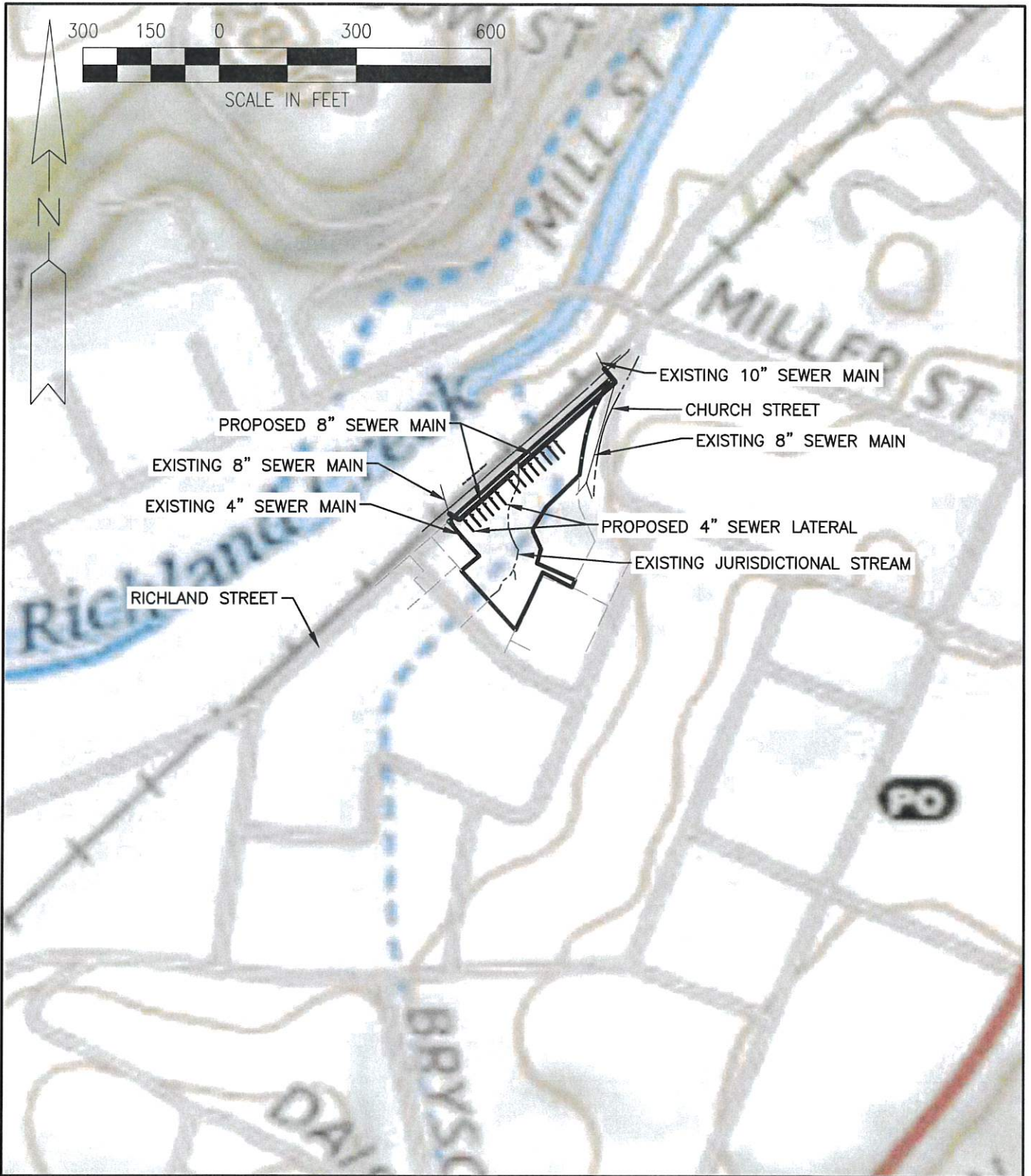
$$= 120 \text{ gal/day/bedroom} \times 42 \text{ bedrooms} = 5040 \text{ gallons per day}$$

In use 12 hours per day

Average flow = $5040 \text{ gpd} / 12 \text{ hours} / 60 \text{ min/hr} = 7.0 \text{ gallon per minute average flow}$

Peak flow (4.0 peak factor) = $7.0 \text{ gpm} \times 4.0 = 28 \text{ gallons per minute peak flow}$

C:\PW_WORK\WADE-TRIM_MITILEY\1134518\EXHIBITS.DWG - USGS TOPO - FULL SCALE GREY SCALE.STB - PLOTTED 11/8/2021 8:52 AM BY TILLEY, MIKAYLA



RICHLAND ESTATES LLC
 RICHLAND STREET
 WAYNESVILLE, NC

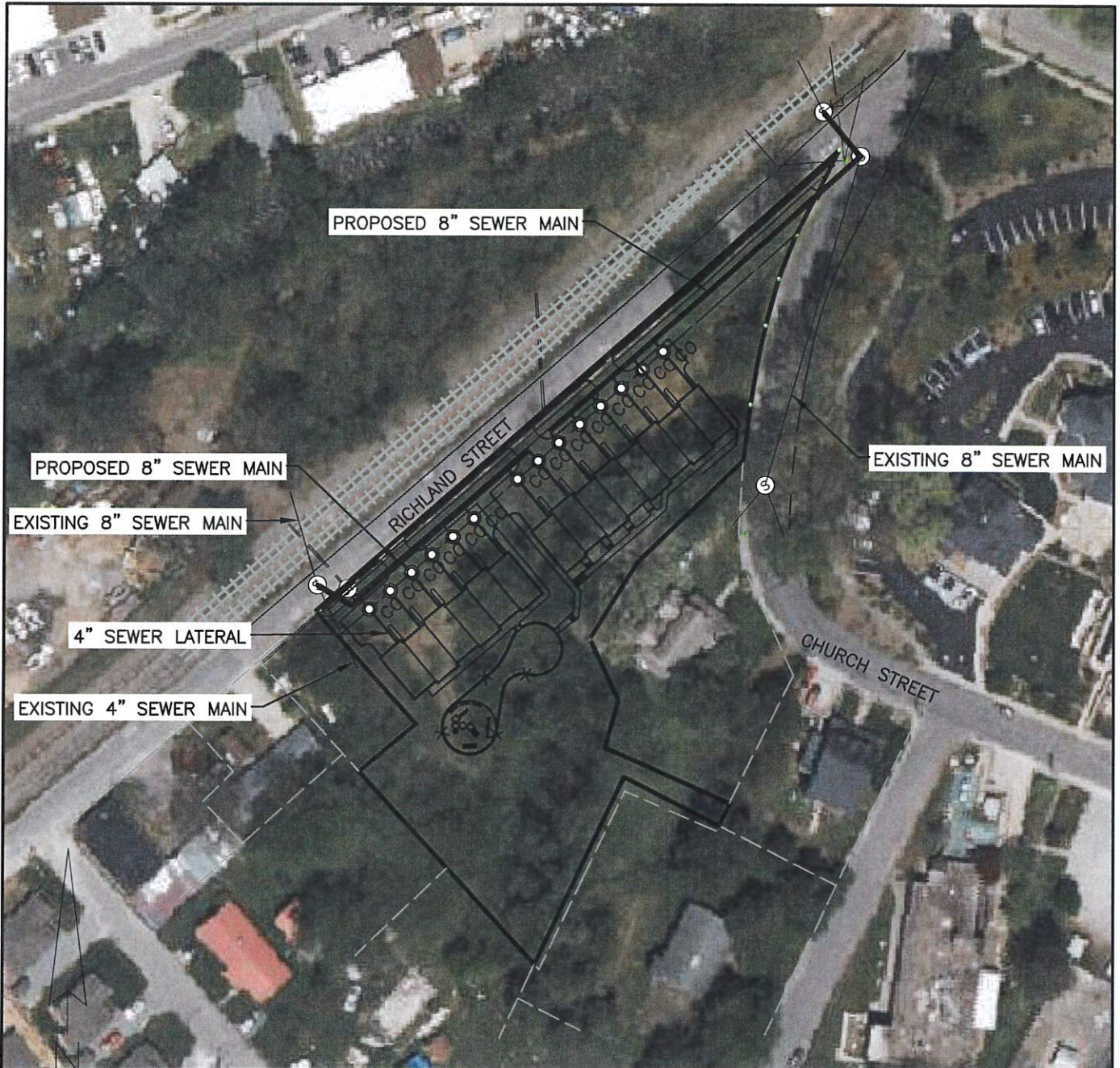
USGS TOPO MAP
 SEWER EXTENSION



53 N. Market Street, Suite 200
 Asheville, NC 28801
 828.255.1197
 Corporate License Number : F-1063
 www.wadetrिम.com

SEC. - , - ,	
BOOK #: -	PAGE #: -
DR BY: -	COMP BY: -
CK BY: -	SRVY BY: -
JOB #:	REL2001.02A
SHEET: 1	OF 1

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SCALE IN FEET

RICHLAND ESTATES LLC
 RICHLAND STREET
 WAYNESVILLE, NC

AERIAL MAP
 SEWER EXTENSION



53 N. Market Street, Suite 200
 Asheville, NC 28801
 828.255.1197
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 www.wadetrim.com

SEC.	-	,	-	,	-
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Richland Estates Townhomes
Water Main Basis of Design
November 8, 2021

Applicant: Town of Waynesville, 280 Georgia Avenue, Waynesville, NC 28787

The proposed project consists of a fourteen townhouse development on a 1.5 acre parcel of land in the Town of Waynesville, Haywood County at the corner of Richland Street and Church Street. The site is bounded by Richland Street to the north, Church Street to the east and privately owned residential property to the south and west. The existing water system infrastructure in the vicinity consist of a 6" ductile iron water main running along Church Street. The infrastructure is operated and maintained by the Town of Waynesville.

The proposed development will consist of extending a 6" water main extension from Church Street northeast through the property to Richland Street and will run parallel along Richland Street to provide potable water and fire protection service to the fourteen townhome development. Each townhome will be serviced by a 3/4" type K copper water pipe. The proposed water main extension will be provided with 20 foot easement dedicated to the Town for future operation and maintenance. The extensions will be constructed by the proposed developer and dedicated to the Town through easements.

Potable Water Demands

Estimated average day and peak demands on the system are summarized in the following table. Peak flows for the out parcels were derived from estimated sewer demands. Average flow for the townhouse development was calculated to be 7 gpm or 420 gph, assuming a 12-hour operating period. Peak flow was calculated to be 28 gpm.

Assume 3 bedrooms per townhouse.

Design flow = 120 gal/day/bedroom x 42 bedrooms = 5040 gal/day

Average flow = 5040 gal/day / 12 hrs / 60 min/hr = 7 gpm

Peak flow (4 peaking factor) = 7 gpm x 4 = 28 gpm

Water System Calculations
Richland Estates Townhomes
Richland Street,
Waynesville, NC 28786
November 8, 2021
By: Charles J. Christy, PE, Wade Trim, Inc.

Calculations for the proposed water system were modeled by Bentley WaterCAD software, CONNECT Edition Update 2, 2019 version.

The proposed water system and residential demands were input into the model referencing a dxf drawing of the system as a background.

The following are model assumptions:

1. Peak residential demand = 28 gpm
2. Fire hydrant demand = 500 gpm
3. C = 120
4. Source water was obtained from hydrant flow results provided by the Town of Waynesville and assumed to be constant.
5. All peak residential demands flowing simultaneously.
6. Minor losses were entered into the model following acceptable engineering practices.
7. Sprinkler demands were not utilized assuming irrigation would occur during off-peak times.

Results from model simulation are as follows:

Label	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
H-1	500	2,716.23	29

Hydrant H-1 is located at the end of the proposed water line to service the development, and is the only hydrant proposed for the project. The residual pressure for H-1 is 29 psi.

Engineer's Report for Water Main Extensions

Date: 11/08/21

Project Name: Richland Estates Townhomes

Water System Name: Town of Waynesville

Water System ID: NC 0144010

County of Project: Haywood

Prepared by:

Charles J. Christy, PE 029142

Wade Trim Inc.

53 N. Market Street, Suite 200

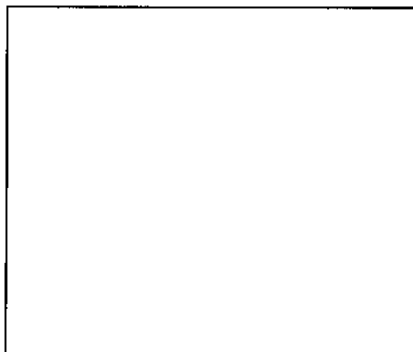
Asheville, NC 28801

828-255-1197

cchristy@wadetrim.com

This form includes the minimum information needed for the N.C. Public Water Supply Section to review water main extension projects. Complex or unique design conditions must be addressed in a supplemental document as deemed appropriate by the design engineer.

Signature and seal of professional engineer that prepared this report



I attest that this engineer's report has been prepared by me, or under my responsible charge, and is accurate, complete and consistent with the information supplied in the engineering calculations. I further attest that the proposed design has been prepared in accordance with 15A NCAC 18C. Although page 4 of this report incorporates data provided by others, inclusion of these materials under my seal signifies that I have reviewed this material and have judged it to be consistent with the proposed design.

Water Main Extension Engineer's Report Mandatory Information

To present data required by 15A NCAC 18C .0307(b)

Specific citations from 15A NCAC 18C are provided when data is required to confirm compliance with another regulation.

Applicant Information

Applicant name (must be a person): Rob Hikes

Applicant mailing address: 16 South Main Street, Waynesville, NC 28787

Applicant phone numbers: Business 828-452-2491 Cell _____

Applicant e-mail address: rhikes@waynesvillenc.gov

Description of Proposed Project

Name of proposed project: Richland Estates Townhomes

Provide a summary of the diameter, length and material of all piping proposed in the project.

Diameter of piping	Length of piping	Material
6-inch	482 linear feet	Ductile Iron, PC 350
3/4 -inch	106 linear feet	Type K Copper

Location of project: (use existing road and intersections, address if available; and identify municipality).

Corner of Richland Street and Church Street, Waynesville, NC 28786

The proposed project is an expansion of the existing public water system. Yes No

The source of water for the proposed project will be provided by a separately owned public water system. Yes No

Is the project phased? Yes No

If yes, delineate all phases in plan sheets. Partial final approvals may be granted to completed phases specified in this submittal.

If yes, depending on whether the water system does or does not provide fire flow; provide calculations to demonstrate that the project can provide adequate peak demand (domestic peak demand) at the minimum required residual pressure of 30 pounds per square inch gauge (psig) or can provide peak demand with fire flow (domestic plus fire flow) at the minimum pressure of 20 psig through *each* phase of construction.

Check here if project is a water main replacement with no additional demands. (Water main replacement consists of like size, no additional service connections, and no additional hydrants and no added fire demand.)	<input type="checkbox"/> If box checked, proceed to page 4
--	--

Provide anticipated project flows for any project that will increase demands

Does the proposed project include any in-ground irrigation?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, attach appropriate analysis to address how the system is designed to accommodate the impact of irrigation use on treated water supply, storage needs and system pressure.	
Peak demand of the proposed project	28 gpm
Maximum daily demand of the proposed project	5040 gpd
Per Rule .0901, are the water mains and water system designed to carry fire protection flows for this project?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If the water mains and water system are not designed to provide fire protection flow, indicate the minimum <i>calculated</i> pressure at domestic peak demand (non-fire flow). The pressure must be at least 30 psig per Rule .0901.	N/A
If the water mains and water system are designed to provide fire protection flow, indicate the minimum calculated pressure at peak demand (domestic plus fire flow). Pressure must be at least 20 psig per Rule .0901.	29 psig

gpm: gallons per minute

gpd: gallons per day

psig: pounds per square inch gauge

Water System-Supplied Information

Information on this page must be updated on an annual basis

Data provided by: _____ (name) Date provided: _____

Position: _____

Number of current connections in water system	_____ connections
Approved number of connections in water system	_____ connections <input type="checkbox"/> N/A – local government system
Current average and maximum daily demand of existing system. Average day demand is the one day average demand for the latest calendar year.	_____ average gpd _____ maximum gpd
Current maximum daily treated water supply of existing system Maximum daily treated water supply is the maximum quantity of treated water that can be produced and/or purchased by the system.	_____ maximum gpd
Total elevated storage capacity of existing system	_____ gallons
Total ground storage capacity of existing system	_____ gallons
Total hydropneumatic storage capacity of existing system	_____ gallons
Contractual storage with other system(s) Attach a copy of the agreement with the providing system	_____ gallons
Systems > 300 connections:	
• Total storage volume is at least half the average annual daily demand (Rule .0805(c))	<input type="checkbox"/> Yes <input type="checkbox"/> No
• For municipalities, at least 75,000 gallons elevated storage and at least half the average day demand combined elevated and ground finished water storage (Rule .0805(b))	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Systems with hydropneumatic storage tanks up to 300 connections:	
• Volume of hydropneumatic storage tank is sufficient to meet peak demands based on Rule .0802 and calculations in Appendix B, Figure 6	<input type="checkbox"/> Yes <input type="checkbox"/> No
• For residential community systems, volume of hydropneumatic storage tank is at least 40 times the number of connections or 500 gallons, whichever is greater (Rule .0803)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
• For mobile home park systems, volume of hydropneumatic storage tank is at least 25 times the number of connections or 500 gallons, whichever is greater (Rule .0803)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
• For campground systems, volume of hydropneumatic storage tank is at least 10 times the number of connections or 500 gallons, whichever is greater (Rule .0803)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

**North Carolina Department of Environmental Quality
Division of Water Resources
Public Water Supply Section**

Application for Approval of Engineering Plans and Specifications For Water Supply Systems

Applicant	Design Engineer
Board of Aldermen <small>(Name of Board, Council or Owner – the Applicant)</small>	Charles J. Christy, PE <small>(Name of Design Engineer of Record)</small>
Rob Hites <small>(Name and Title of Authorized Official or Representative of the Applicant)</small>	Wade Trim Inc. <small>(Name of Engineering Firm)</small>
16 South Main Street <small>(Mailing Address)</small>	53 N Market Street, Suite 200 <small>(Mailing Address)</small>
Waynesville, NC 28787 <small>(City, State & ZIP)</small>	Asheville, NC 28801 <small>(City, State & ZIP)</small>
828-452-2491 <small>(Phone Number)</small>	828-255-1197 <small>(Phone Number)</small>
<small>(FAX Number)</small>	<small>(FAX Number)</small>
rhites@waynesvillenc.gov <small>(Email address)</small>	cchristy@wadetrim.com <small>(Email address)</small>
<small>(Signature of Authorized Official or Representative of the Applicant)</small>	

Project Name: Richland Estates Townhomes
(Name of Project to appear on Public Water Supply Section records and tracking system)

6" water main extension to serve 14 townhouses
(description of project)

The corner of Richland Street and Church Street, Waynesville, NC 28786
(general location of project)

in Haywood County.

Date _____
(for DEQ use only)

Serial No. _____
(for DEQ use only)

Application for Approval of Engineering Plans and Specifications for Water Supply Systems

To: Division of Water Resources,
Department of Environmental Quality

The **Applicant** applies under and in full accord with the provision of NCGS 130A-317, and such other statutes and rules as relate to public water systems. The **Authorized Official** or **Representative** of the **Applicant** represents that he is authorized to act for the **Applicant**. The **Authorized Official** or **Representative** of the **Applicant** understands and agrees to the following:

1. The **Applicant** shall not award contracts or begin construction without first receiving "Authorization to Construct" from DEQ.
2. The **Applicant** shall make no change or deviation from the engineering plans and specifications approved by DEQ except as allowed by 15A NCAC 18C .0306 or with the written consent and approval of DEQ.
3. The **Applicant** shall obtain Final Approval in accordance with 15A NCAC 18C .0306 prior to placing the project (or any portion thereof) into service.
4. Digital (PDF) submittals are true image copy of the original sealed/signed documents.

An authorized representative of the **Public Water System** (not always the same as the **Applicant**) is to complete and sign the following WSMP section.

Status of Water System Management Plan (WSMP)

Check one of the following, and if applicable, provide the required information:

- The WSMP for the project, as defined in the attached engineering plans and specifications, has not been submitted.
- Three copies of the WSMP for the project, as defined in the attached engineering plans and specifications, are submitted with this application.
- The WSMP that includes this project, as defined in the attached engineering plans and specifications, was previously submitted.

Provide the following:

Public Water System Name: Town of Waynesville

Owner Name: Town of Waynesville

Water System No.: NC 0144010

Serial Number of Deemed Complete WSMP: _____

By my signature below, I certify that the previously submitted WSMP contains the information required by 15A NCAC 18C .0307(c) for the project defined in the attached engineering plans and specifications.

(Type or print name of authorized representative of Public Water System)

(Title of authorized representative of Public Water System)

(Signature of authorized representative of Public Water System)

(Date)

Application for Approval of Engineering Plans and Specifications for Water Supply Systems

In accordance with NCGS 130A-328, the Public Water Supply Section charges a fee for plan review. **Any documents submitted for review must be accompanied by a check payable to DEQ-Public Water Supply Section before the review will begin.**

There is a \$25 fee for returned checks.

The charges for review of plans are shown below. Check one of the following.

Distribution System fees

- | | | |
|-------------------------------------|---|--------------|
| <input checked="" type="checkbox"/> | Construction of water lines, less than 5000 linear feet | \$150 |
| <input type="checkbox"/> | Construction of water lines, 5000 linear feet or more | \$200 |
| <input type="checkbox"/> | Other construction or alteration to a distribution system | \$ 75 |

Ground Water System fees

- | | | |
|--------------------------|--|--------------|
| <input type="checkbox"/> | Construction of a new ground water system or adding a new well | \$200 |
| <input type="checkbox"/> | Alteration to an existing ground water system | \$100 |

Surface water system fees

- | | | |
|--------------------------|---|--------------|
| <input type="checkbox"/> | Construction of a new surface water intake or treatment facility | \$250 |
| <input type="checkbox"/> | Alteration to existing surface water intake or treatment facility | \$150 |

Other fees

- | | | |
|--------------------------|--|--------------|
| <input type="checkbox"/> | Water System Management Plan review | \$ 75 |
| <input type="checkbox"/> | Miscellaneous changes or maintenance not covered above | \$ 50 |

Notes:

1. Projects for Tank Rehabilitation use separate "Application for Water Tank Reconditioning Plan Approval."
2. The fee is not refundable if the plans are not approved.
3. Revisions to plans to address the Public Water Supply Section's or other state agency's comments do not incur an additional fee.
4. If one set of plans has multiple related items (such as a new well with construction of water lines) only one fee must be submitted for highest price item. The amounts are not cumulative, except for fees for Water System Management Plans.
5. **If the appropriate plan review fee is not received within ten days after the receipt of plans, specifications, and reports for approval, then all plan documents will be recycled. A new set of documents must then be submitted with the appropriate fee for approval.**

This approval does not address all applicable laws, rules, standards and criteria, and other approvals and licenses that may be required by the local, state or federal government.

The Public Water Supply Section has stamped and sealed the official copies of plans and specifications accompanying this application with the serial number of this application _____. Any erasures, additions or alterations of the proposed improvements except those permitted in 15A NCAC 18C .0306 make this approval null and void.

This approval does not constitute a warranty of the design, construction or future operation of the water system.

Signed: _____
Robert W. Midgette, P.E., Operations Branch Head
Public Water Supply Section
Division of Water Resources

Application for Approval of Engineering Plans and Specifications for Water Supply Systems

Other Information and Checklist Page

- Attached is a check for the proper plan review fee amount, in accordance with NCGS 130A-328. See note 4 on page 3.
-

This submittal includes one paper original with two digital (PDF) CDs of the following items, each item in separate folders:

- This completed "Application for Approval of Engineering Plans and Specifications for Water Supply Systems"
- The sealed plan drawings, separate file in PDF format for each drawing. Cover sheet must include drawings index;
- The project-specific Engineering Report (ER) describing the scope and purpose of the project and addressing each of the items listed in 15A NCAC 18C .0307(b), including the design basis of the project. [15A NCAC 18C .0307(b) (12)];
- Specifications for this project; **OR**
- The project will use the following system's previously approved standard specifications for waterline extensions:

Name of System: _____

Serial Number: _____

The Serial Numbers for previously approved standard specifications can be found at the following website:

<http://www.ncwater.org/?page=424>

One of the following:

- Attached is a letter signed by an authorized representative of the Public Water System agreeing to serve the project and stating that the system has adequate supply;

OR

- The **Applicant** is the Public Water System.
-

If the project has sought funding (for example, DWSRF loan) list the program and (if available) the application or funding number below:

Program Name	Application or Funding Number, if available

- Yes No Project will be completed with significant expenditure of state moneys, greater than ten million dollars (\$10,000,000) in accordance with G.S. 113A-9 (7a).
- Project will cause substantial, permanent land-disturbing activity of an area greater than 10 acres of public lands in accordance with G.S. 113A-9 (11).



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

PUBLIC NOTICES FOR PUBLICATION

Date: October 29, 2021

Contact: Elizabeth Teague, Planning Director
(828) 456-2004; eteague@waynesvillenc.gov

Notice of Public Hearings

Town of Waynesville Planning Board

The Town of Waynesville Planning Board will hold its regularly scheduled meeting on November 15, 2021 at 5:30 pm, in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC to include the public hearings on:

1. A major site plan review for a 14-unit townhome development at Richland and Church Street, PIN 8615-17-6586, and
2. A special use permit application for a 150-unit apartment development at Asheville Highway and Howell Mill Road, PINs 8616-94-1047 and 8616-94-1485.

For more information contact the Development Services Department, phone: (828) 456-8647, email at eteague@waynesvillenc.gov, or mail to 9 South Main Street, Suite 110, Waynesville, NC 28786.



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

October 22, 2021

Notice of Public Hearing for Major Site Plan Review

Town of Waynesville Planning Board

The Town of Waynesville Planning Board will hold a **public hearing on November 15, 2021 at 5:30 pm**, in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider a major site plan application for a 14 unit townhouse development at Richland and Church Street, PIN 8615-17-6586.

Area of Proposed Major Site Plan



For more information contact the Development Services Department at: (828) 456-8647, email: eteague@waynesvillenc.gov, mail: 9 South Main Street, Suite 110, Waynesville, NC 28786.

Elizabeth Teague, AICP, CTP
Development Services Director



THE TOWN OF WAYNESVILLE
PLANNING BOARD
 WILL HOLD A
PUBLIC HEARING
 NOVEMBER 15, 2021 AT 5:30 PM
 IN THE TOWN HALL BOARD ROOM AT
9 SOUTH MAIN ST.
 TO CONSIDER A MAJOR SITE PLAN
 CONTACT THE DEVELOPMENT SERVICES DEPARTMENT
828-456-8647

PIIONEER SEED SUPPLY
 Waynesville, NC 28786

PIIONEER SEED SUPPLY



UPPER PIEDMONT COMMUNITY
PLANNING BOARD
PUBLIC HEARING
THURSDAY, 10/11/18 6:00 PM
900 N. MAIN ST.
TO CONTACT THE BOARD
828-456-8647

**Planning Board Staff Report
Special Use Permit Application – Multi-Family Development
Quasi-Judicial Special Use Permit
November 15, 2021**

Project: 150 Unit Apartment Complex on 10.41 acres of undeveloped land
Location: Howell Mill Road, PINs 8616-94-1047 and 8616-94-1485
Zoning District: Raccoon Creek Neighborhood Residential (RC-NR)
Applicant: Triangle Real Estate of Gastonia
Property Owner: Triangle Real Estate of Gastonia

Background:

The subject property is a vacant, unaddressed 10.41-acre lot located on Howell Mill Road (State Road 1196) near the intersection with Asheville Road (U.S. Highway 23). The property is located within the Raccoon Creek Neighborhood Residential District (RC-NR) district. Base density in this zoning district is 10 units per acres, with a possible density of 16 units per acre with a Special Use Permit. The developer is proposing a density of 14.4 units per acre, requiring a special use permit hearing which is quasi-judicial in nature and will be conducted in accordance with LDS Section 15.10.2.

Following the public hearing, the Planning Board may approve, deny, or approve with conditions the application for a Special Use Permit within thirty-two (32) days of the date of the public hearing. In making their decision, the Board must establish “findings of fact” based on evidence presented at the hearing. In addition to determining that the application meets requirements of this ordinance (no variances are permitted), the Planning Board must find the following:

1. The proposed special use conforms to the character of the neighborhood, considering the location, type and height of buildings or structures and the type and extent of landscaping on the site.
2. Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.
3. Adequate utilities (water, sewer, drainage, electric, etc.) are available for the proposed use.
4. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.
5. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the land development district.
6. The establishment, maintenance or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.

The Planning Board may place conditions on the use as part of the approval to mitigate impacts associated with the use. The conditions shall become part of the Special Use Permit approval and shall be included in the final site plan application.

Staff Review Comments:

Zoning District Compliance and the Comprehensive Land Use Plan

The proposed development is a 150-unit multi-family development on 10.41 acres, consisting of seven multi-family buildings, a clubhouse with a pool, and three detached garage buildings. The residential buildings are each three stories, and range in height from approximately 42 feet to 47 feet above the surrounding grade. The development will be served by two entry drives off of Howell Mill Road and

parking lots located at the interior of the development. The use is consistent with the Neighborhood Residential (NR) zoning, and the purpose and intent of the RC-NR District:

2.3.3(G) 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.

The Future Land Use Map, found in *Waynesville 2035, The Comprehensive Land Use Plan*, identifies this lot and the immediate surrounding area as Regional Mixed-Use, which is described as follows:

Major nodes of activity located on major thoroughfares or adjacent to highways include commercial, lodging, entertainment, manufacturing, warehousing, tech-flex, research and development, health care facilities and light industrial uses. Uses draw visitors from the town and adjacent communities. They typically require high visibility, high traffic counts, connectivity to the region, and are sited on larger parcels. Being visible, new development should consider architectural style, building materials, and screen landscaping. Medium to high density multifamily residential may be appropriate. Connection to utilities and access management is a priority.

The project meets the Comprehensive Land Use Plan's following goals:

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

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

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

- Encourage new housing inside Waynesville's city limits and ETJ.
- Promote a diverse housing stock including market rate, workforce housing and affordable options that appeal to a variety of households.

Surrounding Land Use and Zoning Patterns

The property is located near the northeast boundary of the Town of Waynesville's jurisdiction within its Extra-Territorial Jurisdiction (ETJ) and is prominently situated along one of the main entrance corridors into Waynesville. The property was recently rezoned from Commercial Industrial to the Raccoon Creek Neighborhood Residential District. The property is surrounded on its north, east, and west boundaries by Commercial Industrial zoning and to its south by the Raccoon Creek Neighborhood Residential District.

Directly to the north, across Howell Mill Road, are several single-family dwellings, a gas station, and a propane company with associated outside storage. To the east is NCDOT right-of-way for Asheville Road, which contains Raccoon Creek. To the south are several single-family dwellings. To the west, across Howell Mill Road, is a single-family dwelling and a large industrial facility owned by Blue Ridge Paper Products.

Dimensional Standards – Table 2.4.1

1. The RC-NR district permits a maximum base density of 10 units per acre. With a Special Use Permit, the density may be increased to 16 units per acre. With a total acreage of 10.41 acres, and with 150 proposed units, the proposed density is 14.4 units per acre, requiring a Special Use Permit.
2. The proposed buildings meet all required setbacks from the fronting thoroughfare and from property lines (10' minimum front, 10' minimum side, and 6' minimum rear). The closest buildings to the Howell Mill Road frontage are the Clubhouse and Building #7, both of which are located 30' from the back edge of the proposed sidewalk. The closest building to any other property line is Building #4, which is located 55' from the east property line. The other buildings are located 58'-100' from the east and south property lines.
3. The proposed residential buildings front along the interior parking and vehicular use areas. On these frontages the building heights are 3 stories, which meet the building height standard for RC-NR, which has a maximum height of 3 stories.

House/Townhouse/Apartment Residential Building Design Guidelines – Section 5.8

1. Section 5.8.2(A) states that buildings shall have sloped roofs. All rooftop equipment shall be screened from view from the public right-of-way. These standards are met.
2. Section 5.8.4(E) states that all garages with more than two bays shall be turned such that no more than two bays are visible from the street. Since the interior vehicular use areas are not considered streets, this standard does not apply.
3. Section 5.8.5(A) states that at least 15% of the area of each façade that faces a street lot line must be windows or main entrance doors. Buildings #6, #7, and the Clubhouse, which face Howell Mill Road, exceed this standard.
4. Section 5.8.5(B) states that primary elevations and elevations facing a public street or open space shall use at least five of the following architectural features on all elevations as appropriate for the proposed building type and style (may vary features on rear/side/front elevations):
 - Dormers
 - Gables
 - Recessed entries
 - Covered porch or stoop entries
 - Cupolas or towers
 - Pillars or posts
 - Eaves (minimum 10-inch projection which may include gutter)
 - Off-sets in building face or roof (minimum 16 inches)
 - Window trim (minimum 4 inches wide)
 - Bay windows
 - Balconies
 - Decorative patterns on exterior finish (e.g. scales/shingles, wainscoting, ornamentation, and similar features)

The proposed primary elevations of Buildings #6, #7, and the Clubhouse, which face Howell Mill Road, as well as the other residential buildings, which do not face a public street, incorporate gables, recessed entries, cupolas, eaves, window trim, and balconies, thereby meeting this standard. The clubhouse has a side façade along Howell Mill Road that includes window trim, gables, a tower element, eaves, and off-sets in the façade and roof.

5. Section 5.8.6(A) states that building walls shall be primarily clad in wood clapboard, cementitious fiber board, wood shingle, wood drop siding, primed board, wood board and batten, brick, stone, stucco, or synthetic materials similar and/or superior in appearance and durability. Vinyl may only be used on buildings that are no closer than 20 feet from the next closest building and that do not contain mixed occupancy or multi-family dwelling units. The proposed buildings are primarily clad in brick and board and batten siding. The roof is clad in architectural shingles. The building material design standards are met.

Infrastructure – Chapter 6

Water and sewer infrastructure is available to the site, and the Town has the capacity to provide water and sewer to serve the development. A sprinkler-based fire suppression system will be required for each building. Utilities within the development will be installed underground. Infrastructure must be built to the Town's specifications.

The developer is proposing the replacement of the existing 5' sidewalk along the Howell Mill Road frontage with a 10' multi-use asphalt path to accommodate the Town's planned greenway. The path will connect to sidewalk along Howell Mill Road, which continues to Asheville Hwy.

Civic Space – Chapter 7

The development provides multiple areas of civic space, including a .49-acre area which incorporates a dog park and playground behind Building #5, a .1-acre area which includes the swimming pool, a .15-acre passive area along Howell Mill Road adjacent to the Clubhouse, and a .23-acre area, which includes a grilling station and picnic tables behind Buildings #2 and #3. The Clubhouse itself will also provide recreational and gathering space for residents but is not being counted as civic space. Additionally, the project will designate a .62-acre tree preservation area along the south property line.

Landscaping – Chapter 8

Section 8.6.1(A) requires that parking lots shall be screened from sidewalks, streets, and adjacent properties by a semi-opaque screen that incorporates a low screen from the ground to at least a height of 3.5 feet for the screening of car lights and glare. Such a screen should be installed at the end of the following parking areas: north of Building #4, north of Building #3, west of Building #2, and west of Building #1. Additionally, a screen should be installed along the north edge of the parking area to the north of Building #5.

Shade trees within and along the parking areas have been provided to meet the standard found in Section 8.6.2(B) that no parking space shall be more than 40' from a canopy tree. Street trees should be installed along the two driveway entrances from Howell Mill Road.

No dumpster locations are indicated on the site plan. Once these locations are determined, required screening must be installed according to Section 8.7.1(A).

Parking and Driveways – Chapter 9

According to Section 9.2.1, a minimum of 1.5 auto spaces per unit are required. With 150 units, the proposed development would therefore need to provide a minimum of 225 auto spaces. The development proposes 272 spaces, exceeding the minimum requirement. Bicycle spaces are required at a rate of 1 space per 20 auto spaces. The site plan indicates 20 bicycle parking spaces, also exceeding the minimum requirement.

The proposed driveways connecting the development to Howell Mill Road are 24' wide and are spaced 430' apart, exceeding the town's driveway separation standards and meeting requirements for fire and emergency vehicle access.

Because Howell Mill Road (State Road 1196) is maintained by NCDOT, the driveway connections must be approved by NCDOT. Visibility and traffic movement along Howell Mill Road and the development's proximity to Asheville Road will be considered as part of the NCDOT approval.

According to Section 9.4.4, clearly delineated pedestrian pathways within parking lots must be provided with the use of different paving materials, striping, or similar methods. Additional pedestrian crosswalks are needed within the development across the following vehicular use areas: northeast of Building #5, northwest of Building #2, and northeast of the Clubhouse. Defined crosswalks should also be shown across the two main driveway entrances. Additionally, there should be a designated pedestrian pathway to the civic space located in the southeast corner of the development.

Chapter 10 Lighting

A lighting plan will be required for approval by the town and must comply with all lighting standards for the RC-NR District. This will require full cut-off light fixtures and directed architectural lighting for buildings and walkways.

Chapter 12 Environmental Standards

The east boundary of the proposed development is adjacent to Raccoon Creek and its associated floodplain. Only a few feet of the 100-year floodplain encroaches onto the subject property. All development activity will take place outside of this floodplain.

Because an area exceeding one acre will be disturbed, the developer must obtain a permit and follow the prescriptions of a North Carolina Erosion and Sedimentation Control Plan from the NC Department of Environmental Quality.

The proposed project has a total area of 10.41 acres and maintains 6 acres of pervious surface (57% of the total site). The developer has provided a Conceptual Stormwater Management Plan showing three underground detention systems as stormwater control measures. Stormwater structures must comply with the design and quality standards listed in LDS Sections 12.5.7 and 12.5.8. The developer will be required to submit engineered stormwater plans to be reviewed by a third party engineering firm for compliance with the town's standards.

Items Entered As Evidence:

1. Staff Report
2. Transmittal Cover Sheet from WGLA Engineering
3. Application for Special Use Permit
4. Narrative Description of Project from Southwood Realty Company
5. Authorization for William Ratchford of Southwood Realty Company to apply to the Town of Waynesville Planning Board for a Special Use Permit
6. Submitted Plans for Haven at Lake Junaluska (11 Pages)
7. Estimated Water and Sewer Demand for Proposed Project
8. Statement of Water and Sewer availability from Jeff Stines, Director of Waynesville Public Services
9. Zoning Map of Surrounding Area
10. Town of Waynesville Land Development Standards by Reference
11. Photographs of Public Notice Signs Posted on Property
12. Public Notice Letter Sent to Adjacent Landowners
13. Public Notice Published in The Mountaineer



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

TRANSMITTAL

TO: Byron Hickox, Land Use Administrator Town of Waynesville 9 Sout Main Street, Suite 110 Waynesville, NC 28786	FROM: G. Thomas Jones III, PE
COMPANY:	DATE: 10/28/21
PHONE NUMBER: 828-452-0401	WGLA PROJECT NUMBER: 21104
RE: Haven at Lake Junaluska	YOUR REFERENCE NUMBER:

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS:

Enclosed please find:

- Application for Special Use Permit
- Narrative from Southwood Realty
- Two full size sets of plans
- One reduced size set
- Thumb drive with all of the above
- Check for \$200 for the application fee.

An authorization from the property owner will follow under separate cover. Please let me know if you have any questions or need any additional information.

Thank you,
Tom



TOWN OF WAYNESVILLE
 Development Services Department
 PO Box 100
 9 South Main Street, Suite 110
 Waynesville, NC 28786
 Phone (828) 456-8647 • Fax (828) 452-1492
 www.waynesvillenc.gov

APPLICATION FOR SPECIAL USE PERMIT

DESCRIPTION

NAME OF PROJECT: Haven at Lake Junaluska
 PROPERTY OWNER(S) OF RECORD: Glenn M. Tolar
 PARENT PARCEL IDENTIFICATION NUMBER(S): 8616-94-1485, 8616-94-1047
 PROPERTY LOCATION: Howell Mill Road near US Highway 23 Business
 ZONING: Raccoon Creek Neighborhood Residential District (RC-NR)
 LAND USE AT TIME OF APPLICATION: Vacant
 APPLICANT (IF DIFFERENT FROM OWNER): Southwood Realty Company
Note: Authorization to apply form must be submitted with the application if applicant is different from owner.
 MAILING ADDRESS: 165 S. York Street, Gastonia NC 28053
 PHONE NUMBER: (704) 869-6024
 RELATIONSHIP TO PROPERTY OWNER: Developer
 NUMBER OF UNITS/ACRE DENSITY: 14.4
 LAND SURVEYOR or DRAWING NUMBER: WGLA Engineering Plans (attached)

APPLICATION COMPLETENESS (See LDS Chapter 15.10):		(YES/NO)
<input checked="" type="checkbox"/>	ENVIRONMENTAL SURVEY	
	FLOODPLAIN (SFHA):	<u>YES</u>
	STEEP SLOPE: (At/ above 2,900 elev and 25% slope or greater):	<u>NA</u>
	WETLANDS SHOWN AND DELINEATED:	<u>NA</u>
	NATURAL FEATURES SHOWN:	<u>YES</u>
<input checked="" type="checkbox"/>	MASTER PLAN	
	<input checked="" type="checkbox"/> % CIVIC SPACE ESTABLISHED (Cannot be wetland or buffer):	<u>YES</u>
	TOWN STANDARD STREETS (incl. landscaping and sidewalk):	<u>YES</u>
	DRIVEWAY LOCATIONS AND PARKING:	<u>YES</u>
	UTILITY PLAN (water, sewer, hydrants, power)	<u>YES</u>
	PERVIOUS/IMPERVIOUS RATIO AND STORMWATER MGT AREAS	<u>YES</u>
<input checked="" type="checkbox"/>	ELEVATIONS SHOWING MATERIALS, OPENINGS AND BLDG HEIGHT	<u>YES</u>
<input checked="" type="checkbox"/>	OTHER INFORMATION / PROJECT DESCRIPTION (attach sheets as necessary):	<u>Narrative</u>

SIGNATURE OF APPLICANT:

Glenn M. Tolar

DATE: 10/27/21

This institution is an equal opportunity provider

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

October 27, 2021

Elizabeth Teague
Development Services Director
Town of Waynesville
9 S Main St #110
Waynesville, NC 28786

Re: Haven at Lake Junaluska
Narrative

Dear Ms. Teague:

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

Site Location

The project site is located at the intersection of US Highway 23 Business and Howell Mill Road, on the Lake Junaluska side of the Town of Waynesville. The property is currently in the ETJ of Waynesville. Raccoon Creek runs south to north near the eastern boundary of the site.

Site History

The property was formerly part of the Waynesville Industrial Park and was deeded to Haywood Advancement (Haywood County's Economic Development Organization) in 1999. Haywood Advancement sold the property to Glenn Tolar in 2006. The property was graded to its current relatively flat condition in 2016 by DOT when the Howell Mill road widening project took place. The DOT used dirt from the property in exchange for grading and compaction of the soil for future development. The property has been for sale for the past four years. The property was re-zoned by the Town in August 2021 from Commercial Industrial (CI) to Raccoon Creek Neighborhood Residential District (RC-NR).

Project Description

Triangle Real Estate of Gastonia / Southwood Realty plans to develop a multi-family residential community consisting of 150 one-, two-, and three-bedroom apartment units. The apartment complex will include a clubhouse with swimming pool, playground, and dog park.

Findings of Fact

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

1. *The proposed special use conforms to the character of the neighborhood, considering the location, type and height of buildings or structures and the type and extent of landscaping on the site.*

The proposed multi-family project will create an ideal transition from single-family homes to the south to Industrial use to the North. The maximum building height is 3-stories, which is allowed by right in RC-NR zoning. Landscaping will be provided throughout including street trees, parking lot landscaping, and plantings around the buildings. Existing trees will be saved where possible along the southern boundary of the site.

2. *Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.*

The proposed driveway locations are at existing "curb cuts" on Howell Mill Road. Howell Mill Road is already multi-lane with a center turn lane. The project will not cause undue traffic congestion on the public roads.

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

The Town has an existing 10" water line at the Southwest corner of the site at Howell Mill Road and a 12" sanitary sewer line at the Northeast corner of the site at US Highway 23 Business. The project will provide drainage in accordance with Town standards, and electric is available.

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

Unlike possible Industrial uses prior to re-zoning, the proposed apartment project will not be an on-going source of vibration, odor, dust, smoke, or gas. Any noise will be minimal and similar to surrounding residential and commercial areas.

5. *The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the land development district.*

The project will essentially provide infill on parcels that have already been disturbed in the past. The proposed use will not impede development or improvement of surrounding properties.

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

Based on the nature of the use and the items above, multi-family residential apartments will not be detrimental to or endanger the public health, safety, or general welfare.

Please let me know if you have any questions. Assuming Planning Board approval, we look forward to submitting Construction Documents for final staff approval of the project.

Sincerely,

A handwritten signature in blue ink that reads "William Ratchford". The signature is written in a cursive style with a large initial "W" and a stylized "R".

William Ratchford, Vice President
Southwood Realty Company

**AUTHORIZATION TO
APPLY FOR APPROVAL FROM 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 Howell Mill Road in Waynesville or the ETJ area of Waynesville, North Carolina, has submitted an application which is to be heard in a quasi-judicial or legislative proceeding by the Planning Board of Waynesville, North Carolina. I hereby authorize the following named individual or company to apply for a Special Use Permit.

Name of Applicant (Developer): William Ratchford

Title and Company: Vice President, Southwood Realty Company

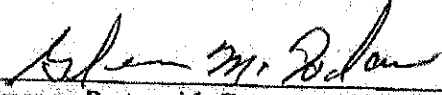
Address: 165 South York Street, Gastonia, NC 28054

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

Parcel: PIN #8616-94-1485, PIN #8616-1047 10.41 Ac +/-

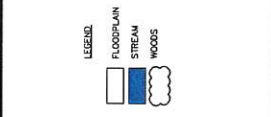
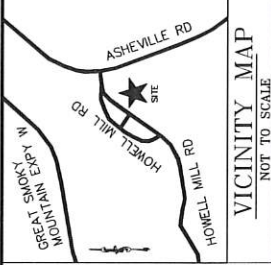
This authorization shall be good through the completion of the project for which the zoning text or map amendment, special use permit, subdivision, variance or appeal, or other Town approval is requested, or until revoked in writing. The Town of Waynesville may rely on this authorization until it is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

This the 1 day of Nov, 2021.



Owner or Party with Contractual Interest in Property

REV	DESCRIPTION



PARKING SUMMARY:
REQUIRED AUTO SPACES: 1.5/UNIT = 225 SPACES
REQUIRED BIKE SPACES: 1/20 AUTO SP = 12 SPACES
PROVIDED AUTO SPACES: 242 SPACES
PROVIDED BIKE SPACES: 12 SPACES
TOTAL: 232 TOTAL (1.0/UNIT)

REQUIRED BIKE SPACES: 20 SPACES

FLOOD HAZARD: THE FLOOD HAZARD ANALYSIS IS LOCATED WITHIN NORTH CAROLINA FLOODPLAIN MAPPING RIM NO. 8816 DATED 4/3/2012

CIVIC SPACE: 0.53 ACRES (5% MINIMUM)
REQUIRED: 1.02 ACRES
PROVIDED: 1.02 ACRES

SETBACKS: FRONT 10', REAR 10' SIDE 6'

PROPERTY AREA: 10.41 ACES
CURRENT ZONING: RC-HR (TOWN OF WAYNESVILLE ET AL)
DENSITY ALLOWABLE: 10 UNITS/AC ALLOWABLE
16 UNITS/AC WITH SUP
14.4 UNITS/AC

UNIT SUMMARY:
1-BEDROOM = 42 UNITS (20%)
2-BEDROOM = 54 UNITS (50%)
3-BEDROOM = 54 UNITS (50%)
TOTAL 150 UNITS

PERVIOUS AREA: 1.1 ACRES (10% MINIMUM)
MINIMUM ALLOWABLE: 0.0 ACRES (5% MINIMUM)
PROVIDED: 1.1 ACRES (10%)

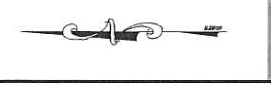
BUILD HEIGHT: 3-STORIES MAXIMUM

DEVELOPMENT DATA BLOCK

OWNER: GLENN M. TOUAR
TRIANGLE REAL ESTATE OF GASTONIA
SOUTHWOOD REALTY COMPANY
165 S YORK STREET
704-899-8022/4053

ENGINEER: G. THOMAS JONES III
WGLA ENGINEERING, PLLC
724 SHIRAZ AVENUE WEST
HENDERSONVILLE, NC 28739

PN # 8816-94-1483, 8816-94-1047
DS/FC: 650/237, 735/1400





DATE	DESCRIPTION



PROJECT NUMBER: 2104
DATE: 10-2-21
DRAWN BY: CTC
CHECKED BY: CTU

MASTER
PLAN

C-101

SCALE: 1"=50'

DEVELOPER DATA BLOCK

OWNER: GLEN M. TOLAR
DEVELOPER: TRIANGLE REAL ESTATE OF GASTONIA, LLC
MILLAN ROAD/10000
100 S YORK STREET
704-883-8274

ENGINEER: S. THOMAS JONES II
WGLA ENGINEERING, PLLC
HENDERSONVILLE, NC 28759
816-34-4405, 8618-94-1947
888/737, 751/1480

PROPERTY AREA: 10.41 ACRES
CURRENT ZONING: RC-HR (TOWN OF WAYNESVILLE ETC.)

DEVELOPER'S REQUIREMENTS:
ALLOWABLE: 10 UNITS/AC ALLOWABLE
MINIMUM UNIT SIZE: 1,500 SQ FT
PROPOSED: 14.4 UNITS/AC

UNIT SUMMARY:
1-BEDROOM = 42 UNITS (2803)
2-BEDROOM = 22 UNITS (1953)
3-BEDROOM = 52 UNITS (1953)
TOTAL = 116 UNITS

PARKING AREA:
PROPOSED: 1.1 ACRES (SEE MAIN PLAN)
ALLOWABLE: 6.0 ACRES (574.453)

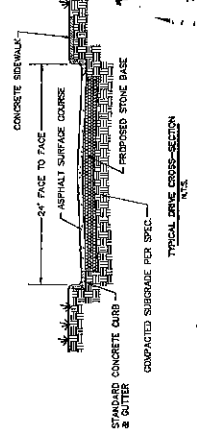
BLDG HEIGHT: 3-STORIES MAXIMUM

PARKING:
REQUIRED AUTO SPACES: 1.5/AUNIT = 234 SPACES
REQUIRED BIKE SPACES: 1/20 AUTO SP = 12 SPACES
PROPOSED AUTO SPACES: 123 SPACES
TOTAL: 227 TOTAL (1.8/AUNIT)

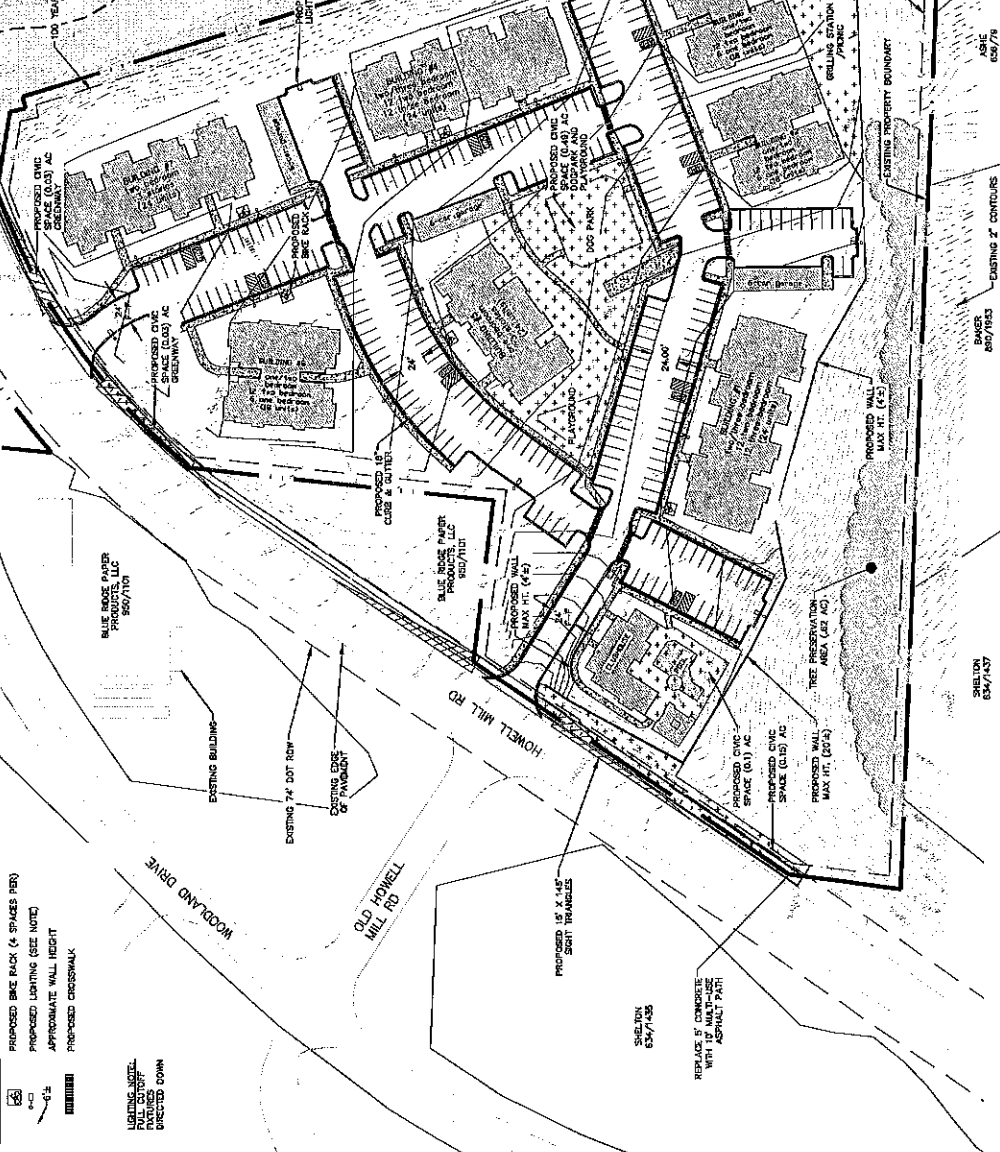
REQUIRED BIKE SPACES: 15 SPACES
PROPOSED BIKE SPACES: 30 SPACES

FLOOD HAZARD:
A PORTION OF THIS PROPERTY IS LOCATED WITHIN NORTH CAROLINA FLOODPLAIN MAPPING FROM JUL 08/18 DATED 4/3/2012

CIVIC SPACES:
REQUIRED: 0.53 ACRES (SEE MAIN PLAN)
PROPOSED: 1.02 ACRES



- LEGEND:**
- EXISTING PROPERTY LINE
 - EXISTING MAJOR 2' CONTOUR
 - EXISTING MINOR 2' CONTOUR
 - EXISTING STREAM
 - PROPOSED 25' STREAM BANK BUFFER
 - PROPOSED 2' CONTOUR
 - PROPOSED RETAINING WALL
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED CURB AND OUTER
 - PROPOSED CIVIC SPACE
 - PROPOSED BIKE RACK (4 SPACES PER)
 - PROPOSED LIGHTING (SEE NOTE)
 - APPROXIMATE WALL HEIGHT
 - PROPOSED CROSSWALK
- LIGHTING: NOTED
PAVED OFF
DIRECTED DOWN



WGLA
Engineering

WGLA ENGINEERING, PLLC
2001 HENDERSONVILLE RD.
HENDERSONVILLE, NC 28739
(919) 887-7177
WGLA.COM
NC LICENSE #15192

HAVEN
AT
LAKE
JUNALUSKA

TOWN OF
WAYNESVILLE
HAYWOOD COUNTY

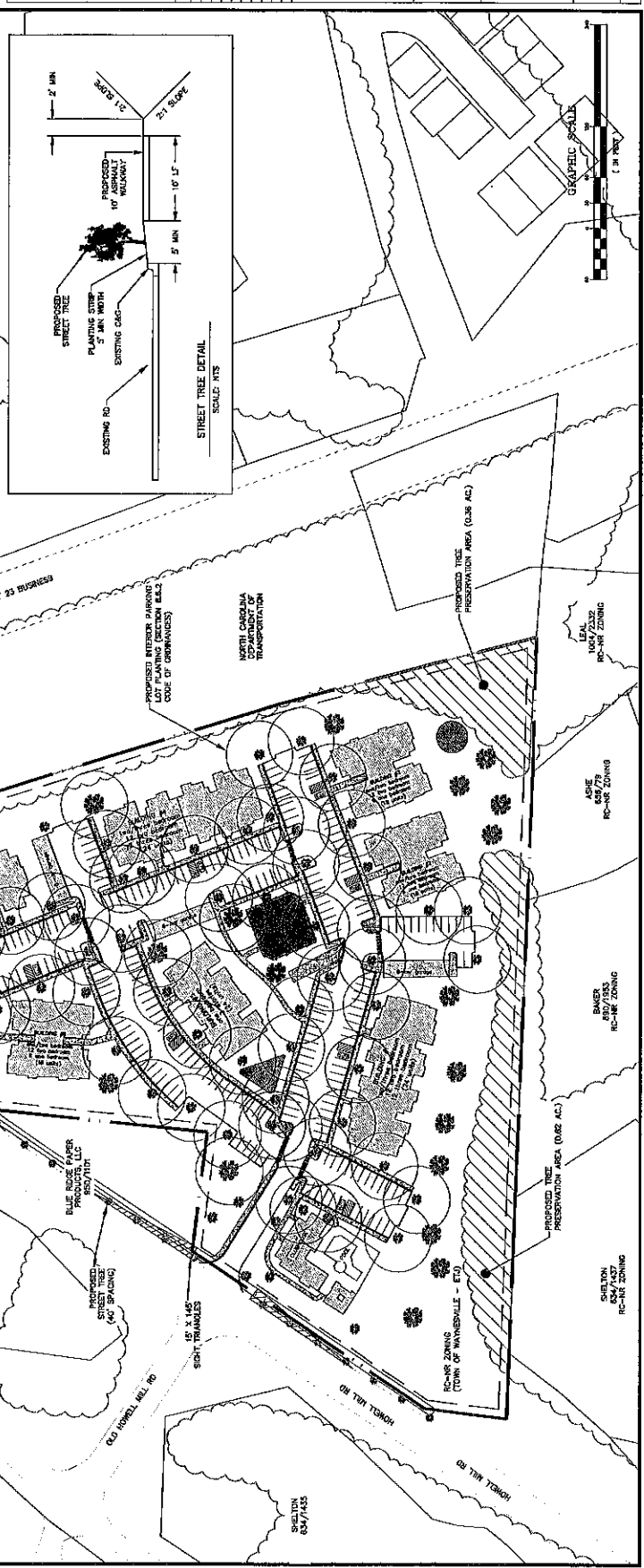
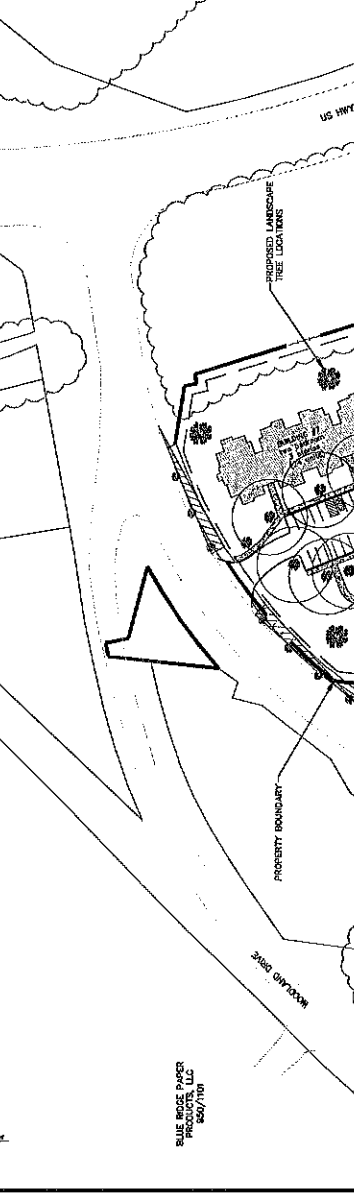
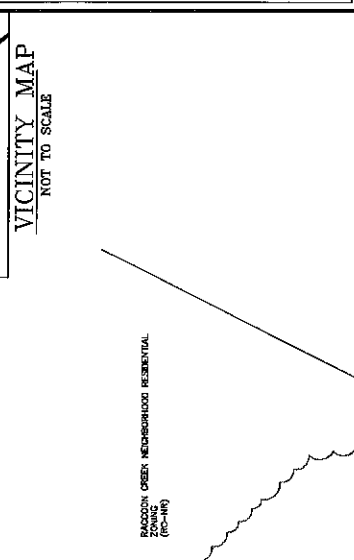
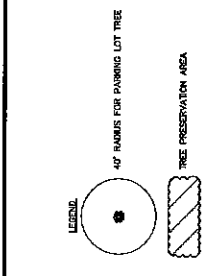
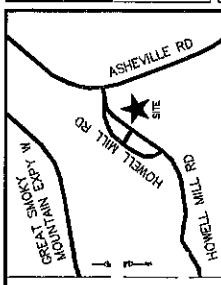
Professional Seal
North Carolina
Professional Engineer
No. 15192

18
How much Lightfoot.
Call before you dig.

PROJECT NUMBER: 21104
DATE: 10/24/21
DRAWN BY: CTC
CHECKED BY: GTJ

PRELIMINARY
LANDSCAPE
PLAN

C-103
SCALE: 1" = 60'





DATE	DESCRIPTION



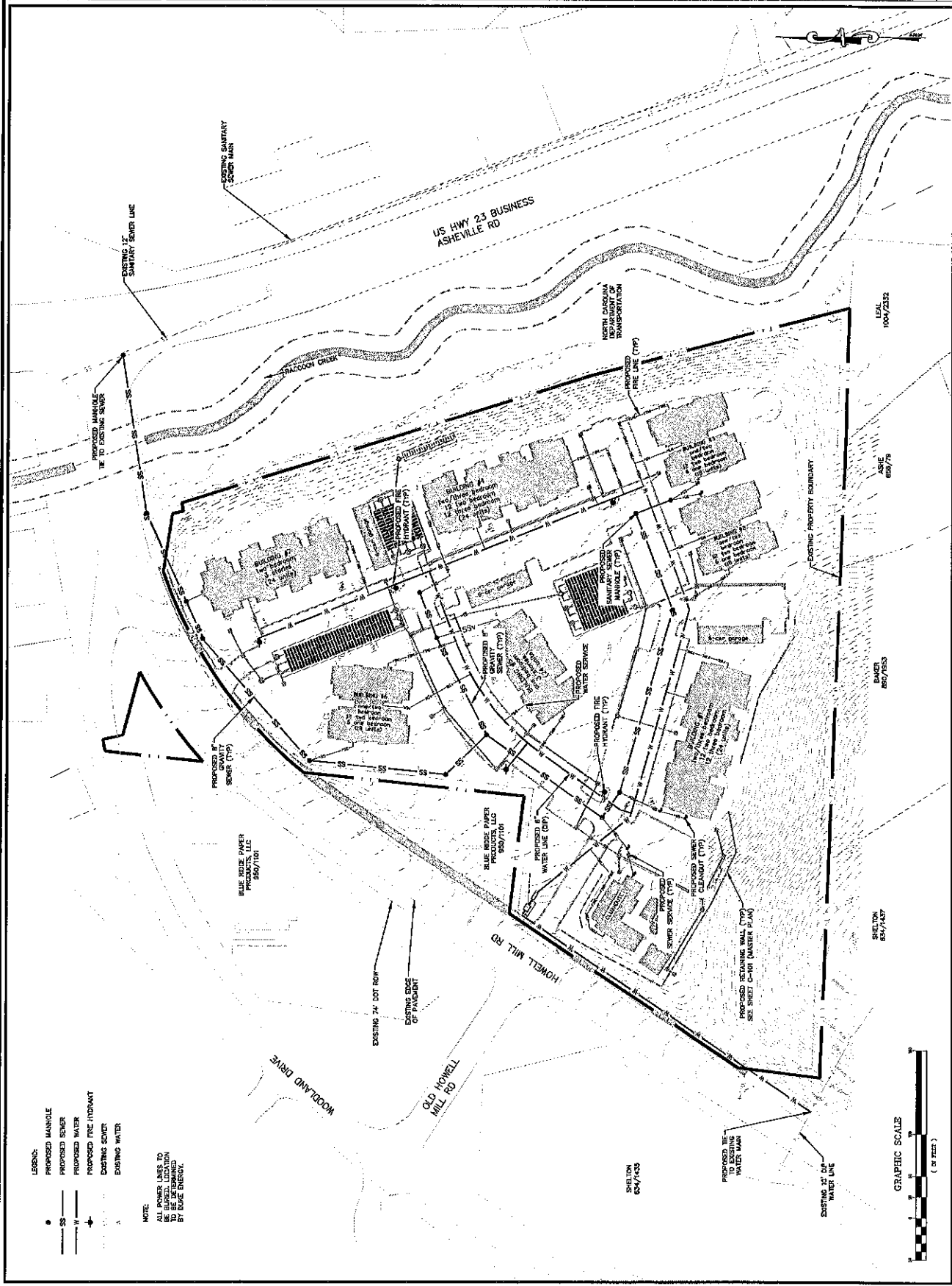
Know what's below.
Call before you dig.

PROJECT NUMBER: 2104
DATE: 10/28/21
DRAWN BY: CTC
CHECKED BY: GTJ

CONCEPTUAL
UTILITY
PLAN

C-104

SCALE: 1"=50'



- LEGEND:
- PROPOSED MANHOLE
 - PROPOSED SEWER
 - PROPOSED WATER
 - PROPOSED FIRE HYDRANT
 - EXISTING SEWER
 - EXISTING WATER

NOTE:
ALL POWER LINES TO BE SHOWN LOCATED BY THE OWNER TO BE SHOWN TO BE EXEMPTED BY THE UTILITY.





DATE	REVISIONS DESCRIPTION



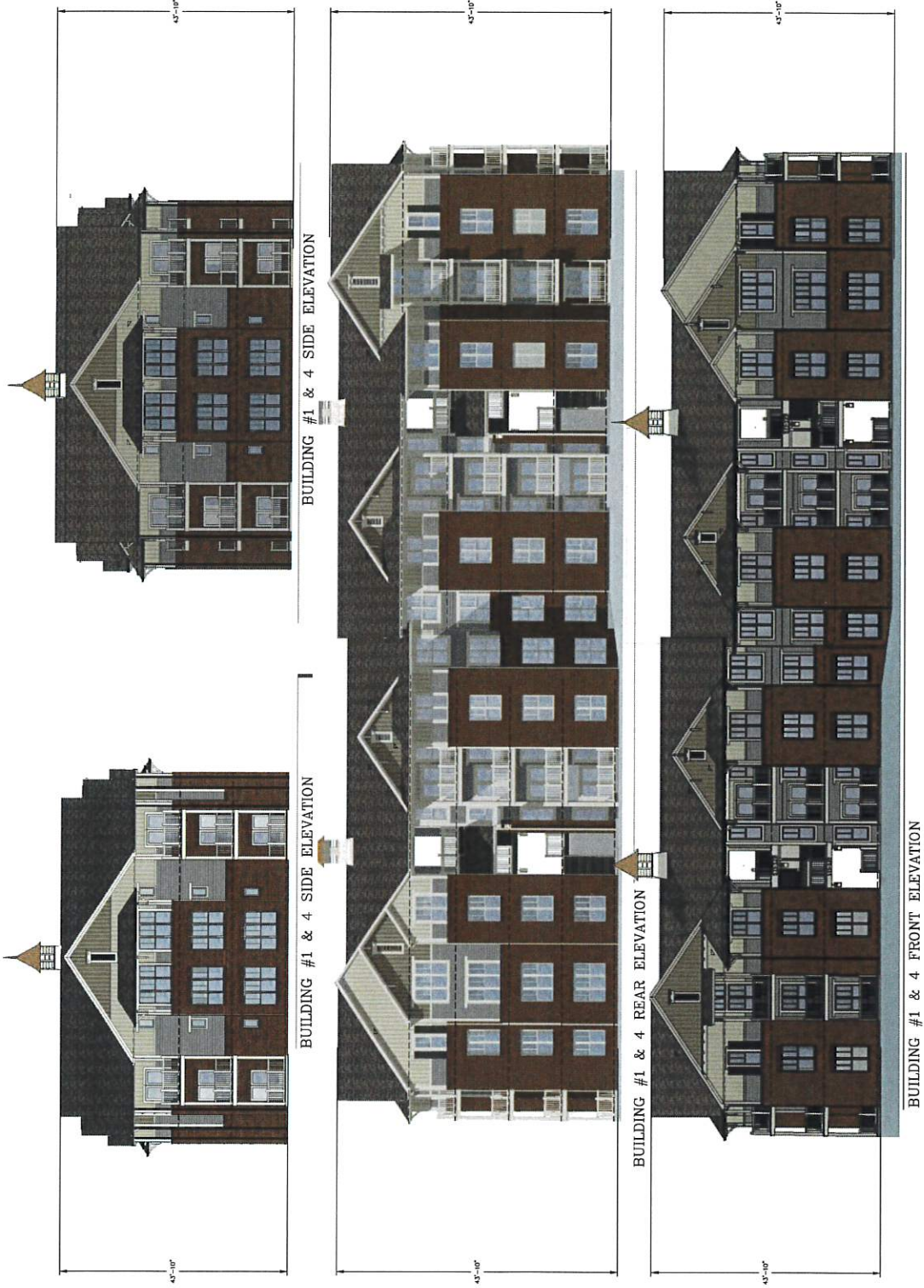
PROJECT NUMBER	21004
DATE	10/21/21
DRAWN BY	CTC
CHECKED BY	GTJ

TWO-THREE
BEDROOM (24 UNIT)
ILLUSTRATIVE
ELEVATIONS

G-100

SCALE: NTS

ELEVATIONS BY: **WGLA**
715 NORTH CHURCH STREET, SUITE 140
CHARLOTTE, NC 28202
PROJECT NUMBER: G-100
PRODUCED: 9-2-21



NOTES:
ILLUSTRATING BUILDINGS #1 & 4
BUILDING #1 - SPLIT ELEVATION
BUILDING #4 - SPLIT ELEVATION

DATE	REVISIONS



PROJECT NUMBER: 21104
DATE: 10/21/21
DRAWN BY: CTC
CHECKED BY: GTJ

ONE BEDROOM
(24-UNIT)
ILLUSTRATIVE
ELEVATIONS

G-101

SCALE: NTS

ELEVATIONS BY: WGLA
713 NORTH CHURCH STREET, SUITE 140
CHARLOTTE, NC 28202
919.697.1777
PRODUCED: 2-2-19



BUILDING 5 SIDE ELEVATION



BUILDING 5 SIDE ELEVATION



BUILDING 5 REAR ELEVATION



BUILDING 5 FRONT ELEVATION

NOTES:
ILLUSTRATING BUILDING 5

NOTE:
ILLUSTRATING BUILDINGS 2, 3 & 6

ELEVATIONS BY:
MILLER ARCHITECTURE
1000 W. WOODRIDGE
CHARLOTTE, NC 28202
PHONE: (704) 377-8500
PRODUCTION: 5-2-18



BUILDINGS 2, 3 & 6 SIDE
ELEVATION



BUILDINGS 2, 3 & 6 FRONT
ELEVATION



BUILDINGS 2, 3 & 6 REAR
ELEVATION

WGLA
Engineering

WGLA ENGINEERING, PLLC
1600 WOODRIDGE DRIVE
HENDERSOVILLE, NC 28759
(828) 687-7177
WGLA.COM
NC LICENSE P-1342

HAVEN
AT
LAKE
JUNALUSKA
TOWN OF
WAYNESVILLE
HAYWOOD COUNTY



DATE	DESCRIPTION



PROJECT NUMBER	21104
DATE	10-13-21
DRAWN BY	CTC
CHECKED BY	GTJ

ONE-TWO BEDROOM
(18 UNIT)
ILLUSTRATIVE
ELEVATIONS

G-102

SCALE: NTS



Preliminary
Not For
Construction

DATE	REVISIONS



PROJECT NUMBER	3104
DATE	10-21-21
DRAWN BY	CJC
CHECKED BY	GTJ

TWO
BEDROOM (24 UNIT)
ILLUSTRATIVE
ELEVATIONS

G-103

SCALE: NTS

ELEVATIONS BY:
WGLA ENGINEERING, PLLC
715 NORTH CHURCH STREET, SUITE 140
WAYNESVILLE, NC 28798
PHONE: (828) 857-7177
PRODUCED: 3-2-21

NOTE:
ILLUSTRATING BUILDING 7



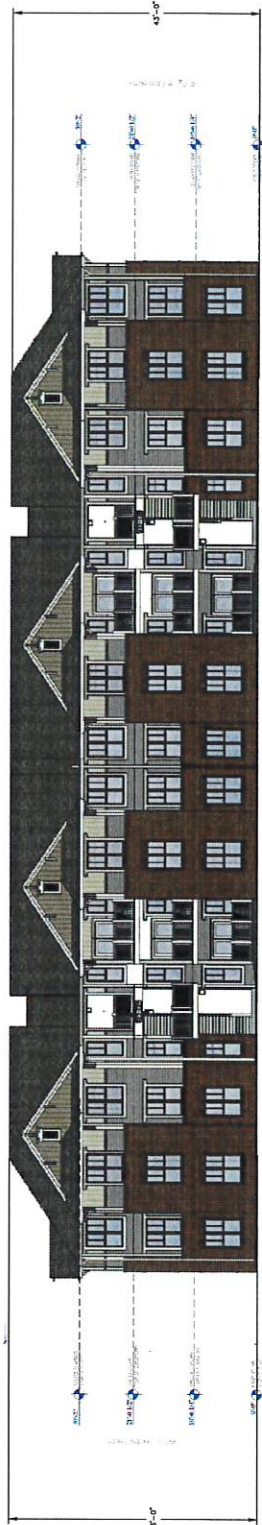
BUILDING 7 SIDE ELEVATION



BUILDING 7 SIDE ELEVATION



BUILDING 7 REAR ELEVATION



BUILDING 7 FRONT ELEVATION

DATE	DESCRIPTION



PROJECT NUMBER	21104
DATE	02-20-21
DRAWN BY	MJC
CHECKED BY	GTJ

CLUBHOUSE &
GARAGES
ILLUSTRATIVE
ELEVATIONS

G-104

SCALE: NTS



CLUBHOUSE FRONT
SCHEMATIC



CLUBHOUSE FRONT ELEVATION



SIX CAR GARAGE ELEVATIONS

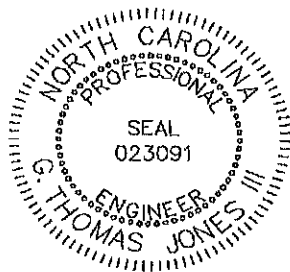
ELEVATIONS BY:
BRUCE
713 NORTH CHURCH STREET, SUITE 140
CHARLOTTE, NC 28202
(704) 366-8800
PRODUCED BY: 2-2-19



Haven at Lake Junaluska
Estimated Water & Sewer Demand
10/18/2021

WATER DEMAND (NCDEQ Basis)				
Use Type	Units or SF	Daily Demand		Total
Apartments	150	400	gpd	60,000
Clubhouse	3850	50	gpd/100 sf	1,925
			Total	61,925 Gal/day

SEWER DEMAND (NCDEQ Basis)				
Use Type	Units or SF	Daily Demand		Total
1 Bedroom Unit	42	240	gpd	10,080
2 Bedroom Unit	84	240	gpd	20,160
3 Bedroom Unit	24	360	gpd	8,640
Clubhouse	3,850	50	gpd/100 sf	1,925
			Total	40,805 Gal/day



G. Thomas Jones III
10/18/21



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

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

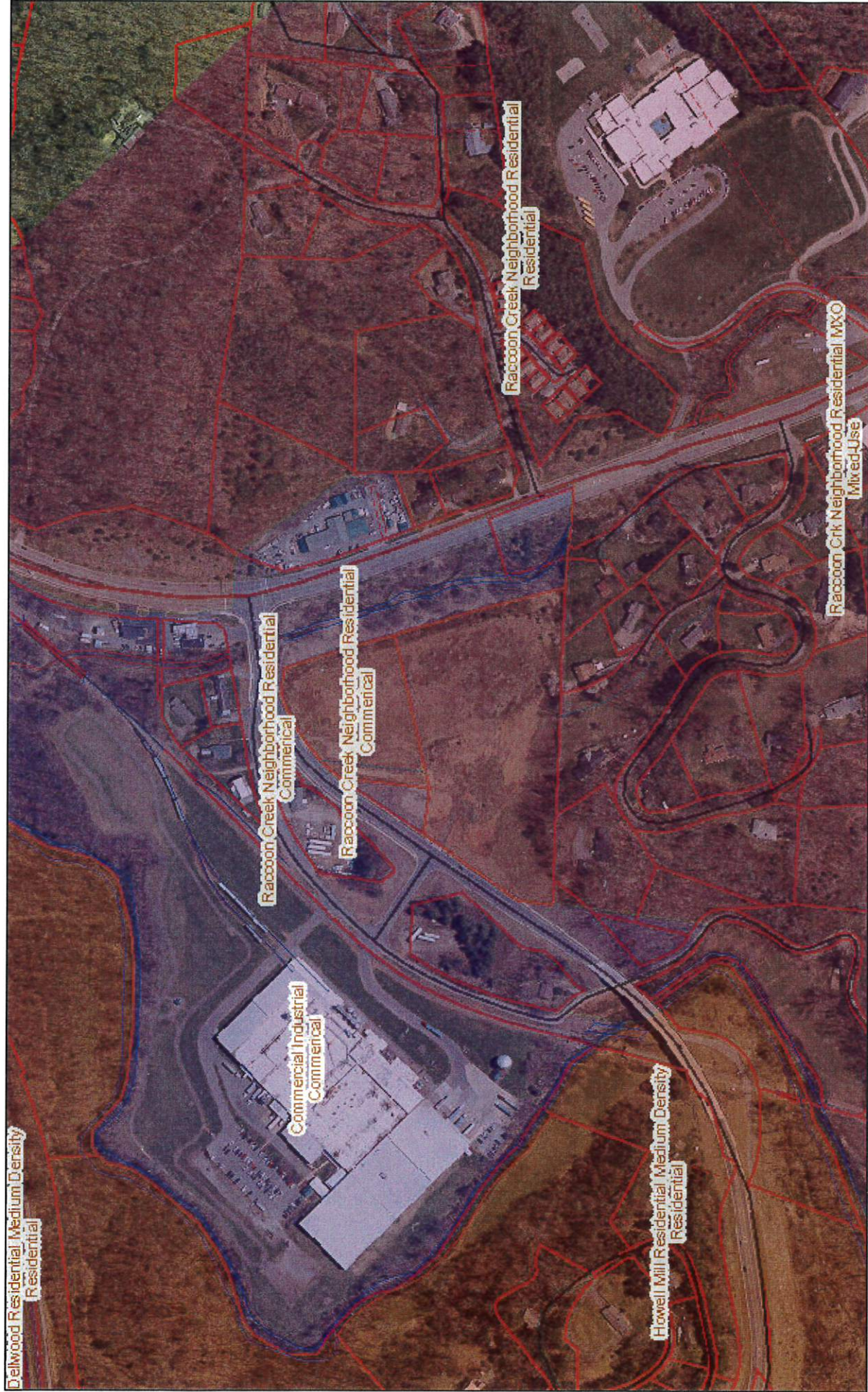
November 10, 2021

Re: PIN 8616-94-1485 (Havens at Lake Junaluska)
PIN 8616-94-1047 (Havens at Lake Junaluska)

To whom it may concern,
The Town of Waynesville can provide water/sewer services for the proposed development at the above referenced PIN(s). If you have any questions, feel free to contact me.

Jeff Stines
Director of Public Services
129 Legion Drive
Waynesville, N.C 28786
Office- (828)456-3706

Haven at Lake Junaluska



November 10, 2021





THE TOWN OF WAYNESVILLE

PLANNING BOARD

WILL HOLD A

PUBLIC HEARING

NOVEMBER 15, 2021 AT 5:30 PM

IN THE TOWN HALL BOARD ROOM AT

9 SOUTH MAIN ST.

TO CONSIDER A SPECIAL USE PERMIT

CONTACT THE DEVELOPMENT SERVICES DEPARTMENT

828-456-8647



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

October 29, 2021

Notice of Public Hearing for Special Use Permit

Town of Waynesville Planning Board

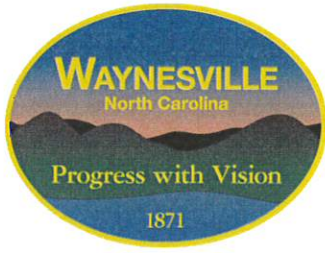
The Town of Waynesville Planning Board will hold a **public hearing on November 15, 2021 at 5:30 pm**, in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider an application for a Special Use Permit for a 150-unit apartment development on the two properties off Howell Mill Road, PIN 8616-94-1485 and PIN 8616-94-1047.

Area of Proposed Major Site Plan



For more information contact the Development Services Department at: (828) 456-8647, email: eteague@waynesvillenc.gov, mail: 9 South Main Street, Suite 110, Waynesville, NC 28786.

Elizabeth Teague, AICP, CTP
Development Services Director



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

PUBLIC NOTICES FOR PUBLICATION

Date: October 29, 2021

Contact: Elizabeth Teague, Planning Director
(828) 456-2004; eteague@waynesvillenc.gov

Notice of Public Hearings

Town of Waynesville Planning Board

The Town of Waynesville Planning Board will hold its regularly scheduled meeting on November 15, 2021 at 5:30 pm, in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC to include the public hearings on:

1. A major site plan review for a 14-unit townhome development at Richland and Church Street, PIN 8615-17-6586, and
2. A special use permit application for a 150-unit apartment development at Asheville Highway and Howell Mill Road, PINs 8616-94-1047 and 8616-94-1485.

For more information contact the Development Services Department, phone: (828) 456-8647, email at eteague@waynesvillenc.gov, or mail to 9 South Main Street, Suite 110, Waynesville, NC 28786.



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

MEMORANDUM

To: The Planning Board
From: Elizabeth Teague, Development Services Director
Re: Updating LDS Sections relevant to Subdivisions
Date: November 15, 2021

At the last meeting, the Board took action to pursue the appointment of an ad-hoc committee for the purpose of researching and improving the Land Development Standards in response to the changes in subdivision review based on 160 D. I recommend that this group maintain a focus on aligning the LDS with the 2035 Land Use Plan Goals, and that the group remain small enough to complete it's work within a reasonable time frame. Specifically:

- Appoint 4 members of the planning board as the working group. Members who have expressed interest are Ginger, Michael, Don, and Susan (with Barbara being a potential alternate)
- The working group could collect information from those members or the public who would like to make recommendations by December 3 via email to me and Ginger Hain. The working group would then compile and research identified suggestions, bringing back recommendations for discussion in January or February.

Ginger and Don have already provided several good recommendations and thoughts on areas for consideration. The Town has already hired JM Teague to look at our roadway guidelines. You may recall this was part of the list of Task areas discussed by the Board on July 26, 2021. An excerpt from that memo is below, fyi.

“Now that the Town has adopted the 2035 Comprehensive Land Development Plan and the required changes to 160D, I am bringing forward a draft list of potential work items for the Planning Board...

“The following is a list of studies, standards and policies that have come up over the past 2 years for discussion through the Comprehensive Plan update, staff seeking Board guidance, public requests, or current development trends. ...

- Conduct a Railroad Corridor Study and establish potential district guidelines to encourage infill development and re-use of properties impacted by railroad right-of-way. Note: this study could be part of a small area plan for the Frog Level and Hazelwood Business Districts.
- Establish “Gateway” areas and overlays at entrances to Waynesville along major corridors.
- Develop Planned Unit Development (PUD) standards for alternative development to adjoined townhomes – such as “tiny home” or cottage development.
- Revise/Update LDS 6 Infrastructure Standards:

- 6.6 Town Street Classification and Design to make new street requirements more sensitive to mountain topography, and the existing Waynesville street system.
 - Revise/Update LDS 6.8 Pedestrian Standards in consideration of completed greenway feasibility studies, NCDOT projects and any updates to Town roadway classifications (LDS 6.6 above)
 - Revise/Update LDS 6.10 to lower the threshold for traffic impact analysis on local streets.
 - Align shared driveway guidelines with fire access codes.
- Clarify LDS 7 Civic Space requirements.
 - Revise/Update LDS 9.3 Permitted Parking Locations to accommodate large scale parking lots
 - Updates to LDS 12.5 Stormwater Ordinance Updates to stay current with NPDES Permit.
 - Signage Ordinance to allow message boards as part of school signage.
 - Continuation of Congregate Housing definitions (pending report from Homelessness Task Force)
 - Short Term Rentals pending Court actions and State guidance.”

Town staff, including Fire and Building Code officials can be called on to assist as needed as resources for new development requirements. Any recommendations could then be brought forward for review by the entire board and/or in a public workshop prior to being formalized as Board initiated text amendments. Any recommendations developed from the process would still have to proceed through the text amendment process. This requires public hearings at both the Planning Board and Board of Aldermen level.