

# TOWN OF WAYNESVILLE

## Planning Board

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

Development Services  
Director  
Elizabeth Teague

### Planning Board Members

Susan Teas Smith (Chairman)  
Ginger Hain (Vice Chair)  
Stuart Bass  
R. Michael Blackburn  
Tommy Thomas  
Barbara Thomas  
Peggy Hannah  
Jan Grossman  
John Baus

### Regular Meeting of the Planning Board

Town Hall, 9 South Main Street, Waynesville, NC 28786  
Monday, June 19, 2023, 5:30 PM

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#### A. CALL TO ORDER

1. Welcome/Calendar/Announcements
  - Summary of Town Council Actions on Planning Board recommendations
2. Approval of Minutes as presented (or amended):
  - May 15, 2023 Regular Meeting

#### B. BUSINESS

1. Report from Railroad Corridor Committee and Discussion of Railroad Overlay District (RR-O) and Uses, Sections 2.5.3 and 2.6 of the Land Development Standards (LDS)
2. Discussion of staff-initiated definition of Event Space and recommendations, LDS Section 17.3

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

#### D. ADJOURN



# TOWN OF WAYNESVILLE Planning Board

9 South Main Street Suite 110  
Waynesville, NC 28786  
Phone (828) 456-8647 • Fax (828) 452-1492

Susan Teas Smith (Chairman)  
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**MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD**  
**Regular Scheduled Meeting**  
**Town Hall – 9 South Main St., Waynesville, NC 28786**  
**Monday May 15<sup>th</sup>, 2023, 5:30pm**

THE WAYNESVILLE PLANNING BOARD held a Regular Scheduled Meeting on May 15<sup>th</sup>, 2023, at 5:30 PM in the Town Hall Board Room, 9 South Main Street, Waynesville, NC, 28786.

**A. CALL TO ORDER**

1. Welcome/Calendar/Announcements

The following members were present:

Susan Teas Smith (Chairman)  
Ginger Hain (Vice Chairman)  
John Baus  
Stuart Bass  
Michael Blackburn  
Jan Grossman  
Tommy Thomas  
Peggy Hannah

The following board member was absent:

Barbara Thomas

The following staff members were present:

Elizabeth Teague, Development Services Director  
Olga Grooman, Land Use Administrator  
Byron Hickox, Land Use Administrator  
Esther Coulter, Administrative Assistant

The Planning Board Attorney, Ron Sneed, was present.

The following applicant representative was present:

Architect, Steve Coffey

Chairman Susan Teas Smith called the meeting to order at 5:33 PM. Mrs. Smith welcomed everyone and asked if there were any announcements. Hearing no announcements, she asked for a motion to adopt the April 26, 2023 minutes.

*A motion was made by Board Member Jan Grossman, seconded by Board Member Michael Blackburn, to approve the minutes for the April 26, 2023, meeting as presented. The motion passed unanimously.*

Chairman Susan Smith read through the procedures for the Public Hearing. Mrs. Smith asked Land Use Administrator Byron Hickox to present the proposed text amendment staff report.

Chairman Susan Smith opened the Public Hearing at 5:40 PM.

## **B. BUSINESS**

1. Public Hearing for an application for a Text Amendment to the Land Development Standards, Section 5.10.2, Façade Materials for Mixed-Use and Commercial Buildings.

Land Use Administrator Byron Hickox stated the applicant purchased the property at 494 Pigeon Street and is renovating and planning an addition to the former gas station. The applicant's architect Steve Coffey has designed a structure that incorporates a significant amount of metal siding on the facades of the building. Land Development Standards Section 5.10.2, which lists permitted materials for the facades of mixed-use and commercial buildings, does not include metal as a siding material. The applicant has proposed an amendment to this section to add the phrase "metal panels and siding" to the list of permitted materials. The applicant asserts that the quality and appearance of metal siding has significantly improved and is now widely used in high quality applications and settings.

Architect Steve Coffey showed the board a slide presentation of the proposed building design with all the specifications and percentages of the metal building materials being used. Mr. Coffey also had photos of other structures that have used different styles and color schemes with metal siding. Mr. Coffey answered questions from Planning Board members. He noted that metal siding has been used in many settings and can be attractive. He stated that metal siding is different from a metal building or warehouse. He would understand if the Board thought that it should be limited or treated differently in historic districts such as along Main Street. However, metal siding has been used in many types of buildings and can enhance the architectural options for development and redevelopment.

No member of the public was present for comment.

Chairman Susan Smith closed the Public Hearing at 6:44p.m. The Board deliberated before voting, discussing other building design standards that would apply regardless of materials as well as the role that staff plays in determining compliance with the building design standards.

*A motion was made by Chairman Susan Smith, seconded by Board Member Michael Blackburn, to approve the proposed text amendment, and find that it is consistent with the 2035 Comprehensive Plan, meeting Goal 1 and Goal 5. The motion passed unanimously.*

*A motion was made by Vice Chairman Ginger Hain, seconded by Board Member Stuart Bass, to recommend to The Town Council the approval of the proposed test amendment as presented. The motion passed unanimously.*

2. Updates and Discussion on Planning Board work items.

- a. Elizabeth reported that the Planning Board and Town Council had held their joint meeting and thanks those that participated. She stated that Jake Petrosky of Stewart Engineering, would be working on a summary document with recommendations. Once the Town received that, staff will follow up with a committee of John Feichter, Anthony Sutton, Susan Smith and Ginger Hain to determine next steps.
- b. Land Use Administrator, Olga Grooman, reported the railroad subcommittee will soon introduce its work to both, Planning Board, and the Town Council. Railroad corridors provide great development and redevelopment opportunities and economic revitalization of underutilized properties. The subcommittee created 2 proposed Railroad Districts- Frog Level Railroad Overlay (approximately 68 properties) and Hazelwood Railroad Overlay (about 30 properties). The goal is to provide these areas with zoning flexibility and achieve the goals of the 2035 Comp Plan to “Study/implement a railroad overlay district to encourage redevelopment along the railroad corridor, especially in areas with access to existing/future greenway” (p. 67).

In addition, the subcommittee established the uses that would be allowed along the corridor.

The staff will present the work of the subcommittee to the Panning Board next month for feedback and further guidance.

- c. Elizabeth reminded the Board that a draft STR ordinance had been provided for discussion at the March meeting which did not have a quorum. However, the State Legislature has also re-visited it’s deliberation on STR rules, and may eliminate local government’s ability to regulate STRs anyway. The STR discussion could be taken up again at a later date when and if the state legislature takes any action.
- d. Elizabeth asked the Board if they wanted to take up a discussion on the definitions of government services and correctional facility. Jan Grossman noted that the current definitions seemed to cause confusion. Other Board discussion determined to hold off on further discussion of these definitions.

**C. ADJOURN**

*A motion was made by Vice Chairman Ginger Hain, seconded by Board Member Michael Blackburn to adjourn the meeting at 7:22 PM. The motion carried unanimously.*

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Susan Smith, Chairman

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Esther Coulter Administrative Assistant

## Waynesville Town Council Votes on the Planning Board Items 2022-2023

### March 22, 2022:

- Stormwater Ordinance text amendment, Section 12.5 of the LDS to align the Town’s local ordinance with the Phase II NCDEQ Stormwater Model Ordinance for North Carolina.

*Motion of Consistency with the 2035 Plan and Motion to adopt the text amendment as presented passed unanimously.*

- LDS text amendments regarding 160D clarifications and definitions, and other minor amendments. Ordinance cleanup.

*Motion of Consistency with the 2035 Plan and Motion to adopt the text amendment as presented passed unanimously.*

### May 10, 2022:

- Public Hearing to consider text amendments on revisions to LDS Section 6.10: Transportation Impact Analysis (TIA): lower the TIA threshold to 500 trips per day to require a study. This would generally apply to any new residential development as follows:
  - 50 single-family homes
  - 70 apartments / townhomes
  - 100 room hotels
  - 30,000 square foot office building
  - 20,000 square foot shopping center

*Motion of Consistency with the 2035 Plan and Motion to adopt the text amendment as presented passed unanimously.*

- Text amendment to Chapter 7 of the LDS, Civic Space: increase the % required based on the size of the project, provide additional options, such as preserve, dog park, and indoor community facility.

*Motion of Consistency with the 2035 Plan and Motion to adopt the text amendment as presented passed unanimously.*

### June 28, 2022

- Text amendment request initiated by the Planning Board to implement buffer requirements and quasi-judicial review procedures on major subdivisions which create 31 or more lots.

*A motion was made by Alderman Anthony Sutton, seconded by Chuck Dickson to table the zoning text amendment request initiated by the Planning Board to implement buffer requirements and quasi-judicial review procedures on major subdivisions which create 31 or more lots for more discussion with the Planning Board. (Chuck Dickson, aye), (Julia Freeman, aye), (Jon Feichter,*

aye), (Anthony Sutton, aye) and (Mayor Gary Caldwell, aye.) The motion passed unanimously.

Specifically, the Board of Aldermen did not express any interest in going back to quasi-judicial procedures which can be legally controversial. The text amendment on buffers without quasi-judicial procedures was presented to the board again on December 13, 2022 (see below).

#### **July 26, 2022:**

- Zoning map amendment request to change the zoning of property located at 134 Belle Meade Drive, PIN 8605-81-6159, from Hazelwood Urban Residential (H-UR) to Hazelwood Business District (H-BD).

*A motion was made by Alderman Anthony Sutton, seconded by Alderman Jon Feichter, to outright **reject the rezoning** of the property at 134 Belle Meade to Hazelwood Business District. The motion carried unanimously.*

#### **August 9, 2022**

- Text amendment to Section 9.8 of the LDS, Driveway Standards: width and length requirements based on the number of units, fire access safety, definition of joint and shared driveways, apron specs, materials.

*Motion of Consistency with the 2035 Plan and Motion to adopt the text amendment as presented passed unanimously.*

#### **November 8, 2022**

- Text amendment related to cottages and conservation subdivision designs Sections 2.5.3, 15.9, 17.3, and 17.4 of the LDS.

*Motion of Consistency with the 2035 Plan and Motion to adopt the text amendment as presented passed unanimously.*

- Text amendments to LDS Chapter 6 pertaining to Roadway Infrastructure: road classifications, design, pedestrian facilities, sidewalks, parking spaces on the streets, etc.

*Motion of Consistency with the 2035 Plan and Motion to adopt the text amendment as presented passed unanimously.*

#### **December 13, 2022:**

- Text amendment related to Section 8.4 Buffer Yards of the LDS to require a Type B Buffer for large developments >30 units.

*Motion of Consistency with the 2035 Plan and Motion to adopt the text amendment as presented passed unanimously.*

- Map Amendment (Rezoning) Request from Hazelwood Urban Residential (H-UR) to Hazelwood Urban Residential Mixed-Use Overlay-2 (H-UR-MX-O-2) District for Five (5) Properties off South Main Street:
  - 1) .38-acre property at 1434 S. Main St. (PIN 8605-91-5018),
  - 2) .28-acre property at 1458 S. Main St. (PIN 8605-90-3984),
  - 3) .23-acre property at 1484 S. Main St. (PIN 8605-90-3920),
  - 4) .14-acre unaddressed property off S. Main St. (PIN 8605-90-2966),
  - 5) .24-acre property at 24 Belle Meade Dr. (PIN 8605-90-2836).

*Motion of Consistency with the 2035 Plan and Motion to adopt the map amendment as presented passed unanimously.*

- Text amendment to LDS Section 12.3, the Flood Damage Prevention Ordinance, to align the LDS with the State model ordinance.

*Motion of Consistency with the 2035 Plan and Motion to adopt the text amendment as presented passed unanimously.*

- Text amendments related to Chapter 160D general additions and revisions to multiple sections of the LDS: substantial modifications of site plans, exemptions to driveway standards when connecting to private roads, hydroplaning protections in the stormwater ordinance.

*Motion of Consistency with the 2035 Plan and Motion to adopt the text amendment as presented passed unanimously.*

#### **February 14, 2023:**

- Map Amendment for the property located at 465 Boyd Avenue (PIN 8605-96-8882) to create a Hazelwood Urban Residential MXO-3 District.

*Motion of Consistency with the 2035 Plan and Motion to adopt the map amendment as presented passed unanimously.*

- Text Amendment to the LDS Section 17.3, Use Type Definitions, Personal Services to include tattoo parlors.

*Motion of Consistency with the 2035 Plan and Motion to adopt the text amendment as presented passed unanimously.*

#### **May 23, 2023:**

- Stormwater Ordinance text amendment, Section 12.5 of the LDS: design standards and safety measures for stormwater control measures with steep slopes and tall banks (such as ponds).



*Motion of Consistency with the 2035 Plan and Motion to adopt the text amendment as presented passed unanimously.*

- Map Amendment for the property located at 237 Ratcliff Cove Road (PIN 8626-00-9246).

*A motion was made by Councilmember Anthony Sutton, seconded by Councilmember Julia Freeman, to find the request is consistent with the 2035 Comprehensive Plan in that it creates opportunities for a sustainable economy, strengthens Waynesville's current and future workforce through education and training and encourages creatively designed, mixed-use, walkable centers and commercial districts that appeal to residents and visitors. The motion passed unanimously.*

*A motion was made by Councilmember Anthony Sutton, seconded by Councilmember Chuck Dickson to rezone the property described as 237 Ratcliff Cove Road (PIN 8626-00-9246) from the Raccoon Creek Neighborhood Residential District to the Raccoon Creek Neighborhood Residential District Mixed-Use Overlay-2, to be enacted 10 days after the Haywood County School Board achieves ownership of the property, and to limit the additional uses extended by the overlay to Government Services, and in so doing amending the Comprehensive Plan, Future Land Use Map to re-designate this property as "Community Facilities" in its land use typology and that it continues to promote smart growth principles in land use planning and zoning, and encourages infill, mixed-use, and context-sensitive development. The motion passed unanimously.*

**June 27, 2023:**

- A Public Hearing will be held on June 27, 2023, to consider a text amendment to the LDS Section 5.10.2, Mixed-Use/Commercial Building Design Guidelines, Façade Materials.

You can access previous minutes and agendas by visiting the following site: <http://www.egovlink.com/waynesville/>.

## Planning Board Staff Report

Subject: Creation of a Railroad Overlay District (RR-O) and Its Uses  
 Ordinance Section: Sections 2.5.3 and 2.6 of the Land Development Standards (LDS)  
 Applicant: Railroad Subcommittee initiated text amendment  
 Presenter: Olga Grooman, Land Use Administrator, Development Services  
 Meeting Date: June 19, 2023

### Background

Underutilized rail corridors present opportunities for urban revitalization. Zoning can encourage the reuse of existing buildings, introduce more allowed uses and flexibility. Railway corridors can be the areas where commercial, cultural, and residential areas safely coexist and promote economic and social vibrancy.

Pursuant to the Comprehensive Plan Recommendations, the Planning Board assigned an adhoc committee to study the land use challenges and opportunities along the Waynesville railroad corridor. The group consisted of local business owners, community representatives, Planning Board members, and Development Services staff. Additionally, the staff had discussions with the leadership team of the Blue Ridge Southern Railroad. Five months of the subcommittee's work included research, study, and discussions about potential uses along the corridor, economic opportunities, and gateways to the Town. The Railroad Subcommittee had its final meeting on May 19, 2023. The Planning Board's Railroad Subcommittee work has been documented on the Town's website at:

<https://www.waynesvillenc.gov/departments/development-services/rail-corridor-study>

The staff and Railroad Subcommittee seeks Planning Board feedback in order to develop final versions of the maps and a potential text amendment in the near future.

### Staff Recommended Text Changes:

A special Railroad Overlay District would promote a higher concentration of mixed-use and infill development for property that is adjacent to or overlapping the railroad right-of-way corridor. The goal of creating a railroad corridor overlay would be to create opportunities for revitalization of property along the track.

The committee determined that the best areas of opportunity were within the Frog Level and Hazelwood downtown areas. By starting where there is already a concentration of commercial and residential mixed-use, the committee hopes that the overlay will provide flexible options for redevelopment in these areas, and have identified a draft overlay district map to be called the Railroad Overlay District (RR-O). Once established, the overlay could then be applied through a rezoning / map amendment process for other areas, preserve the standards of the underlying districts, such as setbacks, height, density, existing uses, etc. The Ordinance should also:

- Add a narrative in LDS Section 2.6 describing the district's purpose and allowed uses.
- Add a notation about the new overlay district in the Table of Permitted Uses (LDS 2.5.3).

Staff submits the attached ordinance for discussion with proposed changes **in red**.

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

Staff submits that the proposed text amendments to the LDS are consistent with the 2035 Comp Plan goals:

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

- Encourage in-fill, mixed use, and context-sensitive development.
- “Study/implement a railroad overlay district to encourage redevelopment along the railroad corridor, especially in areas with access to existing/future greenway” (p. 67).

Goal 5: Create Opportunities for a Sustainable Economy.

- Promote the growth of existing local businesses and Waynesville's “maker economy.”
- Promote Waynesville's downtown districts, inns, restaurants, and reputation as the “Gateway to the Smokies.”
- “Review the LDS to create opportunities within the Town of Waynesville's industrial areas and along the railroad corridor” (p. 70).

### **Attachments**

1. Proposed Text and Map Amendments

### **Recommended Motions**

No motion is needed. The goal of this work session is to get the Board's feedback and come back with the revised text amendment.

## Frog Level Railroad Overlay

The district will start at Buffalo Lane and go all the way down to the intersection of Commerce and Smathers Streets. Richland Creek will serve as a northern boundary for the district. Most of the southern boundary will consist of the properties off Boundary Street. The subcommittee discussed whether to include the Haywood Square Plaza (137 Depot Street) into the railroad overlay, but the members decided against it since the shopping center is already well established and is further than 400 feet from the railroad. **The proposed district will have about 68 properties.**

## Hazelwood Railroad Overlay

The district will start right below the Town's Finance office (280 Georgia Avenue) and will go down to the HVO property (172 Riverbend St). It will also include the Hazelwood "downtown" area with the Beach Mountain Diner, Hazelwood Soap Company, and other stores. The width of the district will be about one block east and west with some modifications. This overlay will be larger than the one proposed at the Frog Level, but it is less dense and has fewer properties total. **The proposed district will have about 30 properties.**

*DRAFT FOR PLANNING BOARD DISCUSSION*  
*June 19, 2023*

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE TEXT  
OF THE TOWN OF WAYNESVILLE LAND DEVELOPMENT STANDARDS**

**WHEREAS**, the Town of Waynesville has the authority, pursuant to Article 7 of Chapter 160D of the North Carolina General Statutes, to adopt land development regulations, clarify such regulations, and may amend said regulations from time to time in the interest of the public health, safety, and welfare; and

**WHEREAS**, the Town of Waynesville Land Development Standards (LDS) will implement an action item from the 2035 Comp Plan and create “a railroad overlay district to encourage redevelopment along the railroad corridor, especially in areas with access to existing/future greenway;” and

**WHEREAS**, the Town of Waynesville reviewed the LDS “to create opportunities within the Town of Waynesville’s industrial areas and along the railroad corridor,” as specified in the 2035 Comp Plan; and

**WHEREAS**, the Town of Waynesville Planning Board has reviewed the proposed text amendments to the LDS and recommends that they are consistent with the 2035 Comprehensive Plan and that they are reasonable and in the public interest because:

- The Town of Waynesville will continue to “promote smart growth in land use planning and zoning;” (Goal #1);
- The Town will Create Opportunities for a Sustainable Economy (Goal #5);

**WHEREAS**, the Planning Board has reviewed and recommends the proposed text amendments for enactment by the Town Council; and

**WHEREAS**, the Town Council find this Ordinance to be consistent with the Town’s 2035 Comprehensive Plan and that it is reasonable and in the public interest to “make decisions about resources and land use in accordance with North Carolina General Statutes.” and

**WHEREAS**, after notice duly given, a public hearing was held on **July 18, 2023** at the regularly scheduled meeting of the Waynesville Planning Board, and on \_\_\_\_\_ at the regularly scheduled meeting of the Waynesville Town Council;

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

That the Land Development Standards be amended as follows (in red):

1. Amend Section 2.5.3 of the LDS as follows:

**See the Attached Table.**

2. Amend the LDS Section 2.6 Overlay Districts as follows:

### **2.6.3 Railroad Overlay District.**

- Purpose:** The Railroad Overlay District (RR-O) is a zoning overlay district created with the purpose of implementing the goals of the 2035 Comprehensive Land Use Plan to encourage redevelopment along the railroad corridor and to create opportunities within the Town of Waynesville's industrial areas. The goal of the RR-O is to provide more zoning flexibility and promote economic vibrancy of the underutilized areas along the rail tracks.
- Development Standards:** all development standards, including but not limited to density, setbacks, height, etc., of the underlying district apply.
- Permitted Uses:**
  - All the uses allowed in the underlying districts remain exactly as they are noted in the Table of Permitted Uses (See LDS 2.5.3).
  - In case of a conflict with the table below, the use as noted for the underlying district in LDS 2.5.3 will prevail (not necessarily the most restrictive).
  - Additional uses for RR-O are specified in the table below. If the use is not allowed in the underlying district but is noted in the table below, then it is permitted in RR-O.
  - Permitted Uses allowed within the RR-O<sup>1</sup>:

Uses	Railroad Overlay Districts (RR-O)
Manufactured Housing	PS
Hotels/Motels	P
Event Space	PS
Neighborhood Commercial	P
Neighborhood Restaurant	P
Vehicle & Heavy Equipment Sales/Rental	PS
Vehicle Services- Major Repair/Body Work	PS

<sup>1</sup> P- Permitted, PS- Permitted subject to additional standards in Chapter 3, SUP- Special Use Permit required (See Chapter 3 and 15).

Amusements, Outdoor	P
Billiard/Pool Hall	P
Freight Hauling/Truck Terminals	SUP
Mini-Warehouses	SUP
Storage- Warehouse, Indoor Storage	P
Manufacturing, Light	P
Produce Stands in Conjunction with Crop Production	P
Wireless Communications Facility, Mini	PS
Wireless Communications Facility, Macro	PS
Monopole Wireless Communications Tower	SUP

3. **MAP AMENDMENT:** Amend the and Development Map, cited in LDS Section 2.1, to indicate the overlay district as proposed.

**ADOPTED** this \_\_\_\_\_ Day of \_\_\_\_\_, 2023.

TOWN OF WAYNESVILLE

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

ATTEST:

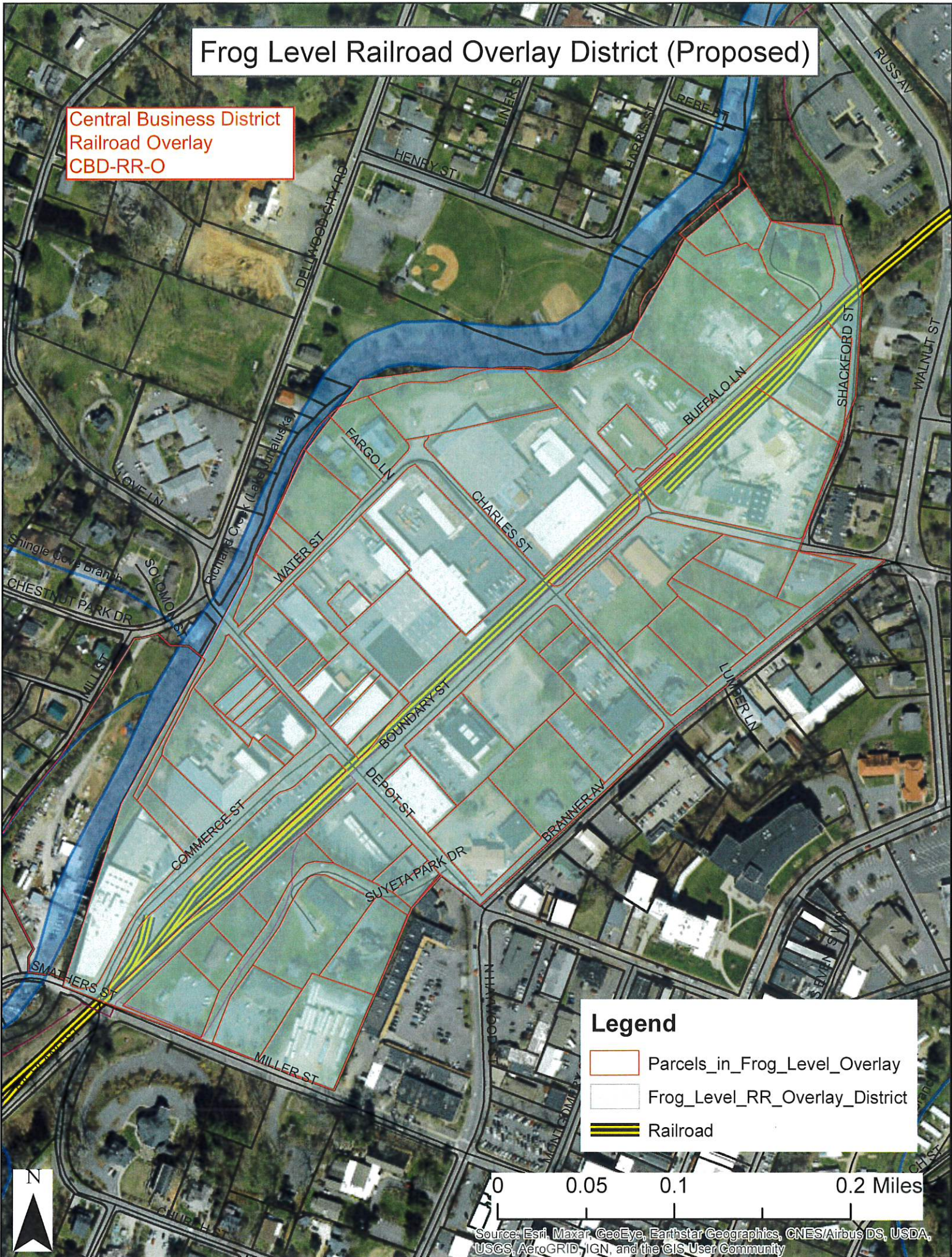
\_\_\_\_\_  
Candace Poolton, Town Clerk

APPROVED AS TO FORM:

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

# Frog Level Railroad Overlay District (Proposed)

Central Business District  
Railroad Overlay  
CBD-RR-O



## Legend

- Parcels\_in\_Frog\_Level\_Overlay
- Frog\_Level\_RR\_Overlay\_District
- Railroad



0 0.05 0.1 0.2 Miles

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



# Hazelwood Railroad Overlay District (Proposed)



Hazelwood Business District  
Railroad Overlay  
(H-BD-RRO)

Commercial Industrial  
Railroad Overlay  
(CI-RR-O)

## Legend

- Parcels\_in\_Hazelwood\_RR\_MXO
- Hazelwood\_RR\_MXO
- Railroad

0 0.05 0.1 0.2 Miles

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

## Planning Board Staff Report

Subject: Addition of “Event Space” use to the Land Development Standards (LDS)  
 Ordinance Section: Section 17.3 of the LDS  
 Applicant: Railroad Subcommittee initiated text amendment  
 Presenter: Olga Grooman, Land Use Administrator, Development Services  
 Meeting Date: June 19, 2023

### Background

In discussions related to economic opportunities and development along the railroad corridor, the subcommittee identified a gap in our zoning ordinances. An “event space” is not defined as a stand-alone use. Additionally, the Development Services Department has been receiving many inquiries about converting some properties into wedding venues and event spaces as a primary use.

Per LDS Section 2.5.2 B. Uses Not Listed: “Should the Administrator determine that a materially similar use does not exist, this Chapter may be amended to establish a specific listing for the use in question.” The attached staff-initiated text amendment ordinance, comes out of the RR subcommittee discussions, provides a proposed definition of an “event space” and associated regulations. Staff seeks the board’s feedback in the definition, requirements and potential allowable zoning districts for an event venue.

In the Railroad Overlay District, “event spaces” will be permitted outright to promote zoning flexibility along the corridor. The staff also finds it appropriate to allow this use in our commercial, highly urbanized districts: Business Districts, Neighborhood Center, Neighborhood Commercial, and Regional Center. Although “event spaces” would be generally compatible with other civic, retail, cultural, and entertainment uses already permitted in these districts, the staff proposes that this use to be allowed via a Special Use Permit to mitigate any potential impacts on the surrounding areas.

Events, especially large ones, may create significant impacts on the surrounding communities: noise, trash, parking, traffic, etc. That is why the staff also proposes additional standards for “event spaces” in Chapter 3 of the LDS.

### Staff Recommended Text Changes:

- Include the definition of “event space” in section 17.3 of the LDS
- Create supplemental standards for this use in Chapter 3 of the LDS: parking, noise, trash, buffer against residential areas, other permits
- Allow this use outright in the Railroad Overlay District
- Allow this use via a Special Use Permit (SUP) in Business District, Neighborhood Center, and Regional Center Districts (9 out of 30 zoning districts)
- “Event space” can be a primary or secondary use to the property. However, both uses must be allowed in the underlying zoning district.

Staff submits the proposed changes **in red** on the attached draft ordinance for discussion.

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

Staff submits that the proposed text amendments to the LDS are consistent with the 2035 Comp Plan goals:

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

- Encourage in-fill, mixed use, and context-sensitive development.

Goal 5: Create Opportunities for a Sustainable Economy.

- Promote the growth of existing local businesses and Waynesville's "maker economy."
- Promote Waynesville's downtown districts, inns, restaurants, and reputation as the "Gateway to the Smokies."

### **Attachments**

1. Proposed Text Amendment

### **Recommended Motions**

No motion is needed. The goal of this work session is to get the Board's feedback and come back with the revised text amendment.

*DRAFT FOR PLANNING BOARD DISCUSSION*  
*June 19, 2023*

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE TEXT  
OF THE TOWN OF WAYNESVILLE LAND DEVELOPMENT STANDARDS**

**WHEREAS**, the Town of Waynesville has the authority, pursuant to Article 7 of Chapter 160D of the North Carolina General Statutes, to adopt land development regulations, clarify such regulations, and may amend said regulations from time to time in the interest of the public health, safety, and welfare; and

**WHEREAS**, the Town of Waynesville Land Development Standards (LDS) do not have a definition of an “event space” as a use; and

**WHEREAS**, the Town of Waynesville Planning Board has reviewed the proposed text amendments to the LDS and recommends that they are consistent with the 2035 Comprehensive Plan and that they are reasonable and in the public interest because:

- The Town of Waynesville will continue to “promote smart growth in land use planning and zoning;” (Goal #1);
- The Town will Create Opportunities for a Sustainable Economy (Goal #5);

**WHEREAS**, the Planning Board has reviewed and recommends the proposed text amendments for enactment by the Town Council; and

**WHEREAS**, the Town Council find this Ordinance to be consistent with the Town’s 2035 Comprehensive Plan and that it is reasonable and in the public interest to “make decisions about resources and land use in accordance with North Carolina General Statutes.” and

**WHEREAS**, after notice duly given, a public hearing was held on **July 18, 2023** at the regularly scheduled meeting of the Waynesville Planning Board, and on \_\_\_\_\_ at the regularly scheduled meeting of the Waynesville Town Council;

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

That the Land Development Standards be amended as follows (in red):

1. Amend Section 2.5.3 Table of Permitted Uses as follows:

USE TYPES	Residential-Low Density Districts (RL)				Residential-Medium Density Districts (RM)				Neighborhood Residential (NR)								Urban Residential (UR)			Neighborhood Center (NC)			Business District (BD)			Regional Center (RC)			Commercial Industrial (CI)			
	CC-RL	EN-RL	FC-RL	HT-RL	CP-RM	D-RM	HM-RM	SW-RM	AC-NR	LL-NR	MS-NR	N-NR	PS-NR	PC-NR	RC-NR	SS-NR	WS-NR	EW-UR	H-UR	HM-UR	NM-NC	PS-NC	RC-NC	CBD	H-BD	SM-BD	DJ-RC	HC-RC	RA-RC	CI		
<b>COMMERCIAL</b>																																
Adult Establishment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS
Alcoholic Beverage Sales Store	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-
Auto Parts Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	-
Bar/Tavern/Night Club	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	-
Drive-Thru Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS	PS	PS	PS	PS	PS	PS	P	P	P	P	-
<b>Event Space</b>																					SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	
Gas/Fueling Station	-	-	-	-	-	-	-	-	FC/PS	-	-	-	-	-	FL/PS	-	-	-	-	-	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS
General Commercial – Less than 100,000 sf	-	-	-	-	-	-	-	-	-	-	-	PL	-	-	PL	-	PL	-	PL	-	P	P	P	P	P	P	P	P	P	P	-	
General Commercial – Greater than 100,000 sf	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	-
Neighborhood Commercial (as defined in section 17.30 adopted 8/2018)	-	-	-	-	-	FL	-	PL	-	PL	-	PL	-	-	PL	-	PL	PL	FL	-	-	-	-	-	-	-	-	-	-	-	-	-
Neighborhood Restaurant (as defined in section 17.30 adopted 8/2018)	-	-	-	-	-	FL	-	PL	-	PL	-	PL	-	-	PL	-	PL	PL	FL	-	-	-	-	-	-	-	-	-	-	-	-	-
Outside Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	P
Pawshops	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-
Restaurant	-	-	-	-	-	-	-	-	-	-	-	PL	-	-	PL	-	PL	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-
Restaurant, Neighborhood	-	-	-	-	-	FL	-	PL	-	PL	-	PL	-	-	PL	-	PL	PL	FL	-	-	-	-	-	-	-	-	-	-	-	-	-
Vehicle & Heavy Equipment Sales/Rental	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS	PS	-	-	PS	PS	PS	PS	PS	PS	PS	PS
Vehicle Services –Minor Maintenance/Repair/Wash	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS
Vehicle Services – Major Repair/Body Work	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS	PS	PS	PS	PS	PS	PS	PS
Video gaming parlor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS	PS	PS	PS	-

2. Amend Section 17.3 Definitions, Use Type as follows:

**Event Space.** An establishment that is available to the general public for hosting weddings, receptions, conferences, parties, business meetings, banquets, social gatherings, or similar indoor or outdoor events.

3. Amend Section 3.5 Supplemental Use Standards- Commercial and renumber the subsequent sections as follows:

**3.5.5 Event Space.**

- A. An “event space” may be a primary or secondary use of the property. In both cases, it must be allowed in the underlying zoning district.
- B. **Screening.** An outdoor area of an event space shall be buffered by a Type C buffer (LDS 8.4.2.C) from any lot containing a church, a school, or any residential district (adjacent or across the street / private road).
- C. **Parking.** LDS 9.2.1 standards apply. Vehicles attending/employed by an event cannot block the streets, create traffic congestion or unsafe situations, or park in the public right-of-way or undesignated areas.
- D. **Noise.** All events must comply with the Town of Waynesville noise ordinances.

- E. **Trash.** All events must contain their trash and comply with the Town of Waynesville trash pick-up ordinances and schedules.
- F. **Other permits.** All events must be in compliance with all local, state, and federal regulations and permits, including but not limited to ABC permit.
- G. **Off-Site Events.** All events are limited to the property. If additional activities take place off premises (such as parades, special events outside of your building, tent sales, or other similar events), a temporary use permit must be obtained for each such event (LDS 15.6.2).

**3.5.6 Gas/Fueling Station**

...

**3.5.7 General Commercial- Greater than 100,000 sq. ft**

...

**3.5.8 Outside Storage**

...

**3.5.9 Vehicle and Heavy Equipment Sales/ Rental ...**

...

**3.5.10 Vehicle Services- Minor Maintenance/Repair/Wash**

...

**3.5.11 Vehicle Services- Major Repair/Body Work**

...

**3.5.12 Video Gaming or Video Gaming Parlor**

...

**ADOPTED** this \_\_\_\_\_ Day of \_\_\_\_\_, 2023.

TOWN OF WAYNESVILLE

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

ATTEST:

\_\_\_\_\_  
Candace Poolton, Town Clerk

APPROVED AS TO FORM:

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