

## **ORDINANCE NO. O-08-21**

### **AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF TO ESTABLISH A CONDITIONAL DISTRICT AT 104 LOCUST DRIVE, PIN 8605-52-8765 THE TOWN OF WAYNESVILLE, NORTH CAROLINA**

**April 27, 2021**

**WHEREAS**, the Town of Waynesville has the authority, pursuant to Part 3 of Article 19 of Chapter 160A of the North Carolina General Statutes, to adopt zoning regulations, to establish zoning districts and to classify property within its jurisdiction according to zoning district, and may amend said regulation and district classifications from time to time in the interest of the public health, safety and welfare; and

**WHEREAS**, the Town of Waynesville Planning Board has reviewed the proposed ordinance and site plan after a duly noticed hearing and recommends that this conditional district action is consistent with the 2035 Comprehensive Land Use Plan and is both reasonable and in the public interest; and

**WHEREAS**, after notice duly given, a public hearing was held at a regularly scheduled Board of Aldermen Meeting on April 27, 2021; and

**WHEREAS** the Board of Aldermen find that the proposed project is reasonable and in the public interest, and that it is consistent with the Town of Waynesville 2035 Comprehensive Plan because;

- The property is consistent with the use and density of the Plott Creek-Neighborhood Center (PC-NR) zoning district in which it is located; and
- The property is located within an area designated for medium to high-density residential on the 2035 Plan Future Land Use Map and is within the Town's Urban Service area and municipal boundary for Town infrastructure and services; and
- The proposed project meets Goal 2 of the 2035 Comprehensive Plan to "Create a range of housing opportunities and choices," and to promote a diverse housing stock including market rate, workforce housing and affordable housing options that appeal to a variety of households."

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

**Section One.** The existing zoning map of the Town of Waynesville be amended:

- A. The Haywood County Tax Parcel identified with PIN 8605-52-8765, and addressed as 104 Locust Drive, shall be rezoned from Plott Creek Neighborhood Residential (PC-NR) to Plott Creek Neighborhood Residential Conditional District (PC-NR-CD).

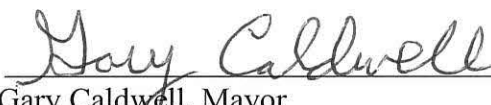
**Section Two.** The following provisions of the Code of Ordinances be amended to apply within the Plott-Creek-Neighborhood Residential-Conditional District as shown on App. A and as follows:

- A. District name in **Table 2.2** be added as "Plott Creek Neighborhood Residential -Conditional District."

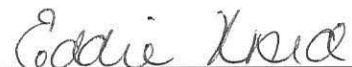
- B. In **Chapter 4.3.3** – Dimensional Standards allow parking to be within the front setback and between the primary structure and the public street right-of-way on which it fronts, (and In Chapter 5.5.4 – Apartment Buildings)
- C. In **Chapter 7.2** –Remove requirements for minimum amenities except for those facilities as shown on the Master Plan.
- D. In **Chapter 8.4.2A** – Supplement requirements with the condition of a “Type A Buffer”

Adopted this 27<sup>th</sup> day of April, 2021.

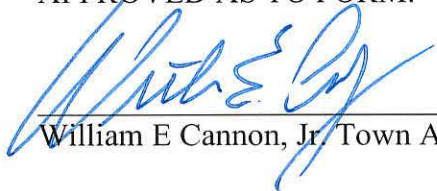
TOWN OF WAYNESVILLE

  
\_\_\_\_\_  
Gary Caldwell, Mayor

ATTEST:

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

APPROVED AS TO FORM:

  
\_\_\_\_\_  
William E Cannon, Jr. Town Attorney

