



## Town of Waynesville, NC

### Board of Aldermen – Regular Meeting

Town Hall, 9 South Main Street, Waynesville, NC 28786

Date: **March 22, 2016** Time: **6:30 p.m.**

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**(828) 452-2491**

[aowens@waynesvillenc.gov](mailto:aowens@waynesvillenc.gov)

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#### **A. CALL TO ORDER - Mayor Gavin Brown**

1. Welcome/Calendar/Announcements
2. Adoption of Minutes

***Motion:*** *To approve the minutes of the March 8, 2016 regular meeting, as presented [or as corrected].*

#### **B. NEW BUSINESS**

3. Street Closures for Downtown Waynesville Association  
Buffy Phillips, Executive Director, DWA

#### **C. COMMUNICATIONS FROM THE MAYOR AND BOARD**

Discussion regarding change in land use for Ronald Muse Property, PIN # 8615-17-6586

#### **D. COMMUNICATIONS FROM STAFF**

4. Manager’s Report – Interim Town Manager Mike Morgan
5. Attorney’s Report – Town Attorney Woody Griffin

#### **E. CALL ON THE AUDIENCE**

#### **F. ADJOURN**



# TOWN OF WAYNESVILLE

PO Box 100  
 16 South Main Street  
 Waynesville, NC 28786  
 Phone (828) 452-2491 • Fax (828) 456-2000  
[www.waynesvillenc.gov](http://www.waynesvillenc.gov)

## CALENDAR March 22, 2016

2016	
<b>Sat, Mar 19</b> 9:30 – 11:30 AM Waynesville Middle School	Mountaineer 2-Miler Foot Race, Waynesville Middle School PTA and Mountain Fit
<b>Sat, Mar 19</b> 2 – 4 and 4 – 6 PM Sky Lanes - Asheville	Bowl for Kids Sake – Big Brothers/Big Sisters of WNC
<b>Tue, Mar 22</b> 6:30 PM Board Room, Town Hall	Board of Aldermen Regular Meeting
<b>Thu, Mar 24</b> 12:30 PM Land of Sky Council Offices	French Broad River MPO Board Meeting (Alderman Roberson)
<b>Fri, Mar 25</b>	Good Friday Holiday Town Offices Closed
<b>Mon, Mar 28</b> 6:30 PM Location TBD	Southwestern Commission Board Meeting
<b>Thur, March 31</b> Due by 5:00 PM Municipal Building	Special Appropriation Funding Applications Due To be used by Board of Aldermen during budget preparation
<b>Tue, Apr 12</b> 6:30 PM Board Room, Town Hall	Board of Aldermen Regular Meeting
<b>Sat. Apr 23</b> 4:00 PM – 1:00 AM Main Street	West Haywood Relay for Life
<b>Fri – Sun, Apr 22-24</b> All Day Events Old Armory	Smoky Mountain 9-ball Tournament – benefits ARC of Haywood County
<b>Fri, Apr 22</b> 6:15 PM First United Methodist Church	Kiwanis Club “No Sweat” Spelling Bee
<b>Mon, Apr 25</b> 5:30 PM Location TBD	Haywood COG – Clyde Hosting
<b>Tue, Apr 26</b> 6:30 PM Board Room, Town Hall	Board of Aldermen Regular Meeting

<b>Fri, May 6</b> 5:00 – 9:00 PM Downtown	Art After Dark – Waynesville Gallery Association
<b>Tue, May 10</b> 6:30 PM Board Room, Town Hall	Board of Aldermen Regular Meeting
<b>Sat, May 14</b> 6:00 AM – 1:00 PM Main Street to Frog Level	Gateway to the Smokies Half Marathon – Haywood Chamber of Commerce - rolling street closures for 13 miles through Haywood County from the intersection of Main & Depot Streets and ending in Frog Level
<b>Mon, May 23</b> 6:30 PM Location TBD	Southwestern Commission Board Meeting
<b>Tue, May 24</b> 6:30 PM Board Room, Town Hall	Board of Aldermen Regular Meeting
<b>Sat, May 28</b> 6:00 – 9:00 PM Downtown	Another Rockin' Block Party - DWA
<b>Mon, May 30</b>	Memorial Day Holiday Town Offices Closed
<b>Fri, Jun 3</b> 5:00 – 9:00 PM Downtown	Art After Dark – Waynesville Gallery Association
<b>Wed, Jun 8</b> All Day Raleigh, NC	NCLM Town Hall Day
<b>Sat, Jun 11</b> 10:00 AM – 5:00 PM Downtown	Appalachian Lifestyle Celebration - DWA
<b>Tue, Jun 14</b> 6:30 PM Board Room, Town Hall	Board of Aldermen Regular Meeting
<b>Fri, Jun 24</b> 6:30 – 9:00 PM Historic Courthouse	Mountain Street Dance – DWA
<b>Mon, Jun 27</b> 5:30 PM Location TBD	Haywood COG – Haywood County Hosting
<b>Tue, Jun 28</b> 6:30 PM Board Room, Town Hall	Board of Aldermen Regular Meeting
<b>Fri, Jul 1</b> 5:00 – 9:00 PM Downtown	Art After Dark – Waynesville Gallery Association
<b>Mon, Jul 4</b>	Independence Day Holiday Town Offices Closed
<b>Mon, Jul 4</b> 11:00 AM – 3:00 PM Downtown	Stars & Stripes Celebration – DWA

<b>Fri, Jul 8</b> 6:30 – 9:00 PM Historic Courthouse	Mountain Street Dance – DWA
<b>Tue, Jul 12</b> 6:30 PM Board Room, Town Hall	Board of Aldermen Regular Meeting
<b>Sat, Jul 23</b> 10:00 AM Main Street / Historic Courthouse	Folkmoor USA Parade of Nations & Opening Ceremonies Parade: Line-up at 9:30 AM from Blue Ridge Books/Academy Street Opening Ceremonies: 10:00 AM
<b>Fri, Jul 22</b> 6:30 – 9:00 PM Historic Courthouse	Mountain Street Dance – DWA
<b>Tue, Jul 26</b> 6:30 PM Board Room, Town Hall	Board of Aldermen Regular Meeting
<b>Fri, Jul 29</b> 6:30 PM Location TBD	Southwestern Commission Annual Dinner
<b>Sat, Jul 30</b> 10:00AM – 5:00 PM Main Street, Downtown	“Where the World Meets on Main Street” International Day Festival
<b>Fri, Aug 5</b> 5:00 – 9:00 PM Downtown	Art After Dark – Waynesville Gallery Association
<b>Fri, Aug 5</b> 6:30 – 9:00 PM Historic Courthouse	Mountain Street Dance – DWA
<b>Sat, Aug 6</b> 9:00 AM – 1:00 PM Courthouse Lawn	Sarge’s Annual Downtown Dog Walk
<b>Tue, Aug 9</b> 6:30 PM Board Room, Town Hall	Board of Aldermen Regular Meeting
<b>Mon, Aug 22</b> 5:30 PM Location TBD	Haywood COG – Maggie Valley Hosting
<b>Tue, Aug 23</b> 6:30 PM Board Room, Town Hall	Board of Aldermen Regular Meeting
<b>Fri, Sep 2</b> 5:00 – 9:00 PM Downtown	Art After Dark – Waynesville Gallery Association
<b>Fr-Sa, Sep 2-3</b>	47 <sup>th</sup> Annual Smoky Mountain Folk Festival Lake Junaluska
<b>Mon, Sep 5</b>	Labor Day Holiday Town Offices Closed
<b>Tue, Sep 13</b> 6:30 PM Board Room, Town Hall	Board of Aldermen Regular Meeting
<b>Sat, Sep 17</b> 6:00 – 9:00 PM Downtown	Block Party - DWA

<b>Mon, Sep 26</b> 6:30 PM Location TBD	Southwestern Commission Board Meeting
<b>Fri, Oct 7</b> 5:00 – 9:00 PM Downtown	Art After Dark – Waynesville Gallery Association
<b>Sat, Oct 8</b> 10:00 AM – 5:00 PM Main Street, Downtown	33 <sup>rd</sup> Annual Church Street Art & Craft Show
<b>Tue, Oct 11</b> 6:30 PM Board Room, Town Hall	Board of Aldermen Regular Meeting
<b>Sat, Oct 15</b> 10:00 AM – 5:00 PM Main Street, Downtown	28 <sup>th</sup> Annual Apple Harvest Festival – Haywood Chamber of Commerce
<b>Su-Tu, Oct 23-25</b>	NCLM Annual Conference CityVision 2016 Raleigh, NC
<b>Mon, Oct 24</b> 5:30 PM Location TBD	Haywood COG – Waynesville Hosting
<b>Tue, Oct 25</b> 6:30 PM Board Room, Town Hall	Board of Aldermen Regular Meeting
<b>Mon, Oct 31</b> 5:00 – 7:00 PM Main Street, Downtown	Treats on the Street - DWA
<b>Fri, Nov 4</b> 5:00 – 9:00 PM Downtown	Art After Dark – Waynesville Gallery Association
<b>Tue, Nov 8</b> 6:30 AM – 7:30 PM All voting precincts	Election Day - General Election
<b>Tue, Nov 8</b> 6:30 PM Board Room, Town Hall	Board of Aldermen Regular Meeting
<b>Fri, Nov 11</b>	Veterans' Day Holiday Town Offices Closed
<b>Th-Fr, Nov 24-25</b>	Thanksgiving Holiday Town Offices Closed
<b>Mon, Nov 28</b> 6:30 PM Location TBD	Southwestern Commission Board Meeting
<b>Fri, Dec 2</b> 5:00 – 9:00 PM Downtown	Art After Dark – Waynesville Gallery Association
<b>Fr-Mo, Dec 2-5</b>	Holly Days Downtown – seasonal events downtown throughout the weekend
<b>Mon, Dec 5</b> 6:00 PM Main Street, Downtown	Waynesville Holiday Parade Line-up begins at 4:30 PM at Walnut and Main Parade begins at 6:00 PM

<b>Sat, Dec 10</b> 5:00 PM Fire Station #1	Waynesville Fire Department Annual Holiday Family Dinner (tent)
<b>Sat, Dec 10</b> 6:00 – 9:00 PM Main Street, Downtown	A Night Before Christmas / Bethlehem Market Place – DWA & First Baptist Church
<b>Tue, Dec 13</b> 6:30 PM Board Room, Town Hall	Board of Aldermen Regular Meeting
<b>Fr-Tu, Dec 23, 26-27</b>	Christmas Holiday Town Offices Closed
<b>2017</b>	
	New Year Holiday Town Offices Closed
	Martin Luther King Jr Holiday Town Offices Closed

## Board and Commission Meetings – April 2016

ABC Board	ABC Office – 52 Dayco Drive	<b>April 20</b> 3 <sup>rd</sup> Tuesdays 10:00 AM
Board of Adjustment	Town Hall – 9 S. Main Street	<b>April 5</b> 1 <sup>st</sup> Tuesdays 5:30 PM
Downtown Waynesville Association	UCB Board Room – 165 North Main	<b>April 28</b> 4 <sup>th</sup> Thursdays 12 Noon
Firefighters Relief Fund Board	Fire Station 1 – 1022 N. Main Street	<b>Meets as needed;</b> <i>No meeting currently scheduled</i>
Historic Preservation Commission	Town Hall – 9 S. Main Street	<b>April 7</b> 1 <sup>st</sup> Wednesdays 2:00 PM
Planning Board	Town Hall – 9 S. Main Street	<b>April 18</b> 3 <sup>rd</sup> Mondays 5:30 PM
Public Art Commission	Town Hall – 9 S. Main Street	<b>April 14</b> 2 <sup>nd</sup> Thursdays 4:00 PM
Recreation & Parks Advisory Commission	Rec Center Office – 550 Vance Street	<b>April 20</b> 3 <sup>rd</sup> Tuesdays 5:30 PM
Waynesville Housing Authority	Waynesville Towers – 65 Church Street	<b>April 21</b> 3 <sup>rd</sup> Wednesdays 3:30 PM

## BOARD/STAFF SCHEDULE

<b>Th – Sa, Jun 23-25, 2016</b>	Town Manager	NCCCMA Manager’s Continuing Ed - Summer Seminar Asheville, NC
<b>Th – Sa, Aug 4-6, 2016</b>	Town Attorney	NC Association of Municipal Attorneys Summer Seminar Asheville, NC
<b>Th – Sa, Aug 18-20, 2016</b>	Town Clerk	NC Association of Municipal Clerks Summer Seminar Asheville, NC

**MINUTES OF THE TOWN OF WAYNESVILLE BOARD OF ALDERMEN**  
**REGULAR MEETING**  
**March 8, 2016**

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**THE WAYNESVILLE BOARD OF ALDERMEN** held a regular meeting on Tuesday, March 8, 2016 at 6:30 p.m. in the Board Room of Town Hall, 9 South Main Street, Waynesville, NC.

**A. CALL TO ORDER**

Mayor Brown called the meeting to order at 6:30 p.m. with the following members present:

Mayor Gavin Brown  
Aldermen Gary Caldwell  
Alderman Julia Freeman  
Alderman Jon Feichter  
Alderman LeRoy Roberson

The following staff members were present:

Mike Morgan, Interim Town Manager  
Woodrow Griffin, Town Attorney  
Phyllis Rogers, Acting Town Clerk

The following media representatives were present:

Mary Ann Enloe, The Mountaineer

1. Welcome/Calendar/Announcements

Mayor Gavin Brown welcomed everyone to the meeting and called attention to the One Stop Voting in Haywood County on the calendar March 3 – 12.

2. Adoption of February 23, 2016 Minutes

***Alderman Roberson made a motion, seconded by Alderman Caldwell, to approve the minutes of the February 23, 2016 meeting, as presented. The motion carried unanimously.***

**B. PRESENTATION**

3. Connect NC Public Improvement Bond Presentation/Discussion Barbara Parker, President, Haywood Community College

Barbara Parker, Haywood Community College President, was in attendance to share information about Connect NC which will be on the ballot March 15, 2016. The Connect NC Bonds Act is a \$2 billion bond package that citizens across the state will vote on in the primary election March 15, 2016. North

Carolina leadership, including the Governor, General Assembly and UNC Board of Governors, have approved this bond referendum to support needed statewide capital improvements in education, parks, public safety, recreation, plant sciences, agriculture and water and sewer infrastructure. More than two-thirds of the Connect NC bond will go to fund critical improvements in higher education, including capital projects that focus on STEM education, career readiness, medical sciences and business for the 17 UNC System campuses along with long-needed upgrades to modernize the state's 58 community colleges. Projects span from the mountains to the coast and include investments in both rural communities and urban cities, across 76 counties in total. No tax increases would be necessary to finance the bond, given the state's strong revenue growth and ample debt service capacity.

Ms. Parker provided some information for the Board and asked them to also help to educate others. First page the focus is Community College. This two billion dollar bond is to be on the ballot with 350 million dollars to go to North Carolina's fifty-eight community colleges. There would be no impact with the AAA rating and no new taxes. Some bond debt is close to being retired in NC, so the debt services would be used with no need for any new taxes.

The average age of buildings at Haywood Community College is 36 years, with a construction date of 1979. The oldest building is 47 years old and there are some renovation and construction needs. HCC's Board has committed this money toward renovation of existing space, and the College currently has several needs. If the Bond is passed, 2.8 million dollars would be used for Haywood Community College. The information distributed to the Board shows all the things this money would support if the bond is passed. The largest project is at Western Carolina University, a school that many residents in this region have attended. Some of the other projects include National Guard Facilities, Sewer and Water infrastructure, NC State Parks, with the nearest including Chimney Rock Park. One of the questions Ms. Parker has been asked is why HCC gets such a small amount of money. In trying to find the answer she found that the General Assembly developed a formula which weighted on the commerce tier designation in 2015. Haywood County's tier designation in 2015 was a 3. This year it is a 2, which does not help Haywood County with the money impact with this bond. Ms. Parker asked the Board to pass this information along to others in the community. Alderman Freeman asked how this bond compares with the ¼ cent sales tax. Ms. Parker said two projects at HCC are being paid for out of this tax money. The approval of this bond would be a nice shot in the arm in addition to the sales tax.

Mayor Brown said there is bipartisan support for this bill. The Legislature has looked at this closely and they are also in favor. The bond monies are to be spread out across the state. Haywood County received this designation as a tier 3 which is good. A committee is currently reviewing the tier system to see if it can be tweaked. Mayor Brown added that he is proud of this community.

***Alderman Caldwell made a motion, seconded by Alderman Freeman, to adopt a resolution of support for the Connect NC Public Improvement Bond as presented. The motion carried unanimously.***

Mayor Brown thanked Ms. Parker for attending the meeting to speak to the Board and share this information.

**C. COMMUNICATIONS FROM STAFF**

4. Interim Town Manager – Mike Morgan

Budget Update

Manager Morgan reported that the budget is currently underway and department heads are working on their parts. Finance Director Eddie Caldwell and he are beginning their review.

Request for Proposal (RFP) for Town Manager Hiring Process

Two RFP's have been received to date regarding the town manager hiring process. Manager Morgan also contacted everyone to make sure the proposals they were sent have been received.

Greenhill Cemetery Spring Cleanup

Town staff will be doing some spring cleaning at Greenhill Cemetery in approximately one month. Bushes and shrubs have become overgrown and are taking over some of the burial plots. These will need to be removed and/or trimmed. If shrubs, etc., have been planted in memory of someone, and are removed, town staff can give the family clippings if they would like. Town staff will do their best with the cleanup, but it does need to be done. Some flowers have been there for quite some time and need to be removed. Information will be placed on the Town's website and distributed to the news media. Mayor Brown asked if a sign could also be posted at the cemetery. Manager Morgan said that would be appropriate. He added that the historic designation for Greenhill Cemetery is moving forward and the application for this designation should be completed by mid- April.

Elysinia Avenue Water Line Replacement Project

Manager Morgan reported that this project is moving along and the water line should be completed by the end of this week. Everything except pavement should be completed by the end of March. The paving company should be open in April so that the street can then be repaved.

Alderman Freeman spoke with the crew working on this project and they feel that they are past the issue of the river rock, which has been a complication with the project. Manager Morgan said he has also spoken to residents and business owners in the area and they are working with the town. Once this project is completed they will have a new road, water line and sewer line which should last for many years. This project will also add additional fire protection with new hydrants and increased water supply. Alderman Freeman added that this project connects to Hazelwood Avenue. A structure fire on Hazelwood Avenue in 2000 resulted in the loss of one of the businesses, Connie's Kitchen. The added water pressure as a result of this project will make a difference if a future fire occurs.

**D. COMMUNICATIONS FROM THE MAYOR AND BOARD**

5. Mayor Brown

Affordable Housing – Mountain Projects

Patsy Dowling with Mountain Projects is putting together information on affordable housing and asking that all towns in Haywood County participate on behalf of this task force. Elizabeth Teague, Development Services Director with the Town of Waynesville, is helping to suggest people being proposed to be included in this project. Waynesville will be engaged in this project.

Farmer's Market Second Location

Carol James came to Mayor Brown about two months ago to talk about the farmer's market. She mentioned that she would like to establish a second location, suggesting the parking lot on Hyatt Creek road next to Wal-Mart. This property is owned by the Haywood Advancement Foundation and is mostly located in the floodway. Ms. James is considering making a proposal to locate a second farmer's market at this location. Town staff is engaged at discussing this with her.

**E. CALL ON THE AUDIENCE**

Jim Bothwell presented information to the Board of Aldermen regarding the West Waynesville Condominium Association, Inc. Mr. Bothwell attended a previous meeting with questions regarding utility billing. Mayor Brown asked Mr. Bothwell if he was satisfied his discussion with Finance Director Eddie Caldwell regarding this issue. Mr. Bothwell said he was very pleased with Mr. Caldwell's response and explanation on how to read and understand the electric bills. Mayor Brown expressed appreciation for Mr. Bothwell's comments, adding that Finance Director Eddie Caldwell is a good town employee.

**F. ADJOURN**

***With no further business, Alderman Caldwell made a motion, seconded by Alderman Feichter, to adjourn the meeting at 6:51 p.m. The motion carried unanimously.***

ATTEST

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Gavin A. Brown, Mayor

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Michael J. Morgan, Interim Town Manager

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Amanda W. Owens, Town Clerk

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Minutes submitted by  
Phyllis Rogers, Acting Town Clerk

TO: Town of Waynesville Mayor and Board of Aldermen

FR: Buffy Phillips,  
Downtown Waynesville Association

DA: March 5, 2016

RE: STREET CLOSING requests

1. **Block Party**, Saturday evening, **May 28** 6-10pm Memorial Day Weekend  
▶ **Close Main Street 4:30 - 10:30pm** from Church St. to edge of Courthouse lawn/Justice Center
2. 6<sup>th</sup> annual **Appalachian Lifestyle Celebration, Saturday, June 11** 10am-5pm  
▶ **Close Main Street 8:45pm** Friday, 10<sup>th</sup> from Church Street to edge of County Courthouse lawn/Justice Center through **Saturday, June 11<sup>th</sup> until 7pm** or when street is cleared.
3. **Friday Night Street Dances, June 24, July 8 & 22, August 5** 6:30-9pm  
▶ **Close Main Street 5-9:30pm** from Depot Street to end of County Courthouse lawn/Justice Center  
Co-sponsored by DWA, Town of Waynesville, Smoky Mountain Folk Festival.
4. **July 4<sup>th</sup> Stars & Stripes Celebration, Monday, July 4<sup>th</sup>** 11am-3pm  
▶ Close top of Miller Street parking lot @ **North Main Street 10:30am-3pm** Street Dept. places barricades/cones @ top of Miller Street on Friday. **DWA Staff handles closure on the holiday. Miller Street parking lot will still be accessible from the bottom off Montgomery Street. 11am "Kids on Main" Patriotic Parade** coordinated with Fire/Police escort. Police temporarily close a portion of North Main for the end of the Parade at First Baptist Church.
5. **NEW DAY & TIME Folkmoot USA Parade & Opening Ceremonies Saturday, July 23** Folkmoot USA  
▶ Parade **begins @ 10am** from Academy Street and parades down Main Street for the Opening Ceremony on the Courthouse lawn. Highly visible No Parking signage is placed the evening before on Main Street. **Police handle Main Street parallel parking removal before 10am for parade.** Street closed just before start of parade.
6. **International Festival Day, Saturday, July 30** 10am-5pm "The World Meets on Main Street"  
▶ **Close Main Street from Pigeon & South Main to north edge of Courthouse lawn/Justice Center, Friday, July 29 @ 8:45pm through Saturday, July 30, until 7pm** or when street is clear. FOLKMOOT USA/DWA
7. **Fall Block Party**, Saturday evening, **September 17** 6-10pm  
▶ **Close Main Street 4:30pm - 10:30pm** from Church Street to edge of Courthouse lawn/Justice Center.
8. 33<sup>rd</sup> annual **Church Street Art & Craft Show, Saturday, October 8** 10am-5pm  
▶ **Close Main Street from Pigeon & South Main to north edge of Courthouse lawn/Justice Center Friday, October 7 @ 8:45pm through Saturday, October 8 until 7pm** or when street is clear. DWA
9. **Waynesville Christmas Parade**, Monday evening, **December 5** 6pm  
▶ Parade begins @ 6pm at corner of North Main & Walnut Street parading toward South Main to Bogart's Restaurant. Main Street parallel parking is removed during the afternoon by highly visible signs placed before 12noon prior to parade. Street closed just before start of parade. Sponsored by Town of Waynesville, Downtown Waynesville Association, and The Waynesville Kiwanis Club. Assisted by Members of The Waynesville Rotary Club.
10. **"A Night before Christmas"**, Saturday evening, **December 10** 6-9pm  
▶ **Close Main Street 5-10pm** from Pigeon Street and South Main Street to Depot Street and North Main Street. DWA

# Parcel Report For 8615-17-6586

MUSE, RONALD C  
MUSE, MARIE  
730 WOODFIELD DR  
WAYNESVILLE, NC 28786

## Account Information

PIN: 8615-17-6586

Deed: 406/168

## Site Information

504 CHURCH ST

Heated Area: 0

Year Built: 0

Total Acreage: 1.5 AC

Township: TOWN OF WAYNESVILLE

## Site Value Information

Land Value: \$27,000

Building Value: \$0

Market Value: \$27,000

Deferred Value: \$0

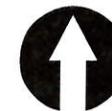
Assessed Value: \$27,000

Sale Price: \$13,000

Sale Date: 02/13/1990

Tax Bill 1: \$152.85

Tax Bill 2: \$146.15



1 inch = 100 feet  
December 15, 2015

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.