



## TOWN OF WAYNESVILLE, NC

### Board of Aldermen – Regular Meeting

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

Date: **January 14, 2014** Time: **7:00 p.m.**

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**(828) 452-2491***

*[townclerk@townofwaynesville.org](mailto:townclerk@townofwaynesville.org)*

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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 December 10, 2013 (regular session) as presented [or as corrected].*

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

3. Call for Public Hearing to consider rezoning of property at 1783 South Main Street

***Motion:*** *To call for a public hearing on Tuesday, January 28, 2014 at 7:00 p.m., or as soon thereafter as possible, in the Board Room of Town Hall, 9 S. Main Street, to consider re-zoning of property at 1783 South Main Street from South Main Business District (SMB) to Hyatt Creek Regional Center (HCR)*

4. Resolution **#R-01-14**, Adopting the Local Water Supply Plan for the Town of Waynesville

***Motion:*** *To adopt Resolution #R-01-14, approving the 2012 Local Water Supply Plan for the Town of Waynesville, as presented.*

**TOWN OF WAYNESVILLE – REGULAR SESSION AGENDA**

**January 14, 2014**

**- 2 -**

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**E. COMMUNICATIONS FROM STAFF**

5. Town Manager – Marcy Onieal

- Staff Hires & Public Works Department Restructuring
- HR-Employee Training Series
- Leadership Haywood
- WPAC-“Catching Tadpoles” sculpture update
- HC Commissioner’s Work Session – Old Hospital/Folkmoot Dispositions
- Junaluska Annexation Update
- Watershed Management Update
- Property Exchange-Hazelwood/Dutch Fisher Park
- IT Support Transition
- Balanced Scorecard Budgeting Process
- Board Retreat Re-scheduling
- CoC/EDC Restructuring Steering Committee

6. Town Attorney – Woody Griffin

**F. COMMUNICATIONS FROM MAYOR & BOARD OF ALDERMEN**

**G. CALL ON THE AUDIENCE**

**H. ADJOURN**

**AGENDA ITEMS ANTICIPATED AT JAN/FEB REGULAR MEETINGS:**

- Presentation by Historic Preservation Commission
- Presentation by Citizen’s Police Academy, K-9 Portrait Presentation
- Mid-Year Departmental Reports
- Water/Sewer Assets Management Study 2013 Presentation-Martin/McGill Associates
- Approval of Bids & Financing Package for Vehicle Purchases
- Delinquent Tax/License Fee Rolls
- Nova Energy Consultants Rate Study Presentation & Purchase Power Bids
- Board Retreat-Strategic Visioning



# TOWN OF WAYNESVILLE

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

## CALENDAR January 14, 2014

2014	
<b>We-Th, Jan 8 - 9</b> Asheville, NC	Essentials of Municipal Government for Elected Officials UNC-CH School of Government Training Class (pre-registration required – please contact town manager)
<b>Tue, Jan 14</b> 7:00 PM Board Room, 9 S. Main	Board of Aldermen Meeting-Regular Session
<b>Wed, Jan 15</b> 8:00 – 5:30 PM Municipal Building	Leadership Haywood Session on Local Government & Law Enforcement Hosted by the Town of Waynesville
<b>Thu, Jan 16</b> 8:30 AM – 12:30 PM	Downtown Waynesville Association Annual Planning Retreat
<b>Sat, Jan 18</b> 11:00 AM	Martin Luther King Pride March From Courthouse Lawn, 285 North Main Street To Pigeon Community Center, 450 Pigeon Street
<b>Mon, Jan 20</b> 7:30 AM Lambuth Inn, Lake Junaluska	20 <sup>th</sup> Annual Martin Luther King Prayer Breakfast Mayor Terry Bellamy, Asheville, NC - keynote speaker (Tickets required; please RSVP to the town manager)
<b>Mon, Jan 20</b>	Martin Luther King, Jr. Holiday Town Offices Closed
<b>Thu, Jan 23</b> 12:30 PM Land-of-Sky Regional Council	French Broad River MPO Board (TAC) Meeting
<b>Mon, Jan 27</b> 5:30 dinner/6:00 meeting Clyde Town Hall	Haywood County Council of Governments Town of Clyde Hosting
<b>Mon, Jan 27</b> 7:00 PM Cherokee, Chestnut Tree Inn	Southwestern Commission Board Meeting
<b>Tue, Jan 28</b> 7:00 PM Board Room, 9 S. Main	Board of Aldermen Meeting-Regular Session

<b>Tue, Feb 11</b> 7:00 PM Board Room, 9 S. Main	Board of Aldermen Meeting-Regular Session
<b>Tue, Feb 25</b> 7:00 PM Board Room, 9 S. Main	Board of Aldermen Meeting-Regular Session
<b>Tue, Mar 11</b> 7:00 PM Board Room, 9 S. Main	Board of Aldermen Meeting-Regular Session
<b>Mon, Mar 24</b> 7:00 PM Cherokee, Chestnut Tree Inn	Southwestern Commission Board Meeting
<b>Tue, Mar 25</b> 7:00 PM Board Room, 9 S. Main	Board of Aldermen Meeting-Regular Session
<b>Mon, Mar 31</b> 5:30 dinner/6:00 meeting Colonial Theater Mtg Room	Haywood County Council of Governments Town of Canton Hosting
<b>Tue, Apr 8</b> 7:00 PM Board Room, 9 S. Main	Board of Aldermen Meeting-Regular Session
<b>Fri, Apr 18</b>	Good Friday Holiday Town Offices Closed
<b>Tue, Apr 22</b> 7:00 PM Board Room, 9 S. Main	Board of Aldermen Meeting-Regular Session
<b>Tue, May 13</b> 7:00 PM Board Room, 9 S. Main	Board of Aldermen Meeting-Regular Session
<b>Mon, May 26</b>	Memorial Day Holiday Town Offices Closed
<b>Tue, May 27</b> 7:00 PM Board Room, 9 S. Main	Board of Aldermen Meeting-Regular Session
<b>Tue, Jun 10</b> 7:00 PM Board Room, 9 S. Main	Board of Aldermen Meeting-Regular Session
<b>Mon, Jun 23</b> 5:30 dinner/6:00 meeting Maggie Valley Town Hall	Haywood County Council of Governments Town of Maggie Valley Hosting
<b>Tue, Jun 24</b> 7:00 PM Board Room, 9 S. Main	Board of Aldermen Meeting-Regular Session
<b>Fri, Jul 4</b>	Independence Day Holiday Town Offices Closed
<b>Tue, Jul 8</b> 7:00 PM Board Room, 9 S. Main	Board of Aldermen Meeting-Regular Session
<b>Tue, Jul 22</b> 7:00 PM Board Room, 9 S. Main	Board of Aldermen Meeting-Regular Session

<b>Mon, Jul 28</b> 6:00 PM Cherokee, Chestnut Tree Inn	Southwestern Commission Annual Dinner
<b>Tue, Aug 5</b> 7:00 PM Board Room, 9 S. Main	Board of Aldermen Meeting-Regular Session
<b>Tue, Aug 19</b> 7:00 PM Board Room, 9 S. Main	Board of Aldermen Meeting-Regular Session
<b>Mon, Aug 25</b> 5:30 dinner/6:00 meeting Location TBA	Haywood County Council of Governments Haywood County Hosting
<b>Mon, Sep 1</b>	Labor Day Holiday Town Offices Closed
<b>Tue, Sep 9</b> 7:00 PM Board Room, 9 S. Main	Board of Aldermen Meeting-Regular Session
<b>Mon, Sep 22</b> 7:00 PM Cherokee, Chestnut Tree Inn	Southwestern Commission Board Meeting
<b>Tue, Sep 23</b> 7:00 PM Board Room, 9 S. Main	Board of Aldermen Meeting-Regular Session
<b>Tue, Oct 14</b> 7:00 PM Board Room, 9 S. Main	Board of Aldermen Meeting-Regular Session
<b>Mon, Oct 27</b> 5:30 dinner/6:00 meeting Municipal Bldg Mtg Room	Haywood County Council of Governments Town of Waynesville Hosting
<b>Tue, Oct 28</b> 7:00 PM Board Room, 9 S. Main	Board of Aldermen Meeting-Regular Session
<b>Tue, Nov 11</b>	Veteran's Day Holiday Town Office Closed
<b>Mon, Nov 24</b> 7:00 PM Cherokee, Chestnut Tree Inn	Southwestern Commission Board Meeting
<b>Tue, Nov 25</b> 7:00 PM Board Room, 9 S. Main	Board of Aldermen Meeting-Regular Session
<b>Th-Fr, Nov 27-28</b>	Thanksgiving Day Holiday Town Offices Closed
<b>Tue, Dec 9</b> 7:00 PM Board Room, 9 S. Main	Board of Aldermen Meeting-Regular Session
<b>We-Fr, Dec 24-26</b>	Christmas Holiday Town Offices Closed

**BOARD/STAFF OUT-OF-OFFICE SCHEDULE**

<b>Wed, Jan 15</b>	Town Manager	Leadership Haywood
<b>Wed, Jan 29</b>	Town Manager	UNC-CH SOG/MPA Assessment Center
<b>W-F, Feb 5-7</b>	Town Manager Management Asst	NC City/County Managers' Association Winter Conference Durham, NC
<b>Wed, Feb 12</b>	Town Manager	Leadership Haywood
<b>Wed, Mar 12</b>	Town Manager	Leadership Haywood
<b>Wed, Apr 9</b>	Town Manager	Leadership Haywood
<b>Wed, May 14</b>	Town Manager	Leadership Haywood

**MINUTES OF THE TOWN OF WAYNESVILLE BOARD OF ALDERMEN  
REGULAR MEETING  
December 10, 2013**

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**THE WAYNESVILLE BOARD OF ALDERMEN** held a regular meeting on Tuesday, December 10, 2013 at 7:00 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 7:00 p.m. with the following members present:

Mayor Gavin Brown  
Alderman Gary Caldwell  
Alderman Julia Freeman  
Alderman Wells Greeley  
Alderman LeRoy Roberson

The following staff members were present:

Marcy Onieal, Town Manager  
Woodrow Griffin, Town Attorney  
Eddie Ward, Deputy Clerk  
Eddie Caldwell, Finance Director  
Julie Grasty, Purchasing Supervisor

1. Welcome /Calendar/Announcements

Mayor Gavin Brown welcomed everyone to the meeting. He said the first order of business was to cancel the Board meeting scheduled for December 24, 2013. The next Board of Aldermen meeting would be held on January 14, 2014.

***Alderman Greeley made a motion, seconded by Alderman Roberson to cancel the December 24, 2013 meeting. The motion passed unanimously.***

Manager Onieal mentioned several upcoming events to the Board including the employee's award luncheon and food drive. She mentioned that approximately \$3000.00 was collected in the boot drive held last week. Other events mentioned were the Fire Department annual award banquet to be held on December 14<sup>th</sup>, and also "An Evening of Remembrance" sponsored by MADD to be held on December 14<sup>th</sup> at Asheville-Buncombe Technical and Community College in Asheville.

2. Adoption of Minutes

***Alderman Greely made a motion, seconded by Alderman Roberson, to approve the minutes of the November 26, 2013 meeting as presented. The motion passed unanimously.***

## B. NEW BUSINESS

Mayor Brown introduced Mr. John Scroggs and Mr. Tony Beaman from Mountain Mediation Services, and invited them to report on the services offered by their organization.

Mr. Scroggs said he had been a volunteer with Mountain Mediation Services since the organization was formed in 1996. This is a mediation service that uses a neutral third party to help resolve disagreements in the workplace, home, or neighborhood, and is available to residents of Cherokee, Clay, Graham, Haywood, Jackson, Macon, and Swain Counties. Sessions are held in an informal confidential setting and can save time, money and stress when conflicts occur.

Some issues that are common cases for mediation are inheritance disputes, a broken contract, right-of-way disputes, harassments problems, and a threatening confrontation. Programs offered by Mountain Mediation Services include community mediation, separation/divorce mediation, youth and adult training, and group facilitation.

Mr. Beaman has been a volunteer with Mountain Mediation Service since 1996 also. Mr. Beaman said the service had been involved in 1088 mediations last year. He said they also provide training in schools on the subject of bullying and fighting. They try to teach the kids to think through a conflict before acting in an inappropriate way. Mountain Mediation Services is a non-profit organization that depends on personal donations, grants, and state legislation appropriation to cover the cost of their services.

Manager Onieal reminded the board that she has encouraged both Board-appointed Commissions and annual recipients of Town funding to report to the Board of Aldermen at least once per year on their activities and plans. These presentations are being scheduled at the convenience of board chairs, usually with 1-2 presentations per board meeting.

### 3. Bid award for purchase of Radio-Read water meters

Purchasing Supervisor Julie Grasty said that in September 2011 the Town applied, and was approved, for a loan from the NC State Revolving Loan Fund for the purchase of radio-read water meters. This loan will purchase approximately 1750 radio-read meters. Only one bid was received from HD Supply Waterworks in the amount of \$351,091.25 which was in excess of the approved loan amount. Public Works Director Fred Baker reduced the numbers of meters to be purchased. This brought the project back to budget at \$328,937.50. HD Supply is the only supplier of Neptune water meters, which is the type the Town uses.

***A motion was made by Alderman Greeley, seconded by Alderman Roberson to award a contract for purchase of approximately 1750 Radio-Read water meters to the lowest responsible, responsive bidder, HD Supply Waterworks, Asheville, NC in the amount of \$328,937.50. The motion was approved unanimously.***

4. Financial statements and independent auditor's report for the year ended June 30, 2013
  - Bruce Kingshill & Nancy Lux – Ray, Bumgarner, Kingshill, P.A. & Associates, P.A.
  - Eddie Caldwell, Finance Director

CPA's Bruce Kingshill and Nancy Lux of Ray, Bumgarner, Kingshill & Associates, P.A. presented an overview and highlights of the Town's financial condition for the year ending June 30, 2013. The auditor's report noted that no deficiency in internal control, compliance, or financial reporting was identified that would support a finding of material weakness in the Town's financial operations. Mr. Kingshill also stated that a Powell Bill Auditor had completed a detailed audit of the Powell Bill, and no issues were found in that audit as well.

Mr. Kingshill presented a PowerPoint and explained the Auditors Letter of Transmittal, Auditors Fluctuation Analysis and Financial Statements and Independent Auditors report for the year ending June 30, 2013.

Mr. Eddie Caldwell, Finance Director, presented a graphic summary of key indicators for Fiscal Year 2013.

Manager Onieal made the comment that the Town of Waynesville has remained more financially stable than a lot of other municipalities with the economy since 2008. She said she appreciated the work that Mr. Caldwell and his staff do, and also that of Mr. Kingshill and his staff.

***By consensus, the Board accepted the FY12-13 Financial Statements and accompanying reports and communications as presented, with thanks to the staff and auditors.***

#### **E. COMMUNICATIONS FROM STAFF**

5. Town Manager – Marcy Onieal

Manager Onieal said the Waynesville Christmas Parade will be shown on television channel 188 up through the week of Christmas.

6. Town Attorney – No Comment

#### **F. COMMUNICATIONS FROM MAYOR AND BOARD OF ALDERMEN**

Alderman Gary Caldwell said that he had received a call concerning the Biltmore Square Mall's upcoming closure and conversion to Asheville Outlet Mall. Inside the mall is a sculpture called "Catching Tadpoles" designed by a former Tuscola High School art teacher, Bill Eleazar. They would like to donate this sculpture to the Town of Waynesville. The Public Art Commission will be working with the artist and town staff on getting the piece transferred and placed during the month of January. The

manager noted that the Town is prepared to transport, store and protect the statue until a new location and suitable installation can be arranged.

***The consensus of the Board was to accept the donation of the sculpture "Catching Tadpoles" from the Biltmore Square Mall, with.***

**G. CALL ON AUDIENCE**

No comments.

**H. ADJOURN**

***With no other business, Alderman Greeley made a motion, seconded by Alderman Roberson, to adjourn at 8:30 p.m. The motion passed unanimously.***

ATTEST

\_\_\_\_\_  
Gavin Brown, Mayor

\_\_\_\_\_  
Marcia D. Onieal, Town Manager

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

**TOWN OF WAYNESVILLE BOARD OF ALDERMEN**  
**REQUEST FOR BOARD ACTION**  
**Meeting Date: January 14, 2014**

**SUBJECT:** Call for a Public Hearing to consider a Zoning Map amendment for property located at 1783 South Main Street

**AGENDA INFORMATION:**

**Agenda Location:** New Business  
**Item Number:**  
**Department:** Development Services  
**Contact:** Paul Benson, Planning Director  
**Presenter:** Marcy Onieal, Town Manager

**BRIEF SUMMARY:**

The subject property consists of 5 tax lots with a total area of 1.7 acres (see map in Staff Report). The property is located at the intersection of South Main Street, Norman Street and Allens Creek Road. The parcel fronting South Main Street is currently developed with a convenience store, gas pumps (Shell) and a carwash. The requested zoning change is from South Main Business District to Hyatt Creek Regional Center.

The Planning Board held a public hearing to review this rezoning at their December meeting and voted to recommend that the property be rezoned as requested. Please see the attached Staff Report and Planning Board Minutes for more background information.

**MOTION FOR CONSIDERATION:**

Motion to call a public hearing for the January 22<sup>nd</sup> meeting to consider rezoning property located at 1783 South Main Street from South Main Business District to Hyatt Creek Regional Center.

**FUNDING SOURCE/IMPACT:** None

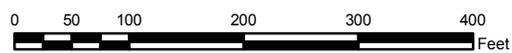
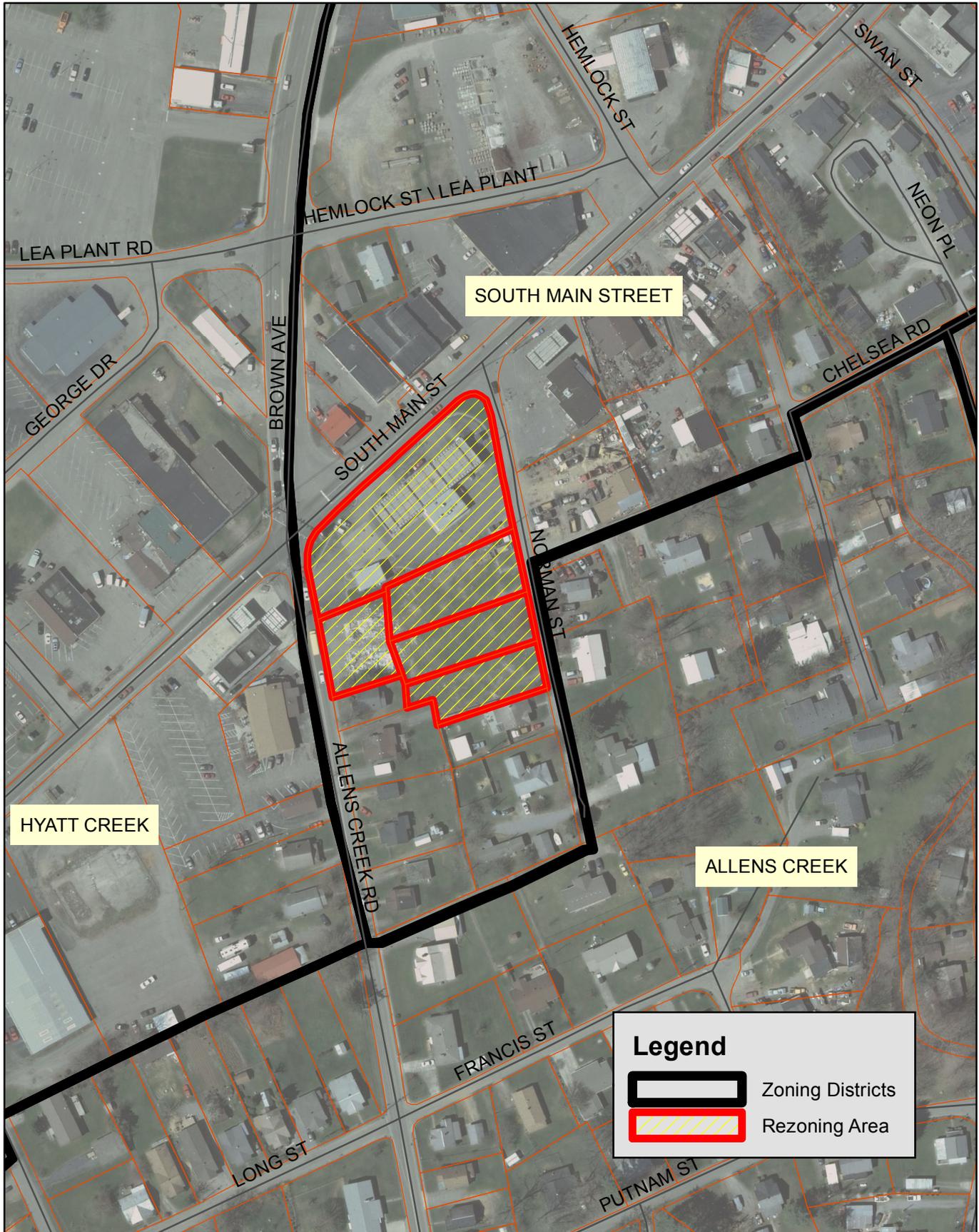
**ATTACHMENTS:**

- Staff Report
- Planning Board Minutes of December 16, 2013

**MANAGER'S COMMENTS AND RECOMMENDATIONS:**



# Exhibit A 1783 South Main Street Rezoning Map





**TOWN OF WAYNESVILLE PLANNING DEPARTMENT**

**Application for Land Development Standards Map Amendment**

Application is hereby made on October 17, 2013 to the Town of Waynesville for the following map amendment:

Property owner of record: Morgan Legacy, LLC

Address/location of property: 1783 S. Main Street, Waynesville, 28756

Parcel identification number(s): 8604-89-2630, 8604-89-3535, 8604-89-1476, 8604-89-3449, 8604-89-3453

Deed/Plat Book/Page, (attach legal description): 523/352 687/1277, 687/1332, 727/928

The property contains 1.71 acres.

Current district: South Main Street Business District

Requested district: Hyatt Creek Regional Center District

The property is best suited for the requested change for the following reason(s), (attach additional sheets if necessary):

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**Applicant Contact Information**

Applicant Name (Printed): Jesse Gardner

Mailing Address: 200 Swannanoa River Rd Asheville NC 28805

Phone(s): 828-252-5388

Email: jgardner@civildesignconcepts.com

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

Thomas R Morgan

**Note: Map Amendment Requests require a fee based on the size and number of lots being requested for amendment. The request will be scheduled for the next agenda opening for the Waynesville Planning Board. Please submit application to: Town of Waynesville Planning Department, 9 South Main Street, Waynesville, NC 28786.**

## PLANNING BOARD STAFF REPORT

**Agenda Item:** Rezoning Request  
**Location:** 1783 South Main Street  
**PIN:** 8604-89-2630, -3535, -1476, -3449, -3453  
**Area:** 1.7 acres  
**Owner(s):** Morgan Legacy, LLC  
**Requested Rezoning:** South Main Business District (SM-BD) to Hyatt Creek Regional Center (HC-RC)  
**Meeting Date:** December 16, 2013

### **Background**

The subject property consists of 5 tax parcels in single ownership located at the intersection of South Main Street and Allens Creek Road. One parcel (-2630) is currently developed with a convenience store with gasoline sales, a car wash and free-standing ATM. The other 4 parcels are vacant.

Current zoning is South Main Business District (SM-BD). The Purpose and Intent of this district as established by the Land Development Standards (Section 2.3.6.C.):

The SM-BD is a densely developed area that has and will continue to contain a broad mix of land uses. The proximity of this district to so many neighborhoods (Allens Creek, Hazelwood, Country Club, Saunook and Old Balsam) and the variety of services provided here make pedestrian amenities and efficient vehicular movement critical. To help alleviate some of the traffic along the South Main corridor, the existing road network on the west side of this district needs to be continued with rear access drives created as development takes place to the east. Limitations on curb cuts, the institution of traffic calming measures, the prohibition of parking backing on to the street and the planting of street trees will enhance both the driving conditions and walkability of this area. A high priority shall be given to a high quality streetscape along South Main Street. The scale of development in the district will be flexible but articulated to the scale of the pedestrian. Housing mixed in with other uses is strongly encouraged.

The requested Hyatt Creek Regional Center (HC-RC) zoning district has the following Purpose and Intent as established by the Land Development Standards (Section 2.3.7.B.):

The HC-RC district will develop as a mixed use center containing retail, service and employment uses to serve Waynesville and the region. Although conveniently located off a major highway exit, development in this district, while accommodating uses to serve those in a wide area, must be developed with sensitivity to the surrounding rural setting. Standards for development include a dense tree canopy requirement, a high impervious surface ratio, and measures to protect creeks and drainage areas. Road improvements should be limited to projects that improve the road network and provide traffic calming measures while not destroying the narrow, rural nature of the road system. Large-scale development can be accommodated here with such development encouraged to contain a mix of uses. Housing mixed in with other uses is strongly encouraged.

## **2020 Land Development Plan**

Under North Carolina law local municipal zoning is required to be based on an adopted comprehensive land development plan. In Waynesville this document is: Waynesville: Our Heritage, Our Future, 2020 Land Development Plan. According to this plan, specifically Map 15, planned land use for the subject property is Mixed Use, Low to Medium". This use is described by the Plan as being located on lands where utility services are provided and road access is suitable for providers of goods and services to the local community. Typically such mixed use land is found in the vicinity of major collector intersections. The requested zoning is therefore is consistent with planned land use.

## **Surrounding Land Use/Zoning Pattern:**

Surrounding land use is primarily mixed use strip commercial along South Main Street with small to medium sized retail and service businesses. To the south commercial use transitions into medium density residential neighborhoods accessed by Norman Street and Allens Creek Road.

This request would create a logical extension of the Regional Center district since two of the other corners of the South Main Street - Allens Creek/Brown Avenue intersection are currently in Regional Center zoning.

## **Staff Recommendation:**

Staff recommends approval of this request. It makes sense to unify the zoning of properties surrounding the South Main Street - Allens Creek/Brown Avenue intersection. For the future staff recommends that the Regional Center/Business District boundary not move north of this property and across Norman Street – only the properties directly fronting the eastern quadrants of the South Main – Brown/Allen Creek be considered appropriate for rezoning to the Regional Center district.

## **Suggested Action:**

Motion to call a public hearing for December 16 to consider a recommendation to rezone the property located at 1783 South Main Street from South Main Street Business District to Hyatt Creek Regional Center.

MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD  
REGULAR MEETING  
Town Hall – 9 South Main St., Waynesville, NC 28786  
December 16, 2013

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**THE WAYNESVILLE PLANNING BOARD** held a regular meeting on Monday December 16, 2013 at 5:30 p.m. in the board room of the Town Hall, 9 South Main Street, Waynesville, NC.

**A. CALL TO ORDER**

**1. Welcome/Calendar/Announcements**

Chairman Patrick McDowell welcomed everyone and called the meeting to order at 5:30 p.m. with the following members present:

Don Stevenson  
Jon Feichter  
Brooks Hale  
Shell Isenberg  
Danny Wingate  
Chairman Patrick McDowell

The following staff members were present:

Paul Benson, Planning Director  
Eddie Ward, Deputy Town Clerk

**2. Minutes of October 21, 2013**

***Board Member Danny Wingate made a motion, seconded by Board Member Jon Feichter, to approve the minutes of November 18, 2013 as presented. The motion passed unanimously.***

**B. OLD BUSINESS**

**3. Rezoning Request – 1783 South Main Street – from South Main Business District (SM-BD) to Hyatt Creek Regional Center (HC-RC) – PIN 8604-89-2630, -3535, -1476, -3449, -3453**

Chairman McDowell asked Planning Director Paul Benson to present a staff report on the rezoning request. Mr. Benson said the request is for five tax parcels, the largest parcel already being developed with a convenience store, gasoline sales, car wash, and free standing ATM. This parcel faces South Main Street and borders on Allens Creek Road and Norman Street. To the left facing the store the rezoning includes the first three lots on the right along Norman Street which are currently vacant. Another parcel facing Allens Creek Road is included in the rezoning and is vacant. These lots are located in the South Main Business District (SM-BD), and the applicant wishes to be rezoned to the Hyatt Creek

Regional Center (HC-RC) District in order to be able to establish a drive-thru lane for a fast food restaurant which is planned on the property.

The recommendation of the staff is to approve the rezoning. It will unify the zoning of properties surrounding the South Main Street – Allens Creek/Brown Avenue intersection.

Chairman McDowell opened the Public Hearing and asked if anyone wished to speak.

- **Jerry Owens – Norman Street**

Mr. Owens had questions about the lots he owns on Norman Street being in a Commercial District. He also stated there were problems with traffic on South Main Street.

- **Janice Haynes – Norman Street**

Ms Haynes stated that her mother had lived on Norman Street for over 60 years. She is concerned about the amount of traffic that might flow into Norman Street with the expansion of Mr. Morgan's business. She said she had almost been hit several times because there are no markings indicating that Norman Street is actually a street. She said the extra traffic that will be generated from the businesses on these properties could be dangerous.

- **Karen Kaufman – Norman Street**

Ms. Kaufman stated she is in favor of any improvements to Mr. Morgan's property. She expressed concerns about the traffic in the area, and she said people need to understand that Norman Street is a residential street.

Chairman McDowell closed the Public Hearing.

The Board had several questions for Mr. Benson and Mr. Patrick Bradshaw of Civil Design, concerning sidewalks, buffers, parking areas, and driveway entrances, and how these could result in a better defined street edge. There was also discussion about traffic patterns in this area.

***A motion was made by Board Member Danny Wingate, seconded by Board Member Shell Isenberg, to approve the rezoning request for 1783 South Main Street from South Main District (SM-BD) to Hyatt Creek Regional Center (HC-RC) – PIN 8604-89-2630, -3535, -1476, -3449, and 3453. The motion passed unanimously.***

Chairman McDowell told the Board that he has been asked to report to the Board of Aldermen with a status update from the Planning Board. He asked the Board if there were any concerns from them that needed to be brought to the Board of Aldermen. None were mentioned.

Mr. Benson said the next scheduled Board meeting would fall on January 20<sup>th</sup>, 2014 which is a Town holiday. By consensus, the Board agreed to cancel that meeting, and the next meeting will be held on February 17, 2014 as regularly scheduled. Mr. Benson mentioned a special meeting may be necessary if urgent business develops.

**C. ADJOURN**

***With no further business, a motion was made by Board Member Jon Feichter, seconded by Board Member Shell Isenberg to adjourn at 6:50 PM. The motion passed unanimously.***

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Patrick McDowell, Chairman

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Eddie Ward, Deputy Town Clerk

DRAFT

**TOWN OF WAYNESVILLE BOARD OF ALDERMEN  
REQUEST FOR BOARD ACTION  
MEETING DATE:**

**SUBJECT:** Adoption of Local Water Supply Plan for the Town of Waynesville

**AGENDA INFORMATION:**

**Agenda Location:** New Business  
**Item Number:** 4-B  
**Department:** Utilities/Water Resources  
**Contact:** Fred Baker, Utilities Director  
**Presenter:** Fred Baker, Utilities Director

**BRIEF SUMMARY:**

A Local Water Supply Plan (LWSP) is an assessment of a water system's current and future water needs and ability to meet those needs. North Carolina General Statute requires all units of local government to prepare a LWSP and submit electronically an annual water use update. The LWSP projects demand as a percentage of supply to increase from 31% currently to 39% in 2060.

**MOTION FOR CONSIDERATION:** To approve the Local Water Supply Plan for Waynesville as presented and authorize staff to submit to NC Department of Environment and Natural Resources (NCDENR), Division of Water Resources; and further to resolve that this plan be revised to reflect changes in relevant data and projections at least once every five years or as otherwise required by the NCDENR, in accordance with statute and sound planning practice.

**FUNDING SOURCE/IMPACT:** N/A

**ATTACHMENTS:**

Resolution  
Correspondence from NCDENR, Division of Water Resources  
Waynesville Local Water Supply Plan (LWSP)

**MANAGER'S COMMENTS AND RECOMMENDATIONS:** Approve as presented



BoA Regular Session  
January 14, 2014  
Agenda Item 4-B

**RESOLUTION #R-01-14  
RESOLUTION OF THE BOARD OF ALDERMEN  
TO APPROVE THE LOCAL WATER SUPPLY PLAN  
FOR THE TOWN OF WAYNESVILLE**

**WHEREAS**, North Carolina General Statute §143-355 (1) requires that each unit of local government that provides public water services or plans shall, either individually or together with other such units of local government, prepare and submit a Local Water Supply Plan; and

**WHEREAS**, as required by the statute and in the interests of sound local planning, a Local Water Supply Plan for the Town of Waynesville has been developed and submitted to the Board of Aldermen for approval; and

**WHEREAS**, the Board of Aldermen finds that the Local Water Supply Plan is in accordance with the provisions of North Carolina General Statute §143-355 (1) and that it will provide appropriate guidance for the future management of water supplies for the Town of Waynesville as well as useful information to the Department of Environment and Natural Resources for the development of a state water supply plan as required by statute;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Aldermen of the Town of Waynesville that the Local Water Supply Plan, entitled Waynesville 2012 LWSP is hereby approved and shall be submitted to the Department of Environment and Natural Resources, Division of Water Resources; and

**BE IT FURTHER RESOLVED** that the Board of Aldermen intends that this plan shall be revised to reflect changes in relevant data and projections at least once every five years or as otherwise requested by the Department of Environment and Natural Resources, in accordance with the statute and sound planning practice.

**READ, APPROVED AND ADOPTED** this the 14th day of January, 2-14.

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Gavin A. Brown, Mayor

**ATTEST:**

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Eddie Ward, Deputy Town Clerk

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Marcia D. Onieal, Town Manager



North Carolina Department of Environment and Natural Resources

Division of Water Resources

Water Quality Programs

Thomas A. Reeder

Director

Pat McCrory  
Governor

John E. Skvarla, III  
Secretary

October 29, 2013

Fred Baker  
Town of Waynesville  
P.O. Box 100  
Waynesville, NC 28786

**Subject: LWSP Meets Minimum Criteria**

Town of Waynesville

PWSID#: 01-44-010

Haywood County

Dear Mr. Baker,

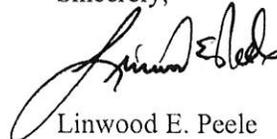
This letter is to notify you that our staff has reviewed the information contained in the 2012 Local Water Supply Plan (LWSP) update submitted by your office. Since all the required information is complete, the LWSP for the Town of Waynesville hereby meets the minimum criteria established in North Carolina General Statute 143-355 (1).

Your water system's 2012 LWSP is now viewable online from the *Local Water Supply Plans* link at <http://www.ncwater.org/>. The plan has been made available after our best efforts to screen any errors. As a final check, please review and report any mistakes or omissions to the review engineer. Unless notified otherwise, the Division of Water Resources considers your 2012 LWSP complete.

The 2012 LWSP must next be adopted by your water system's governing board; a model resolution is enclosed for guidance. A copy of the signed resolution must be submitted to Linwood Peele, Chief of our Water Supply Planning Section, at the address printed at the bottom of this letter. The LWSP cannot be considered compliant with the requirements of NCGS 143-355(1) until an adopted resolution is received.

Thank you very much for your efforts to provide your customers with a safe and reliable supply of drinking water. We look forward to continuing to work with you in these efforts. Please contact Vardry E. Austin at [vardry.austin@ncdenr.gov](mailto:vardry.austin@ncdenr.gov) or (919)707-9002, or Linwood Peele at [linwood.peele@ncdenr.gov](mailto:linwood.peele@ncdenr.gov) or (919) 707-9024, if we can be of further assistance.

Sincerely,



Linwood E. Peele

Enclosure

1611 Mail Service Center, Raleigh, North Carolina 27699-1611  
Location: 512 N. Salisbury St. Raleigh, North Carolina 27604  
Phone: 919-707-9000 FAX: 919-733-3588  
Internet: [www.ncwater.org](http://www.ncwater.org)

An Equal Opportunity \ Affirmative Action Employer

The Division of Water Resources (DWR) provides the data contained within this Local Water Supply Plan (LWSP) as a courtesy and service to our customers. DWR staff does not field verify data. Neither DWR, nor any other party involved in the preparation of this LWSP attests that the data is completely free of errors and omissions. Furthermore, data users are cautioned that LWSPs labeled **PROVISIONAL** have yet to be reviewed by DWR staff. Subsequent review may result in significant revision. Questions regarding the accuracy or limitations of usage of this data should be directed to the water system and/or DWR.

## 1. System Information

### Contact Information

Water System Name: Waynesville PWSID: 01-44-010  
 Mailing Address: PO Box 100 Ownership: Municipality  
 Waynesville, NC 28786  
 Contact Person: Fred Baker Title: Director of Public Works  
 Phone: 828-456-4410 Fax: 828-452-1492

### Distribution System

Line Type	Size Range (Inches)	Estimated % of lines
Asbestos Cement	6	0.40 %
Cast Iron	4-24	38.80 %
Ductile Iron	4-30	26.90 %
Galvanized Iron	1-2	11.60 %
Other	2	0.50 %
Polyvinyl Chloride	2-12	21.80 %

What are the estimated total miles of distribution system lines? 143 Miles

How many feet of distribution lines were replaced during 2012? 10,940 Feet

How many feet of new water mains were added during 2012? 0 Feet

How many meters were replaced in 2012? 542

How old are the oldest meters in this system? 32 Year(s)

How many meters for outdoor water use, such as irrigation, are not billed for sewer services? 32

What is this system's finished water storage capacity? 6.000 Million Gallons

Has water pressure been inadequate in any part of the system since last update? No

Other is HDPE DR9 2 inch. Changed to HDPE service lines.

FA replacements: Calhoun Rd 440' - 2" galv to HDPE; Off Sulphur Sprgs to old Bypass Power 100' - 2" galv to HDPE; Scenic Cir 480' - 6" DIP, 880' - 2" galv to HDPE; Morning Dr 1,400' - 2" galv to HDPE; Vance St 1,100' - 2" galv to HDPE.

Freestone Dellwood/19 project: 1,825' - 8" DIP, 150' - 6" DIP, 2,500' - 2" PVC 13.5 (replace CIP and galv)

Franklin contract: Maxima, Arnold Htgs, Liner, Rogers, Henry, Rebe, Stratford 2,050' - 2" PVC 13.5 and 15' - 6"DIP (all services HDPE)

### Programs

Does this system have a program to work or flush hydrants? Yes, Annually

Does this system have a valve exercise program? No  
 Does this system have a cross-connection program? Yes  
 Does this system have a program to replace meters? Yes  
 Does this system have a plumbing retrofit program? No  
 Does this system have an active water conservation public education program? Yes  
 Does this system have a leak detection program? Yes

Equipment, training, work order records, educating customers to report leak appearance, monthly apparent losses quantification and meter replacements

**Water Conservation**

What type of rate structure is used? Uniform  
 How much reclaimed water does this system use? 0.000 MGD For how many connections? 0  
 Does this system have an interconnection with another system capable of providing water in an emergency? Yes

## 2. Water Use Information

**Service Area**

Sub-Basin(s)	% of Service Population	County(s)	% of Service Population
Pigeon River (05-3)	100 %	Haywood	100 %

What was the year-round population served in 2012? 16,150  
 Has this system acquired another system since last report? No

**Water Use by Type**

Type of Use	Metered Connections	Metered Average Use (MGD)	Non-Metered Connections	Non-Metered Estimated Use (MGD)
Residential	5,638	0.705	16	0.006
Commercial	730	0.349	0	0.000
Industrial	3	0.144	0	0.000
Institutional	0	0.000	0	0.000

How much water was used for system processes (backwash, line cleaning, flushing, etc.)? 0.073 MGD

Evergreen 0.399 down from 0.419; Giles 0.059 no change; Sonoco 0.033 up from 0.017

**Water Sales**

Purchaser	PWSID	Average Daily Sold (MGD)	Days Used	Contract		Required to comply with water use restrictions?	Pipe Size(s) (Inches)	Use Type
				MGD	Expiration			
Junaluska Sanitary District	01-44-035	0.399	365	0.750	2021	Yes	two 4	Regular
Lake Junaluska Assembly (SEJAC)	01-44-107	0.139	365	0.300	2020	Yes	two 6	Regular

Maggie Valley Sanitary Distric	01-44-040	0.010	365	0.160	2016	Yes	Yes	6x2	Regular
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Add MVSD low pressure tap for 2013

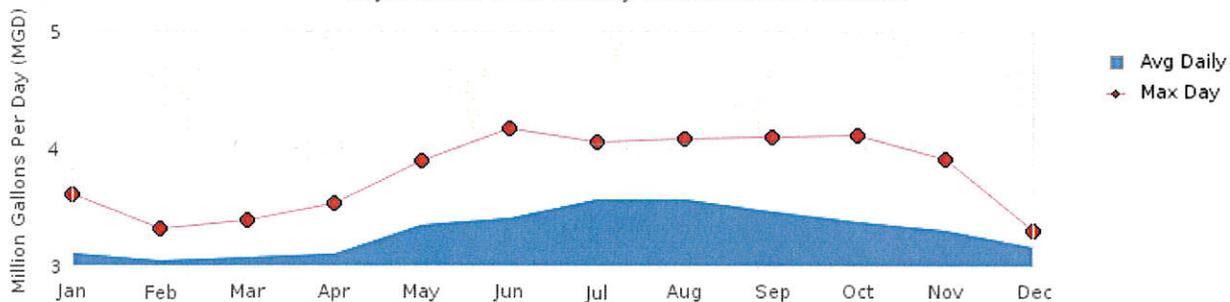
Town of Waynesville sold sold Maggie Valley .010 MGD for 366 days for a separately owned system (Smokey Mountain Retreat-Eagle's Nest; ID 10-44-004). The water sold did not supply Maggie Valley's system.

### 3. Water Supply Sources

#### Monthly Withdrawals & Purchases

	Average Daily Use (MGD)	Max Day Use (MGD)		Average Daily Use (MGD)	Max Day Use (MGD)		Average Daily Use (MGD)	Max Day Use (MGD)
Jan	3.090	3.598	May	3.348	3.895	Sep	3.461	4.102
Feb	3.043	3.309	Jun	3.404	4.164	Oct	3.364	4.115
Mar	3.061	3.387	Jul	3.565	4.061	Nov	3.303	3.913
Apr	3.093	3.525	Aug	3.555	4.077	Dec	3.147	3.299

Waynesville's 2012 Monthly Withdrawals & Purchases



#### Surface Water Sources

Stream	Reservoir	Average Daily Withdrawal		Maximum Day Withdrawal (MGD)	Available Raw Water Supply		Usable On-Stream Raw Water Supply Storage (MG)
		MGD	Days Used		MGD	* Qualifier	
Allens Creek	Waynesville	3.286	365	4.164	10.500	SY50	450.000

\* Qualifier: C=Contract Amount, SY20=20-year Safe Yield, SY50=50-year Safe Yield, F=20% of 7Q10 or other instream flow requirement, CUA=Capacity Use Area Permit

#### Surface Water Sources (continued)

Stream	Reservoir	Drainage Area (sq mi)	Metered?	Sub-Basin	County	Year Offline	Use Type
Allens Creek	Waynesville	13	Yes	Pigeon River (05-3)	Haywood		Regular

What is this system's off-stream raw water supply storage capacity? 0 Million gallons

Are surface water sources monitored? Yes, Daily

Are you required to maintain minimum flows downstream of its intake or dam? Yes

Does this system anticipate transferring surface water between river basins? No

3.5 CFS minimum release

#### Water Treatment Plants

Plant Name	Permitted Capacity (MGD)	Is Raw Water Metered?	Is Finished Water Output Metered?	Source
Waynesville	8.000	Yes	Yes	Allens Creek / Waynesville Reservoir

Did average daily water production exceed 80% of approved plant capacity for five consecutive days during 2012? No

If yes, was any water conservation implemented?

Did average daily water production exceed 90% of approved plant capacity for five consecutive days during 2012? No

If yes, was any water conservation implemented?

Are peak day demands expected to exceed the water treatment plant capacity in the next 10 years? No

Max day was 4.001 in Oct. Down from 4.44 in Jan 2011.

## 4. Wastewater Information

#### Monthly Discharges

	Average Daily Discharge (MGD)		Average Daily Discharge (MGD)		Average Daily Discharge (MGD)
Jan	3.930	May	3.020	Sep	2.480
Feb	3.020	Jun	2.620	Oct	2.810
Mar	3.220	Jul	2.900	Nov	2.270
Apr	3.290	Aug	2.670	Dec	3.100



How many sewer connections does this system have? 4,753

How many water service connections with septic systems does this system have? 1,584

Are there plans to build or expand wastewater treatment facilities in the next 10 years? No

#### Wastewater Permits

Permit Number	Permitted Capacity (MGD)	Design Capacity (MGD)	Average Annual Daily Discharge (MGD)	Maximum Day Discharge (MGD)	Receiving Stream	Receiving Basin
NC 0025321	6.000	6.000	2.956	6.050	Pigeon River	Pigeon River (05-3)
NC 0049409	0.000	0.000	0.046	0.353	Allens Creek	Pigeon River (05-3)

### Wastewater Interconnections

Water System	PWSID	Type	Average Daily Amount		Contract Maximum (MGD)
			MGD	Days Used	
Junaluska SD and Clyde (01-44-025)	01-44-035	Receiving	0.343	365	0.000
Lake Junaluska Assembly	01-44-107	Receiving	0.139	365	0.000
Town of Maggie Valley	01-44-040	Receiving	0.003	365	0.060

## 5. Planning

### Projections

	2012	2020	2030	2040	2050	2060
Year-Round Population	16,150	17,350	19,000	21,000	23,000	25,000
Seasonal Population	0	0	0	0	0	0
Residential	0.711	0.765	0.840	0.920	1.010	1.100
Commercial	0.349	0.385	0.400	0.420	0.440	0.460
Industrial	0.144	0.160	0.180	0.200	0.220	0.240
Institutional	0.000	0.000	0.000	0.000	0.000	0.000
System Process	0.073	0.080	0.090	0.100	0.105	0.110
Unaccounted-for	1.453	1.400	1.300	1.200	1.100	1.000

### Future Water Sales

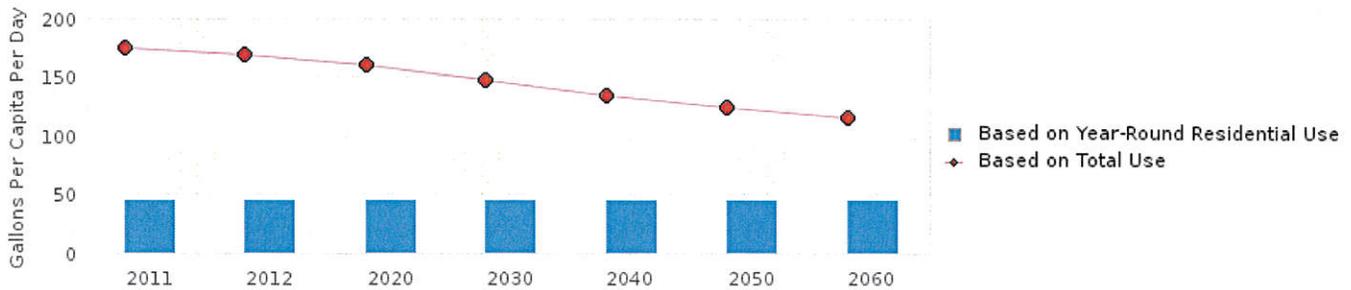
Purchaser	PWSID	MGD	Contract		Pipe Size(s) (Inches)	Use Type
			Year Begin	Year End		
Maggie Valley Sanitary District	01-44-040	0.000	2013		6	Emergency

Constructed 2012 Freestone Dellwood/19 project. First use on January 15-17, 2013; Tuesday 8 PM to Thursday 4PM.

### Demand v/s Percent of Supply

	2012	2020	2030	2040	2050	2060
Surface Water Supply	10.500	10.500	10.500	10.500	10.500	10.500
Ground Water Supply	0.000	0.000	0.000	0.000	0.000	0.000
Purchases	0.000	0.000	0.000	0.000	0.000	0.000
Future Supplies		0.000	0.000	0.000	0.000	0.000
Total Available Supply (MGD)	10.500	10.500	10.500	10.500	10.500	10.500
Service Area Demand	2.730	2.790	2.810	2.840	2.875	2.910
Sales	0.547	1.210	1.210	1.210	1.210	1.210
Future Sales		0.000	0.000	0.000	0.000	0.000
Total Demand (MGD)	3.277	4.000	4.020	4.050	4.085	4.120
Demand as Percent of Supply	31%	38%	38%	39%	39%	39%

Waynesville's Projected Gallons Per Capita Per Day (GPCD) Over Time



The purpose of the above chart is to show a general indication of how the long-term per capita water demand changes over time. The per capita water demand may actually be different than indicated due to seasonal populations and the accuracy of data submitted. Water systems that have calculated long-term per capita water demand based on a methodology that produces different results may submit their information in the notes field.

Your long-term water demand is 44 gallons per capita per day. What demand management practices do you plan to implement to reduce the per capita water demand (i.e. conduct regular water audits, implement a plumbing retrofit program, employ practices such as rainwater harvesting or reclaimed water)? If these practices are covered elsewhere in your plan, indicate where the practices are discussed here.

Are there other demand management practices you will implement to reduce your future supply needs? **Water Loss Control Program; Urban Growth Boundary**

What supplies other than the ones listed in future supplies are being considered to meet your future supply needs? **None**

How does the water system intend to implement the demand management and supply planning components above? **In house using existing user fee system**

**Additional Information**

Has this system participated in regional water supply or water use planning? **Yes, 1991 Haywood County interconnection study, McGill Associates.**

What major water supply reports or studies were used for planning?

Please describe any other needs or issues regarding your water supply sources, any water system deficiencies or needed improvements (storage, treatment, etc.) or your ability to meet present and future water needs. Include both quantity and quality considerations, as well as financial, technical, managerial, permitting, and compliance issues:

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