

TOWN OF WAYNESVILLE

Planning Board

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

Development Services
Director
Elizabeth Teague

Chairman

Patrick McDowell

Planning Board Members

Danny Wingate (Vice)

Anthony Sutton

Marty Prevost

Robert Herrmann

Phillip Gibbs

H.P. Dykes, Jr.

Pratik Shah

Ginger Hain

Regular Meeting

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

Monday, September 19, 2016, 5:30 PM

A. CALL TO ORDER

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

Motion: To approve the minutes of July 18, 2016 as presented (or as corrected)

B. NEW BUSINESS

1. Public hearing to consider a request to rezone:
 - a. 120 Railroad Street; PIN 8605-71-1498 from Hazelwood Urban Residential District to Commercial-Industrial (CI) District; and
 - b. 50 Vigoro Lane, PIN 8605-71-4029 from Hyatt Creek Regional Center Commercial to Commercial-Industrial (CI) District.

C. PUBLIC COMMENT/CALL ON THE AUDIENCE

D. ADJOURN



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Shell Isenberg

L. Brooks Hale

Development Services

Director

Elizabeth Teague

MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD Regular Meeting

Town Hall – 9 South Main St., Waynesville, NC 28786
July 18, 2016

THE WAYNESVILLE PLANNING BOARD held a regular meeting on July 18, 2016 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. Newly appointed members Pratik Shaw and Ginger Hain were introduced by Development Services Director Elizabeth Teague. Both members will be sworn in at or before the next regular meeting. Since Ginger Hain is appointed to represent the one-mile extraterritorial jurisdiction, her appointment will not be official until action has been taken by the Haywood County Board of Commissioners. Pratik Shaw was appointed by the Town of Waynesville Board of Aldermen to serve as a regular member of the Planning Board.

The following members were present:

Anthony Sutton
Phillip Gibbs
Marty Prevost
Patrick McDowell
Robert Herrmann
Danny Wingate

The following Board Members were absent:

Bucky Dykes

The following staff members were present:

Elizabeth Teague, Development Services Director
Phyllis Rogers, Administrative Assistant

2. Adoption of Minutes

A motion was made by Board Member Anthony Sutton, seconded by Board Member Phillip Gibbs, to approve the minutes of the May 16, 2016 regular meeting as presented. The motion passed unanimously.

B. NEW BUSINESS

1. Review and discussion of possible text amendment to the Town of Waynesville's Land Development Standards related to Signage, Chapter 11

Ms. Elizabeth Teague, Development Services Director, presented several proposed text amendments to the Town of Waynesville's Land Development Standards related to Signage, Chapter 11. Ms. Teague asked for input and ideas from the Planning Board, adding that a public hearing regarding these amendments could be scheduled next month in August. A lot of information has been written on a Court Case in June 2015 that affects sign ordinances. This case determined that the content or message contained on a sign cannot be used to determine its legality. It is a matter of time before sign ordinances are tested because of this ruling. It is felt that Waynesville should review their sign ordinance and remove what they can, keeping in mind that additional changes may need to be made. Ms. Teague presented the following background information:

Background:

In June 2015, the U.S. Supreme Court issued a decision in the case entitled *Reed v. Town of Gilbert, Arizona*. The case involved [Gilbert, Arizona](#) which adopted a municipal sign ordinance that regulated the manner in which signs could be displayed in public areas in 2005. The town's sign code identified various categories of signs based on the type of information they conveyed, and then subjected each category to different restrictions. One of the categories was "Temporary Directional Signs Relating to a Qualifying Event," loosely defined as signs directing the public to a meeting of a nonprofit group. When the town cited a local church for violating the ordinance, the church filed a lawsuit in which they argued the town's sign regulations violated its [First Amendment](#) right to the [freedom of speech](#).

Because the sign ordinance imposed more stringent restrictions on one category of signs than on signs conveying other messages, The Supreme Court unanimously held that that this distinction was a content-based regulation of speech that could not survive strict scrutiny. Therefore, the content or message contained on a sign cannot be used to determine its legality or to regulate it more restrictively than any other type of sign allowed within the jurisdiction. The Court decision held that if an enforcement official has to read the content of a sign to determine whether its size and location are permitted, the local ordinance is unconstitutional. More background available at the UNC Institute of Government blog <http://canons.sog.unc.edu/sign-litigation-a-brief-analysis-of-reed-v-town-of-gilbert/>), and on Wikipedia at: https://en.wikipedia.org/wiki/Reed_v._Town_of_Gilbert.

The impact of this decision is being felt throughout the country when it comes to sign ordinances because the ruling means that content-specific regulations within local sign ordinances are no longer enforceable. However, content-neutral regulations are still available to resolve problems with safety and aesthetics, including regulating size, building materials, lighting, moving parts, and portability. Additionally, local governments will still be able to forbid postings on public property, so long as they do so in an evenhanded, content-neutral manner.

Staff is bringing forward proposed changes for discussion as follows. Information is still coming forward from various sources as to how local governments can best respond to this case.

Waynesville's Sign Standards:

Waynesville's sign standards, Chapter 11.5 of the Land Development Standards covers "Signs Not Requiring a Permit" and includes regulations for Real Estate (Section 11.5.11), Political Signs (Section 11.5.11) and Construction Signs (Section 11.5.13) which distinguish signs by content. The current regulations state:

11.5.11 Real Estate Signs.

- A. Only one (1) sign is allowed per street frontage.
- B. Such signs may not be illuminated.
- C. Such signs may be no greater than four (4) square feet in area (all types of signs) and four (4) feet in height (if freestanding) when located on residential property.
- D. Such signs may be no greater than thirty-two (32) square feet in area (all types of signs) and eight (8) feet in height (if freestanding) for non-residential properties, except that such signs may not exceed the maximum height and size for permanent signs within the district.

11.5.12 Political Signs (rev. 9/11/12)

- A. Duration: such signs may be displayed during a period beginning thirty (30) days prior to the beginning date of "one-stop" early voting under G.S. 163-227.2 and concluding ten (10) days after the primary or election day immediately following.
- B. Placement:
 - 1. No sign shall be permitted in the right-of-way of a fully controlled access highway.
 - 2. No sign shall be closer than three (3) feet from the edge of pavement of the road.
 - 3. No sign shall obscure motorist visibility at an intersection.
 - 4. No sign shall be higher than 42 inches above the edge of pavement of the closest road.
 - 5. No sign shall be larger than sixteen (16) square feet.
 - 6. No sign shall be attached to a utility pole.

- C. Permission: such signs may only be located on private property with the permission of the property owner. When located in the public right-of-way in front of residences, businesses or religious institutions the permission of the property owner shall be obtained.
- D. Illumination: such signs may not be illuminated.

11.5.12 Political Signs (rev. 9/11/12)

- A. Construction signs shall be allowed provided such signs do not exceed one (1) sign per street frontage with a maximum of two (2) signs per construction site.
- B. Such signs shall not exceed sixteen (16) square feet in area and six (6) feet in height for single-family or duplex residential construction or thirty-two (32) square feet in area and eight (8) feet in height for other construction.
- C. Construction signs shall not be erected prior to the issuance of a building permit and shall be removed within seven (7) days of the issuance of building permit and shall be removed within seven (7) days of the issuance of a certificate of occupancy on the last building in the development.

Staff Recommended Text Changes:

Given The Supreme Court decision discussed above, staff recommends making a few changes to the LDS standards relating to these sections of the ordinance in order to: remove the distinction of “Real Estate,” “Political” or “Construction” signs and treat them as other “Temporary Signs;” focus on traffic and pedestrian safety impacts of signs – ie, regulate for safety, not for content; and to defer to the size limitation of signs for the underlying zoning districts in 11.6.1.

- Strike 11.5.11, 11.5.12 and 11.5.13 as written altogether.
- Expand Section on Temporary Signs (11.5.14, which would become 11.5.11) to include a sub-paragraph “I.” which would address the concerns originally regulated under the current Real Estate, Political and Construction Sign Sections.
- Suggested text for discussion is as follows:

11.5.12 Temporary Signs.

A.

- I. Other Temporary Signs used for extended periods, such as the duration of a real estate sale, election season, or duration of a construction project.
 - 1. Such signage shall be limited to the time period for the project or purpose it describes and must be removed within ten (10) days upon completion of the project or event.
 - 2. Such signage shall not be placed on any Town property or Park without the permission of the Town Manager.

3. Regulations regarding such temporary signs in a public or private right of way shall not create a safety hazard or impediment to use of the right-of-way, including:
 - a) Such signs shall not be placed in a way as to interfere with pedestrians, cyclists, or motorists' access along rights-of-way, nor be placed so as to interfere with the line-of-sight of any motorist, or be placed in any way that creates a safety hazard for any mode of transportation.
 - b) Such signs shall be placed a minimum of three (3) feet from any curb or edge of pavement.
 - c) Such signs shall not be placed within a Town maintained sidewalk or greenway.
 - d) Such signs shall not be attached to trees or utility poles.
 - e) Such signs shall not be illuminated unless they are part of an existing billboard or compliant sign structure that is already illuminated.
 - f) Such signs shall be of break-away or flexible material unless they are part of an existing billboard or compliant sign structure.
 - g) Such signs shall be limited to six (6) square feet in area and four (4) feet in height.
4. Regulations regarding such signs on private property shall comply with the dimensional requirements for Ground Signs for the District in which it is located.

Ms. Teague said these proposed revisions are meant as a starting point of discussion and review for both the Planning Board and the Town's attorneys. The goals in developing these revisions are to keep the Town compliant and up to date with the current interpretation of laws, while staying consistent with the purpose and intent of the Town's Sign Ordinance and Comprehensive Land Use Plan.

Ms. Teague shared an e-mail from Attorney Ron Sneed, along with information from David Owens with the School of Government. It was felt that some text amendment wording should be removed, but that additional changes may also be necessary. There was some discussion about State Law that made changes with political signage, and that the Town can't govern signage on NCDOT right-of-way. There was discussion about regulating signs by size and not content and signs within the right-of-way and on private property. Attorney Sneed felt that the proposed changes were a good start.

Ms. Teague read excerpts from the Signage Foundation. Waynesville can still limit the number of signs. A severability clause should be added. Waynesville should guard against proliferation of signage that can cause safety issues and litter.

Patrick McDowell asked about the meaning of “edge of pavement” and how it related to allowed placement of signage. There were several adjustments to the wording regarding temporary signs to remove wording that contained content of signage and to clarify other sections. These changes will be incorporated into the draft.

Planning Board Members felt that it was important for Waynesville to comply with the Court Case but not to fix what is not broken. Ms. Teague said if a community has a sign ordinance what we are being told is we have to be careful how we regulate these signs. Robert Herrman asked about signs that are grandfathered such as billboards. Ms. Teague said the only type of signs being considered for text amendment changes are temporary signs. Ms. Teague will be talking with attorneys and hopes to provide a final draft for Board consideration and to discuss scheduling a public hearing at their next meeting.

2. Discussion Regarding Temporary Use Permit for Mad Anthony’s

There was discussion regarding Mad Anthony’s, regarding recent action taken by the Board of Aldermen to allow as a temporary use with a 180 day permit and the possibility that the building could be converted to a permanent structure. No action was taken.

3. Discussion Regarding a Study of the Hazelwood Avenue Area for Walkability

Chairman McDowell asked the opinion of the other Planning Board Members to consider studying the area on Hazelwood Avenue and its walkability from its intersection with South Main Street to Sulphur Springs Road. There are a lot of small neighborhoods in this area. It was felt that the study should include participation from the property owners in this area. It was the consensus of the Planning Board Members that a study should be made of the Hazelwood Avenue area for walkability.

Marty Prevost mentioned the area of Riverbend Street, since the street is very narrow and there is a lot of on street parking, making it difficult to pass. Ms. Teague will speak with Police Chief Hollingsed regarding this issue.

Adjournment

With no further business, a motion was made by Board Member Marty Prevost, seconded by Board Member Anthony Sutton to adjourn at 6:23 p.m. The motion passed unanimously.

Patrick McDowell, Chairman

Phyllis Rogers, Administrative Assistant

Planning Board Staff Report
Southern Concrete Map Amendment Request
September 19, 2016

Agenda Item: Map Amendment (Rezoning) Request
Location: 120 Railroad Street and 50 Vigoro Lane
PINs: 8605-71-1498 and 8605-71-4029.
Area: 7.87 acres total
Owner: Southern Concrete Materials
Requested Rezoning: From Hazelwood Urban Residential (HUR) to Commercial Industrial (CI)
And From Regional Center (HC-RC) District to Commercial Industrial (CI)

Background

This rezoning request is from Southern Concrete Materials to consolidate their operations at their site as a ready-mix concrete plant on Vigoro Lane and to further develop that site for a manufacturing and sales purpose. Additionally, they would like to relocate the driveway entrance in to the site in order to straighten out the curve in the road and to relocate and improve the railroad crossing from Vigoro Lane in order to improve safety for their trucks and customers. Expansion and improvement of their site at this location will allow Southern Concrete to move operations from property they own on Boundary Street.

To accommodate their site and operations planning, they seek rezoning of 120 Railroad Street from residential to Commercial-Industrial in order to accommodate the relocated driveway. This will require Southern Concrete to install a "Type A" Buffer Yard in accordance with Section 8.4.1 of the Land Development Standards, which is "intended to provide a very dense all season sight barrier to significantly separate uses and zoning districts. It is intended to reduce intrusive lighting and noise from adjacent properties." They seek rezoning of 50 Vigoro Lane from RC to CI in order to allow them flexibility in expanding operations and the construction of storage, retail and office areas.

The current zoning of 120 Railroad Street is Hazelwood Urban Residential. The purpose of this district as specified in the Land Development Standards is:

"The Hazelwood Urban Residential District (H-UR) is a traditional walkable neighborhood of mostly small, well-built housing in an area where sufficient urban facilities are available. It is a self-contained community with affordable housing, smaller well-kept lots, narrow tree-lined streets and distinct edges and centers. Major public spaces including a park and the "old" Hazelwood School are located in this neighborhood. Since it is convenient to shopping and employment, the goal for Hazelwood is to encourage infill development and the rehabilitation of existing structures in keeping with the residential scale and character of the existing neighborhood. Limited non-residential uses supporting the community are permitted if contributing in scale, design and use to the area. Pedestrian amenities are to be enhanced with all new development as are the development of access points to different parts of Waynesville from the Hazelwood neighborhood. Parking on public streets is permitted and encouraged as an alternative to the development of new parking lots." (Town Code of Ordinances Section 2.3.4.)

The current zoning of 50 Vigoro Lane is Hyatt Creek Regional Center. The purpose of this district is:

"The **Hyatt Creek Regional Center District (HC-RC)** 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.” (Town Code of Ordinances Section 2.3.7.)

The requested change in zoning is to Commercial-Industrial District, which has the purpose and intent of:

“The **Commercial Industrial District (CI)** is an area designed to accommodate research and development, industrial and manufacturing uses, administrative facilities and limited supporting commercial services. While a broad mixture of uses is permitted, the principal focus in this area shall be on industrial development. High design and performance standards will be important for future development as this district is highly visible not only from a usage standpoint but also because of its location at one of the major entrances into Waynesville. Connectivity within the district is required to create an industrial campus feel within this area.” (Town Code of Ordinances Section 2.3.8.)

By changing the zoning at this location, the use of this property would be focused on industrial development, but would not change the use of the larger parcel as it is already being used for concrete manufacturing. The residential property would convert to an improved driveway and be used as an expanded buffer between the residential area along Railroad Street and Southern Concrete’s operations.

Notification of this hearing was sent to the local newspapers for publication on September 9 and 16 and mailed notifications were mailed to adjacent property owners. The property was also posted.

2020 Land Development Plan

In the Waynesville: Our Heritage, Our Future, 2020 Land Development Plan, the Future Land Use Map (Map 12 and Map 15), the map indicates the area of the subject properties to be designated for Industrial concentration. In the text of the 2020 Plan, the stated Land Use Goal is:

“Promote the orderly growth, development and enhanced land values of the Town of Waynesville by preserving and improving Waynesville’s existing neighborhoods, creating more attractive commercial centers, maintaining a strong downtown area, taking steps to reduce urban sprawl and protecting the natural beauty of the community.” (2020 LDP, p 4-2)

The action items are to “...revise the zoning map to reflect the Land Use Map...” The 2020 Land Use Plan also states: “Reserve industrial land for appropriate light industrial development,” and to “concentrate commercial and industrial development along transportation corridors...” (LDP, p.4-3).

Surrounding Land Use/Zoning Pattern:

This site has historically been industrial and is adjacent to the railroad tracks to the east. The Railroad Street lot and a portion of the Vigoro Lane Lot appear to be included in the Historic Hazelwood Zoning

Map of 1977 and are zoning industrial. To the west the property is bordered by Richland Creek and another Industrial Site.

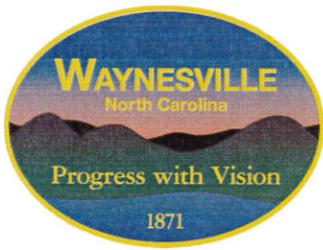
Staff Recommendation:

The requested rezoning would be consistent with the 2020 Land Use Plan map and because of its historic use as an industrial site, raises the questions as to why this area was rezoned RC. Given the location and access to the site across the railroad racks, it is unlikely that this area would be desirable for commercial development that was not industrial in nature. This rezoning would actually align this property with the 2020 Land Use Map and would allow Southern Concrete to continue and expand their operations at this location as well as to improve the sight for their operations. The railroad Street lot would move the residential district boundary over one lot, but would primarily be used as an improved driveway access and would actually increase the buffer area between the residential uses and the concrete operation.

For these reasons staff submits that changing the zoning of both properties would be consistent with the Land Use Plan and would enable improvement and expansion of the Southern Concrete operation. This rezoning will also allow Southern Concrete to reduce or even cease their operations on Boundary Street which is closer and more impactful on the business district areas of Frog Level and Main Street, creating a benefit in another area. Staff recommends Planning Board support of this rezoning request at this location.

Requested Actions:

1. Motion to find/not find the request consistent with the 2020 Land Development Plan by promoting the development and redevelopment of an historically industrial area.
2. Motion to recommend to the Board of Aldermen approval/ approval of the requested rezoning of the properties to Commercial-Industrial.



TOWN OF WAYNESVILLE

Development Services Department

PO Box 100

9 South Main Street

Waynesville, NC 28786

Phone (828) 456-8647 • Fax (828) 452-1492

www.waynesvillenc.gov

September 6, 2016

Notice of Public Hearing for a Map Amendment (Rezoning) Request Town of Waynesville Planning Board

The Town of Waynesville Planning Board will hold a public hearing on September 19, 2016 at 5:30 pm, in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC to consider a request to rezone a lot at 120 Railroad Street; Haywood County Tax Parcel Identification Number 8605-71-1498 from Hazelwood Urban Residential District to Commercial-industrial (CI) District and to rezone 50 Vigolo Lane, PIN 8605-71-4029 from Hyatt Creek Regional Center Commercial to Commercial-Industrial (CI) District.

For more information please contact Elizabeth Teague, phone: (828) 456-2004, email: eteague@waynesvillenc.gov , mail: 9 South Main Street, Suite 110, Waynesville, NC 28786

Elizabeth Teague, AICP, CTP
Development Services Director



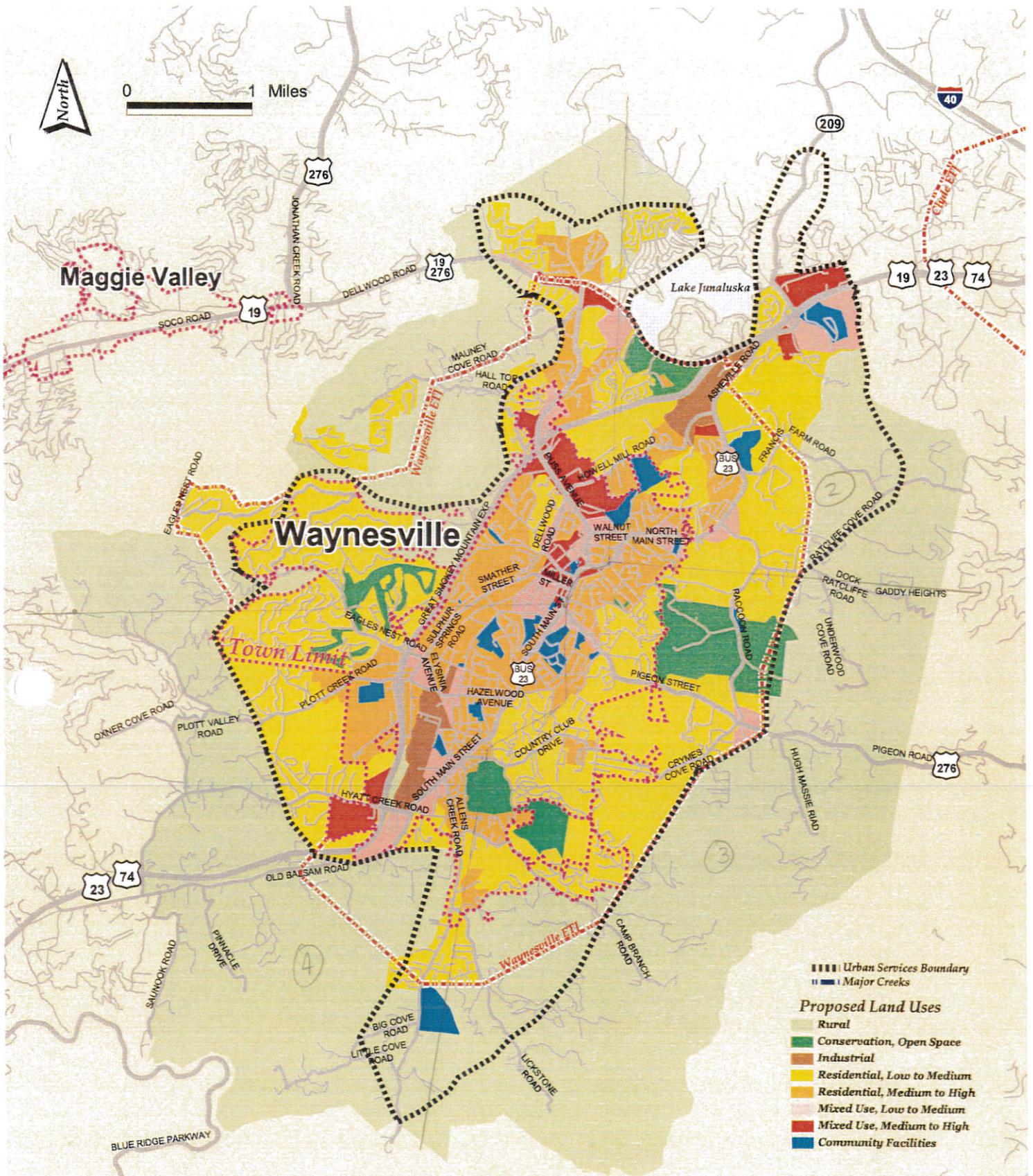
Disclaimer: The maps on this site are not surveys. They are prepared from the inventory of real property found within this jurisdiction and are compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public primary information 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.



1 inch = 200 feet
August 31, 2016

Haywood County
 AREA OF MAP AMENDMENT REQUEST

REQUEST



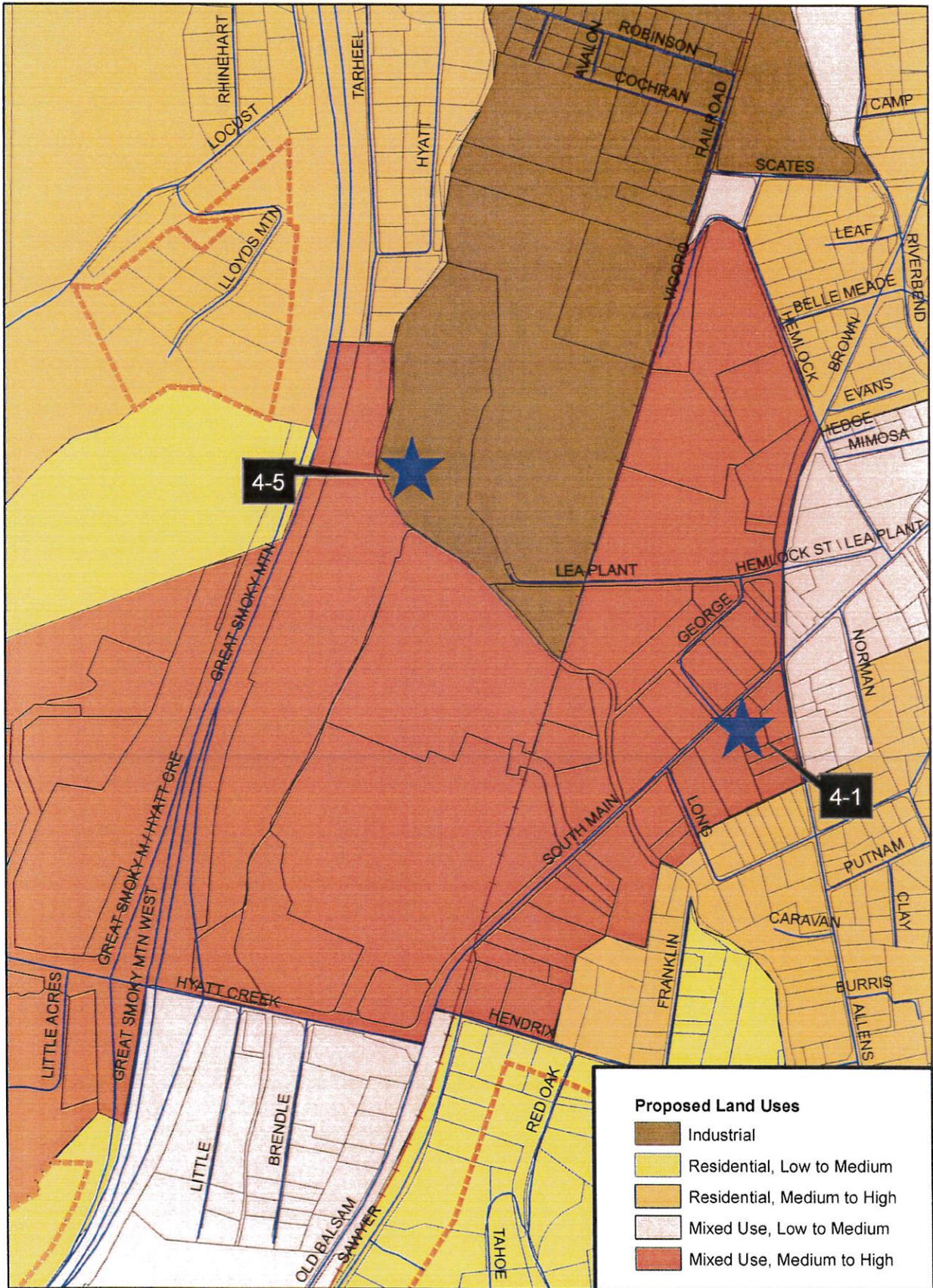
Map 12
Town of Waynesville
 Haywood County, North Carolina
Future Land Use Map
 January 10, 2002



- ▬▬▬ Urban Services Boundary
 - ▬▬ Major Creeks
- Proposed Land Uses**
- Rural
 - Conservation, Open Space
 - Industrial
 - Residential, Low to Medium
 - Residential, Medium to High
 - Mixed Use, Low to Medium
 - Mixed Use, Medium to High
 - Community Facilities

Mapping prepared by:
BENCHMARK
 Local Government Services
 Planning, Community Development,
 and Management
 Asheville, NC / Raleigh, NC / Winston, NC
 1-800-650-3925
 WWW.BENCHMARKPLANNING.COM

Amendment to Maps 15 & 12
 Town of Waynesville: 2020 Land Development Plan
 Adopted July 26, 2011





TOWN OF WAYNESVILLE PLANNING DEPARTMENT

Application for Land Development Standards Map Amendment

Application is hereby made on 8-19, 2016 to the Town of Waynesville for the following map amendment:

Property owner of record: Southern Concrete Materials
Address/location of property: 120 Railroad Street
Parcel identification number(s): 8605-71-1498
Deed/Plat Book/Page, (attach legal description): 877/1328
The property contains 3.07 acres.
Current district: Residential R1 (Hazelwood UR)
Requested district: Industrial Commercial

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

Operation of a ready mixed concrete plant.

Applicant Contact Information

Applicant Name (Printed): Southern Concrete Materials - Jeff Lamm
Mailing Address: PO Box 5395, Asheville, NC 28813
Phone(s): 828-253-6421
Email: jllamm@scm439.com

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

[Handwritten signature]

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.

Parcel Report For 8605-71-1498

SOUTHERN CONCRETE MATERIALS INC
PO BOX 5395
ASHEVILLE, NC 28813

Account Information

PIN: 8605-71-1498

Legal Ref: 877/1328

Add Ref: CABG/6676

Site Information

DWELLING
SINGLE FAMILY
120 RAILROAD ST

Heated Area: 2394

Year Built: 1947

Total Acreage: 3.07 AC

Township: TOWN OF WAYNESVILLI

Site Value Information

Land Value: \$19,900

Building Value: \$103,200

Market Value: \$123,100

Deferred Value: \$0

Assessed Value: \$123,100

Sale Price: \$0

Sale Date: 12/11/2014

Tax Bill 1: \$860.87

Tax Bill 2: \$860.87



1 inch = 200 feet

September 6, 2016

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TOWN OF WAYNESVILLE PLANNING DEPARTMENT

Application for Land Development Standards Map Amendment

Application is hereby made on 8-19, 2016 to the Town of Waynesville for the following map amendment:

Property owner of record: Southern Concrete Materials
Address/location of property: 50 Vigora Lane
Parcel identification number(s): 8605-71-4429
Deed/Plat Book/Page, (attach legal description): 842/1154
The property contains 4.8 acres.
Current district: Commercial
Requested district: Industrial/Commercial

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

Operation of ready mixed concrete plant.

Applicant Contact Information

Applicant Name (Printed): Southern Concrete Materials - Jeff Lamm
Mailing Address: PO Box 5395, Asheville, NC 28813
Phone(s): 828-253-6421
Email: j/lamm@scm459.com

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

Jeff Lamm

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.

Parcel Report For 8605-71-4029

SOUTHERN CONCRETE MATERIALS INC
PO BOX 5395
ASHEVILLE, NC 28813

Account Information

PIN: 8605-71-4029

Legal Ref: 842/1154

Add Ref: 578/974

Site Information

50 VIGORO LN

Heated Area: 0

Year Built: 0

Total Acreage: 4.8 AC

Township: TOWN OF WAYNESVILLE

Site Value Information

Land Value: \$240,000

Building Value: \$1,200

Market Value: \$241,200

Deferred Value: \$0

Assessed Value: \$241,200

Sale Price: \$178,500

Sale Date: 03/11/2013

Tax Bill 1: \$1,365.43

Tax Bill 2: \$1,365.43



1 inch = 100 feet

September 13, 2016

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