



TOWN OF WAYNESVILLE

Planning Board

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

Chairman

Patrick McDowell

Planning Board Members

Danny Wingate (Vice)

John Feichter

Marty Prevost

Robert Herrmann

Phillip Gibbs

H.P. Dykes, Jr.

Shell Isenberg

L. Brooks Hale

Development Services

Director

Elizabeth Teague

Regular Meeting

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

Monday September 21, 2015, 5:30 PM

A. CALL TO ORDER

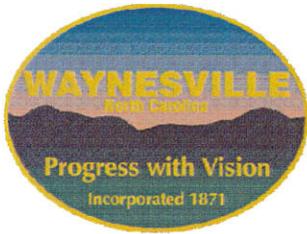
1. Welcome/Calendar/Announcements
2. Adoption of Minutes

Motion: To approve the minutes of August 17, 2015 as presented (or as corrected)

B. NEW BUSINESS

1. Public Hearing for a Conditional District Land Use Request for Carolina Furniture Concepts at 121 Eagles Nest Road, PIN 8605-64-6237

C. ADJOURN



TOWN OF WAYNESVILLE Planning Board

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

Chairman

Patrick McDowell

Planning Board Members

Danny Wingate (Vice)

John Feichter

Marty Prevost

Robert Herrmann

Phillip Gibbs

H.P. Dykes, Jr.

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
August 17, 2015

THE WAYNESVILLE PLANNING BOARD held a regular meeting on August 17, 2015 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

Vice Chairman Danny Wingate welcomed everyone and called the meeting to order at 5:30 p.m.

The following members were present:

Danny Wingate
Shell Isenberg
Robert Herrmann
Bucky Dykes
Jon Feichter
Phillip Gibbs
Marty Prevost
Brooks Hale

The following staff members were present:

Marcy Onieal, Town Manager
Elizabeth Teague, Development Services Director
Byron Hickox, Land Use Administrator

Jason Rogers, Codes Administrator
Eddie Ward, Deputy Town Clerk

Also present was Ron Sneed, Attorney to the Planning Board, Patrick Bradshaw P.E. of Civil Design Concepts, Matt Haynes, Director of Operations Giles Chemical, Jayson Clapp, Jr. P.E., PTOE of Ramey-Kemp, and Pat and Zeb Smathers, attorneys representing several residents of the Francis Cove neighborhood.

2. Adoption of Minutes

Board Member Jon Feichter made a motion, seconded by Board Member Bucky Dykes, to approve the minutes of July 20, 2015 as presented. The motion passed unanimously.

B. NEW BUSINESS

3. Public Hearing for Conditional District Land Use for Giles Chemical at 75 Giles Place PIN 8605-72-8509

Vice Chairman Danny Wingate asked Ms. Elizabeth Teague, Development Services Director, to present the staff report for Giles Chemical. Ms. Teague gave the following presentation:

Planning Board Staff Report

Subject: Conditional Overlay District Request: Giles Chemical Expansion Site
Ordinance Section: 15.15
Applicant: Premier Magnesia, LLC, also known as "Giles Chemical"
Meeting Date: August 17, 2015

Summary Information:

Application Date: July 23, 2015
Proposed Location: 75 Giles Place PIN# 8605-72-8509
Property Owner: Richland Creek Attention: Rick Wrenn
Acreage of site: 8 acres
Zoning District: Commercial Industrial
Existing Development: 100% disturbed area with existing parking lots, driveway, structure and storage

Background:

The subject property consists of approximately 8 acres with a storage facility and an office building currently utilized by Giles Chemical. Giles Chemical would like to expand their usage of the site, add office and warehouse space and make multiple site improvements to the parking lot, driveway, loading, and outdoor storage and utility areas according to the specified major site plan which was approved by the Planning Board on June 15, 2015. In that decision, the Planning Board affirmed that the site plan met the five general findings required for approval:

Town of Waynesville Planning Board Minutes
August 17, 2015

1. Compliance with the adopted plans and policies of the Town;
2. Compliance with applicable requirements;
3. Existence of adequate infrastructure;
4. Conformity with the neighborhood; and
5. The application will not substantially injure property values of adjoining or abutting property, nor be detrimental to the use and development of adjacent properties or other neighborhood uses.

The underlying property is under the unified control of Premier Magnesia, LLC which plans to utilize the site for manufacturing and warehousing according to the approved Master Plan.

Current zoning is Commercial Industrial (CI). The purpose and intent of this district as established by the Land Development Standards (Section 2.3.8A) is:

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.

The purpose and intent for a Conditional Overlay District as established by the Land Development Standards (section 2.7) is:

Conditional Districts are districts with conditions voluntarily added by the applicant and approved in a legislative procedure by the Board of Alderman in accordance with G.S. 160A-382. Conditional Districts provide for orderly and flexible development under the general policies of this Ordinance without the constraints of some of the prescribed standards guiding by-right development. Because Conditional District developments are constructed in a comprehensive manner, they establish their own building, street, block, and lot pattern which may be unique from other surrounding blocks or neighborhoods. This Conditional District may be used in any district but is not intended to relieve hardships that would otherwise be handled using a variance procedure.

Site was posted beginning on July 29, 2015, and Notice of the Public Hearing was mailed on July 31, 2015 and submitted to local media.

Consistency with 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 area 4 planned land use for the subject property is Commercial/ Industrial and specifically listed for a goal and objective (4-5) to “promote the reuse of vacant or under utilized Industrial land”. Additionally, this project supports the

overall goal of Chapter 4: Economic Vitality to “maintain and strengthen a broad-based economy in Waynesville of vibrant and expanding manufacturing. . . .”

The requested overlay will allow re-use of an existing site and support the expansion of a successful manufacturing operation and is therefore consistent with the Town of Waynesville comprehensive land development plan.

Surrounding Land Use/ Zoning Patterns:

Surrounding land use is primarily commercial along Hazelwood Avenue with small to medium sized retail and service businesses. To the southeast is Haywood Vocational Opportunities along Riverbend Street which is also an industrial site currently being re-used. To the south is residentially developed along Robinson Street. The western border is primarily open and is property formerly utilized as industrial property. The eastern border of the site is along the existing railroad line and there is also an existing railroad track spur within the site. This request would take advantage of this site’s location as a traditional industrial and commercial area. It also allows a local manufacturing business to expand their operations in an existing industrial area within the Town of Waynesville without having to create new development or to find locations outside of the Town.

Proposed Development:

This project is proposed to re-use existing site elements and to build additional features to be phased over the next 5 years, with building 1 and 3 being constructed starting in 2015, and other elements being phased in subsequently.

The applicant requests the following be accommodated as part of the conditional district:

1. Chapter 2, Table 2.4.3d- Pervious surface (min) 20%, be reduced 5% minimum
2. Chapter 4, 4.3.1- all lots front on public Street, Civic Space or approved driveway, Remove
3. Chapter 5, 5.11- Industrial building design standards, Remove 5.11.1, 5.11.2 and 5.11.3
4. Chapter 6, 6.8- Pedestrian facilities, remove, with the exception of those facilities as shown on the Master Plan
5. Chapter 8, 8.4.2A buffer yard types, remove the wall or berm referenced replace the same with a requirement that all planting densities be double. In addition, remove the requirement that the developer provide screening against both the railroad track and adjacent parcels that are zoned as Hazelwood Business District with the exception of parcel known as PIN#8605-72-5769 at the corner of the subject property. In addition, it should be noted that the developer will make every effort to not adversely affect the existing smoke stack that exists on the subject parcel during the installation of the same.
6. Chapter 8, 8.6- Parking lot landscaping- allow the developer the flexibility to provide the same number of plantings, but remove the specificity of location with relationship to parking spaces

7. Chapter 8, 8.7- Screening of dumpsters, loading docks, outdoor storage area and utility structures, remove, with the exception of those areas that are covered by 8.4.2A buffer yard areas.
8. Chapter 9, 9.4.3 Connectivity, Remove
9. Chapter 9, 9.4.4- Pedestrian corridors in parking lots, remove

The application of these items into the District allow for the re-use of the existing site as it is now and to improve the site along the lines of district regulations within the context and physical constraints of the site's location, particularly the site's location along the railroad right-of-way and the fact that it is not along a public street, but accessed by an existing drive (see attached site location map and application materials).

Staff Recommendations:

Approval of this Conditional Overlay request allows the applicant to implement the site plan and specified improvements for their needs, while asking for flexibility in the ordinance as enumerated above. Because of the location and current conditions of the site, the elements of the Conditional District Request are in keeping with the industrial and commercial character of the underlying district. Additionally, this site plan will allow Giles Chemical to expand their operation while improving the existing buffering, infrastructure and overall look of the site now. Staff recommends that the Planning Board could therefore find the following:

1. The applicant desires to voluntarily submit to a conditional district overlay required for the re-development of an existing commercial/industrial site at 75 Giles Place PIN# 8605-72-8509;
2. The location of the site is in the Commercial Industrial Zoning District and the proposed manufacturing and warehousing uses are permitted within that district;
3. The Conditional Overlay Request is in accordance with the Major Site Plan approved by the Planning Board on June 15, 2015 and met the required findings for such approval and is under the Unified Control of Premier Magnesia, LLC;
4. Notice of this hearing was provided and given as required by the Land Development Standards, the Ordinances of the Town of Waynesville and the North Carolina General Statutes;
5. The Conditional Overlay is consistent with the Town's 2020 Land Development Plan goals for economic vitality and the re-use of existing industrial sites;
6. The plan complies with the dimensional requirements of the District, and the Conditional Overlay designation will allow for development within the constraints of the site location and the re-use of existing buildings, parking lots and storage areas. Specifically:

- A reduction in the pervious surface requirement from 20% to 5% is necessary to reuse existing parking areas and meet the needs of truck, trailer and automobile usage required for the conducting of manufacturing and warehousing on the site.
 - The operations will take place within existing and new buildings which are not visible from the public roadway and which will be screened from the adjacent residential district. Therefore the application of Industrial Building Design Standards would not serve a public purpose and would create add
 - The site's location along the railway right-of-way prohibits the installation of berms or walls, at the eastern boundary, however the parking lot is allowed within the railroad right-of-way. The location of the site behind existing buildings within the Hazelwood Business District and existing pavement also restrict the ability of installing walls or berms. However, the applicant is proposing to double the planting densities and to be given flexibility in placing plantings along the site's boundaries where feasible.
 - While the developer is also asking for flexibility in the location of plantings within parking lots, the developer will utilize the required number of plantings.
 - The location of dumpsters, storage areas and utility structures within the interior of the site reduce the need for screening requirements except in those areas which are adjacent to buffer areas which will be planted. Therefore screening requirements for those site elements will be met in terms of their visibility from public areas or the exterior of the lot.
 - Requirements for connectivity and pedestrian corridors within parking lots will inhibit the use of the site for the proposed manufacturing and warehousing operation and the re-use of existing parking areas, and could be waived without detrimental effects to the public welfare, health and safety.
7. There exists adequate infrastructure to support the plan as approved and the rezoning to a conditional district.
8. The rezoning of the property to a conditional district will not substantially change the character of the site as it exists today nor injure the value of adjoining or abutting property. Nor will this designation be detrimental to the use and development of adjacent properties and neighborhood uses now in existence.

Attachments:

1. Site location map
2. Application Materials Submitted

Suggested Actions:

1. Motion to adopt the recommended Findings as provided (or as amended) in the staff's recommendation of this report.

2. Motion to recommend approval (or approval with conditions, or denial) of the request as discussed to the Waynesville Board of Alderman for Conditional District Zoning Designation.

**Patrick Bradshaw – Civil Design Concepts
1210 South Main St
Waynesville, NC 28786**

Mr. Bradshaw stated that Premier Magnesia LLC, also known as Giles Chemical, had been before the Planning Board on June 15, 2015, and the site plan was approved for an approximate 38,000 square foot warehouse to store bulk product. In that decision, the Board affirmed the site plan met the general findings required for the approval.

The current zoning for the property is Commercial Industrial (CI). The requested conditional zoning for the property will allow re-use of an existing site and support the expansion, and improvements for the successful manufacturing operation. This is consistent with the Town of Waynesville Comprehensive Land Development Plan. The proposed project is to re-use site elements and build additional features which will be phased in over the next five years. This will allow Giles to expand operations without having to find locations outside of the Town.

As part of the Conditional Use, Mr. Bradshaw asked the Board to consider:

- The pervious surface requirement surface requirement be reduced from 20% to 5% to meet the needs of vehicle usage for manufacturing. The application of the industrial building design would create an additional cost for the re-use of the site.
- To be given flexibility in the location of planting densities because of the railroad right of way and the developer will utilize the interior of the site.
- Reduce the need for screening requirements because of the location of dumpsters, storage areas, and utility structures within the interior of the site.
- Waive the requirements for connectivity and pedestrian corridors within parking lots. This could be done with no detrimental effects to the public.

The Board had several questions for Mr. Bradshaw concerning the large trucks that would be entering the property, and the buffering for the project. Mr. Bradshaw told the Board that rezoning the property to a conditional district overlay will not change the character of the site as it exists today, nor will it injure the value of surrounding properties.

**Matt Haynes, Director of Operations, Giles Chemical
258 Haynes Hollow Drive
Waynesville, NC 28786**

Mr. Haynes presented the attached information and stated that Giles Chemical always strives to be a good neighbor to the residents of the Town of Waynesville. With the approval of this expansion, a total of nine new professional positions will be added to the company in Finance, Customer Service, Town of Waynesville Planning Board Minutes
August 17, 2015

and Logistics. Mr. Haynes told the Board that most of the people working at Giles live in Waynesville area. He answered questions from the Board concerning the time frame of five years for construction, and the type of materials used for the building.

A motion was made by Board Member Brooks Hale, seconded by Board Member Robert Herrmann, to adopt the Findings of Fact provided in the staff's recommendation. The motion passed unanimously.

A motion was made by Board Member Robert Herrmann, seconded by Board Member Brooks Hale, to approve the request for Conditional District Land Use for Giles Chemical at 75 Giles Place, PIN 8605-72-8509. The motion passed unanimously.

4. Public Hearing for Special Use Permit for Shining Rock Classical Academy, located at the corner of Raccoon Road (SR 1812) and Pigeon Road (Highway 276) PIN 8625-02-1571

Vice Chairman Wingate opened the Public Hearing and addressed the Protocols for Quasi-Judicial Hearings. He asked any witnesses that wished to speak to come forward and be sworn in. Attorney Pat Smathers stated he and Zeb Smathers represented the Francis Cove Neighborhood Committee and would be sworn in for that committee. After the swearing in, Vice Chairman Wingate polled the membership about ethical considerations. There were no objections concerning the impartiality of the Board.

Attorney Sneed to give a brief explanation of the Quasi-Judicial procedures the Planning Board follows. He said that in this capacity, the Board has to make a decision based on the Town's ordinances, and evidence presented. The Board has a checklist containing several items that must be met satisfactorily in order to obtain a Special Use Permit. He explained that due to the larger crowd, a three minute time limit would be in place for speakers, and seven minutes for speakers representing a group of speakers.

Vice Chairman Wingate asked Ms. Elizabeth Teague, Director of Development Services to present a staff report. Ms. Teague gave the following report:

Planning Board Staff Report

Subject: Special Use Permit Request: Shining Rock Classical Academy
Ordinance Section: 3.1.3; 3.7.3; 15.15
Applicant: Shining Rock Classical Academy
Meeting Date: August 17, 2015

Summary Information:

Application Date: July 24, 2015
Proposed Location: Corner of Raccoon Road (SR1812) and Pigeon Road (US276), PIN 8625-02-1571
Property Owner: Collins Orchard Inc.
Acreage of site: Approximately 32 acres; 9 acres of proposed disturbance
Zoning District: Francis Cove – Low Density Residential (FC-RL), and within the ETJ area.
Existing Development: Agricultural

Background:

The subject property is agricultural land on the corner of US276 and Raccoon Road within the Francis Cove Low Density District. The purpose and intent statement for this District reads:

The Francis Cove Residential—Low Density District (FC-RL) is an area that will remain as a very sparsely developed area. Few urban services are available in this area to support dense development and the topography poses a limitation on development as well. Agricultural and residential uses will be the predominant future land use. Maintaining the rural character of this

area will be an important focus. Clustering future development in small areas while leaving large areas undeveloped will be critical in achieving this goal.

The applicants would like to purchase this property for the purpose of locating an elementary and secondary school, contingent upon zoning approval. Schools are allowed in all residential districts of the Town of Waynesville under a Special Use Permit ("SUP"). This school is targeted for 250 to 500 students. Special Uses are:

"...uses which are generally compatible with other land uses permitted in a land development district but which, because of their unique characteristics or potential impacts on the surrounding neighborhood and/or the town as a whole, require individual consideration in their location, design, configuration, and/or operation at the particular location."

In addition to determining that the application ordinance requirements, the Planning Board must find the following related to the proposed SUP:

1. Conforms to the character of the neighborhood, considering the location, type and height of buildings or structures and the type and extent of landscaping on the site.
2. Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.
3. Adequate utilities (water, sewer, drainage, electric, etc.) are available for the proposed use.
4. Shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.
5. Shall not impede the orderly development and improvement of surrounding property for permitted uses within the land development district.
6. The establishment, maintenance or operation of the use shall not be detrimental to or endanger the public health, safety or general welfare.

The Planning Board may place conditions on the SUP as part of the approval to assure that mitigation measures are associated with the development. Such imposed conditions become part of the permit approval and shall be included in the final site plan application.

This project must also comply with minimum standards for the FC-RL District, and any additional conditions imposed on the development and operation to ensure the public health, safety, and welfare. Additionally the project must comply with the Supplemental Use Standards for Elementary and Secondary Schools, specifically:

1. Buffering from adjacent residentially zoned property with a Type B buffer as set forth in Section 8.4.2.B.
2. Parking and active recreation areas shall not be located within the required yards.
3. Primary access shall be provided from thoroughfare and collector streets. Local residential streets shall not be used for primary access.
4. Connectivity (vehicular and pedestrian) to surrounding residential areas is encouraged.

A pre-application meeting was held with the applicants' representative, Patrick Bradshaw, P.E. on Thursday July 23 and 24, and application materials were then filed with the Development Services Department including an Environmental Survey, a Master Plan and Building Elevations, as well as a scope of services for a traffic study on the potential impacts a school locating in that area. Site plans were reviewed by the Town's Development Services staff, Public Services staff and Fire Department. Plans were also forwarded to NCDOT for their consideration.

The site was posted beginning on August 3, and Notice of the Public Hearing was mailed on August 3, 2015 and submitted to local media.

Consistency with 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, "the town does not have direct control of school facilities, and the location of such facilities are ultimately at the discretion of the school system" (p 3-41). Under Land Use Goals, the Town should promote orderly growth, development and land values, by preserving and improving existing neighborhoods. The objective is to "designate appropriate amounts of land to reflect desired development patterns and to accommodate the projected residential, commercial, industrial and institutional needs of the Town" (p. 4-2).

The Land Development Plan therefore defers to the School Board for the location of schools. However, one could argue that the development of a school is consistent with the Land Development Plan, and this conclusion is supported by zoning, but only as long as the school development itself is in character with the surrounding neighborhood. Staff expressed uncertainty as to whether the school as proposed achieves this.

Surrounding Land Use/ Zoning Patterns:

The site is located within the Town's extra-territorial jurisdiction and is surrounded by low density residential and agricultural areas. Even though it is outside the Town limits, the site is located within the Town's Urban Services Boundary as denoted in the 2020 Land Development Plan. The site is bordered on two sides by State maintained roadways, and on the other side by privately owned farmland. Across the roadway and less than .3 miles away is the Francis Cove neighborhood of single family residences.

Proposed Development:

The project will place three modular buildings, construct an office building, an athletic field, and parking and driveway areas. All uses except for the driveway entrance and proposed sidewalk are within the required yard setbacks for the District and conform to the FC-RL dimensional requirements. Other considerations for the SUP are below.

1. Conforms to the character of the neighborhood, considering the location, type and height of buildings or structures and the type and extent of landscaping on the site?

Elevations indicate single story construction and single story modular classrooms located in the interior of the development area with landscaping. Closest to the roadway will be a multi-purpose open field for athletics.

2. Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads?

The proposed driveway will ingress/egress to the site is proposed off of Raccoon Road and is subject to the requirements and driveway permitting of NCDOT. Traffic mitigation measures will be needed to manage school traffic for a school of this size as pursuant to a sealed traffic study. Staff recommends special consideration for the inclusion of designated turning lanes off of Raccoon Road. This will require an amendment to the proposed site plan by dedicating additional right-of-way from the property. Staff also will require a secondary emergency access to be developed for the purpose of public safety, possibly at the location of Bluegrass Road. All recommendations either from staff or a traffic study within the public right-of-way however, are subject to NCDOT approval. Staff presented additional evidence showing NCDOT Annual Average Daily Traffic Counts near the intersection, and showing that the 276 corridor in that location is on the Long Range Transportation Plan as a thoroughfare concern.

3. Adequate utilities (water, sewer, drainage, electric, etc.) are available for the proposed use?

Adequate utilities for water and sewer are available along Raccoon Road and the Town has the capacity to serve a school of this size at that location. However, the applicant will be responsible for all associated tap, capacity, and construction fees associated with utility extensions and such extensions must be approved by the Board of Aldermen.

4. Shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas?

A school use should not generate vibration, odor, dust, smoke or gas. Outdoor athletic events, and daily recess may generate levels of noise, but which probably wouldn't reach levels or be of a type that are considered noxious or offensive. However, special events or athletic activities or the field could generate noise or possible light impacts.

5. Shall not impede the orderly development and improvement of surrounding property for permitted uses within the land development district?

The location of a school on this site would not prohibit the continuation of the existing residential and agricultural land uses. The location of a school may increase the desirability of increased residential development nearby.

6. The establishment, maintenance or operation of the use shall not be detrimental to or endanger the public health, safety or general welfare?

The biggest concern in terms of general public health, safety and welfare are the traffic impacts of placing a school this size adjacent to what is already a busy intersection of

two, two-lane roads. Another concern however is that adequate safety measures be in place for the specific health, safety and welfare of the students and faculty on the site. Staff reiterated the need for some type of secondary entrance for emergency access.

Staff Recommendations:

Staff feels that the Planning Board could argue either way for the case as to whether the siting of a school at this location would conform to the character of the surrounding neighborhood. Even though the Zoning District does allow elementary and secondary schools within residential districts with Special Use Permits; this particular development at this location will have impacts on the surrounding area, especially in terms of traffic. If however, the structures placed on the site are sensitively landscaped and placed as shown on the elevations and traffic and safety concerns are addressed in the site plan, the Board could determine the Special Use Permit is appropriate with the following suggested findings of facts. Staff however, feels ambivalent.

1. The Planning Board has jurisdiction to hear this application for a special use permit as part of its role pursuant to Section 14.3.1.E.3 of the Land Development Standards of the Code of Ordinances for the Town of Waynesville.
2. The applicant desires to establish a charter school on the property located at the Corner of Raccoon Road (SR1812) and Pigeon Road (US276), PIN 8625-02-1571, within the extra-territorial jurisdiction of the Town of Waynesville and within the Town's Urban Services Boundary.
3. The described real property is owned by Collins Orchard, Inc.
4. The Shining Rock Classical Academy, as the SUP applicant, has an option or contract to purchase the property contingent upon obtaining a Special Use Permit to construct and operate a school on the described property, and thus has standing to pursue this application.
5. A special use permit is required by Section 2.5.3 of the Land Development Standards for the property to be used for a school.
6. Proper notice of the hearing was posted and published as required by North Carolina General Statutes and by the Town of Waynesville.
7. The proposed Special Use as described in the application and as shown on the conceptual site plan meets the minimum requirements of the FC-RL District.
8. The proposed Special Use meets the 6 standards and requirements of a Special Use District and is not detrimental to the public health, safety and welfare, as long as the following conditions are met:
 - Landscaping is maximized and shown on the site plan to help screen the modular structures, as shown in the building elevations.
 - A type B buffer shall be installed along the northeast boundary where the property is adjacent to an existing residential structure.

- Applicant shall pursue traffic measures to mitigate impacts upon the adjacent public roadways pursuant to the recommendations of the traffic study and NCDOT permit requirements. The applicant will adjust the site plan to accommodate a turn lane from Raccoon Road to prevent traffic back ups during peak traffic hours, and an emergency access onto Bluegrass Lane.
 - Applicant is approved by the Town Board of Aldermen for extension of Town utility service and in accordance with all applicable Town policies.
9. The conceptual site plan shows that parking and active recreation areas are not located within the required yard setbacks.
 10. Primary access to the property will be from Raccoon Road (SR1812), a collector street or thoroughfare, and not a local residential street, as Raccoon Road intersects with US276 a regional thoroughfare, and connects nearby neighborhoods and farmland to the Town of Waynesville, and the Bethel community.

Attachments:

1. Application Materials Submitted with site location map included in Environmental Survey.
2. Comments from reviewing staff.

Suggested Actions:

1. Motion to adopt the recommended Findings of Fact provided (or as amended) in the staff's recommendation of this report.
2. Motion to recommend approval (or approval with conditions, or denial) of the Special Use Permit.

Ms. Teague reiterated several times that a school is an allowable use in the Francis Cove Residential – Low Density District (FC-RL). The six conditions in the staff report are required in the District and must be met. The Board had several questions for Ms. Teague pertaining to the proposed turn lanes, and how the turn lanes would operate, and who would bear the expense of the road project. Also, there were questions concerning the modular buildings. Board members asked if the building would be permanent. Ms. Teague said the school classrooms would be modular buildings that could be moved onto the site, and as the enrollment increases, more permanent structures would be considered. At that time, Shining Rock would have to come before the Board again with new design guidelines.

**Patrick Bradshaw – Civil Design Concepts
1210 South Main St
Waynesville, NC 28786**

Mr. Bradshaw states this application is for a Charter School, Shining Rock Classical Academy, operating with grades K – 6. The estimated enrollment is about 250, with a grade per year added. He referenced the Findings of Fact for the application and the requirements that need to be met. He stated
Town of Waynesville Planning Board Minutes
August 17, 2015

that only 8 – 9 of the approximate 32 acres would be utilized now. The project consists of single story modular structures that will not exceed the size of the related structures in the neighborhood. The landscaping around the structures will be more extensive than what is required. Mr. Bradshaw said the project is very comparable to the Haywood County Agricultural Building on Raccoon Road. Mixed Use Overlay Zoning covers a portion of the property and shows a variety of personal, professional, and animal services. Mr. Bradshaw said this speaks to the fact that the Town of Waynesville has recognized the importance of this area for further development. He advised that the Mixed Use Overlay did not include retail services or convenience stores, but a number of opportunities could be utilized along that area.

Mr. Bradshaw told the Board that the applicant recognizes that traffic is a very important factor at any school location, and they anticipate a number of improvements at this location. A 200 foot long turn lane into the school will be installed. A 100 foot right turn lane is proposed as a part of the traffic study submitted by Ramey Kemp and Associates. In addition a dedicated right turn onto Highway 276 from Raccoon Road is also proposed.

Mr. Bradshaw stated adequate water and sewer utilities are available to the proposed project from the Town of Waynesville. Duke Energy is the power provider in addition to Charter Communications servicing the area. Because Shining Rock is a school, it is anticipated that the school isn't noxious, or offensive by way of vibration, odor, smoke, or gas, with the only exception being noise. Mr. Bradshaw feels the noise emitted from the school would be in line with the activities and noise from the adjacent church and Francis Mill, and would not be any more noise than from the other schools in the area.

Mr. Bradshaw stated that as a Professional Engineer in the state of North Carolina, he is charged with safeguarding health, property, and promoting public welfare. He has successfully completed school sites throughout Western North Carolina. A number of these sites are similar in context to the Francis Cove Community. School sites located in rural settings are not detrimental and do not endanger the health, safety, and general welfare of the surrounding areas.

Several Board Members had questions for Mr. Bradshaw concerning the development of the remainder of the property, particularly about light and noise from an athletic field. Mr. Bradshaw assured the Board that any other development on the property would be brought before the Planning Board for approval.

The Board also had questions about the geotechnical surveys for soil and storm water provisions. Mr. Bradshaw said these will be addressed later in the project.

Attorney Pat Smathers
118 Main Street
Canton, NC 28716

Attorney Pat Smathers had several questions for Mr. Bradshaw concerning the financial ability of Shining Rock to pay for the improvement of Highway 276 and Raccoon Road. They also asked questions about the development of the remaining acreage on the property. Mr. Bradshaw said that should a private developer acquire this property, in all probability they would develop all 32 acres of

the property instead of the 8 – 9 acres the school would use. This would be against the purpose and intent of the Francis Cove Residential District as stated in the Land Development Standards.

Attorney Zeb Smathers
118 Main Street
Canton, NC 28716

Attorney Zeb Smathers questioned Mr. Bradshaw about traffic and parking issues, and how these issues will be addressed in the future. There were questions about fire hydrants, fire codes, and fire ratings. Mr. Bradshaw advised all these issues would be addressed in the process of obtaining a building permit.

Jayson Clapp, Jr. P.E., PTOE – Ramey Kemp
621 Jonestown Road
Winston Salem, NC 27103

Mr. Platt said his company, Ramey Kemp, has been in business for twenty three years and has been involved with traffic studies for a number of schools. The traffic study for Shining Rock utilizes the Municipal and School Transportation Assistance (MSTA) School Calculator to calculate the amount of weekday daily, as well as AM and PM peak hours traffic that will be generated by the Charter School. This study is based on a maximum enrollment of 620 K – 12. Mr. Platt stated that his firm had collected traffic numbers at the intersections of Crymes Cove, Raccoon Road, and Highway 276. Based on Shining Rock's enrollment information which included 572 students, staff, parents, and student drivers, it was determined that left turn and right turn lanes were needed at the school driveway. In order to mitigate the impact of traffic at the intersection, an addition of a full right turn onto Highway 276 from Raccoon Road is planned. Because these roads are state maintained roads, the improvements will be coordinated with North Carolina Department of Transportation and will be submitted to them for review. Mr. Platt said that based on a typical day, 2300 linear feet of storage is recommended in order to accommodate traffic so it won't back up on Raccoon Road. He said additional stacking may be required for high demand on the site. Traffic counts were done for 12 hours during the peak times of the day. The Board had many questions concerning the number of vehicles, time periods, and time of year.

Attorney Zeb Smathers and Attorney Pat Smathers asked several question concerning the traffic study, and the process MSTA uses for the school.

Ben Butler – Director, Shining Rock Academy
415 West Haywood St
Asheville, NC 28802

A question was asked by Board Member Jon Feichter concerning how the enrollment number of 572 had been determined. Mr. Butler stated the number is based on speculation of 24 students per class and 13 grades K – 12.

Steven Amodio
17 Ruffed Grouse Lane
Waynesville, NC 28786

Mr. Amodio stated he represented the Quail Ridge Home Owners Association. Quail Ridge is located north of the intersection of Raccoon Road and Highway 276. The residents of Quail Ridge question the need for a school at this proposed location. Mr. Amodio and the residents are concerned about traffic in the area should an emergency occur. The proposed location of Shining Rock offers no opportunity for alternate routes to avoid traffic in the area. They feel that Raccoon Road carries substantial commercial and personal traffic and cannot accommodate more. Mr. Amodio asked for a no approval vote.

Lisa Nelson
35 Treble Clef Lane
Waynesville, NC 28786

Ms. Nelson states she is a retired teacher from Hazelwood Elementary School. She said the traffic flow at the two different locations of the school was extreme. She is concerned about the traffic at the proposed location. Ms. Nelson does not think this is the appropriate site for Shining Rock.

Robert Price
618 Trails Gap Drive
Waynesville, NC 28786

Mr. Price said he is speaking for his subdivision. He had questions concerning the time frame for the site preparation. He stated he felt everything proposed is premature. Mr. Price had many concerns for the traffic situations. He asked the Board that if the Special Use Permit is approved, that there be no conditions attached to it.

David Sanford Boone
44 Autumn Hills Drive
Weaverville, NC 28787

Mr. Boone stated he owned Bluegrass Lane off Pigeon Road, and that road would not be used as an emergency access road. He gave a brief history of Francis Cove, and the people who live there. He stated that the proposed site is not acceptable for a school because of the toxicity of the soil.

Alan Walker
99 Banbury Court
Waynesville, NC 28786

Mr. Walker stated the soils in the area of the proposed project are prime farm land. He encouraged the Board to not cover the farm land with buildings. He said there are other places the Charter School could locate.

Jim Henry
55 Bluegrass Lane
Waynesville, NC 28786

Mr. Henry said this was very personal for him because the proposed project is directly in front of his house. He stated concerns about lighting that might be placed on an athletic field at the school.

Fencing around the field was also a concern for him. He said the homes that are adjacent to the property are elevated about 10 feet and this elevation means the homes will be looking down on the fence and modular buildings.

John Queen
480 Queen Cove Road
Waynesville, NC 28785

Mr. Queen expressed concerns about traffic on Highway 276 and Raccoon Road. He said the proposed turn lanes are not feasible. He also feels the Charter School is acting prematurely.

Mr. Pat Smathers stated this is a legal issue concerning the six Findings of Fact that must be proven in order to issue the Special Use Permit. He feels the project is a bad idea, no matter if it is public school or a Charter School. He said the site is not appropriate. He feels there are several questions that need to be answered concerning ownership of land, finances, and the future of the property. He asked the Board to deny the request, or delay the approval until the Board can gather more information and make a reasonable determination about the school.

Robert Kerley
390 Hawks Crest Drive
Waynesville, NC 28786

Mr. Kerley stated that he had conducted his own traffic survey. On Monday August 7, 2015 from 2:00 pm until 4:00 pm Mr. Kerley counted cars at the intersection of Raccoon Road, Highway 276, and Crymes Cove Road. He stated that during that frame, he counted 1341 cars going through the intersection. Mr. Kerley contacted the Department of Transportation and in the last year there have been four accidents in that intersection. He also encouraged the Board to deny the permit.

Tanna Timbes
14 Hugh Massie Road
Waynesville, NC 28786

Ms. Timbes said she and her husband own the property that Francis Mill sits on. She stated the vision for the residents of Francis Cove was to be rural, agricultural, and with low density housing. She stated she would like to keep that vision for Francis Cove. She also stated her concerns for traffic in the area.

Virginia Song
160 North Main St
Waynesville, NC 28786

Ms. Song stated she had concerns about the traffic and the effects it will have on Junaluska Elementary School. She asked the Board to deny the request for a Special Use Permit.

Attorney Zeb Smathers stated that when an assignment in school is rushed and incomplete it fails He asked the Board to deny the permit.

Vice Chairman Wingate closed the Public Hearing and asked the Board for their deliberations.

The Board asked Attorney Sneed questions concerning the previous approval of the Shining Rock Special Use Permit. There was much discussion about the proposed project's temporary modular buildings. Board Member Jon Feichter asked if any one of the six requirements is answered with a no answer, can the Special Use Permit be issued. Attorney Sneed said all six requirements must be agreed upon. Board Member Feichter said the major decisive factor in this process is the traffic on the road. He asked the Board if any evidence presented by Shining Rock indicates that there is a traffic plan to address the extra traffic on that road. Board Member Shell Isenberg stated there is an issue with every point on the requirements.

Mr. Bradshaw asked about the time frame that another Special Use Permit request could be brought before the Board. Ms. Teague said there are not any provisions that give guidance as to the time frame of resubmittal of a Special Use Permit.

The following Findings of Fact were determined by the Board:

1. Conforms to the character of the neighborhood, considering the location, type and height of buildings or structures and the type and extent of landscaping on the site.

The Board cannot make a definitive decision based on the information provided.

2. Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.

These findings are combined with those of Number 6. There is not adequate information on possible traffic turn lanes and how the plan could design to minimize traffic hazards and congestion caused by the school development. The application did not adequately address traffic safety concerns.

3. Adequate utilities (water, sewer, drainage, electric, etc.) are available for the proposed use.

We have been provided a statement from staff that water and sewer is available but is subject to Town of Waynesville Aldermen approval.

4. Shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

There is not information provided on future plans concerning noise and lights connected to athletic field. There is also no specific location of a playground shown on the plans.

5. Shall not impede the orderly development and improvement of surrounding property for permitted uses within the land development district.

There is not information provided on long term plans and development. If they are going to replace the modular buildings with other buildings there is nothing that speaks to that. There is no information on the final design.

6. The establishment, maintenance or operation of the use shall not be detrimental to or endanger the public health, safety or general welfare.

See number 2 above.

Board Member Robert Herrmann made a motion, seconded by Board Member Jon Feichter, to deny a Special Use Permit for Shining Rock Classical Academy, located at the corner of Raccoon Road (SR 1812 and Pigeon Road (Highway 276) PIN 8625-02-1571. The motion passed unanimously.

5. ADJOURN

With no further business, a motion was made by Board Member Marty Prevost, seconded by Board Member Robert Herrmann, to adjourn at 10:10 pm. The motion passed unanimously.

Danny Wingate, Vice Chairman

Eddie Ward, Deputy Clerk



TOWN OF WAYNESVILLE PLANNING DEPARTMENT

Application for Land Development Standards Text Amendment

Application is hereby made on 8/16, 2015 to the Town of Waynesville for the following amendment:

Designate the specific section(s) of the Land Development Standards being requested for change:

121 Eagles Nest Road
Waynesville NC 28786

Description of the requested amendment, (attach additional sheets if necessary):

Change ordinance to "conditional district"
per request from Paul Benson

The reasons for the requested amendments, (attach additional sheets if necessary):

want to install lighted or digital sign this would give
prospective customers options to increase revenue for both
the company and county/town by having a unique sign helps
bring in more customers instead of a "generic type" sign that just
visits there

Applicant Contact Information

Name (Printed): Sandeep Gupta
Mailing Address: 2617 Hendersonville Road Arden NC 28704
Phone(s): 828-681-5011 or 828-582-2479
Email: sandeepgupta@bellsouth.net

Note: Text Amendment Requests require a fee of \$500.00. 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

Subject: Rezoning of Carolina Furniture Concepts Property from Hazelwood Business District (HBD) to Hazelwood Business Conditional District (HBD-CD)
Ordinance Section: 11.7.4 and 2.1
Applicant: Sandeep Gupta
Meeting Date: September 21, 2015

Summary Information:

Application Date: August 10, 2015
Proposed Location: 121 Eagles Nest Road – PIN 8605-64-6237
Property Owner: SMS Enterprise LLC
Acreage of site: 3.78 acres
Zoning District: Hazelwood Business District
Existing Development: Developed lot with large retail building (approximately 39,000 square feet) and paved parking area

Background:

The subject property consists of 3.78 acres adjacent to 19/23 with a 39,000 square foot retail building that is currently occupied by Carolina Furniture Concepts. Carolina Furniture Concepts would like to replace their existing internally lit sign with a manually changed reader board, to an electronic changeable face sign with a digital reader board within the existing sign cabinet. This type of sign is only permitted in Regional Center Districts. The property in question is currently located in Hazelwood Business District.

Originally, Carolina Furniture Concepts discussed with staff the possibility of a text amendment, but then applied to have their property at 121 Eagles Nest Road rezoned into a Regional Center District. When staff brought up concerns about spot zoning, they amended their request to a conditional district.

Current zoning is Hazelwood Business District (H-BD). The purpose and intent of this district as established by the Land Development Standards, Section 2.3.6(B) states:

The **Hazelwood Business District (H-BD)** is a small scale center for business, retail and institutional activity serving the residents of Hazelwood, Plott Creek, Eagles Nest and other surrounding neighborhoods. A broad mixture of uses is permitted; however, development in the future must be sensitive in design and provide for a high level of pedestrian safety and comfort. The large undeveloped tracts of land in this district must be well connected both to the neighborhood and the center as they develop. On-street parking is permitted and encouraged on many streets. Articulation in this area should occur at the scale of the pedestrian with buildings built at the scale of a neighborhood center. Connections among properties within this district and to surrounding districts are very important.

Within the Town Code of Ordinances, Chapter 11.6 and 11.7.4 Permitted Signage by District, internal signage is allowed in both the Business Districts and Regional Center Districts, but “electronic changeable face signs,” or digital reader boards, are only allowed in Regional Center Districts. The existing sign cabinet is 80 square feet and over 8 feet tall, making it nonconforming for both the RC District in which lighted signs are allowed, and the Hazelwood BD District in which it is located. Excerpts from Ordinance are provided below:

11.4 Permitted Signage by District

<i>Business District (BD)</i>	<i>24 sq. ft.—6 ft. tall Exceptions: Ground signs are not permitted on Main Street from Church Street to Russ Avenue; Ground signs shall be limited to 16 ft.—4 ft. tall along Wall Street from East Street to Howell Street</i>	<i>1 sq. ft. for each 1 linear ft. of wall frontage - maximum of 100 sq. ft.</i>	<i>Internal illumination permitted except within a National Register Historic District</i>	<i>Pedestrian Sign - 1 per business Marquee Sign - 11.7.6</i>
<i>Regional Center (RC)</i>	<i>48 sq. ft.—8 ft. tall</i>	<i>15% of wall</i>	<i>Internal illumination permitted</i>	<i>Pedestrian Sign - 1 per business</i>

11.7.4 Electronic Changeable Face Signs (Permitted in RC Only).

Electronic changeable face signs are permitted as a component of otherwise permitted signage subject to the following standards.

- A. No electronic changeable face sign may change its message or copy, or any pictures or images that are part of the message, more frequently than once every minute.*
- B. When the message of an electronic changeable face sign is changed mechanically, it shall be accomplished in three (3) seconds or less. When the message of an electronic changeable face sign is changed in an electronic manner, through the use of light emitting diodes, back lighting or other light source, the transition shall occur within two (2) seconds.*
- C. The portion of the sign face of an electronic changeable face sign which accommodates multiple messages shall not exceed 50 percent (50%) of the total sign face area and may not change its message or copy, or any pictures or images that are part of the message, more frequently than once every minute; the remaining portion shall be static.*
- D. Electronic changeable face signs which are illuminated or which use electronic lighting to display message shall be subject to the restrictions and limitation applicable to illumination in this ordinance.*
- E. There shall be located no more than one electronic changeable face sign per lot, and such sign shall be permitted only on a ground sign and not on any attached sign or window sign.*

This rezoning request would make this sign conforming on this parcel. However, being mounted on a pole, and of this height, size and lighting, it would be unique as permitted within Town zoning.

The site was posted beginning on September 8, 2015. Notice of the Public Hearing was mailed to owners of property within 100 feet of the property in question on September 8, 2015 and mailed again with a correction on September 11, 2015. Notice was submitted to local media on September 8, 2015.

Consistency with 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 Our Heritage, Our Future, 2020 Land Development Plan, the first Land Use Goal is to:

“Promote 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.” (p. 4-2)

Under this goal, actions include:

“Develop the commercial core of Hazelwood into a small urban center through the use of the principles of the Main Street Program led by community infrastructure elements (curb and gutter, sidewalks, streetscape elements, etc.).” (p. 4-5)

“Evaluate and implement methods for reducing “light pollution” to minimize the impact of artificial lighting without sacrificing safety.” (p. 4-6)

The requested rezoning would not change the uses of the area but would allow for signage normally associated with more urbanized development areas.

Staff does not believe that an electronic changeable face sign is consistent with the small urban center objectives of the Hazelwood Business District or with the Town’s efforts to reduce light pollution. Light and visual impacts, especially considering the nonconformity of height and size of the sign itself, would go beyond the property boundary. While we understand the concerns for visibility of the applicant in this case, we are also concerned with the precedent such an action would set for others who may want to transition to digital signage in other areas of Town.

Surrounding Land Use/Zoning Patterns:

Surrounding land use is commercial to the north and east on the properties that front Eagles Nest Road and Sulphur Springs Road. The property is bordered along its entire western edge by U.S. Highway 23/74. Across this highway are a medical office and a neighborhood of single-family homes. The properties to the south are occupied by single-family homes. All properties that are contiguous to the property in question are also located within the Hazelwood Business District.

Proposed Map Amendment:

The requested map amendment would change the zoning from Hazelwood Business District (HBD) to Hazelwood Business District Conditional District (HBD-CD). The purpose of this request is to allow Carolina Furniture Concepts to replace the face of its existing, and nonconforming, sign with an electronic changeable face sign using the same sign structure and cabinet which are nonconforming to Town ordinances in terms of height, and dimension.

Staff Recommendations:

Staff recommends denial of this request as proposed. The expressed purpose of this request for rezoning is to allow the installation of a type of sign that is not permitted in the current zoning district, and will have ramifications into the future. Rezoning this property will accommodate signage that is not allowed anywhere else in Town. This request would allow a nonconforming sign to be brought into conformity and be enhanced through lighting in a way that would only accentuate its variance with the Town of Waynesville's regulations. It would create unique signage under the ordinance.

The fundamental question is whether or not the Planning Board membership, or the Board of Aldermen, feels that a digital reader board sign of this height and scale is appropriate at this location. While the property is currently being occupied by a fairly large retail operation, future uses of the site may change, and the rezoning would allow the signage to continue. The Town of Waynesville desires to support our local business community, and while it is understandable that Carolina Furniture Concepts would want every signage advantage it could get to identify itself to passing traffic. However, does the supposed benefit to the business in this particular situation outweigh the goals of the overall community in this case?

This digital type of reader board, of a smaller scale and height, is allowed within Regional Center Districts of high traffic. The applicant has mentioned the proximity to the highway as a reason for the desire to place an electronic changeable face sign on this property. This means that the digital sign would be designed to light up and be visible beyond the property boundaries and have light impacts on areas that are zoned Business District. It may even be visible from residential areas at higher elevations. Interestingly, the visibility of the existing sign from the roadway of 23/74 is limited now due to the trees that are located along the highway right-of-way. Therefore, even with a lighted sign, the business may not achieve its goal for reaching vehicles traveling that corridor except during the winter, but would still impact surrounding areas.

By ordinance, the Planning Board has 64 days in which to make a recommendation to the Board of Aldermen. If the Board turns it down, the applicant can still request a public hearing at the Board of Aldermen level for further consideration, and the Board of Aldermen may adopt the amendment with modifications. The Planning Board could recommend the alternative approaches of a text amendment which would allow digital signage in the HBD, or could refer the case to the Zoning Board of Adjustment for a variance based on the applicant's location and hardship.

Attachments:

1. Site Location Map
2. Application Materials Submitted

Suggested Actions:

1. Motion to recommend approval/denial of the request for rezoning from Hazelwood Business District to Hazelwood Business District Conditional District to the Waynesville Board of Alderman.
2. *Motion Option2*: Motion to recommend modification of application to create Conditional District standards that would allow electronic changeable face signs, but require the applicant to reduce the size of their sign to meet current maximum area and height standards for the Hazelwood (or Regional Center) District.



19mm Full Color Message Display



Written Consent. Colors shown are approximate and may not match actual colors due to the limitations of the printing process.



- ① Existing Sign Cabinet and Pipe, Repainted OS-199 Black
- ② L101 White Pan Formed Sign Faces with L-437 Unique Red, Embossed and Painted Copy
- ③ OS-199 Black Painted Divider Bar and Filler Panels
- ④ 19mm Red LED Electronic Message Display

Parcel Report For 8605-64-6237

SMS ENTERPRISE LLC
1652 OLMSTED DR
ASHEVILLE, NC 28803

Account Information

PIN: 8605-64-6237
Deed: 690/1899

Site Information

STORE, DISCOUNT
COMMERCIAL USE
121 EAGLES NEST RD

Heated Area:

Year Built:

Total Acreage: 3.78 AC

Township: TOWN OF WAYNESVILLE

Site Value Information

Land Value: \$371,200
Building Value: \$1,024,500
Market Value: \$1,395,700
Deferred Value: \$0
Assessed Value: \$1,395,700
Sale Price: \$1,475,000
Sale Date: 12/19/2006
Tax Bill 1: \$7,554.92
Tax Bill 2: \$7,554.92



1 inch = 400 feet
August 24, 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.

Parcel Report For 8605-64-6237

SMS ENTERPRISE LLC
1652 OLMSTED DR
ASHEVILLE, NC 28803

Account Information

PIN: 8605-64-6237
Deed: 690/1899

Site Information

STORE, DISCOUNT
COMMERCIAL USE
121 EAGLES NEST RD

Heated Area:

Year Built:

Total Acreage: 3.78 AC

Township: TOWN OF WAYNESVILLE

Site Value Information

Land Value: \$371,200
Building Value: \$1,024,500
Market Value: \$1,395,700
Deferred Value: \$0
Assessed Value: \$1,395,700
Sale Price: \$1,475,000
Sale Date: 12/19/2006
Tax Bill 1: \$7,554.92
Tax Bill 2: \$7,554.92



1 inch = 100 feet
August 12, 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.

