

Town of Waynesville, NC

Town Council Regular Meeting

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

Date: March 26th, 2024 Time: 6:00 p.m.

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(828) 452-2491 cpoolton@waynesvillenc.gov

A. CALL TO ORDER - Mayor Gary Caldwell

1. Welcome/Calendar/Announcements

B. PUBLIC COMMENT

C. ADDITIONS OR DELETIONS TO THE AGENDA

D. CONSENT AGENDA

All items below are routine by the Town Council and will be enacted by one motion. There will be no separate discussion on these items unless a Councilmember so requests. In which event, the item will be removed from the Consent Agenda and considered with other items listed in the Regular Agenda.

2.
 - a. March 12, 2024 Regular Scheduled Meeting Minutes
 - b. CDBG-I Semi-Annual Compliance Report
 - c. Cemetery Master Plan and Budget Amendment
 - d. Budget amendment authorization for two donations to be used in Recreation: Pepsi sponsorship and citizen donation.
 - e. Rescheduling of Public Hearing to consider 486 East Marshall Street, known as the Historic Haywood County Hospital, PIN 8615-79-8480, to April 9, 2024.
 - f. Approval of NC Class Resolution and Interlocal Agreement
 - g. Order of Collection
 - h. To cancel a public hearing for a Longview Subdivision Conditional District Map Amendment (Rezoning) Application, sections 2.7 and 15.15 of the Land Development Standards (LDS).

Motion: To approve the consent agenda as presented.

E. PRESENTATIONS

3. Presentation by Forest Stewards on their activities in the Watershed

- Dr. Peter Bates

4. Presentation of awards to 2023 Christmas parade winners

- Eva Hansen, Kiwanis Club President

5. Report on Delinquent Property Taxes

- Sharon Agostini, Tax Collector

F. PUBLIC HEARINGS

6. Public Hearing to consider a Greenview Subdivision Conditional District Map Amendment (Rezoning) Application, sections 2.7 and 15.15 of the Land Development Standards (LDS).

- Olga Grooman, Land Use Administrator

Motions:

1. ***Motion to find the Conditional District Map Amendment as proposed (or amended) as being consistent / inconsistent with the 2035 Land Use Plan and reasonable and in the public interest.***
2. ***Motion to approve/deny/approve with conditions the Conditional District Map Amendment.***

G. NEW BUSINESS

7. Approve and award of contract to Dan Grady Co in the amount of \$163,500 for the Richland Creek Greenway trail construction at the old “Schulhoffer” property.

- Luke Kinsland, Recreation Director

Motion: Approve and award of contract to Dan Grady Co in the amount of \$163,500 for the Richland Creek Greenway trail construction at the old “Schulhoffer” property.

8. Approve the quote for employee survey services from the University of North Carolina School of Government Workplaces Initiative.

- Page McCurry, Human Resources Director

Motion: Approve the \$10,000 quote for services from the SOG Local Government Workplaces Initiative and appropriate the recommended funds for the basic survey.

9. Water Shortage Response Plan

- Mayor Gary Caldwell

Motion: To adopt by resolution the WRSP (Water Shortage Response Plan).

10. Interview Logistics for Zoning Board of Adjustment applicant

- Elizabeth Teague, Director of Development Services

Motion:

None (move forward with discussing interview logistics)

OR

Motion to appoint John Mason as an alternate to the Zoning Board of Adjustment.

H. COMMUNICATION FROM STAFF

11. Manager's Report

- Town Manager, Rob Hites

12. Town Attorney Report

- Town Attorney, Martha Bradley

I. COMMUNICATIONS FROM THE MAYOR AND COUNCIL

J. ADJOURN



TOWN OF WAYNESVILLE

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 16 South Main Street
 Waynesville, NC 28786
 Phone (828) 452-2491 • Fax (828) 456-2000
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CALENDAR

March 2024

ALL COUNCIL MEETINGS TO START AT 6:00 PM IN THE BOARD ROOM LOCATED AT 9 SOUTH MAIN STREET UNLESS OTHERWISE NOTED

2024	
Fri. March 29	Town Offices Closed-Good Friday
Tues. April 9	Town Council Meeting – Regular Session
Sat. April 20 th	Mountain Heritage Market 10am-4pm
Tues. April 23	Town Council Meeting – Regular Session
Sat, May 11	Whole Bloomin Thing Festival-Frog Level
Tues. May 14	Town Council Meeting – Regular Session
Mon. May 27	Town Offices Closed-Memorial Day
Tues. May 28	Town Council Meeting – Regular Session
Tues. June 11	Town Council Meeting – Regular Session
Fri. June 14 th	Mountain Street Dance 4-6pm
Tues. June 25	Town Council Meeting – Regular Session
Thurs. July 4	Town Offices Closed-Independence Day & Stars and Stripes Kids Parade 10am-3pm
Tues, July 9	Town Council Meeting – Regular Session
Fri. July 12 th	Mountain Street Dance 4-6pm
Tues. July 23	Town Council Meeting – Regular Session
Fri. August 9 th	Mountain Street Dance 4-6pm
Tues. August 13	Town Council Meeting – Regular Session
Tues, August 27	Town Council Meeting – Regular Session
Mon Sept. 2	Town Offices Closed-Labor Day
Tues, September 10	Town Council Meeting – Regular Session
Tues. September 24	Town Council Meeting – Regular Session
Tues. October 8	Town Council Meeting – Regular Session
Sat. October 12	Church Street Art and Craft Show 10am-5pm
Tues. October 22	Town Council Meeting – Regular Session
Thurs. October 31 st	Treats on the Street 5-7pm
Mon November 11	Town Offices Closed-Veteran’s Day
Tues. November 12	Town Council Meeting – Regular Session
Thurs. & Fri. November 28 & 29	Town Offices Closed-Thanksgiving
Sat. November 30 th	Christmas Tree Lighting 6-7pm

Mon. December 2 nd	Waynesville Christmas Parade 4-6pm
Tues. December 10	Town Council Meeting – Regular Session
Sat. December 14	A Smoky Mountain Christmas 6-9pm
Tues, Wed, Thurs December 24, 25, and 26	Town Offices Closed-Christmas

Board and Commission Meetings – March 2024

ABC Board	ABC Office – 52 Dayco Drive	March 19th 3 rd Tuesday 10:00 AM
Board of Adjustment	Town Hall – 9 S. Main Street	CANCELLED 1 st Tuesday 5:30 PM
Cemetery Commission	Public Services Building	January, March, July, and October 3 rd Tuesday 2:00 PM
Downtown Waynesville Commission	Municipal Building – 16 South Main Street	March 19th 3 rd Tuesday 8:30 AM
Environmental Sustainability Board	Municipal Building-16 South Main Street	March 7th and 21st 1 st and 3 rd Thursdays 4:30pm
Firefighters Relief Fund Board	Fire Station 1 – 1022 N. Main Street	Meets as needed; <i>No meeting currently scheduled</i>
Historic Preservation Commission	Town Hall – 9 S. Main Street	March 6th 1 st Wednesday 2:00 PM
Planning Board	Town Hall – 9 S. Main Street	March 18th 3 rd Mondays 5:30 PM
Public Art Commission	Town Hall – 9 S. Main Street	March 14th 2 nd Thursdays 4:00 PM
Recreation & Parks Advisory Commission	Rec Center Office – 550 Vance Street	March 18th 3 rd Monday 5:30 PM
Waynesville Housing Authority	Main Office-48 Chestnut Park Drive	March 20th 3 rd Wednesday 9:00 AM

MINUTES OF THE TOWN OF WAYNESVILLE TOWN COUNCIL
Regular Meeting
March 12, 2024

THE WAYNESVILLE TOWN COUNCIL held a regular meeting on Tuesday, March 12, 2024, at 6:00 pm in the Town Hall Board Room located at 9 South Main Street Waynesville, NC.

A. CALL TO ORDER

Mayor Gary Caldwell called the meeting to order at 6:03 pm with the following members present:

Mayor Gary Caldwell
Councilmember Jon Feichter
Councilmember Anthony Sutton
Councilmember Julia Freeman

The following staff members were present:

Rob Hites, Town Manager
Town Attorney Martha Bradley
Elizabeth Teague, Director of Development
Olga Grooman, Land Use Administrator
Jeff Stines, Public Services Director
Misty Hagood, Finance Director
Police Chief David Adams
Assistant Police Chief Brandon Gilmore

Members of the Media:

Paul Nielson, The Mountaineer

1. Welcome/Calendar/Announcements

Mayor Gary Caldwell welcomed everyone and announced that the next Town Council meeting will be held on March 26th. Mayor Caldwell said that Bob Herrmann passed away. He served on the Zoning Board and Civilian Police.

B. PUBLIC COMMENT

There was no public comment.

C. ADDITIONS OR DELETIONS TO THE AGENDA

Councilmember Sutton made a motion, seconded by Councilmember Feichter, to amend item e. on the consent agenda: "Mountain Heritage Market Special Event Permit" with an updated application that shows the expected number of attendees to be "between 3-5,000 attendees" instead of "less than 1,000,000". The motion passed unanimously.

D. CONSENT AGENDA

All items below are routine by the Town Council and will be enacted by one motion. There will be no separate discussion on these items unless a Councilmember so requests. In which event, the item will be removed from the Consent Agenda and considered with other items listed in the Regular Agenda.

2.
 - a. Approve the February 27, 2024 Regular Scheduled Meeting Minutes
 - b. Approve the March 1, 2024 Special Meeting Minutes-Council Retreat
 - c. Approve the Christmas Parade Special Event Permit
 - d. Approve the Church Street Arts and Crafts Show Special Event Permit
 - e. Approve the Mountain Heritage Market Special Event Permit
 - f. Approve the Mountain Street Dances Special Event Permit
 - g. Approve the Smoky Mountain Christmas Special Event Permit
 - h. Approve the Stars and Stripes Special Event Permit
 - i. Approve the Treats on the Street Halloween Special Event Permit
 - j. Approve the Tree Lighting Special Event Permit
 - k. Adopt the Resolution Authorizing Rob Hites and Charam Miller as signatories for CDBG-I grants
 - l. Amend the Fee Schedule of the 2023-24 budget to include a \$6 non-member drop-in childcare fee.
 - m. Approve Labella Engineering to revise the current PCS reflecting the paving projects completed since 2020 in the amount of \$19,500.00.

Councilmember Feichter asked to amend the March 1, 2024 minutes to read "Councilmember Feichter expressed **an interest** about exempting lower income people in smaller homes" instead of **concern**.

A motion was made by Councilmember Sutton, seconded by Councilmember Feichter, to approve the consent agenda as amended. The motion passed unanimously.

E. PROCLAMATION

3. Bobby McKay Day
 - Mayor Gary Caldwell

Mayor Caldwell read the proclamation honoring Bobby McKay and proclaiming March 12th, 2024, Bobby McKay Day.

F. PUBLIC HEARINGS

4. A Public Hearing to consider Biltmore Baptist Church Conditional District Map Amendment (Rezoning) Application, sections 2.7 and 15.15 of the Land Development Standards (LDS).
 - Olga Grooman, Land Use Administrator

A motion was made by Councilmember Freeman, seconded by Councilmember Feichter, to open the public hearing at 6:10pm. The motion passed unanimously.

Land Use Administrator Olga Grooman reported that the 7.9-acre parcel between Asheville Road and Ratcliff Cove Road (PIN 8626-00-1383) is the proposed location for Biltmore Baptist Church campus. She said the applicant is requesting a Conditional District Rezoning and is seeking flexibility in building size, exterior design guidelines, parking lot location, and sidewalk requirements. If approved, she said their request would amend the zoning map and create a Raccoon Creek Neighborhood Center Conditional District (RC-NC-CD). She added that it would relax the LDS requirements specifically for that property and as shown on the proposed master plan.

Ms. Grooman said the Planning Board held a public hearing on this Conditional District application on February 26, 2024 and recommended the map amendment to the Town Council with the following conditions:

1. Comply with the façade standards and include architectural elements on the north and south side building elevations in accordance with Land Development Standards (LDS) section 5.10.
2. Conduct Transportation Impact Analysis study (LDS 6.10).
3. Preserve existing street trees along Asheville Rd (LDS 8.4.1).
4. Require 5-ft sidewalks along Asheville Rd and Ratcliff Cove Rd (LDS 6.6.2 B, D).
5. Allow parking at the principal frontage, as proposed on the Master Plan (LDS 9.3).

Ms. Grooman said that the total project area is 7.38 acres with a 25,000-sf building that will consist of a lobby, 416-seat worship center, stage, grade school worship room, pre-school worship room, multiple classrooms, student areas, storage rooms, nursing mothers room, restrooms, lockers, offices, coffee, and flex rooms. She proceeded to read through the staff report. Ms. Grooman said that staff believes the project is reasonable and in the public interest as it creates a diverse mix of community facilities along Asheville Road and that the proposed church integrates both long-term zoning vision for the area and community benefits for the residents. She said it also reduces impervious surface within the 100-year floodplain and increases the stream buffer along Raccoon Creek because the project stays outside of these areas.

Councilmember Feichter asked for clarification on the connection to the sanitary sewer via an individual tap, the SOC allocations will not be affected. Jeff Stines, Public Services Director, said that it's a sewer tap and not a sewer extension because it's not a permittable extension; SOC allow taps, but not extensions.

Councilmember Feichter agreed with Councilmember Sutton that preserving the existing trees was important. He added that if any trees must be moved and new ones planted in their place, that should be a last resort and that preserving existing trees is a priority.

Neil White, the administrative pastor at Biltmore Church said that during covid, they saw a lot of people attending virtually that were from Haywood County, so they saw a need to have a church in the area. He said the new church will have many flex spaces including a “first responders meeting space”. Mr. White said they will have police directing traffic when they have services.

Councilmember Sutton asked Mr. White why they didn’t want to put sidewalks in at first. Mr. White said it wasn’t so much that they didn’t want to, but it was more of a cost saving measure. Councilmember Sutton said many community members walk, so sidewalks are important. He added that he is concerned about the sidewalks only being 5 feet, which are not as safe as 8 feet, but understood it was to allow enough room for trees and lights.

Councilmember Sutton said the church is at the entrance of Waynesville, and that the façade of the church is concerning. Sutton recommended adding fake windows on the façade so the building looks less like a warehouse. Mr. White said they are open to anything but noted that the building will be surrounded by trees. Councilmember Feichter expressed concern about traffic in that area and he is interested in how long it will take to empty the parking lot after services. Mr. White said at their Arden campus, which is much larger, police officers’ direct traffic and the lot is emptied quickly. Councilmember Feichter asked who would be directing traffic for this church-Waynesville Police Department or Haywood County Sheriff? Mr. White said he didn’t know but they do compensate the police for directing traffic.

Jenny Price of Waynesville, NC said that she is in favor of the church being built.

A motion was made by Councilmember Feichter, seconded by Councilmember Freeman, to close the public hearing at 6:45pm. The motion passed unanimously.

Councilmember Sutton said that he still has reservations on the south side façade and he would like to see an updated plan. He emphasized the importance of preserving the trees and that there is a sidewalk.

A motion was made by Councilmember Sutton, seconded by Councilmember Feichter, to re-open public comment at 6:50pm. The motion passed unanimously.

Roger Wright, the contractor for the project, said the south façade will have two package units that will require outside ductwork to run up to the third span of the gable. He said the ductwork will help break up that façade. Councilmember Sutton said he feels more comfortable moving forward with the additional changes.

A motion was made by Councilmember Feichter, seconded by Councilmember Freeman, to close the public hearing at 6:52pm. The motion passed unanimously.

A motion was made by Councilmember Sutton, seconded by Councilmember Freeman, to find the Conditional District Map Amendment as proposed as being consistent with the 2035 Land Use Plan and reasonable and in the public interest in that it continues to promote smart growth principles in land use planning and zoning, encourages in-fill, mixed use, and context-sensitive development, and reinforces the unique character of Waynesville. The motion passed unanimously.

A motion was made by Councilmember Sutton, seconded by Councilmember Freeman, to approve with conditions the Conditional District Map Amendment in that applicant continues to comply with façade standards and include architectural elements on the north and south side and continue to work with the Planning Board, and that they preserve the existing trees along Asheville Road, and if there’s any need to make modifications they must come before the Board for approval, and that they are required to put a five foot sidewalk along Asheville Road and Ratcliff Road, and they are allowed to put parking as a principle frontage as proposed in their master plan. The motion passed unanimously.

5. Public Hearing to consider a request for a contiguous annexation for one (1) 7.9-acre unaddressed parcel between Asheville Road and Ratcliff Cove Road (PIN 8626-00-1383).
- Olga Grooman, Land Use Administrator

A motion was made by Councilmember Sutton, seconded by Councilmember Freeman, to open the public hearing at 7:00pm. The motion passed unanimously.

A motion was made by Councilmember Sutton, seconded by Councilmember Feichter, to accept all of the evidence as presented in the previous hearing to this hearing. The motion passed unanimously.

Ms. Grooman reported that the Town received the attached “Petition for Annexation” for a contiguous area from Neil White, Administrative Pastor of Biltmore Church. She said the petition is for one 7.9-acre unaddressed parcel between Asheville Road and Ratcliff Cove Road (PIN 8626-00-1383) and the property is the future site of a proposed Biltmore Baptist Church campus. Ms. Grooman said the property is within the Town’s extra-territorial jurisdiction and is zoned Raccoon Creek Neighborhood Center (RC-NC). She said that annexing the property would allow it to connect to municipal sewer through a tap and the closest sewer line is the 8-inch line located along the creek on the eastern portion adjacent to the property.

A motion was made by Councilmember Sutton, seconded by Councilmember Feichter, to close the public hearing at 7:02pm. The motion passed unanimously.

A motion was made by Councilmember Sutton, seconded by Councilmember Freeman to approve the contiguous annexation for one (1) 7.9-acre unaddressed parcel between Asheville Road and Ratcliff Cove Road (PIN 8626-00-1383). The motion passed unanimously.

A motion was made by Councilmember Sutton, seconded by Councilmember Freeman to adopt the attached Ordinance to approve the annexation of the described property. The motion passed unanimously.

G. NEW BUSINESS

6. Cemetery Master Plan
- Julie Grasty, Asset Services Manager

Julie Grasty reported that in the 2023-2024 budget, funding for a Cemetery Master Plan was included. She said an RFQ was sent out in November to seven firms, and two proposals were received. Ms. Grasty said that at the January 25th meeting of the Cemetery Committee the firm WC FRY DESGIN was selected to perform the Master Plan. She said WNC Fry is partnering with three additional firms to perform the Master Plan-LF Sloane, Richard Grubb, and WithersRavenel. Ms. Grasty said LF Sloane will analyze undeveloped land to determine its best use in the short and long term, based on burial needs, trends and projections that they develop which will begin with a basic capacity study and then an analysis of demographics and cemetery trends to understand the community's future needs. She added that recent national trends show that people are leaning more toward cremations due to rising funeral costs. Ms. Grasty said that Richard Grubb will focus on the historical areas of the cemetery and WithersRavenel will provide civil engineering stormwater consulting and survey. Ms. Grasty said the work will be done in five different phases that include virtual meetings and in-person meetings where they will meet with town staff and the Cemetery Committee. She said it will take 5 months to complete this plan, in which then she will come back to Council to report.

Councilmember Feichter asked how much a public workshop would cost. Ms. Grasty said \$4,900. Councilmember Feichter requested that staff add the public workshop so the public can weigh in on the plan. He said he appreciated the Green Hill Cemetery inventory, and he would like to find funding for that. Ms. Grasty said the inventory would be for the older parts of the cemetery that have not yet been mapped. Edwin Fish, Chair of the Cemetery Committee, said that he liked the Master Plan.

A motion was made by Councilmember Sutton, seconded by Councilmember Freeman to approve to award the development of Green Hill Cemetery Master Plan in the amount of \$ 43,400. The motion passed unanimously.

Mayor Caldwell expressed concern that grave diggers moved and put back monuments without letting the family know. He said it happened to a family member and the monument was put back crooked, but has since been corrected. Ms. Grasty said when graves are dug, they are dug during evenings when staff is not on site. She said they encourage families to let staff know anytime that happens, but it is the responsibility of the funeral home. Mayor Caldwell asked Ms. Grasty to look into what they can do to prevent it from happening in the future.

7. Approval of required CDBG regulatory compliance documents for the South Waynesville Water and Sewer Improvements and Extension projects.
 - Rob Hites, Town Manager

Town Manager Rob Hites said that the CDGB program was set up to be a housing and community rehabilitation program. Because of this, he said they have developed an entire group of resolutions and policies that are related to housing. He said the Town has been awarded three CDBG-I grants totaling over \$3 million dollars, this includes the Phase 1 and Phase 2 sewer projects and the waterline replacement and extension proposals, however, because it's a federal program, the Town must adopt all of the policies and procedures that they require, even if they're directed at housing rehabilitation. Mr. Hites proceeded to read the CDBG Compliance documents.

Councilmember Feichter asked when the project starts. Mr. Hites said the engineer is in the design process for Phase I and then the digging will take place for probably 2-3 weeks.

A motion was made by Councilmember Sutton, seconded by Councilmember Freeman to authorize the Mayor to execute required compliance documents for the South Waynesville Sewer Improvements and Extension Projects. The motion passed unanimously.

8. Amend Fee schedule of budget ordinance to include a \$25 pole attachment rate.
- Rob Hites, Town Manager

Town Manager Rob Hites reported that he has been working with a company to negotiate a pole attachment agreement to put in a micro-transmission system that's solely owned by that company. He said they will rent out their space to groups like Verizon and T-Mobile which will help people get better cell service. He said the Town has not conducted a pole inventory nor changed its \$8 per pole rate in several years. He added that in 2016, UTEK Engineers recommended a sliding scale of pole attachments, however, the pole attachment fee was not brought to the Council. Staff recommended that Council adopt a \$25 per pole fee for the remainder of the fiscal year and review the market rates during the budget.

A motion was made by Councilmember Freeman, seconded by Councilmember Feichter to amend the Fee Schedule of the 2023-24 budget to include a \$25 pole attachment fee. The motion passed unanimously.

9. Report on settlement with Autobell-Arrowhead, Inc. and Autobell Car Wash, LLC and budget amendment
- Martha Bradley, Town Attorney

Town Attorney Martha Bradley reported that through its counsel, Autobell-Arrowhead, Inc. and Autobell Car Wash, LLC have agreed to settle in exchange for \$60,000.00 and the Town's agreement not to file an appeal.

Councilmember Feichter entered into record the following statement:

"Some in this community will see this and think the Town did something wrong, when in reality we did everything right.

* Our ordinances were right.

* The application of those ordinances by Development Services was right.

* The actions taken by the Town Attorney on behalf of the Town were right.=

We did everything right, yet we find ourselves on the losing side of what is—in my admittedly non-legally trained mind—a completely misguided judgement. To add insult to injury, the citizens of Waynesville must pay \$60,000, which is almost 4/10 of a cent on the tax rate. I'll vote for this, but not because it is in any way right, but because I don't see as we have a choice."

A motion was made by Councilmember Sutton, seconded by Councilmember Feichter to approve the settlement with Autobell-Arrowhead, Inc. and Autobell Car Wash, LLC and to authorize the Mayor to sign the Release and Settlement Agreement. The motion passed unanimously.

A motion was made by Councilmember Sutton, seconded by Councilmember Freeman to approve the budget amendment as presented. The motion passed unanimously.

Councilmember Sutton said that Town Attorney Bradley did an excellent job on this case. Ms. Bradley said that Ms. Teague’s department also did an excellent job.

H. COMMUNICATION FROM STAFF

10. Manager’s Report

- Town Manager, Rob Hites

Nothing to report.

11. Town Attorney Report

- Town Attorney, Martha Bradley

Nothing to report.

I. COMMUNICATIONS FROM THE MAYOR AND COUNCIL

Mayor Caldwell asked about an update on employee surveys. Mr. Hites said the UNC School of Government charges \$10,000 to conduct that survey.

Mayor Caldwell asked about the update on the grant for cardio equipment for rec center. Recreation Director Luke Kinsland said they are asking for \$20,000, which will cover two high quality and versatile pieces of equipment.

J. ADJOURN

A motion was made by Councilmember Feichter, seconded by Councilmember Sutton, to adjourn at 7:56pm. The motion passed unanimously.

ATTEST:

Gary Caldwell, Mayor

Robert W. Hites, Jr. Town Manager

Candace Poolton, Town Clerk

**TOWN OF WAYNESVILLE TOWN COUNCIL
REQUEST FOR COUNCIL ACTION
Meeting Date 3/26/24**

SUBJECT CDBG-I Semi-Annual Compliance Report

AGENDA INFORMATION:

Agenda Location: Consent
Item Number:
Department: Administration
Contact: Rob Hites
Presenter: Rob Hites

BRIEF SUMMARY : One of the requirements of the Community Development Block Grant is to present compliance reports to the governing board and public. Given that we are in the initial stages of administering the grant, our semi-annual report for 2024 is brief. The report provides the following information:

Section 3-The Town of Waynesville has not received any Section 3 Compliance complaints in the first three months of the project.

Section 504- The Town of Waynesville has not received any Section 504 complaints in the first three months of the project.

Fair Housing Complaints- The Town of Waynesville has not received any Fair Housing Complaints in the first three months of the project.

Limited English Proficiency- There have been no Limited English Proficiency translation requests in the first three months of this project.

MOTION FOR CONSIDERATION: Accept the CDBG-I Semi-Annual Compliance Report

FUNDING SOURCE/IMPACT: Water/Sewer

ATTACHMENTS: Memo from Karen Kiehna

MANAGER'S COMMENTS: Accept the Report

March 18, 2024

Re: South Waynesville Sanitary Sewer System Improvement Project CDBG-I, 22-I-4111

Mayor Caldwell and Council, the following is the CDBG-I Compliance Semi-annual Self-Monitoring Report for the period from October 12, 2023, through December 31, 2023. Please present this report at your next regular Town Council meeting.

- Section 3 – The Town of Waynesville has not received any Section 3 compliance complaints in the first three months of this project.
- Section 504 – The Town of Waynesville has not received any Section 504 complaints in the first three months of this project.
- Fair Housing Complaints – The Town of Waynesville has not received any Fair Housing complaints in the first three months of this project.
- Limited English Proficiency - There have been no Limited English Proficiency translation requests in the first three months of this project.

Thank you, Karen Kiehna

**TOWN OF WAYNESVILLE COUNCIL
REQUEST FOR COUNCIL ACTION
Meeting Date: March 26, 2024**

SUBJECT: Cemetery Master Plan and Budget Amendment

AGENDA INFORMATION:

Agenda Location: Consent Agenda
Item Number:
Department: Asset Services
Contact: Julie Grasty
Presenter: **Julie Grasty**

BRIEF SUMMARY: At the March 12th Town Council meeting, Councilmember Jon Feichter asked for a public workshop/meeting be added to the scope of work for the Master Plan. WC Fry has proposed the workshop as part of phase 4 of the Master Plan for an additional \$ 8,350. The total amount for the Master Plan will now be \$ 51,750.

MOTION FOR CONSIDERATION: To approve/disapprove the addition of a public workshop/meeting for the Cemetery Master Plan in the amount of \$ 8,350 and the associated budget amendment.

FUNDING SOURCE/IMPACT: A budget amendment to use a Cemetery Fund Transfer is required for this expenditure.



Misty Hagood, Finance Director

3/19/2024

Date

ATTACHMENTS:

1. WC Fry Proposal
2. Budget Amendment

MANAGER'S COMMENTS AND RECOMMENDATIONS



March 14, 2024

WC Fry Design, LLC

P | 734.790.0791
E | wfry@wcfrydesign.com
W | www.wcfrydesign.com

Town of Waynesville
Attn: Julie Grasty, Asset Services Manager
129 Legion Drive
Waynesville, NC28786

RE: **Green Hill Cemetery**

Dear Ms. Grasty,

We understand that the Waynesville Town Council would like to add a public workshop/meeting to the scope of the master plan. We recommend that this meeting occurs after we have had the opportunity to meet with the cemetery staff and stakeholders, but while the master plan is still fluid. This allows public input to be meaningful and still influence the direction of the master plan. Ideally this will occur as part of Phase 4 – Continued Conceptual Design. This will allow Cemetery/Stakeholder Meeting #3 to be in person in lieu of virtual.

The following professionals will likely be attendance:

Wendy Fry
Will Sloane
Annie McDonald
Will Scott.

The fee for this meeting, including travel is \$8,350.

Please reach out if you have any questions regarding this proposal. We look forward to working with you and the Town of Waynesville to develop the land use and strategic Master Plan for Green Hill Cemetery.

Thank you for your consideration of our proposal.

Sincerely,

Wendy C. Fry, ASLA, PLA, CLARB, LEED AP
President

Ordinance No. O-15-24

Amendment No. 19 to the 2023-2024 Budget Ordinance

WHEREAS, the Council of the Town of Waynesville, wishes to amend the 2023-2024 Budget Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Waynesville that the 2023-2024 Budget Ordinance be amended as follows:

General Fund:

Increase the following revenues:

Transfer from Cemetery Fund	\$8,350
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Increase the following appropriations:

Cemetery	\$8,350
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Adopted this 26th day of March 2024.

Town of Waynesville

Gary Caldwell
Mayor

Attest:

Candace Poolton
Town Clerk

Approved As To Form:

Martha Sharpe Bradley
Town Attorney

**TOWN OF WAYNESVILLE TOWN COUNCIL
REQUEST FOR COUNCIL ACTION
Meeting Date: 3/26/24**

SUBJECT Budget amendment authorization for two donations to be used in Recreation: Pepsi sponsorship and citizen donation.

AGENDA INFORMATION:

Agenda Location: Consent agenda

Item Number:

Department: Recreation

Contact: Luke Kinsland

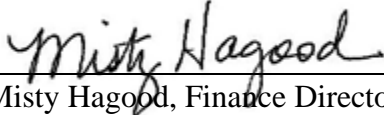
Presenter: **Luke Kinsland**

BRIEF SUMMARY : Parks & Recreation has received two donations. Pepsi has agreed to sponsor the inaugural skate competition this May in the amount of \$1,000. We request that this amount be used to help pay for event T-shirts for entrants. Peggy Melville also submitted a \$400 donation to be used toward purchasing hand dryers for the Vance St bathrooms.

MOTION FOR CONSIDERATION: Budget amendment to authorize the use of donation funds from Pepsi for skatepark competition t-shirts/marketing.

Budget amendment to authorize the use of donation funds from Peggy Melville for hand dryers at the Vance St bathrooms.

FUNDING SOURCE/IMPACT: General/donation


Misty Hagood, Finance Director

3/19/2024

Date

ATTACHMENTS:

Budget Amendment

MANAGER'S COMMENTS:

Ordinance No. O-16-24

Amendment No. 20 to the 2023-2024 Budget Ordinance

WHEREAS, the Council of the Town of Waynesville, wishes to amend the 2023-2024 Budget Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Waynesville that the 2023-2024 Budget Ordinance be amended as follows:

General Fund:

Increase the following revenues:

Donations	\$1,400
-----------	---------

Increase the following appropriations:

Parks & Recreation	\$1,400
--------------------	---------

Adopted this 26th day of March 2024.

Town of Waynesville

Gary Caldwell
Mayor

Attest:

Candace Poolton
Town Clerk

Approved As To Form:

Martha Sharpe Bradley
Town Attorney

**TOWN OF WAYNESVILLE TOWN COUNCIL
REQUEST FOR COUNCIL ACTION
Meeting Date 3/12/24**

SUBJECT Rescheduling of Public Hearing to consider 486 East Marshall Street, known as the Historic Haywood County Hospital, PIN 8615-79-8480, to April 9, 2024.

AGENDA INFORMATION:

Agenda Location: Consent

Item Number:

Department: Development Services

Contact: Elizabeth Teague

Presenter: Elizabeth Teague

BRIEF SUMMARY: The Haywood Hospital at 486 East Marshall Street was listed in the National Register on June 18, 2018. After a multi-year renovation process, the Hospital was converted into the Brookmont Lofts Apartments and issued a Certificate of Occupancy as multi-family apartments on May 24, 2022. At their January 3 and February 7, 2024 meetings, the Waynesville Historic Commission heard and considered a request from the Brookmont Lofts, LLC to be considered for a Local Landmark, and recommend to Council that this property be designated in accordance with LDS Section 15.11.

MOTION FOR CONSIDERATION:

1. Reschedule the public hearing to consider a request by Brookmont Lofts, LLC for 486 Marshall Street to be designated as a Local Landmark, for April 9, 2024

FUNDING SOURCE/IMPACT: 50% reduction in property tax revenue from this property.

ATTACHMENTS:

1. Staff report
2. Application
3. SHPO Comments

MANAGER'S COMMENTS: None

Town Council Staff Report

Subject: Request for Designation of a Local Landmark
486 East Marshall Street, PIN 8615-79-8480
Ordinance Sections: Section 15.11 of the Land Development Standards.
Applicant: Brookmont Lofts, LLC, John Stiltner,
Presenter: Elizabeth Teague, Development Services Director
Meeting Date: March 26, 2024

Background

The Haywood Hospital at 486 East Marshall Street was listed in the National Register on June 18, 2018. After a multi-year renovation process, the Hospital was converted into the Brookmont Lofts and issued a Certificate of Occupancy as multi-family apartments on May 24, 2022.

At their January 3 and February 7, 2024 meetings, the Waynesville Historic Commission heard and considered a request from the Brookmont Lofts, LLC to be considered for a Local Landmark. The application and report was also forwarded to the State Historic Preservation Office for comment. Both the Waynesville HPC and the State confirm that the documentation provided, the historic elements of the property, and the efforts of the owners to restore and maintain those elements, justify the designation as a local landmark and the tax benefits and demolition limitations associated with that designation.

In accordance with Chapter 15.11 of the Town's Land Development Standards and NCGS 160d, the Council can officially adopt an ordinance designating the property as a local landmark after a duly noticed public hearing.

Staff Recommendation:

The applicant has provided adequate documentation for the HPC and the Council to find that this property meets the criteria for designation as a local landmark because:

- 1) the hospital building and portion of the grounds are already on the National Register of Historic Places,
- 2) the applicant has provided documentation showing that the renovation and rehabilitation of the property maintains the historic integrity of the original architecture in a way that will preserve the structure even as it has converted its use to a multifamily residential facility, and
- 3) the State Historic Preservation Office confirms its support of the application; and
- 3) the applicant has made a significant investment into the rehabilitation of the property and will continue to maintain it.

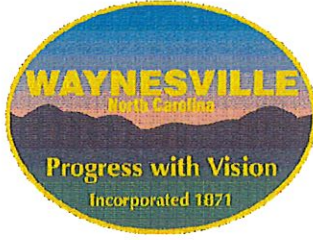
The designation of a Local Landmark, provides an incentive for property owners to restore and maintain historic structures. The Brookmont Lofts project is a good example of re-investment and re-use of an historic structure.

Attachments:

1. Application
2. Comment from the SHPO Office
3. Draft Ordinance

Recommended Motion:

1. Motion to adopt the ordinance designating 486 East Marshall Street, PIN 8615-79-8480, as a local landmark.



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

Application for Designation as a Local Historic Landmark

Property Address/Location: 486 E. Marshall Street, Waynesville, NC 28786

Property PIN: 8615-79-8480 Property Zoning District: (NM-NC)

Owner Name: Brookmont Lofts, LLC Owner Phone #: (336) 714-8920

Owner Mailing Address: 401 E. 4th Street, Suite 203 Winston-Salem, NC 27101

Detailed description of the property's special significance in terms of its historical, pre-historical, architectural, or cultural importance, and its integrity of design, setting, workmanship, materials, feeling and/or association (attach additional pages if necessary):

Haywood County Hospital, established in 1927 in Waynesville, North Carolina, is locally significant for the medical care it provided as one of the region's largest hospitals during its operation from 1927 until 1979. The Classical Revival-style and Modernist buildings are also architecturally important as they feature distinctive characteristics of 1920's and 1950's hospital design. Beginning in 1927, the institution was the primary source of inpatient and outpatient medical treatment for the residents of Haywood County. Haywood County Hospital became North Carolina's first publicly funded county hospital. It was also the first of many North Carolina and South Carolina hospitals subsidized by a grant from the Duke Endowment, which supported the construction effort with a \$10,000 donation. The institution was in dire need of additional space by the mid-1930's, but improvements were not feasible until the passage of the 1946 Hill-Burton Act, which provided federal, state, and local funding for health care facility improvements throughout the nations.

Haywood County Hospital reflects both the design standards of the 1920's, intended to result in buildings that were commanding in appearance as well as fireproof and hygienic, and changes in medical technology, theory, and practice that coalesced with the desire for a fresh, progressive image for new facilities in the 1950's. In his design for the 1927 hospital, Charlotte architect Louis H. Asbury


This institution is an equal opportunity provider

employed classical architectural elements that evoke a sense of tradition and permanence. The imposing brick edifice features a stepped parapet, Indiana limestone cornice and water table, and double-hung multi-light wood sash. Interior finishes such as terrazzo floors and ceramic-tile wainscoting and floors were durable and easy to disinfect.

Asheville architect Lindsay M. Gudger prepared plans for the five-story, brick, Modernist 1952 addition, while Foy and Lee Associates, Architects, of Waynesville, designed the 1958 addition that doubled the real wing's size. The long rectangular form, horizontal massing, flat roof, sleek lines, smooth brick facades, and large multipaned steel sash express Modernist tenets in a pragmatic manner. The architects selected economical materials due to the limited construction budget. The contrasting texture and color of the 1958 wing's red brick walls, orange-brick stretcher-course accents, and cream concrete-block spandrels was an affordable means of adding interest and dimension. Large windows in every room and the southeast stair tower's full-height curtain wall supply abundant light and ventilation while creating a sense of openness and connectivity between the building interior and the surrounding landscape.

The additions encompassed air-conditioned operating and delivery rooms, private and semi-private rooms for up to four patients, nursing stations on each floor, a third-floor nursery, a medical library, a kitchen, and a morgue. Finishes such as ceramic-tile wainscoting, floors, and baseboards in the surgical suite, restrooms, kitchen, and morgue facilitated a hygienic environment. Built-in closets, cabinets, and lockers provided efficient storage and reduced furnishing costs. In the 1958 corridors, angled baseboards and aluminum handrails protected the walls from repeated strikes from gurneys and other equipment.

The hospital's period of significance begins in 1927 with the construction of the Classical Revival-style building and continues through 1968, encompassing the completion dates of the 1952 and 1958 additions. Haywood County Hospital continued to function at this location until moving to a new facility in 1979.

I,  , hereby petition the Historic Preservation Commission to formally designate my property (as identified above) a local historic landmark.

Date: 04/25/2023



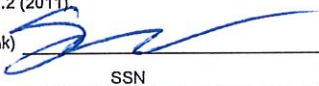
**HISTORIC PRESERVATION CERTIFICATION APPLICATION
 PART 3 – REQUEST FOR CERTIFICATION OF COMPLETED WORK**

Instructions: This page must bear the applicant's original signature and must be dated.	NPS Project Number 34436
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1. **Historic Property Name** Haywood County Hospital
 Street 1230 North Main Street
 City Waynesville County Haywood State NC Zip 28786-3310
 Is property a certified historic structure? Yes No If yes, date of NPS certification 08/08/2016 OR date of National Register listing _____

2. **Project Data**
 Project start date 09/30/2020 Project completed and building placed in service date 12/28/2021
 Estimated rehabilitation costs (QRE) \$9,608,655 Total estimated costs (QRE plus non-QRE) \$11,343,983
 Number of housing units before/after rehabilitation 0 / 55 Number of low-moderate housing units before/after rehabilitation 0 / 55

3. **Project Contact** (if different from applicant)
 Name Heather Fearnbach Company Fearnbach History Services, Inc.
 Street 3334 Nottingham Road City Winston-Salem State NC
 Zip 27104 Telephone (336) 765-2661 Email Address heatherfearnbach@bellsouth.net

4. **Applicant** (List all additional owners on next page.)
 I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years. Additionally:
 If I am not the fee simple owner of the above described property, I have checked this box to attest that the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which statement (a) either is attached to this application form and incorporated herein, or has been previously submitted, and (b) meets the requirements of 36 CFR § 67.3(a)(1) (2011).
 Applicant, SSN, or TIN has changed since previously submitted application.
 There are no additional owners within the meaning of "owner" set forth in 36 CFR § 67.2 (2011).
 Name Samuel J. Sari Signature (Sign in ink)  Date 08/15/2022
 Applicant Entity Brookmont Lofts LLC SSN _____ or TIN 84-3050550
 Street 406 E. Fourth Street City Winston-Salem State NC
 Zip 27101 Telephone (336) 782-5976 Email Address devadmin@landmarkdevelopment.biz

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Request for Certification of Completed Work (Part 3) for this property and has determined that:

the completed rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation and is consistent with the historic character of the property and, where applicable, the district in which it is located. Effective the date indicated below, the rehabilitation of the "certified historic structure" is hereby designated a "certified rehabilitation." This certification is to be used in conjunction with appropriate Internal Revenue Service regulations. Questions concerning specific tax consequences or interpretations of the Internal Revenue Code should be addressed to the Internal Revenue Service. Completed projects may be inspected by an authorized representative of the Secretary to determine if the work meets the Standards for Rehabilitation. The Secretary reserves the right to make inspections at any time up to five years after completion of the rehabilitation and to revoke certification, if it is determined that the rehabilitation project was not undertaken as presented by the owner in the application form and supporting documentation, or the owner, upon obtaining certification, undertook unapproved further alterations as part of the rehabilitation project inconsistent with the Secretary's Standards for Rehabilitation.

the completed rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation. However, because this property is not yet a "certified historic structure," the rehabilitation cannot be designated a "certified rehabilitation" eligible for Federal tax credits at this time. The property will become a "certified historic structure" on the date it or the historic district in which it is located is listed in the National Register of Historic Places. On that date, the completed rehabilitation will automatically become a "certified rehabilitation." It is the owner's responsibility to obtain such listing through the State Historic Preservation Office. Questions concerning specific tax consequences or interpretations of the Internal Revenue Code should be addressed to the Internal Revenue Service. Completed projects may be inspected by an authorized representative of the Secretary to determine if the work meets the Standards for Rehabilitation. The Secretary reserves the right to make inspections at any time up to five years after completion of the rehabilitation and to revoke certification, if it is determined that the rehabilitation project was not undertaken as presented by the owner in the application form and supporting documentation, or the owner, upon obtaining certification, undertook unapproved further alterations as part of the rehabilitation project inconsistent with the Secretary's Standards for Rehabilitation.

the rehabilitation is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

A copy of this determination will be provided to the Internal Revenue Service in accordance with Federal law.

Date _____ National Park Service Authorized Signature (Sign in ink) _____
 NPS Comments Attached



North Carolina Department of Natural and Cultural Resources
 Division of Historical Resources
 State Historic Preservation Office
 State Tax Credit for Rehabilitating Historic Structures

HPO Use Only
Project No.:

Rev. 1/1/16

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
 PART B – REQUEST FOR CERTIFICATION OF COMPLETED WORK**

Read the instructions carefully before completing. Upon completion of the rehabilitation, return this form with representative photographs of the completed project (both exterior and interior views) to the State Historic Preservation Office (HPO).

Check applicable box(es): Income Producing Non-income Producing


1. Name of property: Haywood County Hospital Street 1230 North Main Street
 City Waynesville County Haywood State NC Zip 28786-3310

For Non-Income Producing structures only, check applicable box:

- Located in a National Register or Certified Local Historic District; please complete Attachment 1.
- Listed individually in the National Register of Historic Places; give date of listing: 6/18/2018

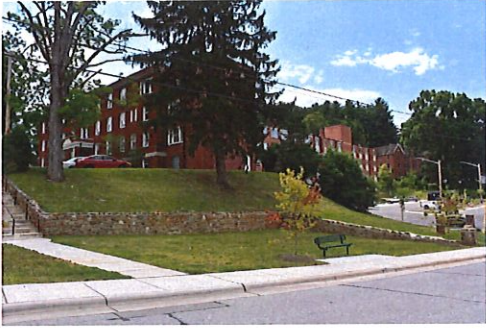
2. Data on rehabilitation project:
 Project starting date: 09/30/2020 Rehabilitation work on this property was completed on: 12/28/2021
 Estimated rehabilitation expenses attributed solely to the rehabilitation of the historic structure: \$ 9,608,655
 Estimated rehabilitation expenses attributed to other new construction associated with the rehabilitation, including additions, site work, and landscaping: \$ 1,735,328

3. Owner: (space on reverse for additional owners)
 I hereby apply for certification of rehabilitation work described above for the purpose of the State Historic Rehabilitation Tax Credit Program for Historic Structures. I hereby attest that the information provided is correct to the best of my knowledge, and that in my opinion the completed rehabilitation meets the Secretary's Standards for Rehabilitation and is consistent with the work described in the "Historic Preservation Certification Application Part A – Description of Rehabilitation." I also attest that I own the property described above.

Name Samuel J. Sari Signature  Date 8/15/2022
 Company Brookmont Lofts LLC Social Security or Taxpayer Identification Number 84-3050550
 Street 406 E. Fourth Street City Winston-Salem State NC Zip 27101
 Telephone 336-782-5976 Email Address devadmin@landmarkdevelopment.biz

<p>HPO Use Only</p> <p>The HPO has reviewed the "Historic Preservation Certification Application Part B" for the above-named property and the SHPO has determined:</p> <p><input type="checkbox"/> that the property contributes to the significance of the above-named National Register or certified historic district and is a "certified historic structure" for the purpose of the State Tax Credit for Rehabilitating Historic Structures. (Non-income Producing structures only)</p> <p><input type="checkbox"/> that the property does not contribute to the significance of the above-named National Register or certified historic district, and therefore, the property is not a "certified historic structure" for the attached given reasons. (Non-income Producing structures only)</p> <p><input type="checkbox"/> that the completed rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation and is consistent with the historic character of the property and, where applicable, the district in which it is located. Effective the date indicated below, the rehabilitation of the "certified historic structure" is hereby designated a "certified rehabilitation." This certification is to be used in conjunction with appropriate Department of Revenue regulations. Questions concerning specific tax consequences or interpretations of North Carolina income tax rules and bulletins should be addressed to the Department of Revenue.</p> <p><input type="checkbox"/> that the rehabilitation is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation for the attached given reasons.</p> <p>Deputy SHPO _____ Date _____</p>
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**Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022**



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**Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022**



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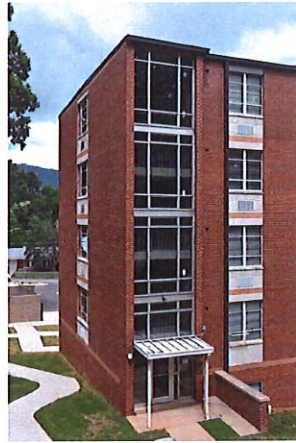
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**Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022**



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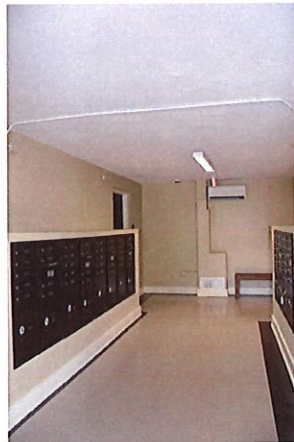
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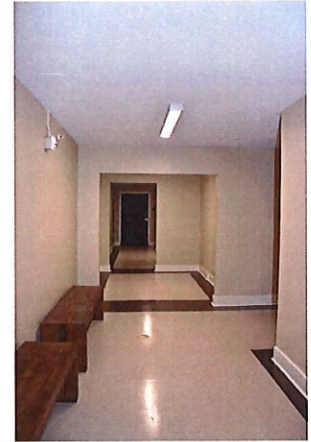
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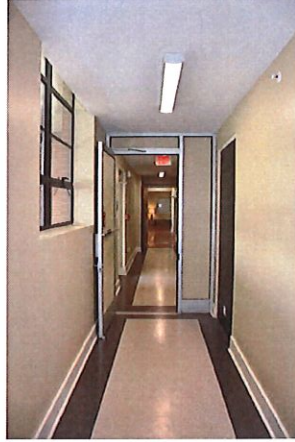


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Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022



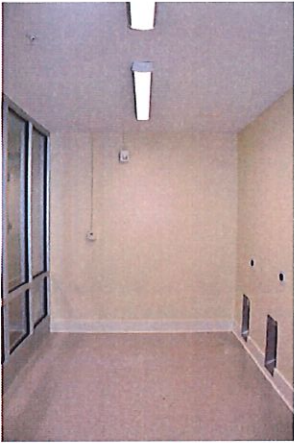
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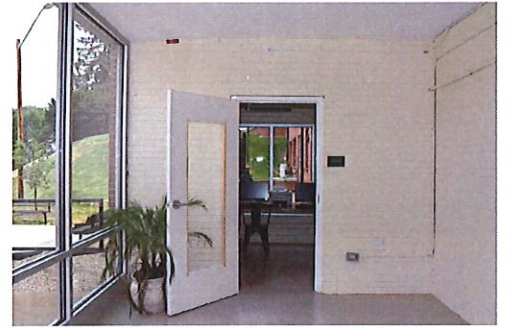
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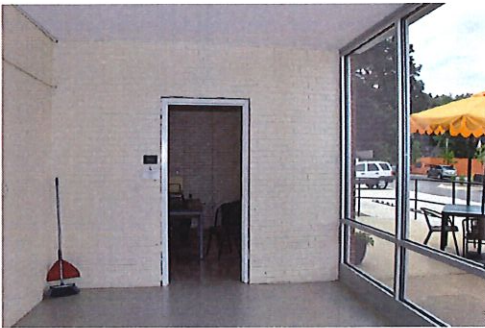
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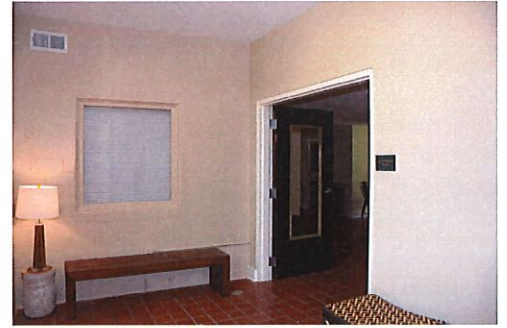
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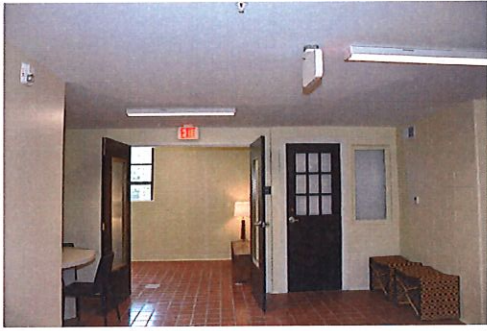


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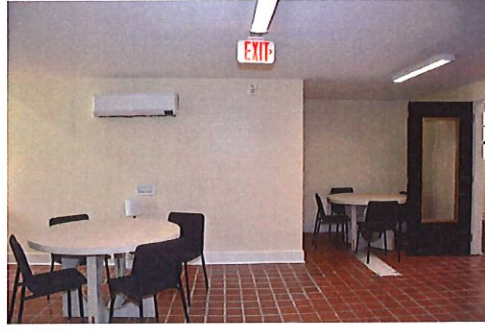


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Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022



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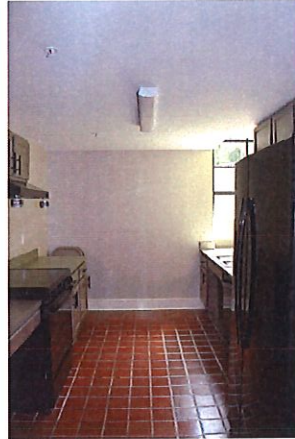
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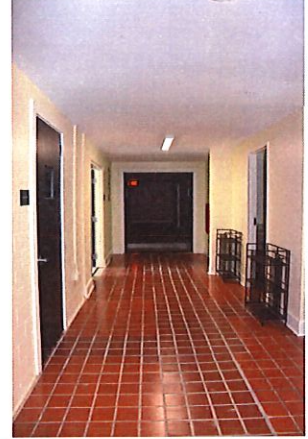
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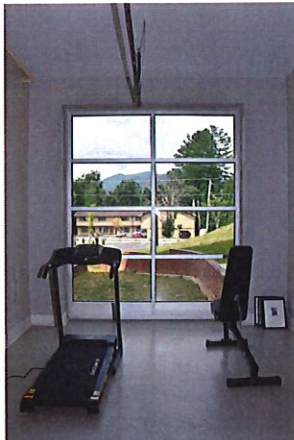
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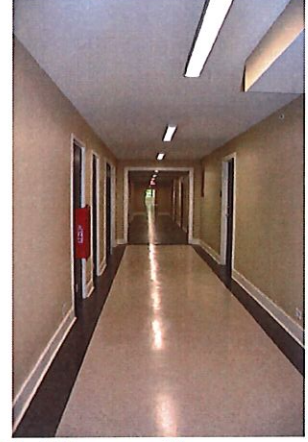
Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022



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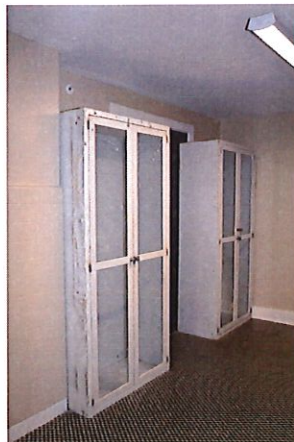
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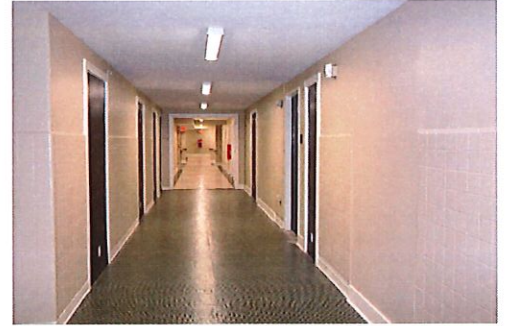
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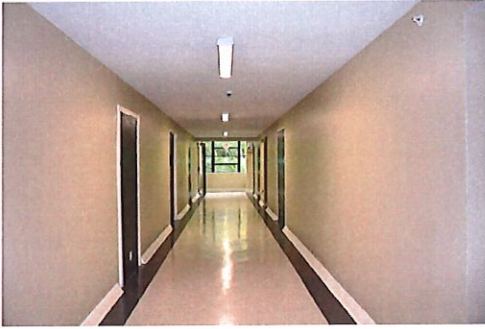


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HW0079_Waynesville_
1230NMainSt_Level2_7-25-2022_hf_
054

Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022



HW0079_Waynesville_
1230NMainSt_Level2_7-25-2022_hf_
055



HW0079_Waynesville_
1230NMainSt_Level2_7-25-2022_hf_
056



HW0079_Waynesville_
1230NMainSt_Level2_7-25-2022_hf_
057



HW0079_Waynesville_
1230NMainSt_Level2_7-25-2022_hf_
058



HW0079_Waynesville_
1230NMainSt_Level3_7-25-2022_hf_
059



HW0079_Waynesville_
1230NMainSt_Level3_7-25-2022_hf_
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1230NMainSt_Level3_7-25-2022_hf_
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063

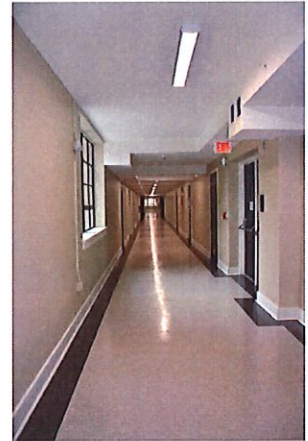
Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022



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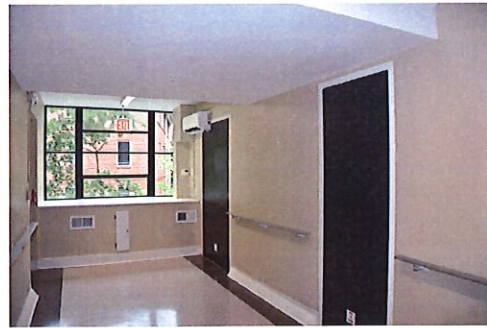
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068

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1230NMainSt_Level4_7-25-2022_hf_
069



HW0079_Waynesville_
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070

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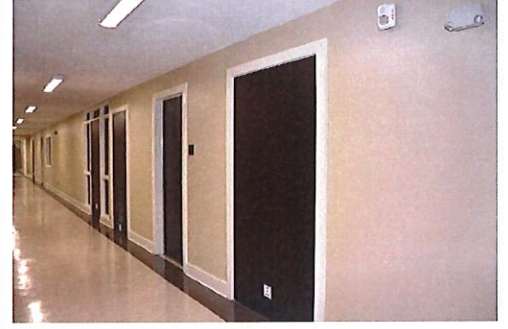
Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022



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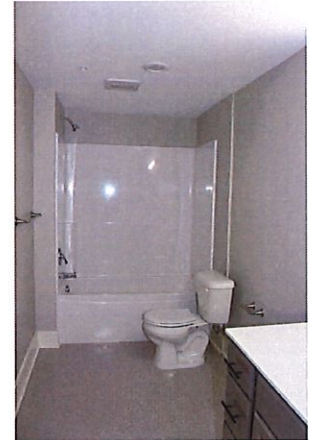
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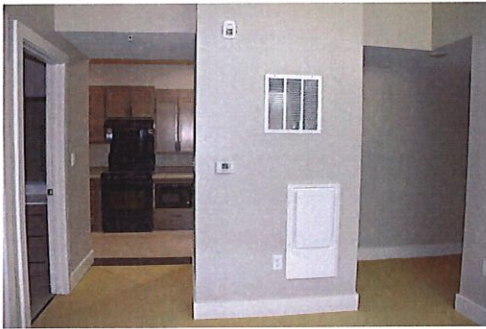


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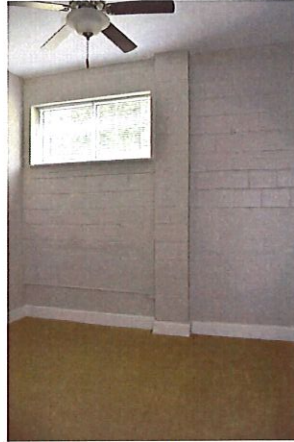


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_hf_081

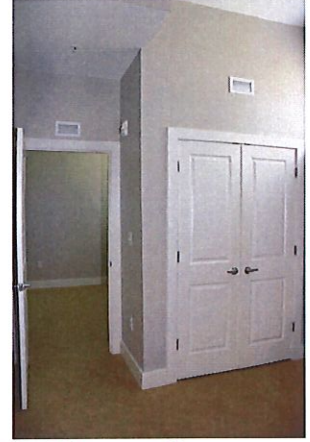
Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022



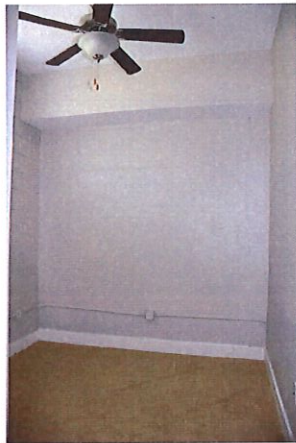
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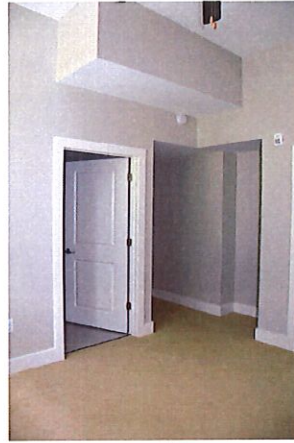
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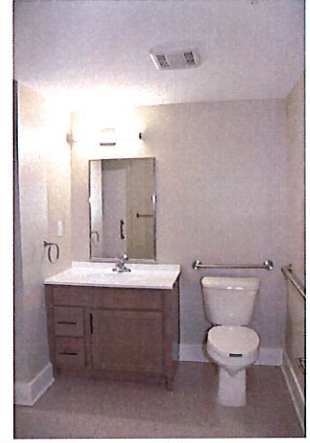
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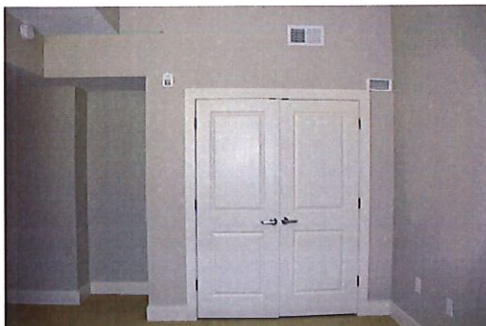
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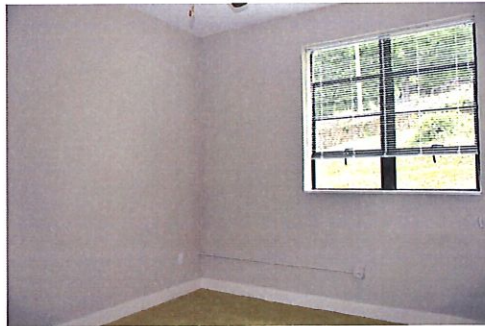
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HW0079_Waynesville_
1230NMainSt_Unit102_7-25-2022
_hf_088



HW0079_Waynesville_
1230NMainSt_Unit102_7-25-2022
_hf_089



HW0079_Waynesville_
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Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022



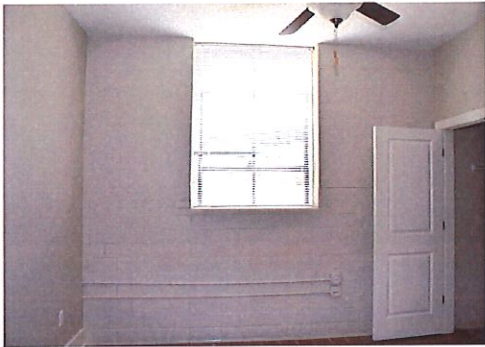
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1230NMainSt_Unit105_7-25-2022
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1230NMainSt_Unit201_7-25-2022
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HW0079_Waynesville_
1230NMainSt_Unit201_7-25-2022
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**Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022**



**HW0079_Waynesville_
1230NMainSt_Unit201_7-25-2022
_hf_100**



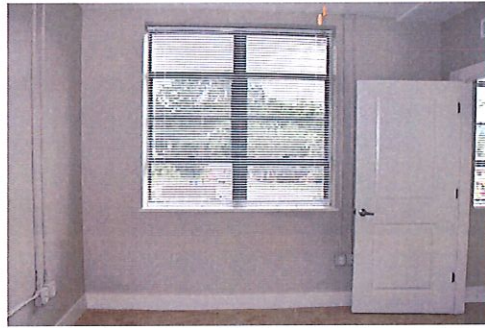
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_hf_106**



**HW0079_Waynesville_
1230NMainSt_Unit205_7-25-2022
_hf_107**



**HW0079_Waynesville_
1230NMainSt_Unit205_7-25-2022
_hf_108**

Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022



HW0079_Waynesville_
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HW0079_Waynesville_
1230NMainSt_Unit205_7-25-2022
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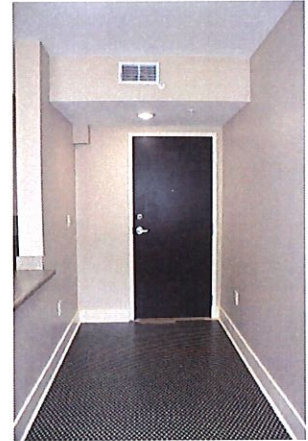
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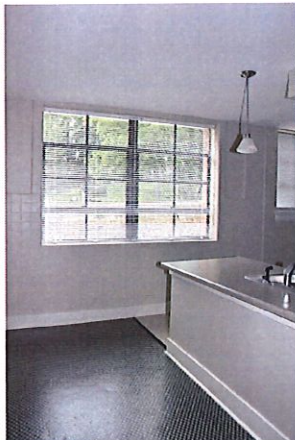
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1230NMainSt_Unit205_7-25-2022
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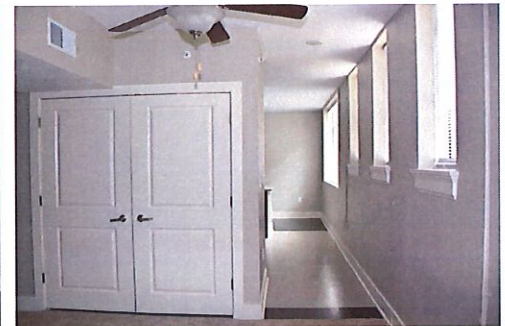
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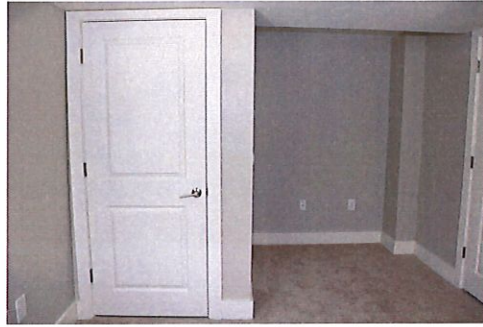


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Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022



HW0079_Waynesville_
1230NMainSt_Unit206_7-25-2022
_hf_118



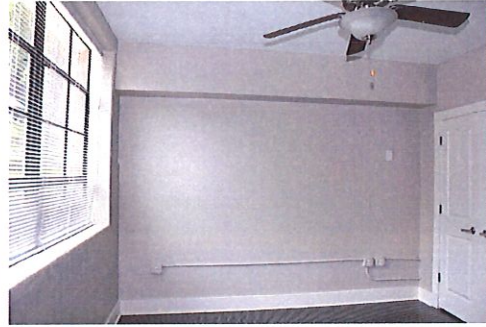
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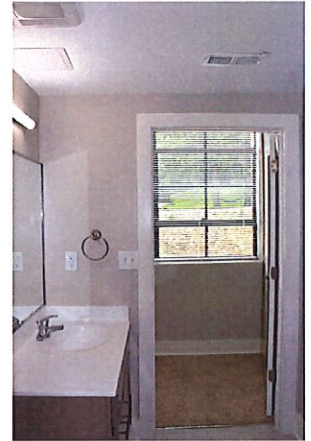
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1230NMainSt_Unit206_7-25-2022
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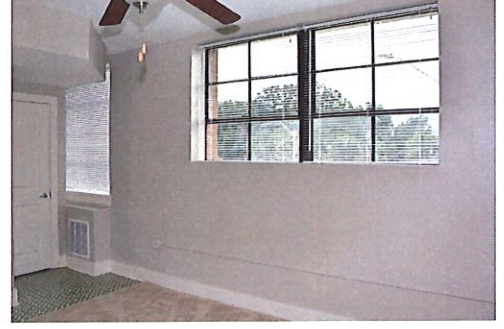
Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022



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_hf_127



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1230NMainSt_Unit207_7-25-2022
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HW0079_Waynesville_
1230NMainSt_Unit208_7-25-2022
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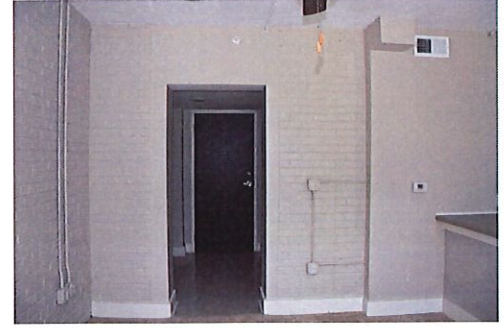
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_hf_133



HW0079_Waynesville_
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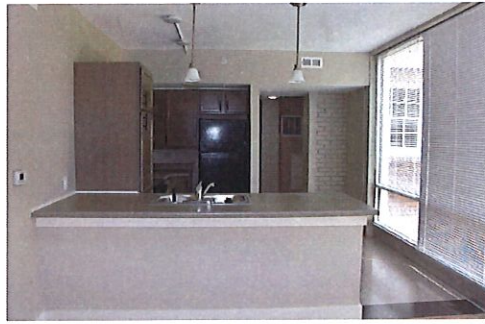


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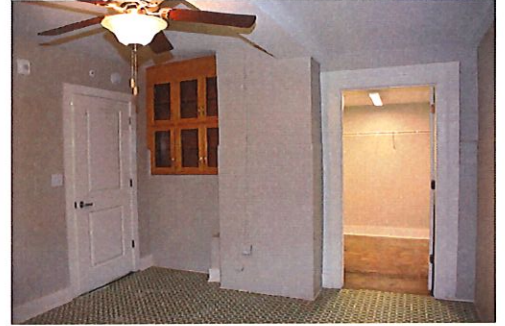
Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022



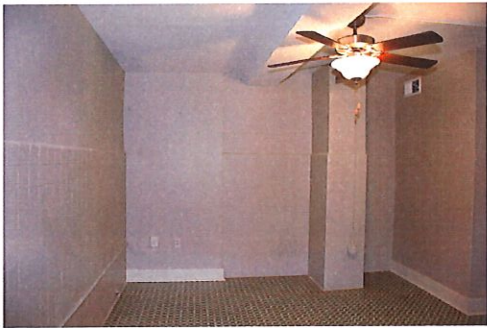
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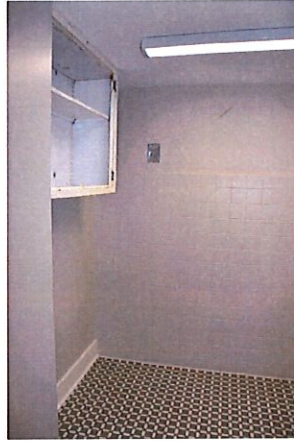
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_hf_138



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_hf_139



HW0079_Waynesville_
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_hf_143



HW0079_Waynesville_
1230NMainSt_Unit301_7-25-2022
_hf_144

Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022



HW0079_Waynesville_
1230NMainSt_Unit301_7-25-2022
_hf_145



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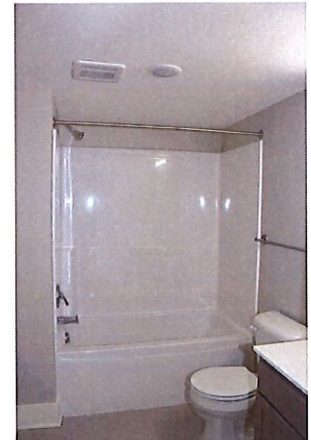
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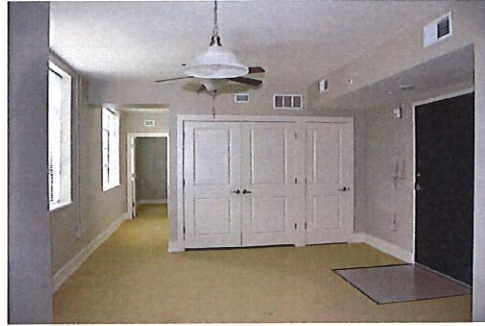


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Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022



HW0079_Waynesville_
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_hf_154



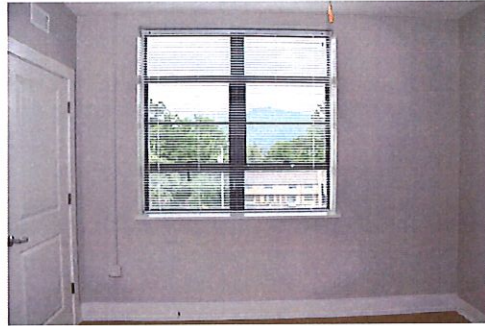
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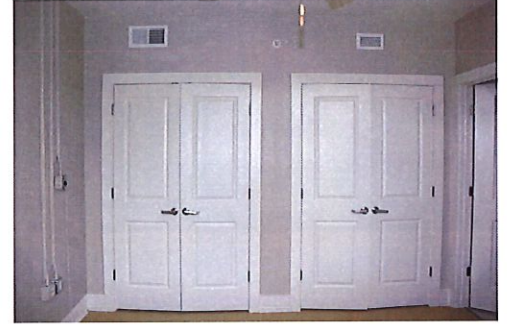
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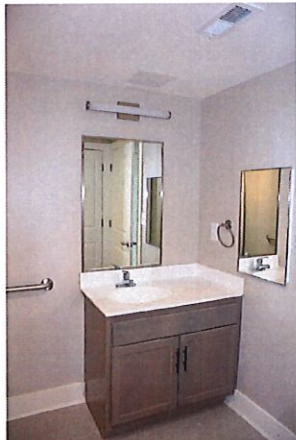
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HW0079_Waynesville_
1230NMainSt_Unit303_7-25-2022
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HW0079_Waynesville_
1230NMainSt_Unit303_7-25-2022
_hf_160



HW0079_Waynesville_
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HW0079_Waynesville_
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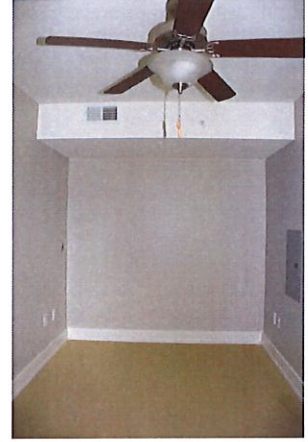
**Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022**



**HW0079_Waynesville_
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**HW0079_Waynesville_
1230NMainSt_Unit304_7-25-2022
_hf_164**



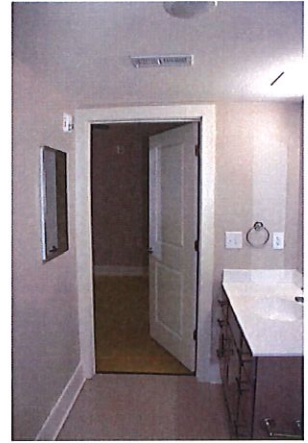
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**HW0079_Waynesville_
1230NMainSt_Unit304_7-25-2022
_hf_166**



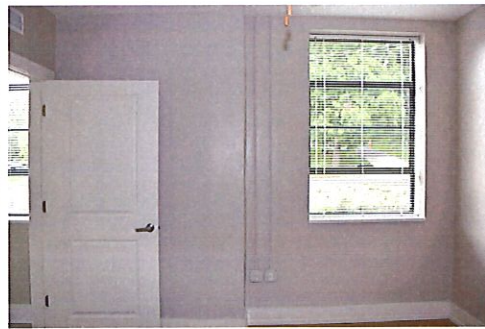
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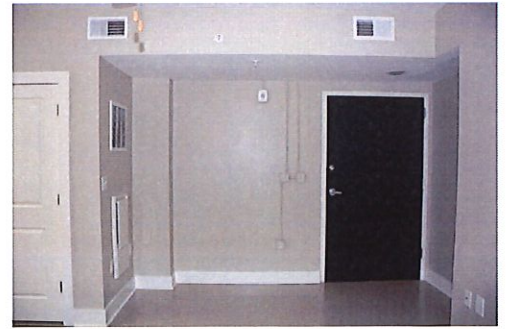
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_hf_169**



**HW0079_Waynesville_
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_hf_170**



**HW0079_Waynesville_
1230NMainSt_Unit402_7-25-2022
_hf_171**

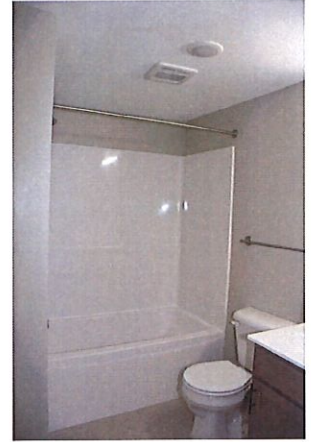
Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022



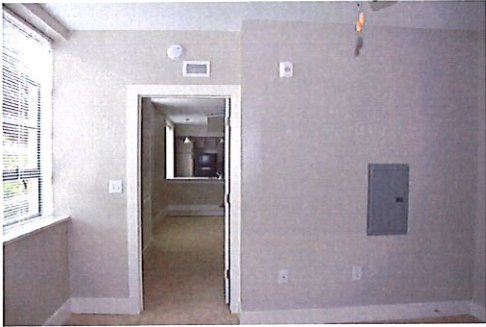
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_hf_174



HW0079_Waynesville_
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HW0079_Waynesville_
1230NMainSt_Unit402_7-25-2022
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HW0079_Waynesville_
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HW0079_Waynesville_
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**Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022**



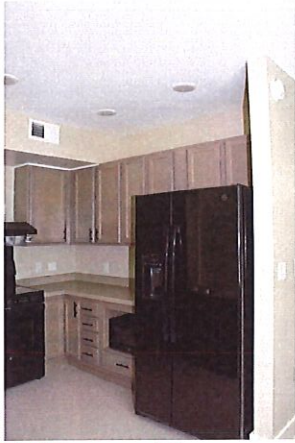
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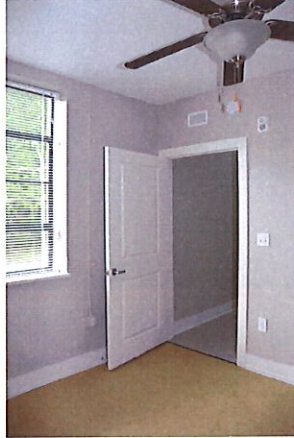
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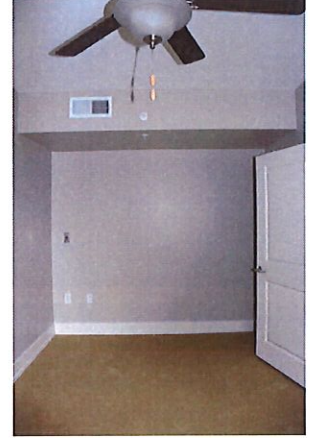
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Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022



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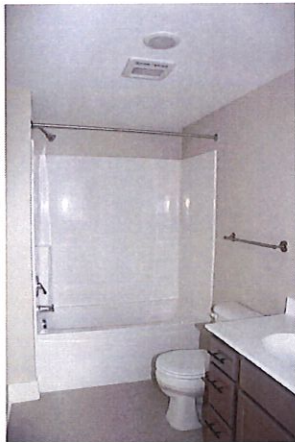
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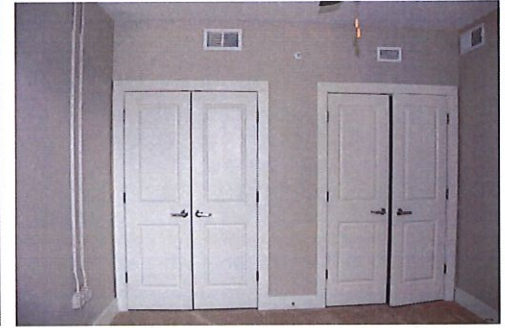
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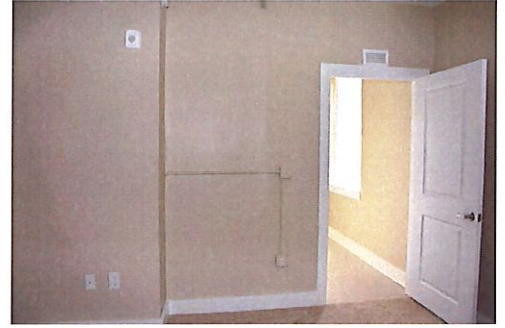
**Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022**



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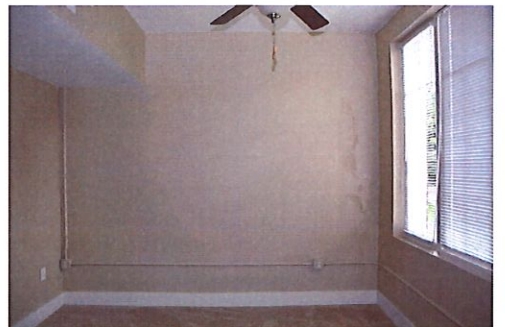
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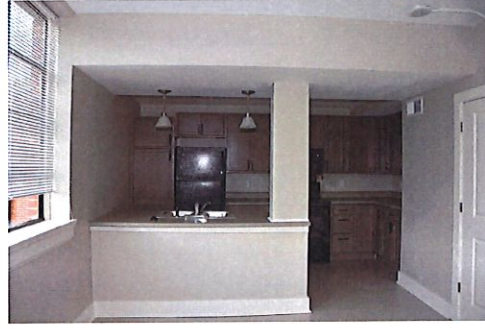


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Heather Fearnbach, photographer, July 25, 2022



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Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022



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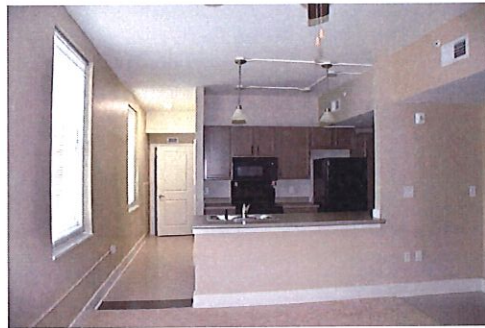
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Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022



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**Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022**



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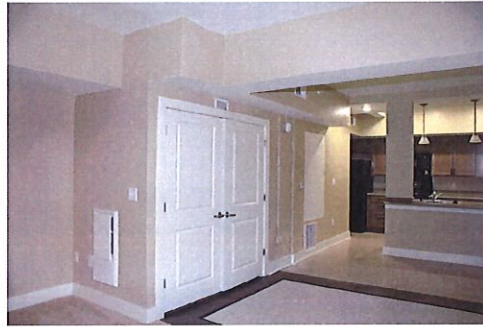
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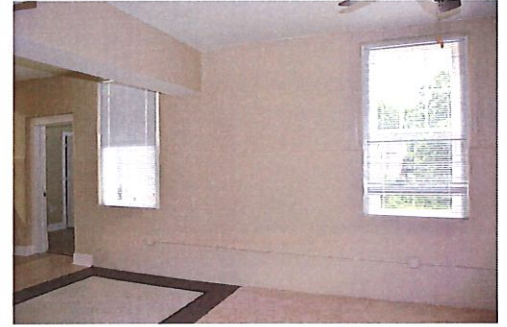
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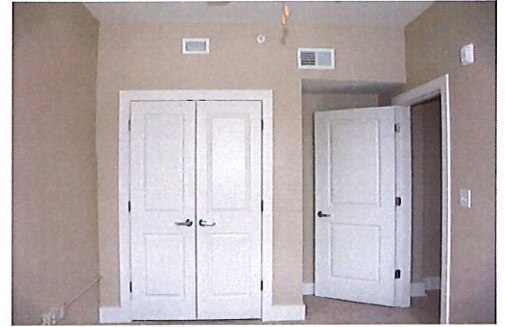
**Haywood County Hospital, 1230 North Main Street, Waynesville, Haywood County, NC
Heather Fearnbach, photographer, July 25, 2022**



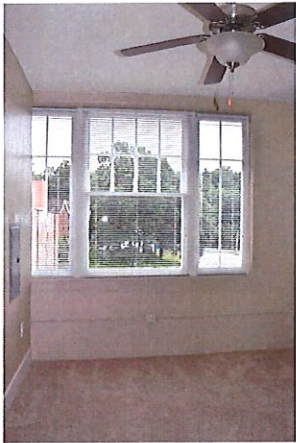
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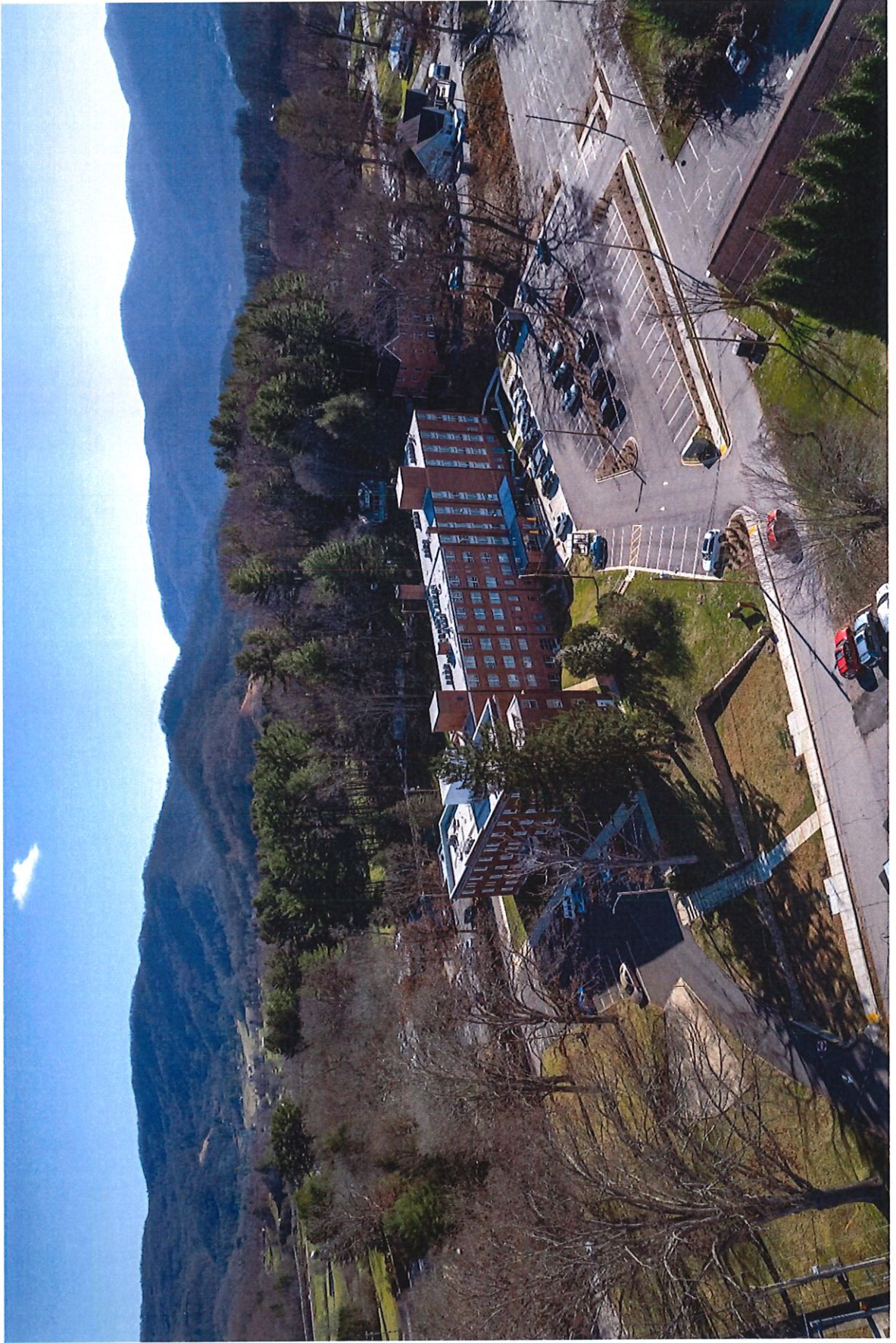
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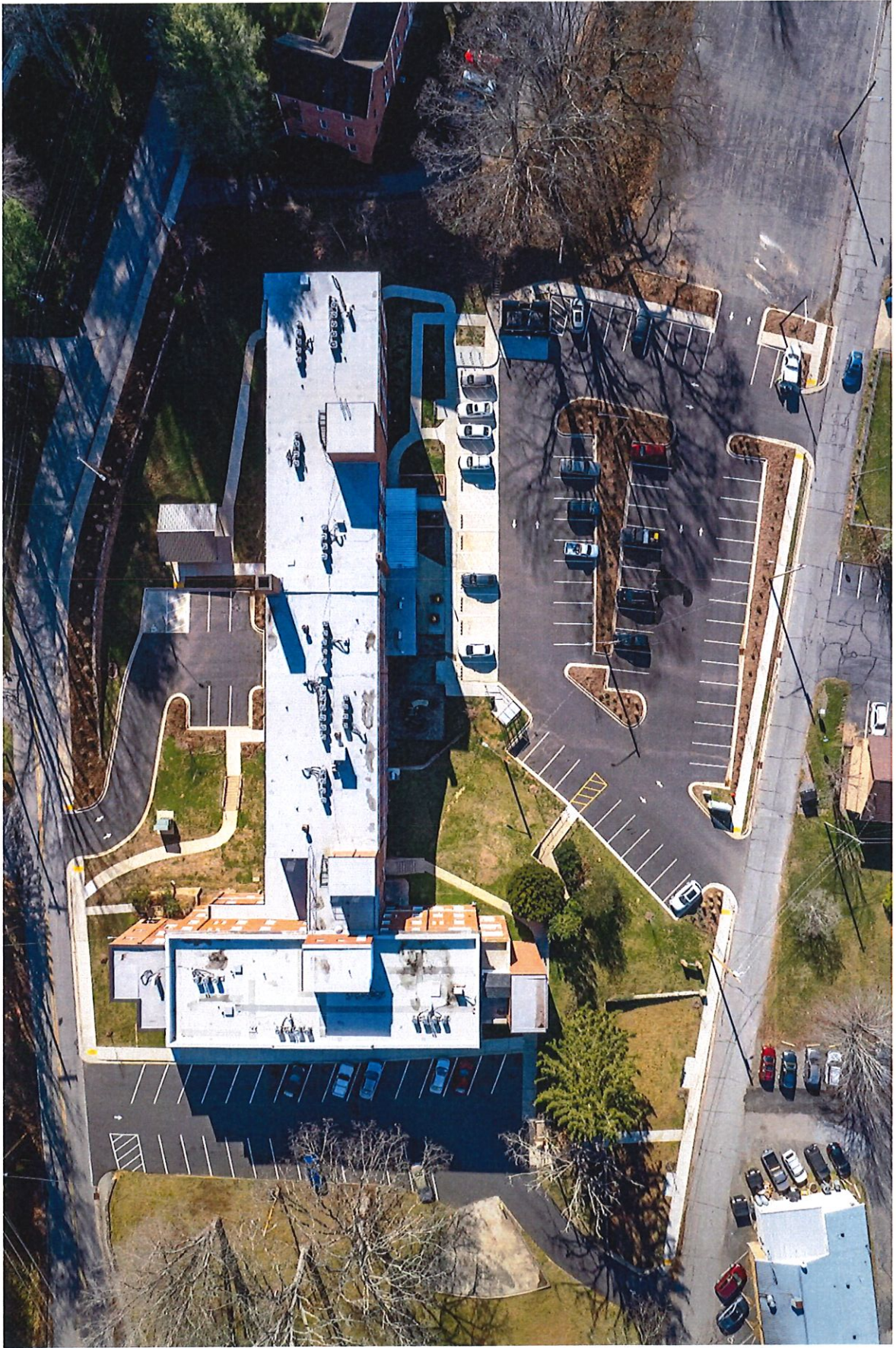


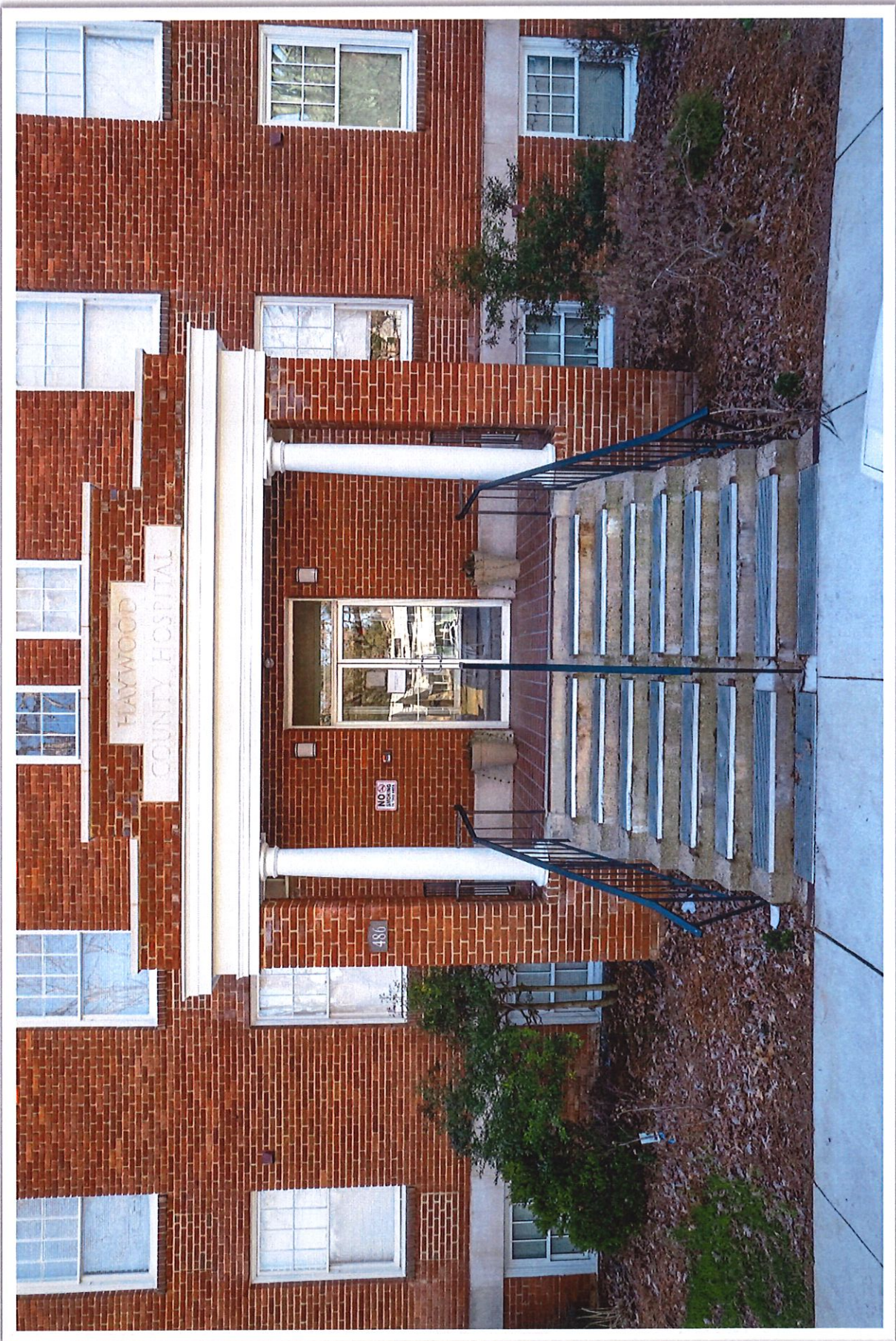
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**North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office**

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary D. Reid Wilson

Office of Archives and History
Deputy Secretary Darin J. Waters, Ph.D.

June 30, 2023

Byron Hickox
9 South Main St., Suite 110
Waynesville, NC 28786

RE: Proposed Designation of the Haywood County Hospital, 486 E. Marshall St., Waynesville, Haywood County.

Email: bhickox@waynesvillenc.gov

Dear Mr. Hickox:

Thank you for the report we received on the proposed designation of the Haywood County Hospital, 486 E. Marshall St., Waynesville, Haywood County. We have reviewed the report and offer the following comments in accordance with North Carolina General Statute 160D-946.

According to the report, Haywood County Hospital is of special local significance because of the important role it played in providing medical care to the region during the early to late twentieth century. It is also of architectural significance as the Classical Revival-style and Modernist buildings feature distinctive characteristics of 1920s and 1950s hospital design.

We have shared recommendations with staff to perform several changes to the report including more information about the property's special significance, a more robust building description, analysis of historic integrity, proposed designation boundaries, source citations, and clarification about which portions of the property are proposed for designation. Several of these items can be easily addressed by attaching the 2018 National Register nomination for the property. With these changes, we believe the designation report will provide the preservation commission and local governing board sufficient information to determine whether the Haywood County Hospital possesses the requisite special local significance and integrity for local historic landmark designation.

Local landmark designation means the community recognizes the property is worthy of preservation because of its special significance to the local community. Any substantial changes in design, materials, and appearance of the property would be subject to the design review procedures of the preservation

commission. The owner may receive an annual deferral of up to fifty percent of the property taxes for as long as the property is designated and retains significance and integrity. (N.C.G.S. 105-278 *et seq.*).

Thank you for the opportunity to comment on the report. Please note, our comments are advisory only and therefore, non-binding. Once the governing board has received a recommendation from the Waynesville Historic Preservation Commission, it should proceed in the same manner as would otherwise be required for an amendment to the zoning ordinance. Once the decision has been made, please return a completed copy of the enclosed form to our office.

This letter serves as our comments on the proposed designation of the Haywood County Hospital. Please contact me at kristi.brantley@ncdcr.gov or 919-814-6576 should you have any questions about our comments.

Sincerely,

A handwritten signature in black ink that reads "Kristi Brantley". The signature is written in a cursive, flowing style.

Kristi Brantley
Local Preservation Commissions/CLG Coordinator

CC: Commission Chair

Enclosure

**TOWN OF WAYNESVILLE COUNCIL
REQUEST FOR COUNCIL ACTION
Meeting Date: March 26, 2024**

SUBJECT: Approval of NC Class Resolution and Interlocal Agreement

AGENDA INFORMATION:

Agenda Location: Consent Agenda
Item Number:
Department: Finance
Contact: Misty Hagood
Presenter: **Misty Hagood**

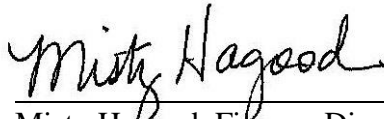
BRIEF SUMMARY: NC Class was formed in 2023 as a cooperative investment program for NC local governments. It was set up in accordance with North Carolina law and we are permitted to join by an interlocal agreement, and the funds follow the provisions of NCGS Section 159-30. The NC Class Board of Trustees is comprised of public finance professionals who represent NC local government units that participate in NC Class.

Joining will allow us to diversify the investment of our idle funds. The main focuses are safety and liquidity of the investments. The 30-day yield at NC Capital Management Trust, where the majority of our idle funds are invested, was 5.24% at the end of February. The 30-day yield with NC Class for the same period was 5.44%.

MOTION FOR CONSIDERATION:

Approval of NC Class Resolution and Interlocal Agreement

FUNDING SOURCE/IMPACT: There will be no impact on our expenditures, but this will allow an additional investment option for our idle funds.



Misty Hagood, Finance Director

3/19/2024

Date

ATTACHMENTS:

1. Resolution to Participate in NC Cooperative Liquid Assets Securities Systems
2. Joinder Agreement to Interlocal Agreement
3. NC CLASS Features and Benefits

MANAGER'S COMMENTS AND RECOMMENDATIONS

**RESOLUTION TO PARTICIPATE IN NORTH CAROLINA
COOPERATIVE LIQUID ASSETS SECURITIES SYSTEMS**

R-11-24

A resolution authorizing the Town of Waynesville, North Carolina (the "Town") to join with other political subdivisions of the State of North Carolina as a Participant ("Participant") in the North Carolina Cooperative Liquid Assets Securities System (North Carolina CLASS) (the "Trust") to pool funds for investment.

WHEREAS, the provisions of Section 159-30 of the General Statutes of North Carolina, as amended ("N.C. Gen. Stat."), provide the guidelines for any local government or public authority of the State of North Carolina (a "Local Government" or "Local Government Unit") to invest idle funds;

WHEREAS, under N.C. Gen. Stat. § 159-30(c)(10), moneys may be invested in a commingled investment pool established by interlocal agreement pursuant to N.C. Gen. Stat. § 160A-460 through 160A-464 (a "Local Government Investment Pool"), if the investments of the Local Government Investment Pool are limited to those qualifying for investment under N.C. Gen. Stat. § 159-30(c) or other laws of the State of North Carolina governing the investment of monies of a Local Government Unit ("Permitted Investments");

WHEREAS, certain Local Government Units have executed an Interlocal Agreement dated March 1, 2023 (the "Original Interlocal Agreement" and as supplemented and amended the "Interlocal Agreement") for the purpose of creating the Trust or executed a joinder agreement for purposes of joining the Original Interlocal Agreement;

WHEREAS, the Trust is governed by the terms of an Indenture of Trust dated as of March 1, 2023 (the "Indenture"), which provides for the deposit of the pooled idle funds in the Trust and the investment of such funds in only Permitted Investments;

WHEREAS, the Town desires to become a party to the Interlocal Agreement and a Participant in the Trust.

NOW, THEREFORE, it is hereby RESOLVED by the Town Council (the "Governing Body") of the Town as follows:

1. The Governing Body hereby approves the Town becoming a party to the Interlocal Agreement and its participation in the Trust, which is governed by the Indenture.
2. The Governing Body authorizes the execution and delivery of a joinder agreement to Interlocal Agreement (the "Joinder Agreement") substantially in the form presented at this meeting, together with such changes, modifications and deletions as may be approved by the Town's Finance Director (the "Finance Officer"). The approval of the Joinder Agreement will be evidenced conclusively by the execution and delivery of the Joinder Agreement by the Finance Officer.
3. The Finance Officer is hereby authorized to take or cause to be taken any and all such other actions as they may determine in their discretion to be necessary or advisable or in the best interest of the Town in order to effectuate, complete and carry out the intent and purposes of the foregoing resolutions and the management, supervision, and investment of the Town's idle funds, including, but not limited to, the execution of all depository forms or other documents required by the administrator, the custodian or the investment advisor of the Trust and execution of amendments to the Interlocal Agreement entered into for

the purpose of (i) adding an additional Participant to the Trust or (ii) which do not have financial implications for the Town.

4. The Governing Body hereby approves the Finance Officer to serve as the Town's Authorized Representative under the Interlocal Agreement and the Indenture and in such capacity shall remain responsible for the management, supervision and investment of the Town's idle funds.

The undersigned hereby certifies that the Town Council has enacted this Resolution, or another form of Resolution, a copy of which is enclosed, and that such Resolution is a true and correct copy of the original which is in my possession.

Adopted this the 26th day of March, 2024.

Town of Waynesville

J. Gary Caldwell
Mayor

Attest:

Candace Poolton
Town Clerk

Approved As To Form:

Martha Sharpe Bradley, PLLC
Town Attorney

JOINDER AGREEMENT TO INTERLOCAL AGREEMENT

North Carolina Cooperative Liquid Assets Securities System
(North Carolina CLASS)

This JOINDER AGREEMENT TO INTERLOCAL AGREEMENT (this "Joinder Agreement") is dated _____, 2024, and is between the current Parties listed in Exhibit A (the "Existing Parties"), and **TOWN OF WAYNESVILLE, NORTH CAROLINA**, a local government and body politic and corporate of the State of North Carolina ("Town of Waynesville");

A. The provisions of Section 159-30 of the General Statutes of North Carolina, as amended ("N.C. Gen. Stat."), enable any local government or public authority of the State of North Carolina (a "Local Government" or "Local Government Unit") to invest idle funds.

B. Under N.C. Gen. Stat. § 159-30(c)(10), moneys may be invested in a commingled investment pool established by interlocal agreement pursuant to N.C. Gen. Stat. § 160A-460 through 160A-464 (a "Local Government Investment Pool"), if the investments of the Local Government Investment Pool are limited to those qualifying for investment under N.C. Gen. Stat. § 159-30(c) or other laws of the State of North Carolina governing the investment of monies of a Local Government Unit.

C. The Existing Parties are parties to an Interlocal Agreement dated March 1, 2023 (the "Original Interlocal Agreement" and as supplemented and amended, the "Interlocal Agreement"), executed for the purposes of establishing a Local Government Investment Pool, known as the "North Carolina Cooperative Liquid Assets Securities System (North Carolina CLASS)" (the "Trust").

D. Certain of the Existing Parties were the Parties to the Original Interlocal Agreement and the remaining Existing Parties joined the Interlocal Agreement by amendment or joinder agreement, and Exhibit A is the list of the current Parties to the Interlocal Agreement.

E. The Town of Waynesville desires to become a Party to the Interlocal Agreement for purposes of becoming Participant in the Trust.

F. The purpose of this Joinder Agreement is to comply with the requirements of Section 1.03 of the Original Interlocal Agreement which sets out the requirements to be satisfied as a condition of becoming a Party to the Interlocal Agreement and a Participant in the Trust.

NOW, THEREFORE, the parties hereto agree as follows:

1. The Town of Waynesville agrees (i) to become a Party to the Interlocal Agreement, (ii) to become a Participant in the Trust and (iii) to be bound by the terms and provisions of the Interlocal Agreement and the Indenture.

2. The Town of Waynesville hereby represents and warrants that:

a. the Town of Waynesville has full power and authority to execute, deliver and perform under this Joinder Agreement, which has been duly authorized by resolution approved by the Town of Waynesville's Town Council;

b. the representations contained in Section 3.01 of the Original Interlocal Agreement are true and correct in all material respects with the same effect as though such representations and warranties had been made on the date hereof; and

c. the Town of Waynesville has received and reviewed a copy of the Indenture of Trust and the Information Statement.

3. Capitalized words and terms used in this Joinder Agreement and not defined herein shall have the same meanings in this Joinder Agreement as such words and terms are given in the Interlocal Agreement.

4. This Joinder Agreement may be executed in several counterparts, each of which when so executed shall be deemed to be an original, and such counterparts together shall constitute but one and the same instrument that shall be sufficiently evidenced by any such original counterpart.

[Signature Pages Follow]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed in their corporate names by their duly authorized officers, all as of the date first above written.

**TOWN OF WAYNESVILLE,
NORTH CAROLINA**

This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act.

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

ATTEST:

This instrument is approved as to form and legal sufficiency.

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

ACKNOWLEDGED:

**NORTH CAROLINA COOPERATIVE LIQUID
ASSETS SECURITIES SYSTEM (NORTH
CAROLINA CLASS)**

By: _____
Name: Drew Holland
Title: Chairman

EXHIBIT A

EXISTING PARTICIPANTS

Town of Hope Mills, NC

Lincoln County, NC

City of New Bern, NC

City of Rocky Mount, NC

Gaston County, NC

Town of Holden Beach, NC

City of Hickory, NC

Richmond County, NC

City of Burlington, NC

Harnett County, NC

Town of Knightdale, NC

Buncombe County, NC

Village of Bald Head Island, NC

Mecklenburg County, NC

Roanoke Rapids Sanitary District

What is North Carolina CLASS?

North Carolina Cooperative Liquid Assets Securities System (North Carolina CLASS) is a commingled investment pool established by interlocal agreement in accordance with North Carolina law permitting local government units to pool idle funds in order to invest such funds and earn interest in accordance with, and as permitted by, the provisions of the N.C.G.S. Section 159-30 or other laws of the State of North Carolina governing the investment of monies of a local government unit. The North Carolina CLASS was organized in 2023 and provides a professionally managed investment program. Funds of the Participants are invested in prime or high-grade, short-term fixed income instruments selected with the goal of providing program safety, liquidity, and competitive rates of return as further defined by the North Carolina CLASS Information Statement.

Who oversees and manages North Carolina CLASS?

Investments made on behalf of the Participants are subject to the overall direction of the North Carolina CLASS Board of Trustees which is comprised of public finance professionals who represent North Carolina local government units that participate in North Carolina CLASS. The Board of Trustees has entered into an Investment Advisor and Administrator Agreement with Public Trust Advisors, LLC. Public Trust is responsible to the Board for all program investment and administrative activities as well as many of the services provided on behalf of the Participants.

How can you participate in North Carolina CLASS?

Enrolling in North Carolina CLASS is simple. After reading the Interlocal Agreement, Indenture of Trust, and Information Statement available at www.ncclass.com, follow these steps:

- 1 Pass a resolution authorizing participation in North Carolina CLASS (a model resolution is provided in the registration packet for your convenience).
- 2 Complete the registration packet that includes a Joinder Agreement to the Interlocal Agreement.
- 3 Submit the above items to the North Carolina CLASS Client Service team for processing at clientservices@ncclass.com.
- 4 Upon review and approval, you will receive confirmation that you have been accepted as a North Carolina CLASS Participant.

NORTH CAROLINA CLASS FEATURES

As a North Carolina CLASS Participant, you have access to many convenient features:

- Same-day liquidity (12:00 p.m. ET cut-off)
- Contributions by wire or ACH
- Secure online access for transactions and account statements
- Professionally managed portfolio
- Competitive daily yields
- Unlimited subaccounts
- No minimum investment requirements
- Dividends applied daily and pay monthly
- No transaction fees*
- Audited annually by an independent auditing firm**
- Dedicated client service representatives available via email or phone on any business day

*You may incur fees associated with wires and/or ACH transactions by your bank, but there will be no transaction fees charged from North Carolina CLASS for such transactions. **External audits may not catch all instances of accounting errors and do not provide an absolute guarantee of accuracy.



What are the objectives of North Carolina CLASS?

Safety

The primary investment objective of North Carolina CLASS is the safety of public funds. The North Carolina CLASS portfolio is professionally managed by a team of investment professionals who are solely focused on the management of public funds nationwide. The North Carolina CLASS has earned S&P Global Ratings' highest money market rating, 'AAAm.' The custodian for North Carolina CLASS is Fifth Third Bank, N.A.

Liquidity

When you invest with North Carolina CLASS, you have access to your funds on any business day. You must notify North Carolina CLASS of your transaction requests by 12:00 p.m. ET via the North Carolina CLASS Online Transaction Portal. By offering daily liquidity, we aim to provide you with the flexibility you need to meet your daily cash needs.

Convenience

To make cash management simple and efficient, North Carolina CLASS includes many features that make it easy to access account information and simplify record keeping. Transactions are conducted via the North Carolina CLASS Online Transaction Portal at www.ncclass.com and may be entered at any time - up to 365 days in advance.

Our dedicated Client Service team is available to assist with any matters related to the administration of your account and can be reached by email at clientservices@ncclass.com or by phone at (866) 200-3536.

Flexibility

Participants may establish multiple North Carolina CLASS accounts to track and parallel their own internal fund accounting structures. You will receive an email notification when your comprehensive monthly statement is available online; statements show your transaction activity, dividend postings, and yield summaries. These statements have been specifically designed to facilitate public sector fund accounting and to establish a clear accounting and audit trail for your investment records.

Competitive Returns

While adhering to the primary objectives of safety and liquidity, North Carolina CLASS strives to provide competitive yields. Dividends are applied daily within each subaccount and are paid at month-end.

Legality

North Carolina CLASS investments are limited to those qualifying for investment under N.C.G.S. Section 159-30.

Have Questions? Contact us or visit www.ncclass.com for more information.



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**TOWN OF WAYNESVILLE TOWN COUNCIL
REQUEST FOR COUNCIL ACTION
Meeting Date: March 26, 2024**

SUBJECT: Order of Collection

AGENDA INFORMATION:

Agenda Location: Consent
Item Number:
Department: Finance
Contact: Misty Hagood and Sharon Agostini
Presenter: Sharon Agostini, Tax Collector

BRIEF SUMMARY:

Each year the Town Council needs to issue an order of collection as required by NCGS 105-321. It is best practice for us to adopt this each year by September 1st when the bills are generated. An attorney working on foreclosures for Haywood County asked us for a copy of the Order of Collection. We are requesting that the Town Council issue the order of collection now for the 2023 tax year and we will start doing this each tax year moving forward. The NCGS can be seen here <https://codes.findlaw.com/nc/chapter-105-taxation/nc-gen-st-sect-105-321/>.

MOTION FOR CONSIDERATION:

FUNDING SOURCE/IMPACT:

ATTACHMENTS:

1. Order of Collection

MANAGER'S COMMENTS AND RECOMMENDATIONS:

State of North Carolina

Town of Waynesville

To the Tax Collector of the Town of Waynesville:

You are hereby authorized, empowered, and commanded to collect the taxes set forth in the tax records filed in the office of the Town of Waynesville Tax Collector and in the tax receipts herewith delivered to you, in amounts and from the taxpayers likewise therein set forth. Such taxes are hereby declared to be a first lien upon all real property of the respective taxpayers in the Town of Waynesville, and this order shall be a full and sufficient authority to direct, require, and enable you to levy on and sell any real or personal property of such taxpayers, for and on account thereof, in accordance with law.

Witness my hand and official seal, this ____ day of _____, _____.

_____ (Seal)

Mayor of the Town of Waynesville

Attest:

Clerk of Town of Waynesville

**TOWN OF WAYNESVILLE COUNCIL
REQUEST FOR COUNCIL ACTION
Meeting Date: March 26, 2024**

SUBJECT: To cancel a public hearing for a Longview Subdivision Conditional District Map Amendment (Rezoning) Application, sections 2.7 and 15.15 of the Land Development Standards (LDS).

AGENDA INFORMATION:

Agenda Location: New Business
Item Number:
Department: Development Services
Contact: Olga Grooman
Presenter: Olga Grooman
Property: 3.49-acre portion of the 102-acre property at 176 Country Club Drive
(PIN 8604-99-9023)

**TOWN OF WAYNESVILLE TOWN COUNCIL
REQUEST FOR COUNCIL ACTION
Meeting Date 3/26/24**

SUBJECT Presentation by Forest Stewards on their activities in the Watershed

AGENDA INFORMATION:

Agenda Location: Presentation
Item Number:
Department: Water Treatment
Contact: Rob Hites
Presenter: **Dr. Peter Bates**

BRIEF SUMMARY : Forest Stewards has been managing the forest and water environment in the Watershed for a number of years. They conduct frequent water quality samples from streams that feed the reservoir, remove invasive plant species, and create an environment that will encourage native hardwood forests to flourish. Dr. Bates will make a presentation outlining this year's activities.

MOTION FOR CONSIDERATION: **Accept the presentation for information.**

FUNDING SOURCE/IMPACT: Water

ATTACHMENTS: Power Point by Dr. Bates

MANAGER'S COMMENTS: Dr. Bates provides both an invaluable service to the Town by planning and carrying out a long-term strategy to re-introduce plant species that would have been present in the old growth forests of the Appalachians and he provides important information on the health of the streams that feed our water source stored within the reservoir.

**TOWN OF WAYNESVILLE TOWN COUNCIL
REQUEST FOR COUNCIL ACTION
Meeting Date: 3/26/24**

SUBJECT Presentation of awards to 2023 Christmas parade winners

AGENDA INFORMATION:

Agenda Location:

Item Number:

Department: DWC

Contact: Beth Gilmore

Presenter: Eva Hansen, Kiwanis Club President

BRIEF SUMMARY : The Kiwanis Club would like to present first-, second- and third- place plaques to the top three Christmas parade winners.

MOTION FOR CONSIDERATION: N/A

FUNDING SOURCE/IMPACT: N/A

ATTACHMENTS: None

MANAGER'S COMMENTS:

**TOWN OF WAYNESVILLE TOWN COUNCIL
REQUEST FOR COUNCIL ACTION
Meeting Date: March 26, 2024**

SUBJECT: Report on Delinquent Property Taxes

AGENDA INFORMATION:

Agenda Location: Presentation
Item Number:
Department: Finance
Contact: Misty Hagood and Sharon Agostini
Presenter: Sharon Agostini, Tax Collector

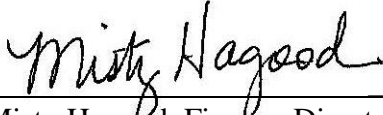
BRIEF SUMMARY:

At the request of the Town Council a report of all unpaid real estate taxes with a balance of more than \$5 for tax years 2013 to 2022 is attached. We did not include 2023 since Sharon is still working on collection and they are being advertised this week. The total amount due as of March 15, 2024, is \$213,647.90. We have included a report for the top 11 and our plan for collection. The top 11 accounts for 41.83% of the past due amount. We did not include two properties that were in the top 11. One of the properties the PIN no longer exists so we will have to do more research. The other property owner is in bankruptcy and the amounts have been submitted to the bankruptcy court so we cannot move to other collection remedies at this time.

Haywood County has been great to include us in on several foreclosures over the past few years so we will continue to work with them as well.

MOTION FOR CONSIDERATION:

FUNDING SOURCE/IMPACT: Bank attachments, wage garnishments, and rent garnishments will not incur any cost. If we move towards foreclosure, we will have to have an attorney involved so there will be a cost associated with any foreclosure.



Misty Hagood, Finance Director 3/18/2024
Date

ATTACHMENTS:

1. Delinquent tax listing for 2013-2022
2. Chart of Top 11 and Collection Plan

MANAGER'S COMMENTS AND RECOMMENDATIONS:

Customer #	Customer Name	Name 2	Address 1	Address 2	City	State	Zip	Location #	Location Street	Bill Year	Bill Number	Parcel	Bill Amount	Prin/Fees Due	Interest Due	Total Due	Last Pymt Date
48053	ALDRIDGE, JACLYN INMAN		23 LEAGUE LOOP		WAYNESVILLE	NC	28786-0300	0	LEAGUE LOOP	2022	3395	8615209974	\$4.83	\$4.83	\$0.60	\$5.43	
17200	ALLISON, LORRI LYNN		322 WILSON ST		GRAHAM	NC	27253	0	EAST ST	2020	4958	8615789601	\$4.46	\$4.46	\$1.36	\$5.82	
42451	ANN RUFF HEIRS	C/O LESLIE CLIFFORD RUFF	PO BOX 71		HAZELWOOD	NC	28738	0		2017	1000009	8605-91-1768	\$137.94	\$137.94	\$79.32	\$217.26	
42189	ARRINGTON, JAMES ROBERT		80 KENTUCKY AVE		WAYNESVILLE	NC	28786	80	KENTUCKY AVE	2019	2710	8615020496	\$280.07	\$144.22	\$27.04	\$171.26	02/16/2022
42189	ARRINGTON, JAMES ROBERT		80 KENTUCKY AVE		WAYNESVILLE	NC	28786	80	KENTUCKY AVE	2018	138	8615020496	\$280.07	\$51.72	\$6.59	\$58.31	10/06/2022
																\$229.57	
39322	AUSTIN LEE PROPERTIES LLC		PO BOX 283		LAKE JUNALUSKA	NC	28745	236	CHESTNUT PARK DR	2019	3332	8615191372	\$83.77	\$88.77	\$35.06	\$123.83	11/08/2023
33094	BECK, ELLA MAE/LT	WORLEY, JAMES EUGENE	C/O JAMES WORLEY	P O BOX 522	HAZELWOOD	NC	28738	114	ANTHONY ST	2014	248	8616004027	\$70.99	\$75.99	\$64.04	\$140.03	
33094	BECK, ELLA MAE/LT	WORLEY, JAMES EUGENE	C/O JAMES WORLEY	P O BOX 522	HAZELWOOD	NC	28738	114	ANTHONY ST	2015	252	8616004027	\$70.99	\$75.99	\$57.37	\$133.36	
33094	BECK, ELLA MAE/LT	WORLEY, JAMES EUGENE	C/O JAMES WORLEY	P O BOX 522	HAZELWOOD	NC	28738	114	ANTHONY ST	2017	504	8616004027	\$80.30	\$85.30	\$33.69	\$118.99	
33094	BECK, ELLA MAE/LT	WORLEY, JAMES EUGENE	C/O JAMES WORLEY	P O BOX 522	HAZELWOOD	NC	28738	114	ANTHONY ST	2017	5056	8616004027	\$78.68	\$83.68	\$47.94	\$131.62	
33094	BECK, ELLA MAE/LT	WORLEY, JAMES EUGENE	C/O JAMES WORLEY	P O BOX 522	HAZELWOOD	NC	28738	114	ANTHONY ST	2018	253	8616004027	\$80.30	\$85.30	\$41.20	\$126.50	
33094	BECK, ELLA MAE/LT	WORLEY, JAMES EUGENE	C/O JAMES WORLEY	P O BOX 522	HAZELWOOD	NC	28738	114	ANTHONY ST	2016	505	8616004027	\$78.68	\$83.68	\$55.64	\$139.32	
46588	BECK, ELLA MAE/LT	WORLEY, JAMES EUGENE	C/O JAMES WORLEY	P O BOX 522	HAZELWOOD	NC	28738	114	ANTHONY ST	2020	5058	8616004027	\$80.30	\$80.30	\$24.49	\$104.79	
																\$894.61	
24881	BIRCHFIELD, MICHAEL LEE		63 GOODYEAR ST		WAYNESVILLE	NC	28786	47	GOODYEAR ST	2016	3272	8615176383	\$134.05	\$139.05	\$92.46	\$231.51	
24881	BIRCHFIELD, MICHAEL LEE		63 GOODYEAR ST		WAYNESVILLE	NC	28786	47	GOODYEAR ST	2021	3366	8615176383	\$50.51	\$55.51	\$11.69	\$67.20	
24881	BIRCHFIELD, MICHAEL LEE		63 GOODYEAR ST		WAYNESVILLE	NC	28786	47	GOODYEAR ST	2022	3259	8615176383	\$50.51	\$55.51	\$6.72	\$62.23	
24881	BIRCHFIELD, MICHAEL LEE		63 GOODYEAR ST		WAYNESVILLE	NC	28786	47	GOODYEAR ST	2018	329	8615176383	\$40.65	\$45.65	\$21.97	\$67.62	
24881	BIRCHFIELD, MICHAEL LEE		63 GOODYEAR ST		WAYNESVILLE	NC	28786	47	GOODYEAR ST	2017	3270	8615176383	\$134.05	\$139.05	\$79.78	\$218.83	
24881	BIRCHFIELD, MICHAEL LEE		63 GOODYEAR ST		WAYNESVILLE	NC	28786	47	GOODYEAR ST	2019	3256	8615176383	\$40.65	\$45.65	\$18.03	\$63.68	
																\$711.07	
49908	BISHOP, CAROLYN K		219 DUCKETT COVE RD		WAYNESVILLE	NC	28786-5534	9	VERO LN	2022	2525	8614392978	\$286.36	\$291.36	\$36.20	\$327.56	
49908	BISHOP, CAROLYN K		219 DUCKETT COVE RD		WAYNESVILLE	NC	28786-5534	219	DUCKETT COVE RD	2022	2528	8614395846	\$618.39	\$623.39	\$77.71	\$701.10	
35677	BISHOP, CAROLYN K		PO BOX 162		CULLOWHEE	NC	28723	219	DUCKETT COVE RD	2016	7555	8614395845	\$526.50	\$406.67	\$183.00	\$589.67	03/28/2019
35677	BISHOP, CAROLYN K		PO BOX 162		CULLOWHEE	NC	28723	219	DUCKETT COVE RD	2017	7556	8614395845	\$469.67	\$474.67	\$272.76	\$747.43	
																\$2,365.76	
31146	BONHAM, HATTIE SUE	BURNETTE, MARLENE	C/O HATTIE BONHAM	45 CHEROKEE ST	WAYNESVILLE	NC	28786	45	CHEROKEE ST	2018	411	8615192357	\$280.07	\$6.25	\$2.39	\$8.64	12/16/2019
47706	BOYER, RICHARD LEWIS		724 SMATHERS ST		WAYNESVILLE	NC	28786	720	SMATHERS ST	2020	2063	8605976343	\$977.27	\$138.70	\$2.08	\$140.78	01/16/2024
52800	BOYER, VIRGINIA BERTRAND		2947 OLD KANUGA RD		HENDERSONVILLE	NC	28739-6929	720	SMATHERS ST	2022	2057	8605976343	\$1,074.28	\$661.31	\$29.76	\$691.07	09/13/2023
																\$831.85	
43119	BRATHWAITE, CHARLES E JR	BRATHWAITE, NINA J	C/O CHARLES BRATHWAITE	75 DUNSINANE DR	NEW CASTLE	DE	19720	0	DAVIS COVE RD	2019	3415	8615219241	\$103.11	\$108.11	\$42.70	\$150.81	
12404	BRATHWAITE, CHARLES E JR	BRATHWAITE, NINA J	503 N CONNECTICUT AVE		ATLANTIC CITY	NJ	08401	0	DAVIS COVE	2017	3427	8615219241	\$101.03	\$106.03	\$60.79	\$166.82	
12404	BRATHWAITE, CHARLES E JR	BRATHWAITE, NINA J	503 N CONNECTICUT AVE		ATLANTIC CITY	NJ	08401	0	DAVIS COVE RD	2018	501	8615219241	\$103.11	\$108.11	\$52.26	\$160.37	
12404	BRATHWAITE, CHARLES E JR	BRATHWAITE, NINA J	503 N CONNECTICUT AVE		ATLANTIC CITY	NJ	08401	0	DAVIS COVE	2016	3425	8615219241	\$117.54	\$122.54	\$81.48	\$204.02	
45320	BRATHWAITE, CHARLES E JR		C/O CHARLES BRATHWAITE	75 DUNSINANE DR	NEW CASTLE	DE	19720	0	DAVIS COVE RD	2021	3425	8615219241	\$121.66	\$126.66	\$36.99	\$158.65	
45320	BRATHWAITE, CHARLES E JR		C/O CHARLES BRATHWAITE	75 DUNSINANE DR	NEW CASTLE	DE	19720	0	DAVIS COVE RD	2022	3426	8615219241	\$121.66	\$126.66	\$15.62	\$147.28	
45320	BRATHWAITE, CHARLES E JR		C/O CHARLES BRATHWAITE	75 DUNSINANE DR	NEW CASTLE	DE	19720	0	DAVIS COVE RD	2020	3425	8615219241	\$103.11	\$103.11	\$31.45	\$134.56	
																\$1,112.51	
31188	BROOKS, WANDA S		P.O. BOX 306		HAZELWOOD	NC	28738	0	HILL ST	2013	4237	8615463930	\$93.89	\$98.89	\$92.29	\$191.18	
23265	BROOKS, WANDA S		PO BOX 306		HAZELWOOD	NC	28738	0	N HILL	2016	4288	8615473030	\$142.31	\$147.31	\$97.96	\$245.27	02/28/2024
23265	BROOKS, WANDA S		PO BOX 306		HAZELWOOD	NC	28738	0	N HILL ST	2018	545	8615473030	\$113.02	\$118.02	\$57.06	\$175.08	02/28/2024
23265	BROOKS, WANDA S		PO BOX 306		HAZELWOOD	NC	28738	92	N HILL	2015	521	8615473102	\$205.52	\$212.63	\$54.41	\$267.04	02/28/2024
23265	BROOKS, WANDA S		PO BOX 306		HAZELWOOD	NC	28738	92	N HILL ST	2016	4289	8615473102	\$227.79	\$232.79	\$154.80	\$387.59	02/28/2024
23265	BROOKS, WANDA S		PO BOX 306		HAZELWOOD	NC	28738	92	N HILL	2017	4272	8615473102	\$205.45	\$210.45	\$120.83	\$326.28	01/06/2020
23265	BROOKS, WANDA S		PO BOX 306		HAZELWOOD	NC	28738	0	N HILL	2017	4276	8615473030	\$110.74	\$115.74	\$66.38	\$182.12	02/28/2024
23265	BROOKS, WANDA S		PO BOX 306		HAZELWOOD	NC	28738	0	N HILL ST	2018	547	8615474028	\$95.67	\$100.67	\$48.65	\$149.32	01/06/2020
23265	BROOKS, WANDA S		PO BOX 306		HAZELWOOD	NC	28738	0	HILL ST	2016	4242	8615463930	\$111.71	\$116.71	\$77.61	\$194.32	
23265	BROOKS, WANDA S		PO BOX 306		HAZELWOOD	NC	28738	154	HEMLOCK ST	2022	1372	8605802744	\$677.25	\$682.25	\$85.07	\$762.32	
23265	BROOKS, WANDA S		PO BOX 306		HAZELWOOD	NC	28738	0	N HILL	2016	4292	8615474028	\$120.45	\$125.45	\$83.42	\$208.87	01/06/2020
23265	BROOKS, WANDA S		PO BOX 306		HAZELWOOD	NC	28738	0	N HILL ST	2022	4295	8615474028	\$108.92	\$113.92	\$14.03	\$127.95	
23265	BROOKS, WANDA S		PO BOX 306		HAZELWOOD	NC	28738	0	HILL ST	2014	506	8615463930	\$100.79	\$64.07	\$18.74	\$82.81	12/09/2020
23265	BROOKS, WANDA S		PO BOX 306		HAZELWOOD	NC	28738	0	N HILL	2015	522	8615474028	\$108.67	\$46.32	\$13.90	\$60.22	11/16/2020
23265	BROOKS, WANDA S		PO BOX 306		HAZELWOOD	NC	28738	0	N HILL ST	2022	4289	8615473030	\$128.69	\$133.69	\$15.50	\$149.19	02/28/2024
23265	BROOKS, WANDA S		PO BOX 306		HAZELWOOD	NC	28738	0	N HILL	2017	4280	8615474028	\$93.74	\$98.74	\$56.60	\$155.34	01/06/2020
23265	BROOKS, WANDA S		PO BOX 306		HAZELWOOD	NC	28738	0	HILL ST	2015	515	8615463930	\$100.79	\$51.54	\$16.62	\$68.16	08/06/2020
23265	BROOKS, WANDA S		PO BOX 306		HAZELWOOD	NC	28738	0	HILL ST	2018	544	8615463930	\$66.42	\$71.42	\$34.46	\$105.88	
23265	BROOKS, WANDA S		PO BOX 306		HAZELWOOD	NC	28738	92	N HILL ST	2022	4291	8615473102	\$150.65	\$155.65	\$19.24	\$174.89	
23265	BROOKS, WANDA S		PO BOX 306		HAZELWOOD	NC	28738	0	HILL ST	2017	4230	8615463930	\$86.94	\$91.94	\$52.69	\$144.63	
23265	BROOKS, WANDA S		PO BOX 306		HAZELWOOD	NC	28738	0	N HILL	2015	520	8615473030	\$128.39	\$133.39	\$100.70	\$234.09	02/28/2024
23265	BROOKS, WANDA S		PO BOX 306		HAZELWOOD	NC	28738	0	HILL ST	2022	4241	8615463930	\$75.54	\$80.54	\$9.85	\$90.39	
23265	BROOKS, WANDA S		PO BOX 306		HAZELWOOD	NC	28738	92	N HILL ST	2018	546	8615473102	\$115.99	\$120.99	\$58.51	\$179.50	01/06/2020
																\$4,422.44	
20893	BROWN ERNEST C JR		PO BOX 213		SUMMITER	SC	28738	0	EAGLES NEST RD	2018	1344	8605375712	\$42.13	\$47.13	\$22.68	\$69.81	
20893	BROWN ERNEST C JR		PO BOX 213		SUMMITER	SC	28738	39	COON HOLLOW RD	2018	1345	8605376565	\$565.10	\$570.10	\$276.32	\$846.42	
																\$916.23	
36253	BROWNING, TERRY LEE		146 CAMP BRANCH RD		WAYNESVILLE	NC											

3253	BURGIN, WILLIAM P JR		555 KNOLLWOOD DR	WAYNESVILLE	NC	28786	409	CAROLINA AVE	2015	722	8605834375	\$361.08	\$366.08	\$276.39	\$642.47	
3253	BURGIN, WILLIAM P JR		555 KNOLLWOOD DR	WAYNESVILLE	NC	28786	0	KNOLLWOOD	2017	1375	8605774114	\$344.36	\$349.36	\$200.71	\$550.07	
3253	BURGIN, WILLIAM P JR		555 KNOLLWOOD DR	WAYNESVILLE	NC	28786	0	OFF CAROLINA AVE	2014	709	8605833298	\$131.90	\$136.90	\$115.51	\$252.41	
3253	BURGIN, WILLIAM P JR		555 KNOLLWOOD DR	WAYNESVILLE	NC	28786	0	OFF CAROLINA AVE	2015	771	8605833298	\$131.90	\$136.90	\$103.35	\$240.25	
3253	BURGIN, WILLIAM P JR		555 KNOLLWOOD DR	WAYNESVILLE	NC	28786	0	OFF CAROLINA AVE	2017	1552	8605833298	\$80.63	\$85.63	\$49.06	\$134.69	
3253	BURGIN, WILLIAM P JR		555 KNOLLWOOD DR	WAYNESVILLE	NC	28786	0	FRAZIER ST	2020	538	8616129127	\$39.16	\$39.16	\$11.94	\$51.10	
3253	BURGIN, WILLIAM P JR		555 KNOLLWOOD DR	WAYNESVILLE	NC	28786	409	CAROLINA AVE	2014	710	8605834375	\$361.08	\$366.08	\$309.16	\$675.34	
3253	BURGIN, WILLIAM P JR		555 KNOLLWOOD DR	WAYNESVILLE	NC	28786	409	CAROLINA AVE	2013	1552	8605834375	\$336.36	\$341.36	\$319.00	\$660.36	
3253	BURGIN, WILLIAM P JR		555 KNOLLWOOD DR	WAYNESVILLE	NC	28786	0	OFF CAROLINA AVE	2013	1549	8605833298	\$122.87	\$127.87	\$119.38	\$247.25	
3253	BURGIN, WILLIAM P JR		555 KNOLLWOOD DR	WAYNESVILLE	NC	28786	409	CAROLINA AVE	2017	1558	8605834375	\$233.14	\$238.14	\$136.76	\$374.90	
3253	BURGIN, WILLIAM P JR		555 KNOLLWOOD DR	WAYNESVILLE	NC	28786	0	FRAZIER	2013	5183	8616129127	\$203.28	\$208.28	\$194.57	\$402.85	
															\$11,166.49	
46439	BYERS, DIANE LOUISE/TR		95 MORGAN ST	WAYNESVILLE	NC	28786	0	YOUNG WAY	2020	1760	8605904678	\$3.97	\$3.97	\$1.21	\$5.18	
39527	CHAPERON, JOHN S/TR	CHAPERON, KAREN S	8 FUNTSTONE CT	PALM COAST	FL	32137	48	SKYLINE DR	2019	573	8605095039	\$989.42	\$5.00	\$1.97	\$6.97	09/03/2019
43385	CHATTAWAY, JOHN SEWELL/TR	CHATTAWAY, PATRICIA G/TR	3872 STABLE LN	SARASOTA	FL	34235	0	MOUNTAIN VIEW DR	2019	1698	8605878813	\$64.44	\$69.44	\$27.42	\$96.86	
17352	CHURCH OF GOD IN CHRIST		100 CALVARY RD	WAYNESVILLE	NC	28786	10	CALVARY	2013	4702	8615457057	\$177.57	\$182.57	\$170.53	\$353.10	
48164	CLEMENT, LOUISE W		136 E DAVIS BLVD	TAMPA	FL	33606-3514	84	CHELSEA RD	2022	1740	8605903178	\$565.25	\$570.25	\$71.07	\$641.32	
48164	CLEMENT, LOUISE W		136 E DAVIS BLVD	TAMPA	FL	33606-3514	84	CHELSEA RD	2021	1842	8605903178	\$565.25	\$118.86	\$25.31	\$144.17	11/02/2021
															\$785.49	
41597	CLIFFORD GOULD LLC		393 OREGON ST	CINCINNATI	OH	45202	783	N MAIN ST	2019	4596	8615596508	\$1,683.40	\$851.67	\$306.77	\$1,158.44	03/03/2020
25038	CLINE, T R	HAYWOOD EQUITY GROUP LTD PTNRP	PO BOX 458	GASTONIA	NC	28053	0	MONTGOMERY ST	2015	975	8615370711	\$350.56	\$355.56	\$268.44	\$624.00	
25038	CLINE, T R	HAYWOOD EQUITY GROUP LTD PTNRP	PO BOX 458	GASTONIA	NC	28053	0	MONTGOMERY ST	2014	982	8615370711	\$350.56	\$17.27	\$13.99	\$31.26	03/03/2015
															\$655.26	
17399	COFFEY, JOHN		165 VALLEY VIEW TER	WAYNESVILLE	NC	28786	26	MCNABB ST	2020	4834	8615687720	\$227.53	\$4.35	\$1.24	\$5.59	01/15/2021
2170	COGDILL, AMANDA (HEIRS)		C/O ROY COGDILL	407 ALLENS CREEK RD	WAYNESVILLE	NC	28786	0	OFF ALLENS CREEK RD	2016	288	8604876717	\$3.40	\$3.40	\$2.26	\$5.66
34771	COGDILL, ROBERT HUGH		330 FOX RUN RD	WAYNESVILLE	NC	28785	32	MAXWELL	2016	2788	8615030121	\$576.53	\$80.89	\$44.29	\$125.18	02/28/2018
39746	COGDILL, ROBERT HUGH		32 MAXWELL ST	WAYNESVILLE	NC	28786	32	MAXWELL ST	2018	1081	8615030121	\$586.91	\$591.91	\$286.90	\$878.81	
39746	COGDILL, ROBERT HUGH		32 MAXWELL ST	WAYNESVILLE	NC	28786	32	MAXWELL ST	2022	2752	8615030121	\$644.75	\$649.75	\$81.00	\$730.75	
39746	COGDILL, ROBERT HUGH		32 MAXWELL ST	WAYNESVILLE	NC	28786	32	MAXWELL ST	2020	2762	8615030121	\$586.91	\$586.91	\$179.01	\$765.92	
39746	COGDILL, ROBERT HUGH		32 MAXWELL ST	WAYNESVILLE	NC	28786	32	MAXWELL ST	2019	2762	8615030121	\$586.91	\$591.91	\$233.80	\$825.71	
															\$3,326.37	
43748	CONNOR, EMILY		242 ALLENS CREEK RD	WAYNESVILLE	NC	28786-4906	0	ALLENS CREEK RD	2021	420	8604882324	\$81.25	\$86.25	\$18.30	\$104.55	
43748	CONNOR, EMILY		242 ALLENS CREEK RD	WAYNESVILLE	NC	28786-4906	0	ALLENS CREEK RD	2019	317	8604882324	\$80.30	\$85.30	\$33.69	\$118.99	
43748	CONNOR, EMILY		242 ALLENS CREEK RD	WAYNESVILLE	NC	28786-4906	0	ALLENS CREEK RD	2020	321	8604882324	\$80.30	\$80.30	\$24.49	\$104.79	
40923	CONNOR, EMILY		PO BOX 366	DILLSBORO	NC	28725	0	ALLENS CREEK RD	2018	1119	8604882324	\$80.30	\$85.30	\$41.20	\$126.50	
20892	CONNOR, EMILY		170 FOULAGE LN	CANTON	NC	28716	0	ALLENS CREEK RD	2015	1103	8604882324	\$47.76	\$52.76	\$39.83	\$92.59	
20892	CONNOR, EMILY		170 FOULAGE LN	CANTON	NC	28716	0	ALLENS CREEK RD	2014	1107	8604882324	\$47.76	\$52.76	\$44.41	\$97.17	
20892	CONNOR, EMILY		170 FOULAGE LN	CANTON	NC	28716	0	ALLENS CREEK RD	2017	318	8604882324	\$78.68	\$83.68	\$47.94	\$131.62	
20892	CONNOR, EMILY		170 FOULAGE LN	CANTON	NC	28716	0	ALLENS CREEK RD	2016	320	8604882324	\$52.94	\$57.94	\$38.53	\$96.47	
20892	CONNOR, EMILY		170 FOULAGE LN	CANTON	NC	28716	0	ALLENS CREEK RD	2013	315	8604882324	\$44.49	\$49.49	\$46.10	\$95.59	
															\$968.27	
48174	CULLINS, ELDER JR HEIRS		174 HILLSIDE RD	WAYNESVILLE	NC	28786	711	HILLSIDE RD	2020	4469	8615554332	\$80.30	\$80.30	\$24.49	\$104.79	
48174	CULLINS, ELDER JR HEIRS		174 HILLSIDE RD	WAYNESVILLE	NC	28786	711	HILLSIDE RD	2021	4572	8615554332	\$106.73	\$111.73	\$23.78	\$135.51	
48174	CULLINS, ELDER JR HEIRS		174 HILLSIDE RD	WAYNESVILLE	NC	28786	711	HILLSIDE RD	2022	4488	8615554332	\$106.73	\$111.73	\$13.75	\$125.48	
31699	CULLINS, ELDER JR HEIRS	CULLINS, DELTON	174 HILLSIDE RD	WAYNESVILLE	NC	28786	0	711 HILLSIDE RD	2016	4448	8615554332	\$65.57	\$70.57	\$46.92	\$117.49	
31699	CULLINS, ELDER JR HEIRS	CULLINS, DELTON	174 HILLSIDE RD	WAYNESVILLE	NC	28786	711	HILLSIDE RD	2019	4454	8615554332	\$80.30	\$85.30	\$33.69	\$118.99	
31699	CULLINS, ELDER JR HEIRS	CULLINS, DELTON	174 HILLSIDE RD	WAYNESVILLE	NC	28786	0	711 HILLSIDE RD	2017	4458	8615554332	\$78.68	\$83.68	\$47.94	\$131.62	
31699	CULLINS, ELDER JR HEIRS	CULLINS, DELTON	174 HILLSIDE RD	WAYNESVILLE	NC	28786	0	711 HILLSIDE RD	2015	1222	8615554332	\$59.16	\$64.16	\$48.44	\$112.60	
31699	CULLINS, ELDER JR HEIRS	CULLINS, DELTON	174 HILLSIDE RD	WAYNESVILLE	NC	28786	711	HILLSIDE RD	2018	1216	8615554332	\$80.30	\$85.30	\$41.20	\$126.50	
31699	CULLINS, ELDER JR HEIRS	CULLINS, DELTON	174 HILLSIDE RD	WAYNESVILLE	NC	28786	0	711 HILLSIDE RD	2013	4478	8615554332	\$55.11	\$60.11	\$56.03	\$116.14	
31699	CULLINS, ELDER JR HEIRS	CULLINS, DELTON	174 HILLSIDE RD	WAYNESVILLE	NC	28786	0	711 HILLSIDE RD	2014	1218	8615554332	\$59.16	\$64.16	\$54.04	\$118.20	
															\$1,207.32	
23424	CULLINS, RUBY DORSEY		174 HILLSIDE RD	WAYNESVILLE	NC	28786	174	HILLSIDE RD	2016	4483	8615554338	\$246.25	\$251.25	\$167.08	\$418.33	
23424	CULLINS, RUBY DORSEY		174 HILLSIDE RD	WAYNESVILLE	NC	28786	174	HILLSIDE RD	2018	1227	8615554338	\$273.13	\$278.13	\$134.72	\$412.85	
23424	CULLINS, RUBY DORSEY		174 HILLSIDE RD	WAYNESVILLE	NC	28786	174	HILLSIDE RD	2015	1213	8615554338	\$222.17	\$76.56	\$55.29	\$131.85	03/04/2016
23424	CULLINS, RUBY DORSEY		174 HILLSIDE RD	WAYNESVILLE	NC	28786	174	HILLSIDE RD	2017	4470	8615554338	\$267.62	\$272.62	\$156.58	\$429.20	
23424	CULLINS, RUBY DORSEY		174 HILLSIDE RD	WAYNESVILLE	NC	28786	174	HILLSIDE RD	2022	4485	8615554338	\$340.82	\$345.82	\$43.01	\$388.83	
23424	CULLINS, RUBY DORSEY		174 HILLSIDE RD	WAYNESVILLE	NC	28786	174	HILLSIDE RD	2014	1218	8615554338	\$222.17	\$227.17	\$191.78	\$418.95	03/04/2016
23424	CULLINS, RUBY DORSEY		174 HILLSIDE RD	WAYNESVILLE	NC	28786	174	HILLSIDE RD	2013	4478	8615554338	\$206.96	\$211.96	\$198.01	\$409.97	03/04/2016
23424	CULLINS, RUBY DORSEY		174 HILLSIDE RD	WAYNESVILLE	NC	28786	174	HILLSIDE RD	2021	4573	8615554338	\$340.82	\$345.82	\$74.11	\$419.93	
23424	CULLINS, RUBY DORSEY		174 HILLSIDE RD	WAYNESVILLE	NC	28786	174	HILLSIDE RD	2019	4455	8615554338	\$273.13	\$278.13	\$109.86	\$387.99	
23424	CULLINS, RUBY DORSEY		174 HILLSIDE RD	WAYNESVILLE	NC	28786	174	HILLSIDE RD	2016	4470	8615554338	\$273.13	\$273.13	\$83.30	\$356.43	
															\$3,774.33	
48179	CUNNINGHAM, RUBY B (TR)		635 S HAYWOOD ST	WAYNESVILLE	NC	28786-3198	475	RUSS AVE	2020	5342	8616305674	\$360.37	\$360.37	\$109.91	\$470.28	
18825	CURTIS, MELANIE W		PO BOX 115	HAZELWOOD	NC	28738	1147	BROWN AVE	2014	1234	8605827863	\$355.82	\$318.51	\$52.55	\$371.06	05/16/2022
18825	CURTIS, MELANIE W		PO BOX 115	HAZELWOOD	NC	28738	1147	BROWN AVE	2015	1222	8605827863	\$355.82	\$360.82	\$272.41	\$633.23	
18825	CURTIS, MELANIE W		PO BOX 115	HAZELWOOD	NC	28738	1147	BROWN AVE	2018	1241	8605827863	\$312.29	\$317.29	\$153.71	\$471.00	
18825	CURTIS, MELANIE W		PO BOX 115	HAZELWOOD	NC	28738	1147	BROWN AVE	2021	1614	8605827863	\$241.56	\$246.56	\$52.77	\$299.33	
18825	CURTIS, MELANIE W		PO BOX 115	HAZELWOOD	NC	28738	1147	BROWN AVE	2017	1529	8605827863	\$305.99	\$310.99	\$178.64	\$489.63	
18825	CURTIS, MELANIE W		PO BOX 115	HAZELWOOD	NC	28738	1147	BROWN AVE	2019	1515	8605827863	\$312.29	\$317.29	\$125.32	\$442.61	
															\$2,706.86	
45194	DANITSCHKE, CARL N/TR		684 WOODFIELD DR	WAYNESVILLE	NC	28786	684	WOODFIELD DR	2022	3062	8615125038	\$1,849.91	\$18.92	\$1.42	\$20	

<u>31528</u>	FEDERAL NATIONAL MORTGAGE ASSN		PO BOX 650043		DALLAS	TX	75265	238	BRYSON ST	2013	<u>3166</u>	8615122250	\$48.98	\$53.98	\$50.30	\$104.28	
<u>31528</u>	FEDERAL NATIONAL MORTGAGE ASSN		PO BOX 650043		DALLAS	TX	75265	238	BRYSON ST	2013	<u>3166</u>	8615152122	\$191.04	\$196.04	\$183.12	\$379.16	
																	\$483.44
<u>28938</u>	FERGUSON, CRYSTAL MICHAELNE		83 WOODLAND DR		WAYNESVILLE	NC	28786	83	WOODLAND DR	2022	<u>5519</u>	8616709114	\$1,127.87	\$876.42	\$32.87	\$909.29	10/25/2023
<u>28938</u>	FERGUSON, CRYSTAL MICHAELNE		83 WOODLAND DR		WAYNESVILLE	NC	28786	83	WOODLAND DR	2021	<u>5598</u>	8616708177	\$1,157.73	\$1,162.73	\$199.74	\$1,362.47	07/08/2022
																	\$2,271.76
<u>27109</u>	FORNEY, MARY LOUISE		26 ROSS ST		WAYNESVILLE	NC	28786	98	BABB ST	2014	<u>1739</u>	8615459413	\$62.66	\$10.00	\$8.45	\$18.45	11/06/2014
<u>11265</u>	GADDIS, PAULETTE		46 POLK STREET		WAYNESVILLE	NC	28786	46	POLK ST	2021	<u>584</u>	8604971701	\$396.60	\$401.60	\$86.10	\$487.70	
<u>11265</u>	GADDIS, PAULETTE		46 POLK STREET		WAYNESVILLE	NC	28786	20	POLK ST	2021	<u>578</u>	8604970759	\$398.35	\$187.87	\$18.32	\$206.19	02/22/2023
<u>33064</u>	GADDIS, PAULETTE		46 POLK ST		WAYNESVILLE	NC	28786	46	POLK ST	2022	<u>481</u>	8604971701	\$396.60	\$401.60	\$49.99	\$451.59	
<u>33064</u>	GADDIS, PAULETTE		46 POLK ST		WAYNESVILLE	NC	28786	20	POLK ST	2022	<u>478</u>	8604970759	\$398.35	\$403.35	\$50.20	\$453.55	
																	\$1,599.03
<u>29465</u>	GADDY, GEORGE JESSELE		528 CHESTNUT PARK DR		WAYNESVILLE	NC	28786	528	CHESTNUT PARK	2021	<u>2260</u>	8606909210	\$49.63	\$17.28	\$3.22	\$20.50	01/31/2022
<u>39181</u>	GARBER, PAULA J	GARBER, JESSE D	28 STONEBRIDGE DR		ASHEVILLE	NC	28805	207	LENOIR	2017	<u>2721</u>	8615018239	\$1,851.00	\$1,856.00	\$1,067.03	\$2,923.03	04/13/2022
<u>2722</u>	GARLAND, JUANITA		298 HIGHLAND RD		WAYNESVILLE	NC	28786	298	HIGHLAND RD	2022	<u>4955</u>	8615782671	\$498.05	\$503.05	\$62.67	\$565.72	
<u>47241</u>	GARNES, BARRY NEIL		500 REEVES COVE RD		CANDLER	NC	28715-9223	1562	S MAIN ST	2022	<u>1415</u>	8605809681	\$1,166.95	\$22.50	\$0.17	\$22.67	02/19/2024
<u>47241</u>	GARNES, BARRY NEIL		500 REEVES COVE RD		CANDLER	NC	28715-9223	1562	S MAIN ST	2021	<u>1519</u>	8605809681	\$1,166.95	\$13.75	\$2.41	\$16.16	03/16/2022
																	\$38.83
<u>17089</u>	GENTRY, ESTELLA		95 OAKDALE RD		WAYNESVILLE	NC	28786	95	OAKDALE RD	2014	<u>1923</u>	8615444426	\$79.75	\$84.75	\$71.44	\$156.19	10/31/2023
<u>17089</u>	GENTRY, ESTELLA		95 OAKDALE RD		WAYNESVILLE	NC	28786	95	OAKDALE RD	2014	<u>2322</u>	8615443460	\$176.16	\$181.16	\$152.91	\$334.07	10/31/2023
<u>17089</u>	GENTRY, ESTELLA		95 OAKDALE RD		WAYNESVILLE	NC	28786	95	OAKDALE RD	2016	<u>4162</u>	8615443460	\$195.25	\$200.25	\$133.16	\$333.41	10/31/2023
<u>17089</u>	GENTRY, ESTELLA		95 OAKDALE RD		WAYNESVILLE	NC	28786	95	OAKDALE RD	2015	<u>1913</u>	8615444426	\$79.75	\$84.75	\$63.98	\$148.73	10/31/2023
<u>17089</u>	GENTRY, ESTELLA		95 OAKDALE RD		WAYNESVILLE	NC	28786	95	OAKDALE RD	2015	<u>1918</u>	8615443460	\$176.16	\$181.16	\$136.77	\$317.93	10/31/2023
																	\$1,290.33
<u>38567</u>	GENTRY, NORMAN HEIRS		95 OAKDALE RD		WAYNESVILLE	NC	28786	0	OAKDALE RD	2021	<u>4262</u>	8615444426	\$93.55	\$98.55	\$20.94	\$119.49	
<u>38567</u>	GENTRY, NORMAN HEIRS		95 OAKDALE RD		WAYNESVILLE	NC	28786	95	OAKDALE RD	2021	<u>4258</u>	8615443460	\$232.34	\$237.34	\$50.78	\$288.12	
<u>39303</u>	GENTRY, NORMAN HEIRS		95 OAKDALE RD		WAYNESVILLE	NC	28786	0	OAKDALE RD	2017	<u>4154</u>	8615444426	\$88.40	\$93.40	\$53.53	\$146.93	
<u>39303</u>	GENTRY, NORMAN HEIRS		95 OAKDALE RD		WAYNESVILLE	NC	28786	95	OAKDALE RD	2017	<u>4150</u>	8615443460	\$177.28	\$182.28	\$104.64	\$286.92	
																	\$841.46
<u>43337</u>	GOMEZ, LUIS A		312 DAVIS COVE RD		WAYNESVILLE	NC	28786-4858	312	DAVIS COVE RD	2019	<u>2456</u>	8614297730	\$357.90	\$177.14	\$53.14	\$230.28	11/13/2020
<u>45772</u>	GOMEZ, LUIS A		97 BURGINS CHAPEL RD		SWANNANOVA	NC	28778-2801	312	DAVIS COVE RD	2021	<u>2554</u>	8614297730	\$474.34	\$479.34	\$108.81	\$582.15	
<u>45772</u>	GOMEZ, LUIS A		97 BURGINS CHAPEL RD		SWANNANOVA	NC	28778-2801	312	DAVIS COVE RD	2022	<u>2452</u>	8614297730	\$474.34	\$479.34	\$59.70	\$539.04	
																	\$1,351.47
<u>45092</u>	GOODSON, WM RICHARD		242 MEADOW ST		WAYNESVILLE	NC	28786	242	MEADOW ST	2021	<u>3292</u>	8615162827	\$299.53	\$304.53	\$65.23	\$369.76	
<u>45092</u>	GOODSON, WM RICHARD		242 MEADOW ST		WAYNESVILLE	NC	28786	242	MEADOW ST	2020	<u>3198</u>	8615162827	\$252.81	\$253.81	\$77.11	\$339.92	
<u>45092</u>	GOODSON, WM RICHARD		242 MEADOW ST		WAYNESVILLE	NC	28786	242	MEADOW ST	2022	<u>3198</u>	8615162827	\$299.53	\$304.53	\$37.85	\$342.38	
<u>6993</u>	GOODSON, WM RICHARD	GOODSON, BONNIE	242 MEADOW ST		WAYNESVILLE	NC	28786	242	MEADOW ST	2017	<u>3211</u>	8615162827	\$421.71	\$92.16	\$2.07	\$94.23	12/13/2023
<u>6993</u>	GOODSON, WM RICHARD	GOODSON, BONNIE	242 MEADOW ST		WAYNESVILLE	NC	28786	242	MEADOW ST	2018	<u>1966</u>	8615162827	\$252.81	\$257.81	\$124.86	\$382.67	
																	\$1,518.96
<u>38404</u>	GOODWIN, ANN R/EXR		41 FRIENDSHIP SAFETY		HARBOR	FL	34695	76	ADAMS ST	2016	<u>3015</u>	8615102998	\$1,255.53	\$9.46	\$5.39	\$14.85	11/07/2017
<u>76517</u>	GRASTY, JAMES STUART JR	GRASTY, ROBIN LYNN	211 HIGHLAND RD		WAYNESVILLE	NC	28786	211	HIGHLAND RD	2019	<u>4950</u>	8615790051	\$697.95	\$483.12	\$3.62	\$486.74	02/06/2024
<u>46362</u>	GRASTY, JAMES STUART JR		211 HIGHLAND RD		WAYNESVILLE	NC	28786	211	HIGHLAND RD	2020	<u>4960</u>	8615790051	\$697.95	\$597.95	\$182.37	\$780.32	01/17/2024
<u>46362</u>	GRASTY, JAMES STUART JR		211 HIGHLAND RD		WAYNESVILLE	NC	28786	211	HIGHLAND RD	2022	<u>4978</u>	8615790051	\$773.87	\$471.71	\$14.15	\$486.86	01/17/2024
<u>46362</u>	GRASTY, JAMES STUART JR		211 HIGHLAND RD		WAYNESVILLE	NC	28786	211	HIGHLAND RD	2021	<u>5064</u>	8615790051	\$773.87	\$778.87	\$167.21	\$946.08	01/17/2024
																	\$2,699.00
<u>46371</u>	GREENE, JERRY LEON		PO BOX 1634		WAYNESVILLE	NC	28786-1634	175	BUFFALO LN	2020	<u>4061</u>	8615396870	\$274.62	\$4.12	\$1.08	\$5.20	04/14/2021
<u>46125</u>	GREER, JANET L/LT		C/O JANET GREER	15 PARKVIEW DR	WAYNESVILLE	NC	28786	15	PARKVIEW DR	2020	<u>5405</u>	8616509598	\$442.16	\$204.85	\$3.07	\$207.92	01/08/2024
<u>46125</u>	GREER, JANET L/LT		C/O JANET GREER	15 PARKVIEW DR	WAYNESVILLE	NC	28786	15	PARKVIEW DR	2022	<u>5432</u>	8616509598	\$511.67	\$516.67	\$64.37	\$581.04	
<u>46125</u>	GREER, JANET L/LT		C/O JANET GREER	15 PARKVIEW DR	WAYNESVILLE	NC	28786	15	PARKVIEW DR	2021	<u>5511</u>	8616509598	\$511.67	\$327.99	\$61.39	\$389.38	02/17/2022
																	\$1,178.34
<u>57191</u>	GUNTER, RUTH		267 CAROLINA AVE		WAYNESVILLE	NC	28786	267	CAROLINA AVE	2020	<u>1911</u>	8605932275	\$130.62	\$73.60	\$3.86	\$77.46	08/17/2023
<u>57191</u>	GUNTER, RUTH		267 CAROLINA AVE		WAYNESVILLE	NC	28786	267	CAROLINA AVE	2021	<u>2009</u>	8605932275	\$172.61	\$177.61	\$37.94	\$215.55	
																	\$293.01
<u>38432</u>	GUY, HALEY HOLCOMBE		206 IRON DUFF RD.		WAYNESVILLE	NC	28786	0	OFF BOYD AVE	2016	<u>3243</u>	8615167262	\$3.40	\$3.40	\$2.26	\$5.66	
<u>39484</u>	HALEY, ALICE		39 BRYSON ST		WAYNESVILLE	NC	28786	39	BRYSON ST	2019	<u>3203</u>	8615164202	\$268.17	\$273.17	\$107.90	\$381.07	01/31/2024
<u>39484</u>	HALEY, ALICE		39 BRYSON ST		WAYNESVILLE	NC	28786	39	BRYSON ST	2018	<u>3100</u>	8615164202	\$268.17	\$86.45	\$1.30	\$87.75	01/31/2024
<u>46040</u>	HALEY, ALICE		39 BRYSON ST		WAYNESVILLE	NC	28786-2069	39	BRYSON ST	2020	<u>3208</u>	8615164202	\$268.17	\$268.17	\$81.79	\$349.96	01/31/2024
<u>46040</u>	HALEY, ALICE		39 BRYSON ST		WAYNESVILLE	NC	28786-2069	39	BRYSON ST	2021	<u>3303</u>	8615164202	\$308.76	\$313.76	\$67.21	\$380.97	01/31/2024
																	\$1,199.75
<u>12099</u>	HALL, DENNIS MICHAEL		PO BOX 128		LAKE JUNALUSKA	NC	28745	176	YARBOROUGH ST	2020	<u>4921</u>	8615753752	\$284.04	\$284.04	\$86.62	\$370.66	11/04/2021
<u>46382</u>	HALL, JOSEPHINE B		C/O JOSEPHINE HALL	55 W CHAPEL RD	ASHEVILLE	NC	28803	105	HILLSIDE RD	2022	<u>4461</u>	8615501447	\$389.13	\$394.13	\$49.05	\$443.18	
<u>26805</u>	HANEY, TIMOTHY A		33 CITY VIEW DR		WAYNESVILLE	NC	28786	33	CITY VIEW DR	2021	<u>4355</u>	8615467061	\$126.05	\$131.05	\$27.93	\$158.98	
<u>26805</u>	HANEY, TIMOTHY A		33 CITY VIEW DR		WAYNESVILLE	NC	28786	33	CITY VIEW DR	2020	<u>4242</u>	8615467061	\$102.11	\$102.11	\$31.14	\$133.25	
<u>26805</u>	HANEY, TIMOTHY A		33 CITY VIEW DR		WAYNESVILLE	NC	28786	33	CITY VIEW DR	2019	<u>4233</u>	8615467061	\$102.11	\$89.47	\$2.68	\$92.15	11/13/2023
																	\$384.38
<u>43540</u>	HARRELL, BRENDA CUMMINGS		PO BOX 358		LAKE JUNALUSKA	NC	28745	18	MORNING DR	2019	<u>3849</u>	8615355541	\$481.82	\$188.01	\$74.26	\$262.27	01/07/2020
<u>43540</u>	HARRELL, BRENDA CUMMINGS		PO BOX 358		LAKE JUNALUSKA	NC	28745	18	MORNING DR	2020	<u>3862</u>	8615355541	\$481.82	\$9.64	\$2.75	\$12.39	01/15/2021

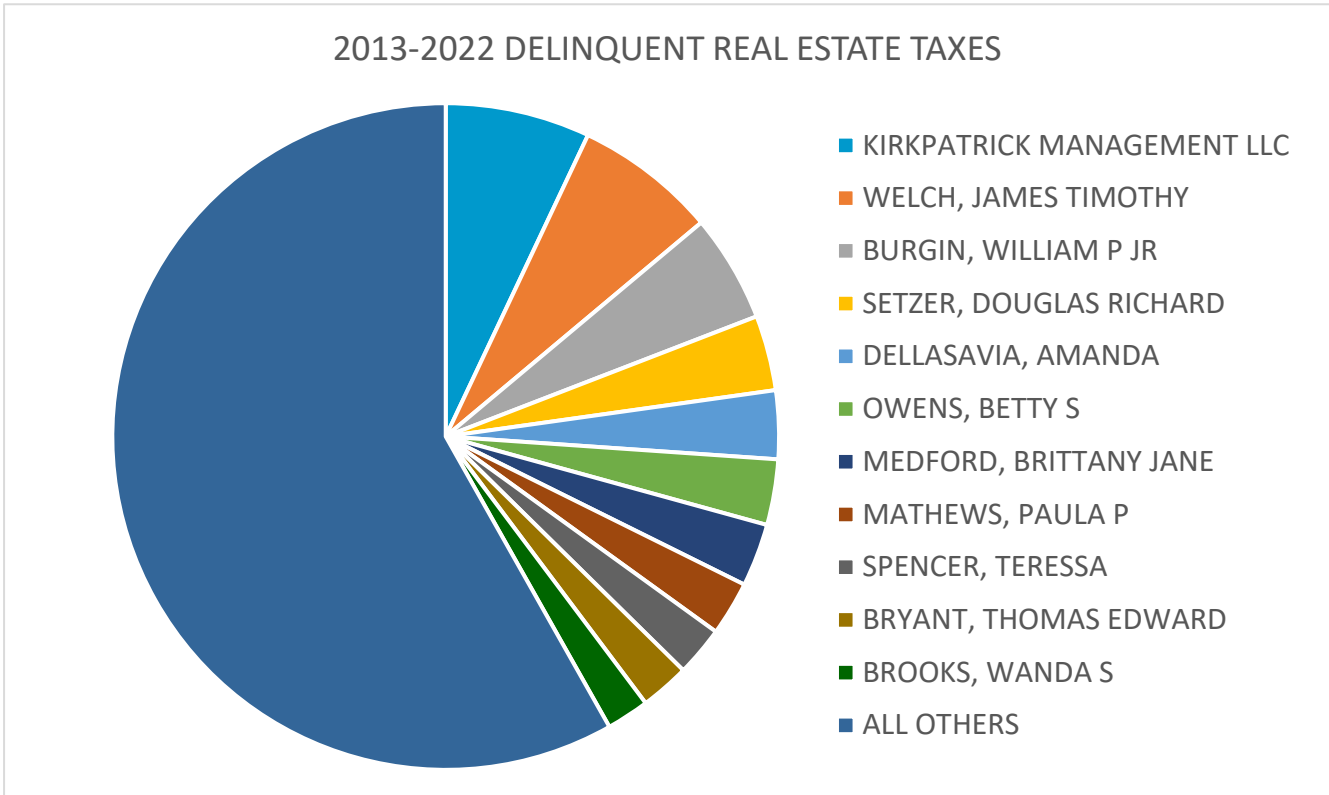
47400	HIGGINS, ELLIS		16 FRISBEE RD	LEICESTER	NC	28748	0	RAILROAD ST	2022	1201	8605171835	\$107.16	\$112.16	\$13.81	\$125.97		
47400	HIGGINS, ELLIS		16 FRISBEE RD	LEICESTER	NC	28748	16	RAILROAD ST	2020	1201	8605171835	\$84.27	\$84.27	\$25.70	\$109.97		
																\$1,520.06	
35338	HOLLINGSWORTH, CHARLOTTE		C/O CHARLOTTE RHYMER	60 PINECREST WAY	CLYDE	NC	28721	0	OFF VERO LN	2022	2518	8614390855	\$96.62	\$101.62	\$12.49	\$114.11	
35338	HOLLINGSWORTH, CHARLOTTE		C/O CHARLOTTE RHYMER	60 PINECREST WAY	CLYDE	NC	28721	39	VERO LN	2022	2524	8614392835	\$281.53	\$286.53	\$35.60	\$322.13	
																\$436.24	
47420	HOOPER, GARY JEFFERSON/LT		172 VALLEY VIEW TER	WAYNESVILLE	NC	28786	172	VALLEY VIEW TER	2022	1007	8605548403	\$722.48	\$10.42	\$0.94	\$11.36	02/09/2023	
52020	HORNER, MICHAEL		697 BROWN AVE	WAYNESVILLE	NC	28786-1992	697	BROWN AVE	2022	2003	8605953104	\$837.99	\$842.99	\$105.16	\$948.15		
30864	HOWELL, DONALD		195 RAINBOW RD	WAYNESVILLE	NC	28786	0	CHESTNUT PARK DR	2019	2972	8615099294	\$3.97	\$3.97	\$1.57	\$5.54		
52840	INMAN, MELVIN DALE		5 PATRICK DR	WAYNESVILLE	NC	28786-1789	5	PATRICK DR	2022	4133	8615420044	\$197.64	\$172.07	\$9.03	\$181.10	08/10/2023	
31140	JOETER, WALLACE		C/O LARRY WHEELER	102 JOE HILL DR	HAVRE-DE-GRACE	MD	21078	170	HOWELL ST	2019	4297	8615479686	\$46.60	\$51.60	\$20.38	\$71.98	09/17/2019
31891	JOHNSON, ROSE ANNE		422 RIVERBEND ST	WAYNESVILLE	NC	28786	422	RIVERBEND ST	2014	2667	8605807726	\$100.79	\$105.79	\$89.22	\$195.01		
31891	JOHNSON, ROSE ANNE		422 RIVERBEND ST	WAYNESVILLE	NC	28786	422	RIVERBEND ST	2017	1412	8605807726	\$119.00	\$124.00	\$71.12	\$195.12		
31891	JOHNSON, ROSE ANNE		422 RIVERBEND ST	WAYNESVILLE	NC	28786	422	RIVERBEND ST	2016	1420	8605807726	\$111.71	\$116.71	\$77.61	\$194.32		
31891	JOHNSON, ROSE ANNE		422 RIVERBEND ST	WAYNESVILLE	NC	28786	422	RIVERBEND ST	2015	2673	8605807726	\$100.79	\$105.79	\$79.87	\$185.66		
31891	JOHNSON, ROSE ANNE		422 RIVERBEND ST	WAYNESVILLE	NC	28786	422	RIVERBEND ST	2018	7648	8605807726	\$121.45	\$126.45	\$61.15	\$187.60		
31891	JOHNSON, ROSE ANNE		422 RIVERBEND ST	WAYNESVILLE	NC	28786	422	RIVERBEND ST	2013	1411	8605807726	\$93.89	\$98.89	\$92.29	\$191.18		
31891	JOHNSON, ROSE ANNE		422 RIVERBEND ST	WAYNESVILLE	NC	28786	422	RIVERBEND ST	2019	1406	8605807726	\$121.45	\$126.45	\$49.94	\$176.39		
																\$1,325.28	
40967	JONES, JUDY ENSLEY	NEWMAN, RITA ENSLEY	C/O RITA NEWMAN	48 POPLAR LN	MAGGIE VALLEY	NC	28751	0	PIGEON ST	2019	4644	8615638522	\$77.05	\$82.05	\$32.40	\$114.45	
40967	JONES, JUDY ENSLEY	NEWMAN, RITA ENSLEY	C/O RITA NEWMAN	48 POPLAR LN	MAGGIE VALLEY	NC	28751	0	NELSON PARK DR	2018	2662	8615879315	\$80.80	\$12.98	\$5.06	\$18.04	11/01/2019
																\$132.49	
46783	KELLEY, FRANKIE J/LT		216 AUBURN RD	WAYNESVILLE	NC	28786	0	AUBURN RD	2020	3460	8615211333	\$4.46	\$4.46	\$1.36	\$5.82		
28901	KEMP, RICHMOND HEIRS		112 NAUTICO WAY	PORTSMOUTH	VA	23703	0	BRYSON ST	2021	3262	8615153577	\$55.34	\$60.34	\$12.73	\$73.07		
18833	KIRKPATRICK MANAGEMENT LLC		724 FINES CREEK RD	CLYDE	NC	28721	1737	S MAIN	2013	401	8604894717	\$1,025.40	\$1,030.40	\$963.25	\$1,993.65		
18833	KIRKPATRICK MANAGEMENT LLC		724 FINES CREEK RD	CLYDE	NC	28721	1737	S MAIN	2017	402	8604894717	\$833.98	\$837.98	\$481.66	\$1,319.64		
18833	KIRKPATRICK MANAGEMENT LLC		724 FINES CREEK RD	CLYDE	NC	28721	1737	S MAIN ST	2021	501	8604894717	\$888.94	\$893.94	\$191.95	\$1,085.89		
18833	KIRKPATRICK MANAGEMENT LLC		724 FINES CREEK RD	CLYDE	NC	28721	1737	S MAIN ST	2019	396	8604894717	\$850.13	\$855.13	\$337.77	\$1,192.90		
18833	KIRKPATRICK MANAGEMENT LLC		724 FINES CREEK RD	CLYDE	NC	28721	1737	S MAIN	2015	2821	8604894717	\$1,100.76	\$1,105.76	\$834.84	\$1,940.60		
18833	KIRKPATRICK MANAGEMENT LLC		724 FINES CREEK RD	CLYDE	NC	28721	1737	S MAIN ST	2018	2790	8604894717	\$850.13	\$855.13	\$414.56	\$1,269.69		
18833	KIRKPATRICK MANAGEMENT LLC		724 FINES CREEK RD	CLYDE	NC	28721	1737	S MAIN	2014	2810	8604894717	\$1,100.76	\$1,105.76	\$934.19	\$2,039.95		
18833	KIRKPATRICK MANAGEMENT LLC		724 FINES CREEK RD	CLYDE	NC	28721	1737	S MAIN ST	2022	401	8604894717	\$888.94	\$893.94	\$111.53	\$1,005.47		
18833	KIRKPATRICK MANAGEMENT LLC		724 FINES CREEK RD	CLYDE	NC	28721	1737	S MAIN ST	2020	401	8604894717	\$850.13	\$850.13	\$259.29	\$1,109.42		
18833	KIRKPATRICK MANAGEMENT LLC		724 FINES CREEK RD	CLYDE	NC	28721	1737	S MAIN	2016	404	8604894717	\$1,220.08	\$1,225.08	\$184.67	\$2,039.75		
																\$14,996.96	
30977	KIRKPATRICK, GEORGE GRIER III	KIRKPATRICK, AMY BUCK	2562 TWAIN DR.	TALLAHASSEE	FL	32311	7	COUNTRY CLUB DR	2014	3605	8615011256	\$170.90	\$175.90	\$148.46	\$324.36		
45451	KNIGHT, HELEN J		174 HAZELWOOD AVE	WAYNESVILLE	NC	28786	174	HAZELWOOD AVE	2022	2755	8615030011	\$580.62	\$585.62	\$72.99	\$658.61		
45451	KNIGHT, HELEN J		174 HAZELWOOD AVE	WAYNESVILLE	NC	28786	174	HAZELWOOD AVE	2021	2851	8615030011	\$580.62	\$585.62	\$125.66	\$711.28		
																\$1,369.89	
47741	KREUTZIGER, KEITH L		135 E LIVINGSTON PL	METAIRIA	LA	70005-3963	0	OFF BLINK BONNY	2020	1691	8605876765	\$4.46	\$4.46	\$1.36	\$5.82	02/28/2022	
46555	KUHN, SABRINA M		127 GRAHAM ST	WAYNESVILLE	NC	28786-4078	119	HILLSIDE RD	2021	4560	8615551235	\$104.53	\$109.53	\$23.30	\$132.83		
46424	LEE, JOHN WESLEY		C/O GREGORY WHEELER	PO BOX 18461	ASHEVILLE	NC	28814-0461	0	HILLSIDE RD	2020	4437	8615541966	\$83.77	\$83.77	\$25.55	\$109.32	
46424	LEE, JOHN WESLEY		C/O GREGORY WHEELER	PO BOX 18461	ASHEVILLE	NC	28814-0461	0	HILLSIDE RD	2021	4553	8615541966	\$111.56	\$116.56	\$1.90	\$113.47	09/19/2022
46424	LEE, JOHN WESLEY		C/O GREGORY WHEELER	PO BOX 18461	ASHEVILLE	NC	28814-0461	0	HILLSIDE RD	2021	4554	8615552013	\$115.95	\$115.95	\$2.08	\$117.51	09/19/2022
46424	LEE, JOHN WESLEY		C/O GREGORY WHEELER	PO BOX 18461	ASHEVILLE	NC	28814-0461	0	HILLSIDE RD	2020	4450	8615552013	\$87.24	\$87.24	\$26.61	\$113.85	
30936	LEE, JOHN WESLEY	LEE, AMY	C/O GREGORY WHEELER	PO BOX 18461	ASHEVILLE	NC	28814	723	HILLSIDE	2014	2970	8615541966	\$61.79	\$66.79	\$56.26	\$123.05	
30936	LEE, JOHN WESLEY	LEE, AMY	C/O GREGORY WHEELER	PO BOX 18461	ASHEVILLE	NC	28814	723	HILLSIDE	2017	4433	8615541966	\$82.08	\$87.08	\$49.90	\$136.98	
30936	LEE, JOHN WESLEY	LEE, AMY	C/O GREGORY WHEELER	PO BOX 18461	ASHEVILLE	NC	28814	723	HILLSIDE	2015	2981	8615541966	\$61.79	\$66.79	\$50.42	\$117.21	
30936	LEE, JOHN WESLEY	LEE, AMY	C/O GREGORY WHEELER	PO BOX 18461	ASHEVILLE	NC	28814	94	HILLSIDE RD	2015	2982	8615552013	\$63.98	\$68.98	\$52.07	\$121.05	
30936	LEE, JOHN WESLEY	LEE, AMY	C/O GREGORY WHEELER	PO BOX 18461	ASHEVILLE	NC	28814	723	HILLSIDE	2016	4446	8615541966	\$68.48	\$73.48	\$48.86	\$122.34	
30936	LEE, JOHN WESLEY	LEE, AMY	C/O GREGORY WHEELER	PO BOX 18461	ASHEVILLE	NC	28814	94	HILLSIDE RD	2016	4472	8615552013	\$70.91	\$75.91	\$50.48	\$126.39	
30936	LEE, JOHN WESLEY	LEE, AMY	C/O GREGORY WHEELER	PO BOX 18461	ASHEVILLE	NC	28814	94	HILLSIDE RD	2017	4450	8615552013	\$85.48	\$90.48	\$51.85	\$142.33	
41151	LEE, JOHN WESLEY	LEE, AMY	C/O GREGORY WHEELER	PO BOX 18461	ASHEVILLE	NC	28814-0461	723	HILLSIDE RD	2019	4418	8615541966	\$83.77	\$88.77	\$3.09	\$121.89	09/02/2020
41151	LEE, JOHN WESLEY	LEE, AMY	C/O GREGORY WHEELER	PO BOX 18461	ASHEVILLE	NC	28814-0461	94	HILLSIDE RD	2018	2943	8615552013	\$87.24	\$92.24	\$44.56	\$136.80	
41151	LEE, JOHN WESLEY	LEE, AMY	C/O GREGORY WHEELER	PO BOX 18461	ASHEVILLE	NC	28814-0461	723	HILLSIDE RD	2018	2942	8615541966	\$83.77	\$88.77	\$42.88	\$131.65	
41151	LEE, JOHN WESLEY	LEE, AMY	C/O GREGORY WHEELER	PO BOX 18461	ASHEVILLE	NC	28814-0461	94	HILLSIDE RD	2019	4444	8615552013	\$87.24	\$92.24	\$3.14	\$131.12	09/02/2020
																\$1,440.46	
42151	LILLY, DENNIS SCOTT		420 N MAIN ST	MOUNT HOLLY	NC	28120	263	CHELSEA DR	2019	423	8604898600	\$305.35	\$19.62	\$7.34	\$26.96	02/28/2020	
21025	LINDSEY, EDWARD M		238 MORNING VIEW RD	WAYNESVILLE	NC	28786	0	MORNINGVIEW RD	2019	3277	8615180559	\$74.36	\$79.36	\$31.34	\$110.70		
21025	LINDSEY, EDWARD M		238 MORNING VIEW RD	WAYNESVILLE	NC	28786	0	MORNINGVIEW RD	2017	3286	8615180559	\$72.86	\$33.21	\$6.23	\$39.44	02/11/2022	
21025	LINDSEY, EDWARD M		238 MORNING VIEW RD	WAYNESVILLE	NC	28786	0	MORNINGVIEW RD	2022	3275	8615180559	\$78.62	\$83.62	\$10.24	\$93.86		
21025	LINDSEY, EDWARD M		238 MORNING VIEW RD	WAYNESVILLE	NC	28786	0	MORNINGVIEW RD	2021	3986	8615180559	\$74.36	\$79.36	\$38.31	\$117.67		
21025	LINDSEY, EDWARD M		238 MORNING VIEW RD	WAYNESVILLE	NC	28786	0	MORNINGVIEW RD	2018	3376	8615180559	\$78.62	\$83.62	\$17.73	\$101.35		
21025	LINDSEY, EDWARD M		238 MORNING VIEW RD	WAYNESVILLE	NC	28786	0	MORNINGVIEW RD	2020	3277	8615180559	\$74.36	\$74.36	\$22.68	\$97.04		
																\$560.06	
6957	LOVE, JAMES HENRY HEIRS		C/O IRENE L ELLISON	1404 NW 22ND ST	MIAMI	FL	33142	64	RESEVOIR DR	2017	4804	8615678369	\$433.24	\$438.24	\$251.81	\$690.05	
42160	MARINI, PETER J III	MARINI, DOROTHY	268 EAST ST	WAYNESVILLE	NC	28786	268	EAST ST	2018	3074	8615465506	\$340.55	\$162.05	\$4.86	\$166.91	11/14/2023	
43288	MASSIE, HUGH J		115 BELLE MEADE DR	WAYNESVILLE	NC	28786	115	BELLE MEADE DR	2022	1397	8605806996	\$512.55	\$15.25	\$1.49	\$16.74	01/13/2023	
35627	MASSIE, MARY S HEIRS		12 GREENWOOD RD	ASHEVILLE	NC	28803	191										

40996	RATHBONE, KRISTY W		64 P J DR	WAYNESVILLE	NC	28786	345	WELCH ST	2020	4278	8615473851	\$60.97	\$60.97	\$18.60	\$79.57	
40996	RATHBONE, KRISTY W		64 P J DR	WAYNESVILLE	NC	28786	345	WELCH ST	2019	4266	8615473851	\$60.97	\$65.97	\$26.05	\$92.02	
40996	RATHBONE, KRISTY W		64 P J DR	WAYNESVILLE	NC	28786	342	WELCH ST	2018	4171	8615474619	\$183.41	\$158.26	\$9.50	\$167.76	07/06/2023
40996	RATHBONE, KRISTY W		64 P J DR	WAYNESVILLE	NC	28786	342	WELCH ST	2020	4288	8615474619	\$183.41	\$183.41	\$55.94	\$239.35	
40996	RATHBONE, KRISTY W		64 P J DR	WAYNESVILLE	NC	28786	342	WELCH ST	2021	4392	8615474619	\$305.24	\$310.24	\$66.46	\$376.70	
45728	RATHBONE, KRISTY W		342 WELCH ST	WAYNESVILLE	NC	28786-3849	342	WELCH ST	2022	4390	8615474619	\$305.24	\$310.24	\$38.57	\$348.81	
45728	RATHBONE, KRISTY W		342 WELCH ST	WAYNESVILLE	NC	28786-3849	345	WELCH ST	2022	4393	8615473851	\$108.48	\$113.20	\$4.25	\$117.45	10/04/2023
39533	RATHBONE, KRISTY WILLIAMS		64 P J DR	WAYNESVILLE	NC	28786	352	WELCH ST	2018	4172	8615474772	\$174.98	\$176.50	\$62.11	\$238.61	12/05/2022
39533	RATHBONE, KRISTY WILLIAMS		64 P J DR	WAYNESVILLE	NC	28786	352	WELCH ST	2019	4271	8615474772	\$174.98	\$179.98	\$71.09	\$251.07	
39533	RATHBONE, KRISTY WILLIAMS		64 P J DR	WAYNESVILLE	NC	28786	352	WELCH ST	2021	4393	8615474772	\$275.82	\$280.82	\$60.13	\$340.95	
39533	RATHBONE, KRISTY WILLIAMS		64 P J DR	WAYNESVILLE	NC	28786	352	WELCH ST	2020	4283	8615474772	\$174.98	\$174.98	\$53.37	\$228.35	
52776	RATHBONE, KRISTY WILLIAMS		64 P J DR	WAYNESVILLE	NC	28786-3556	352	WELCH ST	2022	4301	8615474772	\$275.82	\$280.82	\$34.89	\$315.71	
																\$5,044.80
32380	RAYA, JUAN CHRISTIAN HERNANDEZ		479 SMATHERS ST	WAYNESVILLE	NC	28786	0	205 SMATHERS ST	2013	3252	8615170697	\$6.53	\$11.53	\$10.61	\$22.14	
32380	RAYA, JUAN CHRISTIAN HERNANDEZ		479 SMATHERS ST	WAYNESVILLE	NC	28786	205	SMATHERS ST	2020	3233	8615170697	\$7.93	\$7.93	\$2.42	\$10.35	
32380	RAYA, JUAN CHRISTIAN HERNANDEZ		479 SMATHERS ST	WAYNESVILLE	NC	28786	205	SMATHERS ST	2022	3231	8615170697	\$7.47	\$12.47	\$1.34	\$13.81	
32380	RAYA, JUAN CHRISTIAN HERNANDEZ		479 SMATHERS ST	WAYNESVILLE	NC	28786	205	SMATHERS ST	2021	3332	8615170697	\$7.47	\$12.47	\$2.44	\$14.91	
33770	RAYA, JUAN CHRISTIAN HERNANDEZ	GAMEZ, CHRISTIAN	479 SMATHERS ST	WAYNESVILLE	NC	28786	205	SMATHERS ST	2019	3333	8615170697	\$7.93	\$12.93	\$5.10	\$18.03	
33770	RAYA, JUAN CHRISTIAN HERNANDEZ	GAMEZ, CHRISTIAN	479 SMATHERS ST	WAYNESVILLE	NC	28786	0	205 SMATHERS ST	2015	4284	8615170697	\$7.01	\$12.01	\$9.06	\$21.07	
33770	RAYA, JUAN CHRISTIAN HERNANDEZ	GAMEZ, CHRISTIAN	479 SMATHERS ST	WAYNESVILLE	NC	28786	205	SMATHERS ST	2018	4212	8615170697	\$7.93	\$12.93	\$6.10	\$19.03	
33770	RAYA, JUAN CHRISTIAN HERNANDEZ	GAMEZ, CHRISTIAN	479 SMATHERS ST	WAYNESVILLE	NC	28786	0	205 SMATHERS ST	2016	3256	8615170697	\$7.77	\$12.77	\$8.49	\$21.26	
																\$140.60
21782	RAYTOWN HEIGHTS TOWNHOUSES LLC		70 GIBBS RD.	LEICESTER	NC	28748	272	RAYTOWN	2015	3432	8616049971	\$3,871.94	\$3,876.94	\$2,927.08	\$6,804.02	
45780	REMILINGER, RANDALL J		292 WESTWOOD CIR	WAYNESVILLE	NC	28786-1988	276	WESTWOOD CIR	2022	1602	8605844457	\$79.06	\$84.06	\$10.29	\$94.35	
53058	REMILINGER, TAMMY		292 WESTWOOD CIR	WAYNESVILLE	NC	28786-1988	292	WESTWOOD CIR	2022	1603	8605844574	\$433.93	\$438.93	\$54.65	\$493.58	
21781	RHINEHART, CHRISTOPHER M		122 MULL ST	WAYNESVILLE	NC	28786	122	MULL ST	2022	451	8604962610	\$321.93	\$271.11	\$20.33	\$291.44	05/17/2023
10595	RILEY, EARLIE MAE/LE	RILEY, ROBERT S	88 BRYSON ST	WAYNESVILLE	NC	28786	0	BRYSON ST	2015	4372	8615152895	\$26.29	\$31.29	\$23.62	\$54.91	
10595	RILEY, EARLIE MAE/LE	RILEY, ROBERT S	88 BRYSON ST	WAYNESVILLE	NC	28786	88	BRYSON ST	2019	3167	8615153922	\$263.71	\$180.13	\$63.50	\$243.63	04/03/2020
10595	RILEY, EARLIE MAE/LE	RILEY, ROBERT S	88 BRYSON ST	WAYNESVILLE	NC	28786	0	BRYSON ST	2018	4298	8615152895	\$29.74	\$34.74	\$16.67	\$51.41	
10595	RILEY, EARLIE MAE/LE	RILEY, ROBERT S	88 BRYSON ST	WAYNESVILLE	NC	28786	0	BRYSON ST	2019	3156	8615152895	\$29.74	\$34.74	\$13.72	\$48.46	
10595	RILEY, EARLIE MAE/LE	RILEY, ROBERT S	88 BRYSON ST	WAYNESVILLE	NC	28786	0	BRYSON ST	2017	3120	8615152895	\$29.74	\$34.14	\$10.46	\$45.60	
10595	RILEY, EARLIE MAE/LE	RILEY, ROBERT S	88 BRYSON ST	WAYNESVILLE	NC	28786	88	BRYSON ST	2018	4297	8615153922	\$265.71	\$216.68	\$74.75	\$291.43	05/01/2020
45792	RILEY, EARLIE MAE/LE	RILEY, ROBERT S	88 BRYSON ST	WAYNESVILLE	NC	28786	0	BRYSON ST	2021	3255	8615152895	\$39.53	\$44.53	\$9.33	\$53.86	
45792	RILEY, EARLIE MAE/LE	RILEY, ROBERT S	88 BRYSON ST	WAYNESVILLE	NC	28786	0	BRYSON ST	2022	3155	8615152895	\$39.53	\$44.53	\$5.35	\$49.88	
45792	RILEY, EARLIE MAE/LE	RILEY, ROBERT S	88 BRYSON ST	WAYNESVILLE	NC	28786	88	BRYSON ST	2020	3168	8615153922	\$323.71	\$63.71	\$19.43	\$83.14	01/04/2021
45792	RILEY, EARLIE MAE/LE	RILEY, ROBERT S	88 BRYSON ST	WAYNESVILLE	NC	28786	88	BRYSON ST	2022	3166	8615153922	\$306.12	\$311.12	\$38.68	\$349.80	
45792	RILEY, EARLIE MAE/LE	RILEY, ROBERT S	88 BRYSON ST	WAYNESVILLE	NC	28786	0	BRYSON ST	2020	3157	8615152895	\$29.74	\$29.74	\$9.07	\$38.81	
45792	RILEY, EARLIE MAE/LE	RILEY, ROBERT S	88 BRYSON ST	WAYNESVILLE	NC	28786	88	BRYSON ST	2021	3266	8615153922	\$306.12	\$311.12	\$66.65	\$377.77	
45792	RILEY, EARLIE MAE/LE	RILEY, ROBERT S	88 BRYSON ST	WAYNESVILLE	NC	28786	0	DAISEY AVE	2022	3158	8615152922	\$79.93	\$84.93	\$10.40	\$95.33	
45792	RILEY, EARLIE MAE/LE	RILEY, ROBERT S	88 BRYSON ST	WAYNESVILLE	NC	28786	0	DAISEY AVE	2021	3265	8615152922	\$79.93	\$84.93	\$18.01	\$102.94	
45792	RILEY, EARLIE MAE/LE	RILEY, ROBERT S	88 BRYSON ST	WAYNESVILLE	NC	28786	0	DAISEY AVE	2020	3158	8615152922	\$60.48	\$60.48	\$18.45	\$78.93	
26917	RILEY, EARLIE MAE/LE	RILEY, ROBERT S	88 BRYSON ST	WAYNESVILLE	NC	28786	0	DAISEY AVE	2017	3171	8615152922	\$59.26	\$64.26	\$36.77	\$101.03	
26917	RILEY, EARLIE MAE/LE	RILEY, ROBERT S	88 BRYSON ST	WAYNESVILLE	NC	28786	0	DAISEY AVE	2019	3157	8615152922	\$60.48	\$65.48	\$25.86	\$91.34	
26917	RILEY, EARLIE MAE/LE	RILEY, ROBERT S	88 BRYSON ST	WAYNESVILLE	NC	28786	0	DAISEY AVE	2015	4377	8615152922	\$53.46	\$58.46	\$44.13	\$102.59	
26917	RILEY, EARLIE MAE/LE	RILEY, ROBERT S	88 BRYSON ST	WAYNESVILLE	NC	28786	0	DAISEY AVE	2018	4298	8615152922	\$60.48	\$65.48	\$31.58	\$97.06	
26917	RILEY, EARLIE MAE/LE	RILEY, ROBERT S	88 BRYSON ST	WAYNESVILLE	NC	28786	0	DAISEY AVE	2013	3172	8615152922	\$49.80	\$54.80	\$51.06	\$105.86	
																\$2,471.78
10288	ROACH, HERBERT L	ROACH, SALLY H	15 CHICKERING LN	WAYNESVILLE	NC	28786	15	CHICKERING LN	2015	4391	8605451178	\$1,323.80	\$572.09	\$431.92	\$1,004.01	12/30/2019
33452	ROLLISON, MARGARET/TR	ANDRE MCKINNEY TRUST	112 HILLSIDE DR	WAYNESVILLE	NC	28786	112	HILLSIDE DR	2014	4483	8615552140	\$354.94	\$106.61	\$75.16	\$181.77	05/03/2016
48107	RUFF, ALBERT LESLIE		C/O CLIFFORD RUFF	HAZELWOOD	NC	28738-0183	64	BROOK ST	2020	1810	8605911768	\$281.56	\$281.56	\$85.88	\$367.44	
48107	RUFF, ALBERT LESLIE		C/O CLIFFORD RUFF	HAZELWOOD	NC	28738-0183	64	BROOK ST	2021	1907	8605911768	\$365.85	\$370.85	\$79.49	\$450.34	
																\$817.78
15044	RUSH FORK PROPERTIES LLC		10669 RUSH FORK RD	CLYDE	NC	28721	199	HILLSIDE RD	2020	4467	8615553558	\$293.45	\$293.45	\$89.50	\$382.95	
41295	SATTERHEWAITE, S C HEIRS		XXXXXXXXXXXXXXXX	WAYNESVILLE	NC	28786	0	BELLVIEW DR	2021	4318	8615459961	\$6.59	\$11.59	\$2.25	\$13.84	
41295	SATTERHEWAITE, S C HEIRS		XXXXXXXXXXXXXXXX	WAYNESVILLE	NC	28786	0	BELLVIEW DR	2022	4322	8615459961	\$6.59	\$11.59	\$1.23	\$12.82	
41295	SATTERHEWAITE, S C HEIRS		XXXXXXXXXXXXXXXX	WAYNESVILLE	NC	28786	0	BELLVIEW DR	2020	4308	8615459961	\$4.96	\$4.96	\$1.51	\$6.47	
41295	SATTERHEWAITE, S C HEIRS		XXXXXXXXXXXXXXXX	WAYNESVILLE	NC	28786	0	BELLVIEW DR	2019	4194	8615459961	\$4.96	\$4.96	\$1.96	\$6.92	
8830	SATTERHEWAITE, S C HEIRS		XXXXXXXXXXXXXXXX	WAYNESVILLE	NC	28786	0	BELLVIEW DR	2016	4221	8615459961	\$3.89	\$3.89	\$2.59	\$6.48	
																\$46.53
39349	SEARCY, ROBERT JAMES	PARKER, JACQUELINE RENEE	422 BROWNING RD	WAYNESVILLE	NC	28786	415	BROWNING RD	2017	481	8604971601	\$516.30	\$521.30	\$299.57	\$820.87	
38479	SEARCY, ROBERT JAMES		422 BROWNING RD.	WAYNESVILLE	NC	28786	415	BROWNING RD	2016	485	8604971601	\$515.33	\$520.33	\$346.01	\$866.34	
																\$1,687.21
35292	SECURE INC		119 N SALISBURY ST	RALEIGH	NC	27603	0	OFF ARDEN ST	2017	4309	8615478362	\$46.14	\$51.14	\$39.23	\$80.37	
35292	SECURE INC		119 N SALISBURY ST	RALEIGH	NC	27603	56	ARDEN ST	2017	4308	8615478309	\$50.03	\$20.76	\$11.76	\$32.52	09/18/2017
																\$112.89
48138	SETZER, DOUGLAS RICHARD		524 CAMELOT DR	WAYNESVILLE	NC	28786	524	CAMELOT DR	2020	1528	8605829069	\$724.71	\$724.71	\$221.04	\$945.75	
48138	SETZER, DOUGLAS RICHARD		524 CAMELOT DR	WAYNESVILLE	NC	28786	524	CAMELOT DR	2021	1625	8605829069	\$952.62	\$952.62	\$1,063.26	\$2,015.88	10/13/2023
38002	SETZER, DOUGLAS RICHARD	SETZER, JESSICA BULKO	524 CAMELOT DR	WAYNESVILLE	NC	28786	524	CAMELOT DR	2016	1544	8605829069	\$732.44	\$737.44	\$490.39	\$1,227.83	
38002	SETZER, DOUGLAS RICHARD	SETZER, JESSICA BULKO	524 CAMELOT DR	WAYNESVILLE	NC	28786	524	CAMELOT DR	2017	1541	8605829069	\$710.09	\$715.09	\$411.00	\$1,126.09	
38002	SETZER, DOUGLAS RICHARD	SETZER, JESSICA BULKO														

<u>20771</u>	SPENCER, TERESSA	SPENCER, FREDERICK R JR	PO BOX 1670		CLYDE	NC	28721	49	SHINGLE COVE	2015	<u>4854</u>	8605991954	\$188.43	\$193.43	\$146.03	\$339.46	
<u>20771</u>	SPENCER, TERESSA	SPENCER, FREDERICK R JR	PO BOX 1670		CLYDE	NC	28721	0	LANSING	2014	<u>4852</u>	8606905129	\$128.39	\$133.39	\$66.42	\$199.81	01/23/2023
<u>20771</u>	SPENCER, TERESSA	SPENCER, FREDERICK R JR	PO BOX 1670		CLYDE	NC	28721	0	SHINGLE COVE	2016	<u>2191</u>	8606903068	\$145.71	\$150.71	\$100.22	\$250.93	
<u>20771</u>	SPENCER, TERESSA	SPENCER, FREDERICK R JR	PO BOX 1670		CLYDE	NC	28721	0	SHINGLE COVE RD	2018	<u>4800</u>	8606903068	\$111.53	\$116.53	\$56.34	\$172.87	
<u>20771</u>	SPENCER, TERESSA	SPENCER, FREDERICK R JR	PO BOX 1670		CLYDE	NC	28721	49	SHINGLE COVE RD	2018	<u>4798</u>	8605991954	\$160.11	\$165.11	\$79.90	\$245.01	
<u>20771</u>	SPENCER, TERESSA	SPENCER, FREDERICK R JR	PO BOX 1670		CLYDE	NC	28721	0	SHINGLE COVE	2013	<u>2190</u>	8606903068	\$122.46	\$129.91	\$35.80	\$55.71	08/13/2014
<u>20771</u>	SPENCER, TERESSA	SPENCER, FREDERICK R JR	PO BOX 1670		CLYDE	NC	28721	0	SHINGLE COVE	2016	<u>2110</u>	8605992968	\$184.08	\$189.08	\$125.73	\$314.81	
<u>20771</u>	SPENCER, TERESSA	SPENCER, FREDERICK R JR	PO BOX 1670		CLYDE	NC	28721	0	SHINGLE COVE RD	2018	<u>4799</u>	8605992968	\$140.78	\$145.78	\$70.53	\$216.31	
<u>20771</u>	SPENCER, TERESSA	SPENCER, FREDERICK R JR	PO BOX 1670		CLYDE	NC	28721	0	SHINGLE COVE	2014	<u>4850</u>	8605992968	\$166.08	\$171.08	\$144.39	\$315.47	
<u>20771</u>	SPENCER, TERESSA	SPENCER, FREDERICK R JR	PO BOX 1670		CLYDE	NC	28721	0	SHINGLE COVE	2015	<u>4851</u>	8605992968	\$166.08	\$171.08	\$129.16	\$300.24	
<u>20771</u>	SPENCER, TERESSA	SPENCER, FREDERICK R JR	PO BOX 1670		CLYDE	NC	28721	49	SHINGLE COVE RD	2019	<u>2088</u>	8605991954	\$160.11	\$165.11	\$65.21	\$230.32	
<u>20771</u>	SPENCER, TERESSA	SPENCER, FREDERICK R JR	PO BOX 1670		CLYDE	NC	28721	0	LANSING RD	2018	<u>4801</u>	8606905129	\$109.05	\$114.05	\$55.14	\$169.19	
<u>20771</u>	SPENCER, TERESSA	SPENCER, FREDERICK R JR	PO BOX 1670		CLYDE	NC	28721	0	SHINGLE COVE RD	2019	<u>2089</u>	8605992968	\$140.78	\$145.78	\$57.58	\$203.36	
<u>20771</u>	SPENCER, TERESSA	SPENCER, FREDERICK R JR	PO BOX 1670		CLYDE	NC	28721	0	SHINGLE COVE	2013	<u>2104</u>	8605992968	\$154.71	\$33.59	\$28.97	\$62.56	08/13/2014
<u>20771</u>	SPENCER, TERESSA	SPENCER, FREDERICK R JR	PO BOX 1670		CLYDE	NC	28721	0	LANSING	2015	<u>4857</u>	8606905129	\$128.39	\$133.39	\$100.70	\$234.09	
																	\$5,157.45
<u>31726</u>	STEVENSON, SARA BROOKE		56 FLAG ST		WAYNESVILLE	NC	28786	56	FLAG ST	2020	<u>3449</u>	8615227199	\$18.84	\$18.84	\$5.75	\$24.59	
<u>24917</u>	STONE WOLF LLC		825-C MERRIMON AVE STE 368		ASHEVILLE	NC	28804	271	FOURTH ST	2017	<u>7889</u>	8615070931	\$625.10	\$630.10	\$362.13	\$992.23	
<u>50973</u>	TABORA-PACHECO, MARIA E		4 GERALDS LN		CANDLER	NC	28715-7223	278	MORNINGVIEW RD	2022	<u>3302</u>	8615184415	\$260.88	\$88.28	\$3.31	\$91.59	10/09/2023
<u>42363</u>	TATE, JOHN		35 BOLDEN DR		MARION	NC	28752	68	BABB ST	2021	<u>4297</u>	8615456449	\$341.26	\$346.26	\$74.20	\$420.46	
<u>42363</u>	TATE, JOHN		35 BOLDEN DR		MARION	NC	28752	68	BABB ST	2020	<u>4189</u>	8615456449	\$234.47	\$234.47	\$71.51	\$305.98	
<u>42363</u>	TATE, JOHN		35 BOLDEN DR		MARION	NC	28752	68	BABB ST	2022	<u>4201</u>	8615456449	\$341.26	\$207.52	\$18.64	\$226.16	03/23/2023
<u>42363</u>	TATE, JOHN		35 BOLDEN DR		MARION	NC	28752	68	BABB ST	2019	<u>4172</u>	8615456449	\$234.47	\$239.47	\$69.64	\$309.11	02/24/2023
																	\$1,261.71
<u>26868</u>	VILLAGES OF WAYNESVILLE LLC		10 TEMPTATION LN.		LAKE PLACID	FL	33852	0	OFF BABB ST	2013	<u>4206</u>	8615458413	\$55.11	\$60.11	\$56.03	\$116.14	
<u>45558</u>	WELCH, JAMES TIMOTHY		329 COUNTRY CLUB DR		WAYNESVILLE	NC	28786	137	DEPOT ST	2021	<u>3702</u>	8615277950	\$13,749.16	\$13,754.16	\$956.89	\$14,711.05	12/28/2023
<u>34008</u>	WILLIAMS, ROSA	GIBSON, MARY E	C/O MARY GIBSON	160 CRAVEN RD	WAYNESVILLE	NC	28786	160	CRAVEN RD	2018	<u>5400</u>	8615504095	\$189.85	\$119.82	\$7.19	\$127.01	07/05/2023
<u>47876</u>	WILLIAMS, ROSA		C/O MARY GIBSON	160 CRAVEN RD	WAYNESVILLE	NC	28786	160	CRAVEN RD	2021	<u>4557</u>	8615504095	\$271.86	\$276.86	\$59.28	\$336.14	
<u>47876</u>	WILLIAMS, ROSA		C/O MARY GIBSON	160 CRAVEN RD	WAYNESVILLE	NC	28786	160	CRAVEN RD	2020	<u>4452</u>	8615504095	\$189.85	\$189.85	\$57.90	\$247.75	
<u>47876</u>	WILLIAMS, ROSA		C/O MARY GIBSON	160 CRAVEN RD	WAYNESVILLE	NC	28786	160	CRAVEN RD	2022	<u>4466</u>	8615504095	\$271.86	\$246.72	\$12.95	\$302.70	08/07/2023
																	\$970.57
<u>39736</u>	WILMINGTON TRUST NA/TR	BEAR STEARNS ASSET BACKED SECUR	C/O HUTCHENS LAW FIRM	6230 FAIRVIEW RD STE 315	CHARLOTTE	NC	28210	0	HEDGE	2017	<u>1402</u>	8605805518	\$12.14	\$17.14	\$9.68	\$26.82	10/10/2019
<u>39736</u>	WILMINGTON TRUST NA/TR	BEAR STEARNS ASSET BACKED SECUR	C/O HUTCHENS LAW FIRM	6230 FAIRVIEW RD STE 315	CHARLOTTE	NC	28210	42	HEDGE	2017	<u>1401</u>	8605805555	\$170.00	\$175.00	\$100.45	\$275.45	09/30/2019
																	\$302.27
<u>50322</u>	WOODY, BRENDA		618 SMATHERS ST		WAYNESVILLE	NC	28786-3644	618	SMATHERS ST	2021	<u>2981</u>	8615072558	\$264.40	\$155.00	\$9.30	\$164.30	07/11/2023
<u>36140</u>	WOODY, BRENDA		26 FIRST ST		WAYNESVILLE	NC	28786	618	SMATHERS ST	2020	<u>2885</u>	8615072558	\$197.29	\$197.29	\$60.17	\$257.46	
<u>37502</u>	WOODY, BRENDA		26 FIRST ST		WAYNESVILLE	NC	28786	618	SMATHERS ST	2019	<u>2886</u>	8615072558	\$197.29	\$48.52	\$9.10	\$57.62	02/10/2022
																	\$479.38
<u>42105</u>	YARBOROUGH, LAURA BELLE		116 YARBOROUGH ST		WAYNESVILLE	NC	28786-4047	0	YARBOROUGH ST	2020	<u>4915</u>	8615751420	\$28.75	\$28.75	\$8.77	\$37.52	
<u>42105</u>	YARBOROUGH, LAURA BELLE		116 YARBOROUGH ST		WAYNESVILLE	NC	28786-4047	0	YARBOROUGH ST	2021	<u>5021</u>	8615751420	\$50.51	\$55.51	\$11.69	\$62.20	
<u>42105</u>	YARBOROUGH, LAURA BELLE		116 YARBOROUGH ST		WAYNESVILLE	NC	28786-4047	0	YARBOROUGH ST	2018	<u>5511</u>	8615751420	\$28.75	\$33.75	\$16.19	\$49.94	
<u>42105</u>	YARBOROUGH, LAURA BELLE		116 YARBOROUGH ST		WAYNESVILLE	NC	28786-4047	0	YARBOROUGH ST	2019	<u>4906</u>	8615751420	\$28.75	\$33.75	\$13.33	\$47.08	
<u>26469</u>	YARBOROUGH, LAURA BELLE		116 YARBOROUGH ST		WAYNESVILLE	NC	28786	116	YARBOROUGH ST	2016	<u>4930</u>	8615751420	\$31.57	\$36.57	\$24.31	\$60.88	
<u>26469</u>	YARBOROUGH, LAURA BELLE		116 YARBOROUGH ST		WAYNESVILLE	NC	28786	116	YARBOROUGH ST	2015	<u>5520</u>	8615751420	\$28.48	\$33.48	\$25.27	\$58.75	
<u>26469</u>	YARBOROUGH, LAURA BELLE		116 YARBOROUGH ST		WAYNESVILLE	NC	28786	116	YARBOROUGH ST	2017	<u>4917</u>	8615751420	\$28.17	\$33.17	\$18.90	\$52.07	
<u>26469</u>	YARBOROUGH, LAURA BELLE		116 YARBOROUGH ST		WAYNESVILLE	NC	28786	116	YARBOROUGH ST	2014	<u>5528</u>	8615751420	\$28.48	\$33.48	\$28.12	\$61.60	
<u>26469</u>	YARBOROUGH, LAURA BELLE		116 YARBOROUGH ST		WAYNESVILLE	NC	28786	116	YARBOROUGH ST	2013	<u>4922</u>	8615751420	\$26.53	\$31.53	\$29.31	\$60.84	
																	\$495.88
<u>6585</u>	YOUNTS PROPERTIES INC		PO BOX 1767		SIMPSONVILLE	SC	29681	0	LEE ST	2022	<u>5371</u>	8616306417	\$455.89	\$460.89	\$57.40	\$518.29	
<u>6585</u>	YOUNTS PROPERTIES INC		PO BOX 1767		SIMPSONVILLE	SC	29681	437	RUSS AVE	2022	<u>5372</u>	8616306481	\$2,128.36	\$2,133.36	\$266.45	\$2,399.81	
																	\$2,918.10

**Town of Waynesville
2013-2022 Delinquent Real Estate Taxes**

TAXPAYER NAME	TOTAL DELINQUENT REAL ESTATE TAXES DUE	PERCENTAGE OF TOTAL
KIRKPATRICK MANAGEMENT LLC	\$14,996.96	7.02%
WELCH, JAMES TIMOTHY	\$14,711.05	6.89%
BURGIN, WILLIAM P JR	\$11,166.49	5.23%
SETZER, DOUGLAS RICHARD	\$7,783.59	3.64%
DELLASAVIA, AMANDA	\$7,091.70	3.32%
OWENS, BETTY S	\$6,802.79	3.18%
MEDFORD, BRITTANY JANE	\$6,517.85	3.05%
MATHEWS, PAULA P	\$5,620.81	2.63%
SPENCER, TERESSA	\$5,157.45	2.41%
BRYANT, THOMAS EDWARD	\$5,100.08	2.39%
BROOKS, WANDA S	\$4,422.44	2.07%
ALL OTHERS	\$124,276.69	58.17%
2013-2022 DELINQUENT REAL ESTATE TAXES TOTAL	\$ 213,647.90	100.00%



1. Kirkpatrick Management \$14,996.96 PIN 8604894717

Haywood County attempted foreclosure but there were no bidders. The Town Attorney suggested we submit a lien at the courthouse so when the Main Street construction begins, we will be paid if NCDOT purchases a portion of the property. Sharon has reached out to the owner multiple times, but they have not made any payments.

2. James Timothy Welch \$14,711.05 PIN 8615277950

We will start with a payment plan and then move to bank attachment or rent garnishment if Mr. Welch does not keep up with the payment plan. Mr. Welch owed over \$56,000 in 2021 so he has been making payments but not consistently.

3. William P Burgin Jr \$11,166.49 PIN 8605773093, 8616129127,
8605774114, 8605834375, 8605833298

Mr. Burgin made some payments in 2023 but has not paid in a while. We will do a bank attachment.

4. Douglas Setzer \$7,783.59 PIN 8605829069
Justin D Setzer – new owner

Sharon has spoken to the new owner that inherited the home. We will work with Mr. Setzer on a payment plan and move to wage garnishment if he does not pay on a payment plan.

5. Amanda Dellasavia \$7,091.70 PIN 8616372193

We will attempt a payment plan but if that does not work, we will move towards foreclosure.

6. Betty S Owens (deceased) \$6,802.79 PIN 8605604965

There are family members living in the home and they are aware of the taxes. We should move towards foreclosure since they are not paying and there are 10 years of taxes past due.

7. Brittany Jane Medford \$6,517.85 PIN 8605809289

Ms. Medford has been making payments over the past few months so we will allow a payment plan. If she stops making payments, we will either do rent garnishment or wage garnishment.

8. Paula P Matthews \$5,620.81 PIN 8616115357

Ms. Matthews made some payments, but the payments are not consistent. We could

attempt a payment arrangement and move to foreclosure if she does not pay.

9. Teresa Spencer \$5,157.45 PIN 8605991954, 8606903068,
8606905129, 8605992968

We would offer a payment plan and then move towards bank attachment if Ms. Spencer does not keep up with the payment plan.

10. Thomas Edward Bryant \$5,100.08 PIN 8615452379

We will offer a payment plan and move to wage garnishment if Mr. Bryant does not keep up with the payment plan.

11. Wanda S Brooks \$4,422.44 PIN8615463930, 8615473030, 8615473102,
8615474028, 8605802744

We have received some payments so we will start with a payment plan. If she does not keep up with the payment plan, we would move to rent garnishment for the Fuego property and bank attachment for all of the other properties.

**TOWN OF WAYNESVILLE COUNCIL
REQUEST FOR COUNCIL ACTION
Meeting Date: March 26, 2024**

SUBJECT: Public Hearing to consider a Greenview Subdivision Conditional District Map Amendment (Rezoning) Application, sections 2.7 and 15.15 of the Land Development Standards (LDS).

AGENDA INFORMATION:

Agenda Location: New Business
Item Number:
Department: Development Services
Contact: Olga Grooman
Presenter: Olga Grooman

BRIEF SUMMARY:

The 10.99-acre portion of Waynesville Inn and Golf Club off Greenview Drive (PINs 8614-27-1901 and 8614-27-7912) is the proposed subdivision of 13 single-family homes. The area is within Waynesville Inn and Golf Country Club's property and within Waynesville ETJ. The applicant is requesting a Conditional District Rezoning in order to develop the property on 13 individual lots and as the application states, "with the balance of the development areas to remain in a private common area as represented on the attached master plan." The project is seeking flexibility in lot width, pedestrian facilities, civic space, alternative landscape plan, and driveway.

If approved, the request would amend the zoning map and create a Country Club Residential Low Density Conditional District (CC-RL-CD). It would relax the LDS requirements specifically for that property and as shown on the proposed master plan.

Conditional Districts are handled in the same way as a text or map amendment. The Planning Board holds a hearing and makes a recommendation to the Town Council. The Planning Board held the hearing on this CD application on February 26, 2024 and continued the hearing on March 18, 2024. **The Planning Board Report with recommendations is attached.**

MOTIONS FOR CONSIDERATION:

1. Motion to find the Conditional District Map Amendment as proposed (or amended) as being consistent / inconsistent with the 2035 Land Use Plan and reasonable and in the public interest.
2. Motion to approve/deny/approve with conditions the Conditional District Map Amendment.

FUNDING SOURCE/IMPACT:

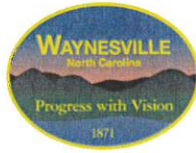
N/A

ATTACHMENTS:

- Planning Board Report
- Staff report
- Draft Ordinance
- Worksheets: Conditional District and Consistency Statement
- Site plans
- Application materials (application, environmental survey, requested conditions, payment, agent authorization forms)

- Property maps and images (topography, zoning, floodplain)
- Utilities letter
- Public notices
- Neighborhood meeting documents
- LDS, 2035 Comp. Plan, Building and Fire codes are incorporated by reference

MANAGER'S COMMENTS AND RECOMMENDATIONS:



To: Waynesville Town Council
From: Olga Grooman, Land Use Administrator
Date: March 26, 2024
Subject: Planning Board Report and Statement of Consistency
Description: Conditional District Rezoning
Project: Greenview Subdivision
Location: 10.99-acre portion of the unaddressed parcels at Waynesville Inn and Golf Club (PINs 8614-27-1901 and 8614-27-7912)

The Planning Board hereby adopts and recommends to the Town Council the following statement(s):

1. A motion was made by board member Stuart Bass and seconded by board member Jan Grossman that the proposed zoning amendment for this Conditional District **is consistent with the Town's Comprehensive Land Use Plan and is reasonable and in the public interest** because it is consistent with:

Goal 1: Continue to promote smart growth principles in land use planning and zoning.

- Encourage in-fill, mixed use, and context-sensitive development.
- Reinforce the unique character of Waynesville

Goal 2: Create a range of housing opportunities and choices.

- Encourage new housing inside Waynesville's city limits and Extraterritorial Jurisdiction (ETJ)
- Promote a diverse housing stock including market rate, workforce housing and affordable options that appeal to a variety of households

The motion carried unanimously.

2. Additionally, the Planning Board **recommends to approve the proposed Conditional Zoning District with the following conditions:**

1. Lot width standards for CC-RL shall not apply
2. LDS standards for the proposed "Lane" within the subdivision shall not apply (LDS 6.6.2. E)
3. At both hydrant locations, the proposed "Lane" needs to be at least 26 ft wide. The plan needs to be adjusted prior to issuance of the building permit to comply with Fire and Building Codes.
4. The developer will pay payment-in-lieu for sidewalk construction
5. Civic space requirements of the LDS Chapter 7 shall not apply as the project claims credit for the existing amenities
6. Landscape requirements of the LDS Chapter 8 shall not apply as the project will propose custom landscaping plan
7. Minimum spacing requirements between the driveways in CC-RL of the LDS Chapter 9 shall not apply

Planning Board member Michael Blackburn made a motion seconded by the board member Tommy Thomas to recommend these conditions to the Town Council. The motion passed 6-1.

Ginger Hain 3/19/2024 Esther Coulter 3-19-24
Ginger Hain, Planning Board Vice Chair Date Esther Coulter, Administrative Assistant Date

**Waynesville Town Council Staff Report
Greenview Conditional District Map Amendment (Rezoning) Application
Legislative Hearing**

Meeting Date: March 26, 2024
Project: Greenview Subdivision Conditional District
Location: 10.99-acre portion of the unaddressed parcels at Waynesville Inn and Golf Club (PINs 8614-27-1901 and 8614-27-7912)
Zoning District: Country Club Residential Low Density (CC-RL)
Owner: WGC Hospitality, LLC
Applicant: WGC Hospitality, LLC (Authorized Agents: Patrick Bradshaw, Emily Clark, Dave Braun)
Presenter: Olga Grooman, Land Use Administrator, Development Services

Background:

The 10.99-acre portion of Waynesville Inn and Golf Club off Greenview Drive is the proposed subdivision of 13 single-family homes. The area is within Waynesville Inn and Golf Country Club’s property and within Waynesville ETJ. The applicant is requesting a Conditional District Rezoning in order to develop the property on 13 individual lots and as the application states, “with the balance of the development areas to remain in a private common area as represented on the attached master plan.” The project is seeking flexibility in lot width, pedestrian facilities, civic space, alternative landscape plan, and driveway. The requests are described in detail below.

If approved, the request would amend the zoning map and create a Country Club Residential Low Density Conditional District (CC-RL-CD). It would relax the LDS requirements specifically for that property and as shown on the proposed master plan. According to Waynesville Land Development Standards (LDS), section 15.15:

“Conditional Districts (Section 2.7) are districts with conditions voluntarily added by the applicant and approved in a legislative procedure by the Town Council in accordance with G.S. 160D. 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.”

Conditional Districts are handled in the same way as a text or map amendment. The Planning Board holds a hearing and has to determine if this request is consistent with the Comprehensive Land Use Plan and is reasonable and in the public interest. Per LDS 15.2.3 and 15.15.2. A-B, Conditional District is a legislative procedure where “the Planning Board shall review the application and make a recommendation relevant to the following: uses proposed, compatibility with surrounding property, area impacts and adequate facilities, infrastructure, building and site design, immediate context and compatibility, etc.” If approved, the site plan and CD designation will replace any conflicting development regulations which would otherwise apply.

Per LDS 15.15.2. D, “the Planning Board may recommend and the Town Council may attach reasonable and appropriate conditions including, but not limited to the location, nature, hours of operation and extent of the proposed use.” Such conditions or additional standards imposed shall be limited to improve conformance with the existing ordinance and/or address expected impacts generated by the development and use of the site. The applicant will have a reasonable opportunity to consider and respond to any conditions and site-specific standards proposed by either the Planning Board or Council prior to final action.”

WGC Hospitality, LLC gave permission to Patrick Bradshaw, Emily Clark, and Dave Braun to represent the project and appear before the board (*see Authorization forms*). The applicant met with the Town's Technical Review Committee back on November 29, 2022 and submitted the Cond. District application on January 29, 2024. The Planning Board held the hearing on this CD application on February 26, 2024 and continued the hearing on March 18, 2024. Staff provided notices of the 3/26/24 Council public hearing in the Mountaineer newspaper (3/13/24 and 3/20/24), by posting the property (3/14/24), and via first-class mail to adjacent property owners within 500 ft (3/14/24).

Per LDS section 15.3.7, the project team held the neighborhood meeting at Waynesville Inn and Golf Club on February 19, 2024 between 3-5 pm.

Conditional District Application and Ordinance Request:

A subdivision of 13 residential units is proposed on the 10.99-acre portion of the property along Greenview Drive. Single-family dwellings are permitted outright in CC-RL (LDS 2.5.3). Chapter 17.3 of the LDS defines this use:

“Dwelling—Single-Family. A free standing building designed for and/or occupied by one household. These residences may be individually owned as residences or residences owned by rental or management companies. Also includes factory-built, modular housing units that comply with NC State Building Code.”

The applicant provided an environmental survey and a master plan as a part of the application. The applicant has also provided a Map Amendment Conditional District Application and a summary of requests associated with the site plan. The requests are described **in red** below. Building elevations were not provided because each home will be custom built.

Zoning Compliance:

- **District Provisions and Dimensional Requirements (LDS Chapters 2-4):**

The subject property lies within Country Club Residential Low Density (CC-RL) district, which has the following purpose and intent statement (LDS 2.3.1):

“The Country Club Residential—Low Density District (CC-RL) is an area predominately comprised of large lot subdivisions with the Waynesville Country Club serving as its social and recreational center. While single-family homes are the dominant residential use in this area, townhouses and accessory apartments are also permitted. Connections to the South Main Street Business District should be enhanced as new development takes place. A residential scale is required for all new development. Tree preservation and proliferation along the South Main Street corridor is critical to the ambiance of the area.”

Single-family dwellings are permitted outright without supplemental standards in CC-RL (LDS 2.5.3).

LDS 2.4.2 Dimensional Standards:

- CC-RL is a residential district with a base density of 6 units/acre and up to 12 units/acre with a special use permit. The project proposes 13 units on 10.99 acres and is within the base density.
- CC-RL has a minimum size of 0.5 acre. Lot sizes are compliant. The lot sizes range from 0.5 to 0.93 acre.

- CC-RL has a minimum lot width of 60 ft. Per LDS 17.4, **lot width** is “ the distance between side lot lines measured at the front building line.” Although the developer is asking for leniency from the minimum district’s lot width of 60 ft, the project is compliant with this requirement as shown on the plan (*see attached scaled, colored plan*). **The board may still consider this request in case house placements will need to be modified on individual lots.**
- CC-RL has the following setbacks: front, street side, and rear- 20 ft, side from adjacent lot- 10 ft, and setback between buildings is 15 ft (10 ft min.). The project is compliant. The building separation will also meet building and fire code requirements.
- Minimum pervious surface requirement in CC-RL is 20%. The project uses 10.99-acre portion of the 102-acre property. Compliant.
- Maximum building height is 3 stories. **There is no uniform house design. According to the applicant, each home will be custom built and reviewed against the HOA guidelines. Staff defers to the developer for more information about the design and height of the dwellings.**

LDS 4.3 Basic Lot and Use Standards: The plan shows that houses appear to front the proposed internal roadway, and that would be compliant with the requirement that “all lots shall front upon a public street right-of-way or a driveway constructed to the standards of this ordinance.” **Because the primary entrances are not indicated on the plan and developer is asking leniency from this section of the ordinance, further clarification is needed on whether the units will face the internal roadway or the golf course.**

LDS 4.4 Building Height: maximum building height in RL is 60 ft. Maximum number of stories is 3. “A story is a habitable level of no more than 14 ft in height from finished floor to finished floor.” **Height clarification is needed.**

- **Building Design Guidelines (LDS Chapter 5.8 House/ Townhouse/ Apartment):**

LDS 5.8.1 Applicability: The applicant asked for design flexibility as a part of the Cond. District. However, house building types on lots 50 ft or greater in width are exempt from the design guidelines. None of the lots shown are narrower than 50 ft. Therefore, specific design guidelines of the ordinance will not apply.

The developer claims that each home will be individually designed and reviewed by the HOA. Staff defers to the applicant for more details.

- **Infrastructure (LDS Chapter 6):**

The plan indicates the location of proposed water and sewer service lines. Public Services Director (Jeff Stines) confirmed via attached letter that the Town could provide water and sewer distribution to this development. The Country Club had a hotel that was demolished a few years back, and that freed sewer allocations for the property. **Additionally, the developer has provided the memorandum by the NC DEQ that is attached to your agenda. It clarifies the calculations for new sewer allocations, as established by the State. Based on it, our Public Services Director has confirmed via the attached letter that the Town can allocate sewer for this project.**

LDS 6.4. Connectivity: the project will connect to Greenview Drive via a proposed 20 ft roadway (“Lane”). **The Fire Marshall and Building Inspections requested the proposed lane to be wider at both fire hydrant locations (beside lots 4,5 and lot 11) for fire access and to avoid blocking the road with fire trucks. At both**

hydrant locations, the lane needs to be at least 26 ft wide. The plan needs to be adjusted prior to issuance of the building permit. The developer agreed to comply with this requirement in his application.

LDS 6.6 Street Classification: As a part of Conditional District, the developer asks:

“Due to the limited number of homes and low traffic volumes generated by the development, allow the developer to provide new transportation infrastructure per LDS 6.6.2. E- Lane design standards with a 20 ft driving width and not having a maximum length to allow connection to Greenview Drive.”

The proposed Lane will connect to Greenview Drive in one point- at the entrance to the subdivision. It will have a turnaround at the end of the proposed neighborhood. The design of this roadway has been reviewed by Town’s zoning, building inspectors, fire, and public services. The staff finds that this “Lane” design as a street type is appropriate for this development with one addition of widening the road at fire hydrants, as noted above. In general, a Lane is a 20-ft wide street, maximum 800 ft-long, with a 5-ft sidewalk on one side (LDS 6.6.2. E). The project proposes a 20-ft wide Lane, longer than 800 ft, within a development and is requesting payment-in-lieu for a sidewalk.

LDS 6.6, 6.8- Pedestrian Facilities: LDS 6.8.1 states that “alternative facilities may be considered in RL District.” The applicant is requesting a payment-in-lieu for a sidewalk. Due to steep topography along Greenview Drive and for pedestrian safety, staff recommends the payment-in-lieu request. The internal Lane will only connect to Greenview Drive at the entrance, and a sidewalk that dead ends within the development will only benefit the residents of that development and not the community at large. Additionally, as a limited access street that does not connect to another public right-of-way or adjacent development, there is less overall risk to pedestrians. Instead, payment collected for the fee-in-lieu option could go towards extending sidewalk in other areas of the neighborhood to greater public benefit such as along Longview or Ninevah.

If the Board recommends payment-in-lieu, it shall consider the following factors (any one or all), per LDS 6.8.1:

1. Steep slopes;
2. Absence of existing sidewalks along the corridor and in the general neighborhood;
3. Where sidewalks are not shown on an adopted Comprehensive Pedestrian Plan.

LDS 6.10: Transportation Impact Analysis: the project does not fall under any of the thresholds.

- **Civic Space (LDS Chapter 7):**

The lots are created within the existing Golf Course property and will be connected to its amenities. The developer is asking for credit for existing amenities. The staff finds it appropriate because dozens of acres of golf course and its amenities will greatly exceed a 5% civic space requirement (LDS 7.3: 0-14 lots / units require 5% civic space).

In the application materials, the developer states:

“Being part of the historic Waynesville Country Club property and parent tract, this specific proposed conditional district area, even upon further subdivision would continue to retain the same privileges afforded to the parent tract with respect to Golf Course/ Country Club...”

- **Landscape (LDS Chapter 8):**

The applicant is requesting to remove specific requirements of this section and prepare a “site specific landscape plan commensurate with the nature of the plantings contemplated on the Master Plan. Per LDS 8.2.4, “alternative landscaping plans may be used where unreasonable or impractical situations would result.” The situations include but not limited to lot configurations, topography, utility easements, or other site conditions.

The project shows a conceptual Landscape Plan in the application materials (*see colored copy*). It includes dense tree areas along Greenview Drive and canopy trees along the newly proposed Lane within the development.

LDS 8.4.1 Buffer: There is no buffer requirements for adjacent properties because the project is surrounded by the areas within Low Density district.

LDS 8.7: All dumpsters, loading docks, or utility structures visible visible from a public street or adjacent property shall be screened. None are shown on the plan.

- **Parking and Driveways (LDS Chapter 9):**

The applicant asks the removal of the requirements of this section. The proposed development will include the internal roadway within the development (Lane) as described above.

LDS 9.8.3 Driveway Access: Each lot will include individual driveways that will connect to the proposed Lane within the development. Individual residential driveways shall have a width of 10 ft minimum. The minimum spacing between the driveways in RL district is 40 ft. The developer asks to remove specific requirements. Each driveway will connect to the Lane within the development traveled only by the residents. The proposal has been reviewed by Town’s public services, fire, and building inspections with no additional comments or concerns.

LDS 9.2, 9.3 Parking Requirements: one parking spot is required per single-family unit. Parking location for houses in RL district can be at the front (such as on proposed driveways), side, or rear yard. Compliant.

- **Lighting (LDS Chapter 10):**

No additional lighting is proposed. Otherwise, detailed lighting plan will be required.

- **Signage (LDS Chapter 11):**

All signage will require a sign permit.

- **Environmental (LDS Chapter 12):**

The applicant provided the environmental survey prepared by the CDC engineering firm. It contains the following information:

- ✓ Current conditions (grassy area, part of golf course)
- ✓ The property is not in the floodplain
- ✓ There are no jurisdictional wetlands or streams on site
- ✓ Soil classification (a mix of well-drained soils)

- ✓ Proposed erosion control measures (silt fences, sediment basins, temporary diversion ditches)
- ✓ Because the project will disturb more than an acre, they will obtain Erosion and Sedimentation permit from the state. The Town will need a copy
- ✓ The plan shows post-construction stormwater conveyance systems (pipes). The applicant also submitted stormwater management narrative. The development does not require a stormwater permit because the project will decrease the impervious surface on site (previously removed golf course paths) and treat runoff by the existing Gold Course pond (*see application materials*).

Consistency with the 2035 Comprehensive Land Use Plan

Staff submits that this Conditional District request is consistent with the 2035 Comprehensive Plan’s goals:

Goal 1: Continue to promote smart growth principles in land use planning and zoning.

- Encourage in-fill, mixed use, and context-sensitive development.
- Promote conservation design to preserve important natural resources.

Goal 2: Create a range of housing opportunities and choices.

- Encourage new housing inside Waynesville’s city limits and Extraterritorial Jurisdiction (ETJ)
- Promote a diverse housing stock including market rate, workforce housing and affordable options that appeal to a variety of households

In the application materials, the applicant states:

“We believe that the proposed development is consistent with the Town’s Comprehensive Land Use Plan as it provides infill and context-sensitive development and will enhance an already established and attractive neighborhood. The development will add to the range of housing opportunities within the Town, it will serve to protect the natural resources by applying a conservation design to previous golf course land that will enhance the Waynesville Golf Club redevelopment.”

The property is designated as *Residential- Low to Medium Density* on the Future Land Use Map within 2035 Comp Plan (p. 26):

“This designation should be located within the urban service boundary. The roadway network is not likely to accommodate higher density development. Types of development include:

- Single family uses at average densities of 3-4 units/acre, occasional small-scale attached housing types
- Compatible development such as educational, civic, and faith-based uses, as well as parks, etc..”

The developer is not asking for any increase in density and is staying well below the allowed threshold. The proposed development will be single-family residences.

Motions for Consideration:

1. Motion to find the Conditional District Map Amendment as proposed (or amended) as being consistent / inconsistent with the 2035 Land Use Plan and reasonable and in the public interest.

2. Motion to approve/deny/approve with conditions the Conditional District Map Amendment.

Attachments:

- Cover Sheet
- Planning Board
- Draft Ordinance
- Worksheets: Conditional District and Consistency Statement
- Site plans
- Application materials (application, environmental survey, requested conditions, payment, agent authorization forms)
- Property maps and images (topography, zoning, floodplain)
- Utilities letter
- Public notices
- Neighborhood meeting documents
- LDS, 2035 Comp. Plan, Building and Fire codes are incorporated by reference

DRAFT FOR COUNCIL CONSIDERATION

ORDINANCE NO. O-17-24

AN ORDINANCE AMENDING THE OFFICIAL LAND DEVELOPMENT MAP OF THE TOWN OF WAYNESVILLE

WHEREAS, the Town of Waynesville has the authority, pursuant to Article 7 of Chapter 160D of the North Carolina General Statutes, to adopt land development regulations, clarify such regulations, and may amend said regulations from time to time in the interest of the public health, safety, and welfare; and

WHEREAS, the Town of Waynesville Planning Board has reviewed the proposed Conditional District map amendment to the Official Land Development Map (Zoning Map) and recommends that it is consistent with the 2035 Comprehensive Plan and that it is reasonable and in the public interest because it supports the following:

Goal 1: Continue to promote smart growth principles in land use planning and zoning.

- Encourage in-fill, mixed use, and context-sensitive development.
- Reinforce the unique character of Waynesville

Goal 2: Create a range of housing opportunities and choices.

- Encourage new housing inside Waynesville’s city limits and Extraterritorial Jurisdiction (ETJ)
- Promote a diverse housing stock including market rate, workforce housing and affordable options that appeal to a variety of households

WHEREAS, the property is designated as *Residential- Low to Medium Density* on the Future Land Use Map within 2035 Comp Plan; and

WHEREAS, the Planning Board has reviewed and recommends the proposed map amendment for enactment by the Town Council; and

WHEREAS, the Waynesville Town Council find this Ordinance consistent with the Town’s 2035 Comprehensive Plan and that it is reasonable and in the public interest to “make decisions about resources and land use in accordance with North Carolina General Statutes;” and

WHEREAS, after notice duly given, a public hearing was held on **February 26, 2024** at the specially called meeting of the Planning Board and continued on **March 18, 2024** at the regular meeting of the Planning Board, and a public hearing was held on **March 26, 2024** at the regularly scheduled meeting of the Town Council;

NOW, THEREFORE, BE IT ORDAINED BY THE WAYNESVILLE TOWN COUNCIL, MEETING IN REGULAR SESSION ON MARCH 26, 2024, AND WITH A MAJORITY OF THE BOARD MEMBERS VOTING IN THE AFFIRMATIVE, THE FOLLOWING:

To adopt / not to adopt the Conditional District Map Amendment for the 10.99-acre portion of the unaddressed parcels at Waynesville Inn and Golf Club PIN 8614-27-1901 and PIN 8614-27-7912, **Greenview Conditional District Map Amendment (Rezoning)**, with the following conditions attached:

1. Lot width standards for CC-RL shall not apply
2. LDS standards for the proposed “Lane” within the subdivision shall not apply (LDS 6.6.2. E)
3. At both hydrant locations, the proposed “Lane” needs to be at least 26 ft wide. The plan needs to be adjusted prior to issuance of the building permit to comply with Fire and Building Codes.
4. The developer will pay payment-in-lieu for sidewalk construction with the easement granted to the Town to construct a sidewalk in order to fill the existing gaps in the neighborhood
5. Civic space requirements of the LDS Chapter 7 shall not apply as the project claims credit for the existing amenities
6. Landscape requirements of the LDS Chapter 8 shall not apply as the project will propose custom landscaping plan
7. Minimum spacing requirements between the driveways in CC-RL of the LDS Chapter 9 shall not apply

ADOPTED this _____ Day of _____, 2024.

TOWN OF WAYNESVILLE

J. Gary Caldwell, Mayor

ATTEST:

Candace Poolton, Town Clerk

APPROVED AS TO FORM:

Martha Bradley, Town Attorney



To: Waynesville Town Council
From: Olga Grooman, Land Use Administrator
Date: March 26, 2024
Subject: Conditional District Rezoning Statement of Consistency
Description: Greenview Conditional District

The Town Council hereby finds that:

The zoning text amendment is **approved and consistent with the Town’s Comprehensive Land Use Plan** because: _____

The zoning amendment and is **reasonable and in the public interest** because:

The zoning amendment is **rejected because it is inconsistent with the Town’s Comprehensive Land Plan and is not reasonable and in the public interest** because: _____

In addition to approving this zoning amendment, this approval is **also deemed an amendment to the Town’s Comprehensive Land Use Plan**. The change in conditions taken into account in amending the zoning ordinance to meet the development needs of the community and why this action is reasonable and in the public interest, are as follows: _____



To: Waynesville Town Council
Subject: Conditional District Rezoning Worksheet
Project: Greenview Conditional District
Date: March 26, 2024

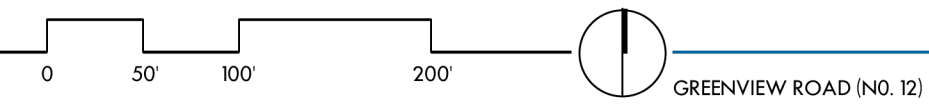
The Town Council hereby attaches the following conditions for the proposed Conditional District Rezoning:

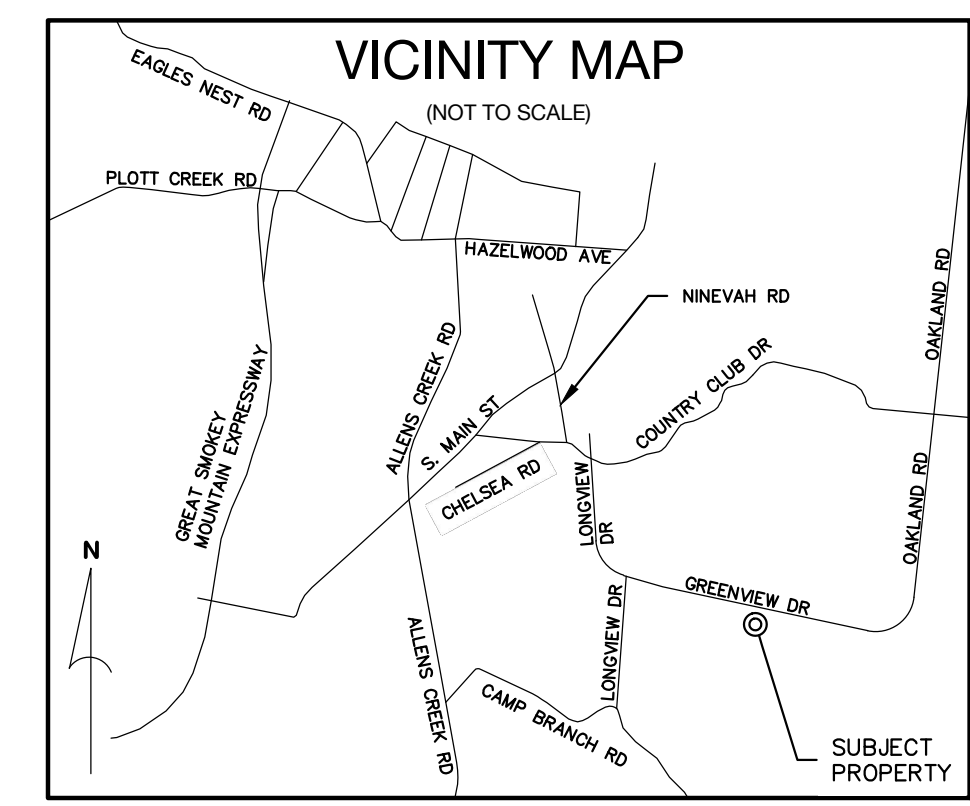
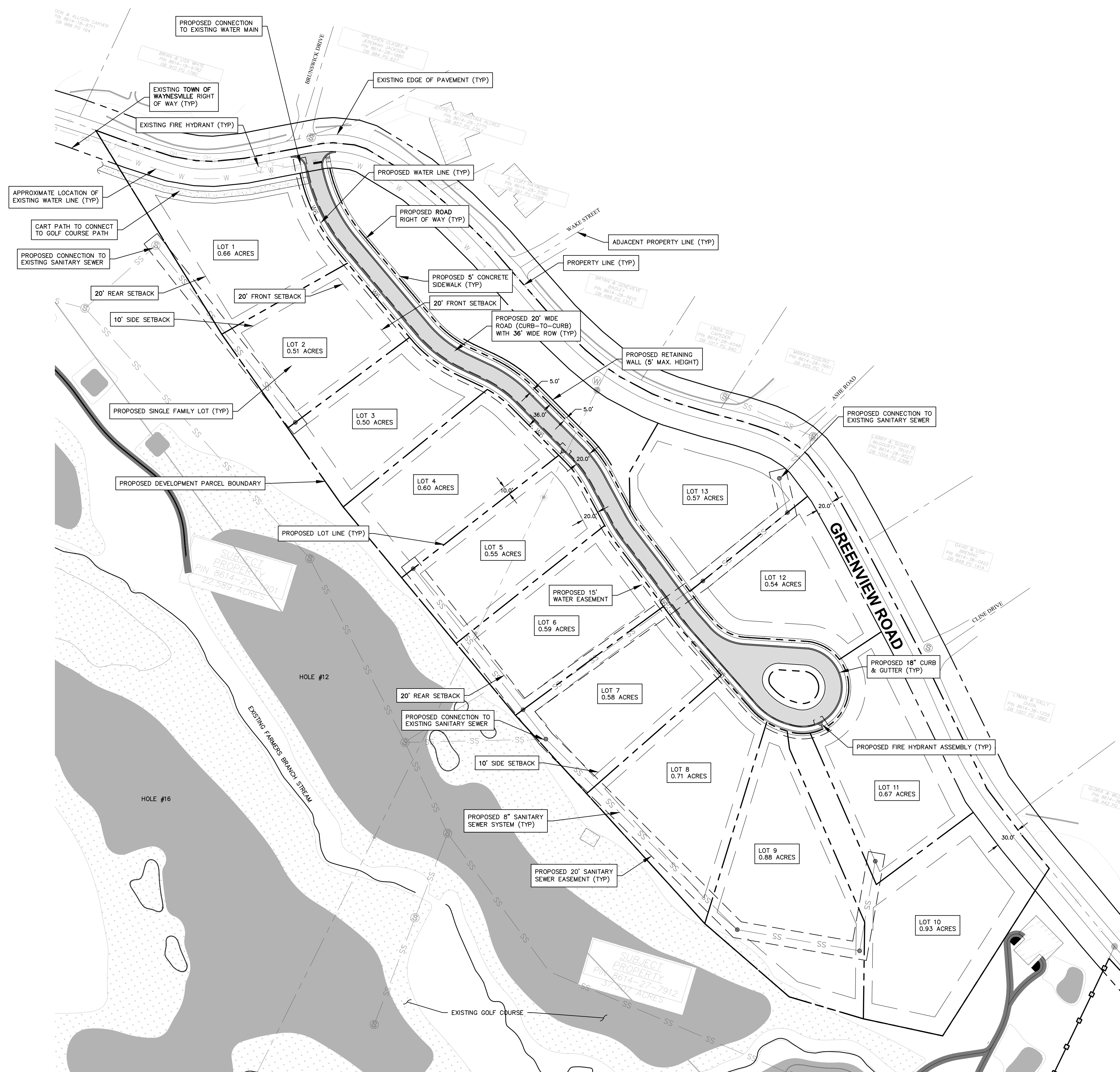
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- 10.



WAYNESVILLE INN & GOLF CLUB

WAYNESVILLE, NORTH CAROLINA





DEVELOPMENT DATA

OWNER/DEVELOPER: WGC HOSPITALITY LLC
1943 HOFFMEYER RD STE C
FLORENCE, SC 29501-3939
JAY HAM
(843) 799-2306

CONTACT:

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
168 PATTON AVENUE
ASHEVILLE, NC 28801
DAVID BRAUN, P.E.
(828) 252-5388

CONTACT:

SURVEYOR: MCGABEE & ASSOCIATES, P.A.
3 MCGABEE TRAIL
FAIRVIEW, NC 28730
(828) 628-1295

CONTACT:

PROJECT DATA

PIN: 8614-27-7912, 8614-27-1901
ADDRESS: 176 COUNTRY CLUB RD, TOWN OF WAYNESVILLE, NC 28786
DEED BOOK/PAGE: 1027/2044; 1027/2048
DEVELOPMENT AREA: 10.994 ACRES
CURRENT ZONING: BEING SPLIT FROM GOLF CLUB PROPERTY, COUNTRY CLUB RESIDENTIAL-LOW DENSITY;
CC-RL
COUNTRY CLUB RESIDENTIAL-CONDITIONAL DISTRICT: CC-RL (CD)
PROPOSED ZONING: 13 SINGLE FAMILY LOTS
PROPOSED USE:

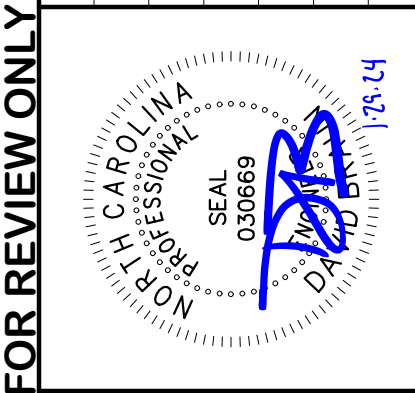
SETBACKS:
FRONT: 20'
SIDES: 10'
REAR: 20'

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5385

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28786
PHONE (828) 252-5388
FAX (828) 456-5455

CDC Civil Design Concepts, PA
www.civildesignconcepts.com
NCBLS LICENSE # C-2184

NO.	DATE	DESCRIPTION	BY



FOR REVIEW ONLY

CONDITIONAL DISTRICT - REZONING PLAN FOR:

**WAYNESVILLE INN & GOLF CLUB
GREENVIEW ROAD**

WGC HOSPITALITY LLC - TOWN OF WAYNESVILLE, NORTH CAROLINA

CDIC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTIONS@CDCGO.COM

811 Know what's below. Call before you dig.

NORTH

CONDITIONAL DISTRICT - REZONING PLAN
GRAPHIC SCALE

0 30 60 120 180
(IN FEET)
1 inch = 60 ft.

DRAWN BY: ERK
CDC PROJECT NO.: 22265
XXX PERMIT NO.: xxx

SHEET
C001



Transmittal

Date: January 29, 2024
Project Name: Waynesville Inn and Golf Club – Greenview Development Area
CDC Project: 22265

To: Elizabeth Teague – Development Services Director
 Town of Waynesville
 9 South Main Street
 Waynesville, NC 28786

Via: Mail Overnight Hand Delivered Pick up @ CDC Office Digital

Copies	Date	Description
1	1/29/2024	Land Development Map Amendment Application
1	1/29/2024	Land Development Map Amendment Check in the amount of \$1500
3	1/08/2024	Masterplan Rendering
3	1/29/2024	Conditional District Request Letter & Project Narrative
3	1/29/2024	Environmental Survey
3	1/29/2024	Proposed Development Plan

Remarks:

Elizabeth,

Attached is the Conditional District Submittal for this proposed residential project. Please let us know if you have any questions or comments.

Thank you,

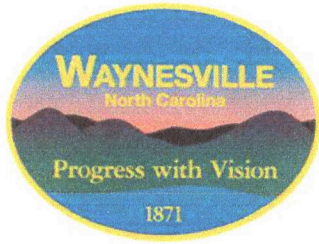
David Braun, P.E

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Mailing Address: P.O. Box 5432, Asheville, NC 28813

168 Patton Avenue Asheville, NC 28801
Phone 828-252-5388 Fax 828-252-5365

52 Walnut Street – Suite 9, Waynesville, NC 28786
Phone: 828-452-4410 Fax: 828-456-5455



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

Application for Land Development Standards Map Amendment

Application is hereby made on January 29, 2024 to the Town of Waynesville for the following map amendment:

Property owner of record: WGC Hospitality, LLC
Address/location of property: 176 Country Club Drive Waynesville, NC 28786
Parcel identification number(s): A Portion of PIN # 8614-27-1901 & 8614-27-7912
Deed/Plat Book/Page, (attach legal description): DB 1027 / PG 2048 , DB 1027 / PG 2044
The property contains 10.99 acres.
Current district: Country Club Residential - (CC-RL)
Requested district: Country Club Residential - (CC-RL) - Conditional District

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

This development provides infill and context-sensitive development and will enhance an already established and attractive neighborhood. The development will add to the range of housing opportunities within the Town, and it will serve to protect the natural resources by applying a conservation design to previous golf course land that will enhance the Waynesville Golf Club redevelopment. All of these are goals of the Town's 2035 land use plan.

Applicant Contact Information

Applicant Name (Printed): WGC Hospitality, LLC
Mailing Address: 1943 Hoffmeyer Road - Suite C, Florence, South Carolina, 29501-3939
Phone(s): 843-799-2306
Email: david.tart@rainsco.com

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

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 Development Services Department, 9 South Main Street, Waynesville, NC 28786.

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
01/29/2024		22265 WIGC-Subdivision Development Rezoning/Map A		1,500.00
DATE 01/29/24			VENDOR Town of Waynesville	TOTAL 1,500.00

CIVIL DESIGN CONCEPTS, PA
168 PATTON AVENUE
ASHEVILLE, NC 28801
828-252-5388

FIRST CITIZENS BANK
239 FAYETTEVILLE ST
RALEIGH, NC 27601
66-30/531

PAY **One Thousand Five Hundred and no/100**

DATE	CHECK	CHECK AMOUNT
01/29/24	9007	\$1,500.00

TO THE ORDER OF **TOWN OF WAYNESVILLE**
16 S. MAIN STREET
PO BOX 100
WAYNESVILLE NC 28786



Void after 90 days

[Handwritten Signature]

AUTHORIZED SIGNATURE

*22265 Greenview Area
Rezoning / Map Amendment*

⑈009007⑈ ⑆053100300⑆001212944577⑈



To: Elizabeth Teague – Development Services Director

From: David Braun, PE

Date: January 29, 2024

Re: Waynesville Golf Club - Greenview Development Area - Conditional District Request

Per Section 2.7 and Section 15.15 of the Town of Waynesville Land Development Standards and in accordance with the enclosed Master Plan drawing and other supporting information, WGC Hospitality, LLC as the Developer respectfully requests the following items be incorporated as part of the proposed Conditional District for the portion of Haywood County PIN # 8614-27-7912 and 8614-27-1901 as shown on the attached documents, located within the Town of Waynesville, Country Club Residential– Low Density (CC-RL) zoning district.

The project consists of the initial proposed subdivision of approximately 10.99 acres out of the property noted above and then further subdivision into a combination of 13 individual lots of varying sizes with the balance of the development area to remain in a private common area as represented on the attached masterplan.

- Chapter 2, Table 2.4.1
 - 2.c – Civic Space requirement shall not apply
 - 3.c – Lot width requirement shall not apply
- Chapter 2, 2.5.1 – Being part of the historic “Waynesville Country Club” property and parent tract, this specific proposed conditional district area, even upon further subdivision would continue to retain the same privileges afforded to the parent tract with respect to “Golf Course / Country Club” use as further defined in the Land Development Standards in Chapter 17, Section 17.3 – Definitions, Use Type which allow residential, lodging, recreational and other golf related uses.
- Chapter 3, 3.6 – Supplemental Use Standards-Entertainment/Recreation
 - 3.6.2 Recreation Facilities, Outdoor –Due to the Golf Course being existing and the proposed development being part of the Golf Course Community, this section shall not apply.
- Chapter 4 – 4.3 – Basic Lot and Use Standards
 - 4.3.3 – Dimensional Standards shall not apply, although the developments building separation will ensure compliance with building code
- Chapter 5 – Sections 5.3 through 5.8 shall not apply

Mailing Address: P.O. Box 5432, Asheville, NC 28813
168 Patton Avenue Asheville, NC 28801 52 Walnut Street Ste. 9, Waynesville, NC 28786
Phone 828-252-5388 Fax 828-252-5365 Phone: 828-452-4410 Fax: 828-456-5455

- Chapter 6, Section 6.6 – Town Street Classification and Design and 6.7 Street Engineering Standards – Due to the limited number of homes and low traffic volumes generated by the development, allow the developer to provide the new transportation infrastructure per 6.6.2E-Lane design standards with a 20’ wide driving width and not having a maximum length to allow connection to Longview Drive. All other portions of these sections shall not apply
- Chapter 6, Section 6.8 – Pedestrian Facilities – See proposed Master Plan for the sidewalk locations as proposed along the new roadway within the development.
- Chapter 7 – Civic Space – The requirements of this section are removed under Chapter 2, Section 2.c above. The lots created within this new development will have use of the Existing Golf Course and its amenities areas that area located on the original parcel from which this development is being platted.
- Chapter 8, - Tree Protection / Landscaping and Screening – Remove the specific requirements of this section and grant the developer the right to prepare a site specific landscape plan commensurate with the nature of the plantings contemplated on the Master Plan.
- Chapter 9, 9.8 Driveway Access – The developer requests the removal of the requirements of these sections. The proposed Master Plan shall represent the proposed driveway layout for this development which will include driveways for each new lot.

Conclusion

We believe that the proposed development is consistent with the Town’s comprehensive land use plan as it provides infill and context-sensitive development and will enhance an already established and attractive neighborhood. The development will add to the range of housing opportunities within the Town, it will serve to protect the natural resources by applying a conservation design to previous golf course land that will enhance the Waynesville Golf Club redevelopment. All of these are goals of the Town’s 2035 land use plan.

The Town’s comprehensive land use plan Recommendation #2 includes promotion of the re-use and redevelopment areas through zoning tools such as flexible standards, conditional districts and special use permits.

Additionally, the proposed development serves as a redevelopment of existing golf course area and proposes to use flexible standards to limit the amount of land area required for development, further preserving available open space.



To: Elizabeth Teague – Development Services Director

From: David Braun, PE

Date: February 16, 2024

Re: Waynesville Golf Club - Greenview Development Area - Conditional District Request

Per Section 2.7 and Section 15.15 of the Town of Waynesville Land Development Standards and in accordance with the enclosed Master Plan drawing and other supporting information, WGC Hospitality, LLC as the Developer respectfully requests the following items be incorporated as part of the proposed Conditional District for the portion of Haywood County PIN # 8614-27-7912 and 8614-27-1901 as shown on the attached documents, located within the Town of Waynesville, Country Club Residential– Low Density (CC-RL) zoning district.

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Mailing Address: P.O. Box 5432, Asheville, NC 28813
168 Patton Avenue Asheville, NC 28801 52 Walnut Street Ste. 9, Waynesville, NC 28786
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- Chapter 8, - Tree Protection / Landscaping and Screening – Remove the specific requirements of this section and grant the developer the right to prepare a site specific landscape plan commensurate with the nature of the plantings contemplated on the Master Plan.
- Chapter 9, 9.8 Driveway Access – The developer requests the removal of the requirements of these sections. The proposed Master Plan shall represent the proposed driveway layout for this development which will include driveways for each new lot.
- Developer is in agreement for the widening of the road at each fire hydrant location to improve fire department access to the site. This will be reflected on the final construction documents for the development.
- Developer is requesting to pay a payment-in-lieu of constructing sidewalks along the street in the Greenview development.
- **Stormwater Treatment:**
 - As part of the Waynesville Inn and Golf Club redevelopment, 2.54 acres of impervious surfaces, which comprised of golf course cart path were removed and not reconstructed.
 - The proposed Longview and Greenview developments plan to construct a total of 2.76 acres of impervious areas which include but are not limited to streets, sidewalks, homes, driveways, etc.
 - Based on the new developments constructing 0.22 acres more impervious area than what has been demolished, these developments plan to treat 0.44 acres of impervious surface stormwater runoff using an existing Golf Course pond that is located adjacent to the Longview Development.
 - With stormwater runoff from this 0.44 acres of impervious area being treated, the developments are left with 2.32 acres of new impervious area compared to the 2.54 acres of impervious surfaces that have been removed. This amounts to an overall reduction of 0.22 acres of impervious surface stormwater runoff on the Golf Club properties.

Conclusion

We believe that the proposed development is consistent with the Town's comprehensive land use plan as it provides infill and context-sensitive development and will enhance an already established and attractive neighborhood. The development will add to the range of housing opportunities within the Town, it will serve to protect the natural resources by applying a conservation design to previous golf course land that will enhance the Waynesville Golf Club redevelopment. All of these are goals of the Town's 2035 land use plan.

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Additionally, the proposed development serves as a redevelopment of existing golf course area and proposes to use flexible standards to limit the amount of land area required for development, further preserving available open space.

PENDING REVIEW FOR [unclear]

DATE 9-23-16 BY MHW



2016008051

HAYWOOD CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED
09-23-2016 12:49:30 PM

SHERRI C. ROGERS
REGISTER OF DEEDS
BY: STACY C. MOORE
ASSISTANT

BK: RB 914

PG: 150-152

HAYWOOD COUNTY TAX CERTIFICATION

There are no delinquent taxes due that are a lien against parcel number(s) 8605-90-2497/5202
8614-18-6366, 8614-27-7912

Mike Matthews, Haywood County Tax Collector

Date: 9-23-16 By: ll

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: -0-

Parcel Identifier No. 8604-99-9017 Verified by _____ County on the _____ day of _____, 20____
By: 8605-90-2497; 8605-90-5202; 8614-18-6366; 8614-27-7912

Mail/Box to: James W. Kirkpatrick, III, PA, 37 Branner Avenue, Waynesville, NC 28786

This instrument was prepared by: James W. Kirkpatrick, III, PA, 37 Branner Avenue, Waynesville, NC 28786

Brief description for the Index: _____

THIS DEED made this 20th day of September, 2016, by and between

GRANTOR

SN Carver, LLC, a North Carolina Limited Liability Co
176 Country Club Drive
Waynesville, NC 28786

GRANTEE

Mountain Preservation, LLC,
a North Carolina Limited Liability Company
176 Country Club Drive
Waynesville, NC 28786

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of _____, _____ Waynesville _____ Township, _____ Haywood _____ County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

TITLE NOT SEARCHED BY PREPARER

The property hereinabove described was acquired by Grantor by instrument recorded in Book 679 page 2345.
All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

SN Carver, LLC, a North Carolina Limited Liability Co (SEAL)

By: [Signature] (Entity Name) Print/Type Name: _____

Print/Type Name & Title: Samuel N. Carver, Member-Manager Print/Type Name: _____ (SEAL)

By: _____ Print/Type Name & Title: _____ (SEAL)

Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ Print/Type Name & Title: _____ (SEAL)

Print/Type Name & Title: _____ Print/Type Name: _____

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this ____ day of _____, 20__.

My Commission Expires: _____ Notary Public (Affix Seal) Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this ____ day of _____, 20__.

My Commission Expires: _____ Notary Public (Affix Seal) Notary's Printed or Typed Name

State of North Carolina - County or City of Haywood

I, the undersigned Notary Public of the County or City of Haywood and State aforesaid, certify that Samuel N. Carver personally came before me this day and acknowledged that he is the Member-Manager of SN Carver, LLC, a North Carolina, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 20th day of September, 2016.

My Commission Expires: August 11, 2019 Notary Public (Affix Seal) Kathleen Mull Creamer Notary's Printed or Typed Name

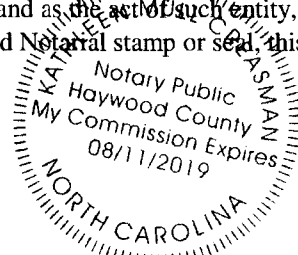


EXHIBIT "A"

BEING that 105.41 acre tract; that .55 acres tract; that 1.20 acre tract; that 2.39 acre tract and that 37.30 acre tract as set forth in those plat recorded in Plat Cabinet C, Slots 6641, 6642 and 6643, Haywood County Registry, entitled Waynesville County Club & Inc., dated March 17, 2006 and revised on September 26, 2014, prepared by Joel Johnson Land Surveying, Inc. Project # 06-007.

SUBJECT TO and **TOGETHER WITH** those road rights of way as set forth on the above referenced plats of survey.

SUBJECT TO those utility easements as set forth on the above referenced plats of survey.

TOGETHER WITH that right of way and easement recorded in Deed Book 208, Page 64, Haywood County Registry and as set forth in Plat Cabinet C, Slot 4602, Haywood County Registry.

BEING a portion of that property conveyed in a deed dated Augut 31, 2006, from Waynesville Country Club Inn, Limited Partnership, a Florida Limited Partnership to Mountain Preservation, LLC, a North Carolina Limited Liability Company (as an Exchange Accommodation Titleholder of a 50% common tenancy interest) and SN Carver, LLC a North Carolina Limited Liability Company (as an Exchange Accommodation Titleholder of a 50% common tenancy interest), recorded in Book 679, Page 2345, Haywood County Registry.

In furtherance of the dissolution of said Grantor, SN Carver, LLC, a North Carolina Limited Liability Company, does hereby grant, bargain, sell, and convey to the Grantee, its successors and assigns, in fee simple all that certain parcels of land described above and situated in Waynesville Township, Haywood County, North Carolina under North Carolina General Statutes 57D-6-07.

The sole member of SN Carver executes this deed in furtherance of the dissolution of SN Carver, LLC and the Grantor herein, Mountain Preservation, LLC is also solely owned and managed by Samuel N. Carver.

PENDING REVIEW FOR TAX LISTING



2017011590

HAYWOOD CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
12-14-2017 10:21:21 AM

SHERRI C. ROGERS
REGISTER OF DEEDS
BY: STACY C. MOORE
ASSISTANT

BK: RB 942

PG: 1630-1632

DATE 12-14-17 BY SD

HAYWOOD COUNTY TAX CERTIFICATION
8614-27-1901; 8614-17-6059;
There are no delinquent taxes due that are a lien
8614-06-9802; 8614-18-3202
against parcel number(s)

Mike Matthews, Haywood County Tax Collector

Date: 12/14/17 By: HBM

WARRANTY DEED

This instrument prepared without title examination by:
J. K. Coward, Jr.
Attorney-at-Law
Coward, Hicks & Siler, PA
705 West Main Street
Sylva, NC 28779

PIN 8614-27-1901
PIN 8614-17-6059
PIN 8614-06-9802
PIN 8614-18-3202

NO CONSIDERATION PAID

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds, if any.

NORTH CAROLINA
HAYWOOD COUNTY

THIS DEED, made and entered into this the 11 day of December, 2017, by and between NANCY L. FARMER, unremarried widow of Jack M. Farmer, party of the first part, whose address is: 210 Rolling Green Drive, Sylva, NC, 28779, and BRUCE ALAN FARMER, a married man, an undivided one-third (1/3) interest; PHILLIP M. FARMER, a married man, an undivided one-third (1/3) interest; and, NANCY L. FARMER, unmarried, an undivided one-third (1/3) interest, parties of the second part, whose address is: 210 Rolling Green Drive, Sylva, NC, 28779.

W I T N E S S E T H :

That the party of the first part in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations paid by the parties of the second part, the receipt of which hereby is acknowledged, has bargained and sold and by these presents does

bargain, sell and convey unto the parties of the second part, their heirs and assigns, the following described property lying and being in Haywood County, North Carolina, to wit:

All that property owned by the Seller containing four parcels located at Greenview Drive, Waynesville, North Carolina bearing PIN 8614-27-1901 and being more particularly described as containing 18.4911 acres as described in Deed Book 308, Page 186, Haywood County Registry; Off Campbranch Road, Waynesville, North Carolina bearing PIN 8614-17-6059 and being more particularly described as containing 18.66 acres as described in Deed Book 308, Page 186, Haywood County Registry; 285 Willow Road, Waynesville, North Carolina bearing PIN 8614-06-9802 and being more particularly described as containing 3.99 acres as described in Deed Book 842, Page 753, Haywood County Registry; and 618 Longview, Waynesville, North Carolina bearing PIN 8614-18-3202 and being more particularly described as containing 2.05 acres as described in Deed Book 327, Page 466, Haywood County Registry.

 If checked, the property includes the primary residence of at least one of the Grantors. (NCGS105-317.2)

TO HAVE AND TO HOLD said property and all privileges and appurtenances thereunto belonging to the parties of the second part, and their heirs and assigns forever.

AND the said party of the first part, for herself and her heirs, executors and administrators, covenants to and with the said parties of the second part, their heirs and assigns, executors and administrators, that she is seized of said lands and premises in fee, and has a good and lawful right and power to convey the same in fee simple; that said lands and premises are free and clear from all liens and encumbrances, and that the said party of the first part, and her heirs, executors and administrators, will, have and by these presents, does hereby forever warrant and will forever defend the said title to the same unto the said parties of the second part, their heirs and assigns, executors and administrators, against all lawful claims, whatsoever, of all persons, whomsoever.

IN TESTIMONY WHEREOF, the party of the first part has set her hand and seal, this the day and year first above written.

Nancy L. Farmer (SEAL)
NANCY L. FARMER

STATE OF NORTH CAROLINA
COUNTY OF JACKSON

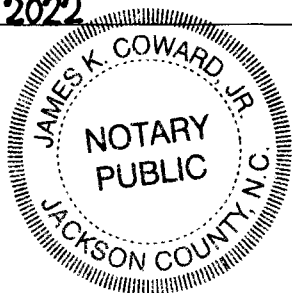
I, James K. Coward Jr. a Notary Public of aforesaid County and State, do hereby certify that NANCY L. FARMER personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal, this the 11 day of December, 2017.

My Commission Expires:
6/13/2022

James K. Coward Jr.
Signature of Notary Public

James K. Coward Jr.
Printed Name of Notary Public



ENVIRONMENTAL SURVEY

FOR

A Proposed 10.99 Acre Development Greenview

A Portion of PIN #'s 8614-27-7912 & 8614-27-1901

APPLICANT:

**WGC Hospitality, LLC
1943 Hoffmeyer Road, Suite C
Florence, SC 29501**

PREPARED BY:



168 Patton Ave.
Asheville, NC 28801
Phone: 828-252-5388
Fax: 828-252-5365

52 Walnut Street – Suite 9
Waynesville, NC 28786
Phone: 828-452-4410
Fax: 828-456-5455

www.cdcgo.com

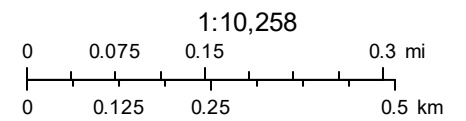
NCBELS LICENSE #: C-2184

CDC Job No. 22265
January 29, 2024

Haywood County



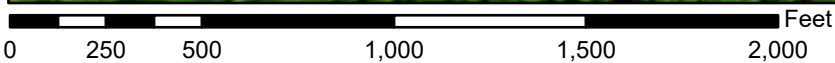
January 25, 2024



National Flood Hazard Layer FIRMMette



82°59'36"W 35°28'8"N



1:6,000

82°58'58"W 35°27'39"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

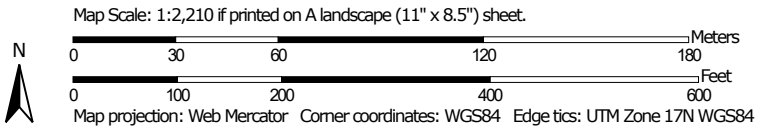
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **1/26/2024 at 8:10 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Custom Soil Resource Report Soil Map (Greenview Development Area)




Soil Map may not be valid at this scale.




MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)


Soils


 Soil Map Unit Polygons


 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit


 Clay Spot


 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot


 Sinkhole


 Slide or Slip


 Sodic Spot


 Spoil Area

 Stony Spot


 Very Stony Spot

 Wet Spot


 Other

 Special Line Features

Water Features

 Streams and Canals


Transportation

 Rails


 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Haywood County Area, North Carolina
 Survey Area Data: Version 25, Sep 13, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 1, 2022—May 9, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend (Greenview Development Area)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DsB	Dillsboro loam, 2 to 8 percent slopes	2.9	29.0%
EvD	Evard-Cowee complex, 15 to 30 percent slopes	7.0	70.9%
ExD	Evard-Cowee-Urban land complex, 15 to 30 percent slopes	0.0	0.1%
Totals for Area of Interest		9.9	100.0%

Map Unit Descriptions (Greenview Development Area)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

Report For

WGC HOSPITALITY LLC A SC LLC
1943 HOFFMEYER RD STE C
FLORENCE, SC 29501-3939

Account Information

PIN: 8614-27-7912

Legal Ref: 1027/2044

Add Ref: CABC/6641
CAB C/4600

Site Information

GREENVIEW DR

Heated Area:

Year Built:

Total Acreage: 37.3

Township: Waynesville Out

Site Value Information

Land Value:

Building Value:

Market Value:

Deferred Value:

Assessed Value:

Sale Price:

Sale Date: 4/19/2021



1 inch = 400 feet

February 14, 2024

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.

This map print out contains graphics

Report For

WGC HOSPITALITY LLC A SC LLC
1943 HOFFMEYER RD STE C
FLORENCE, SC 29501-3939

Account Information

PIN: 8614-27-7912

Legal Ref: 1027/2044

Add Ref: CABC/6641
CAB C/4600

Site Information

GREENVIEW DR

Heated Area:

Year Built:

Total Acreage: 37.3

Township: Waynesville Out

Site Value Information

Land Value:

Building Value:

Market Value:

Deferred Value:

Assessed Value:

Sale Price:

Sale Date: 4/19/2021

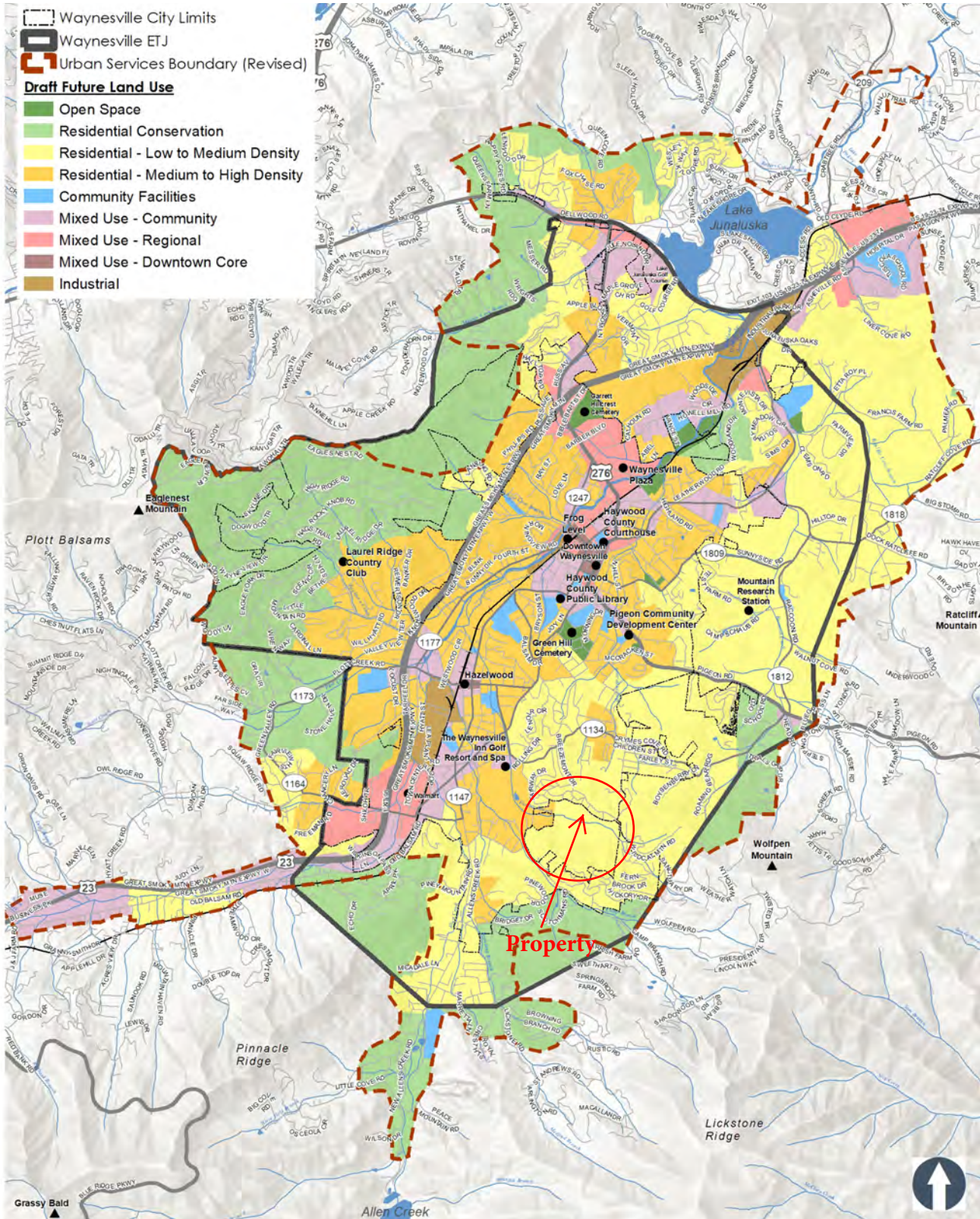


1 inch = 400 feet
February 14, 2024

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This map print out contains graphics

Future Land Use Map



Report For

WGC HOSPITALITY LLC A SC LLC
1943 HOFFMEYER RD STE C
FLORENCE, SC 29501-3939

Account Information

PIN: 8614-27-7912

Legal Ref: 1027/2044

Add Ref: CABC/6641
CAB C/4600

Site Information

GREENVIEW DR

Heated Area:

Year Built:

Total Acreage: 37.3

Township: Waynesville Out

Site Value Information

Land Value:

Building Value:

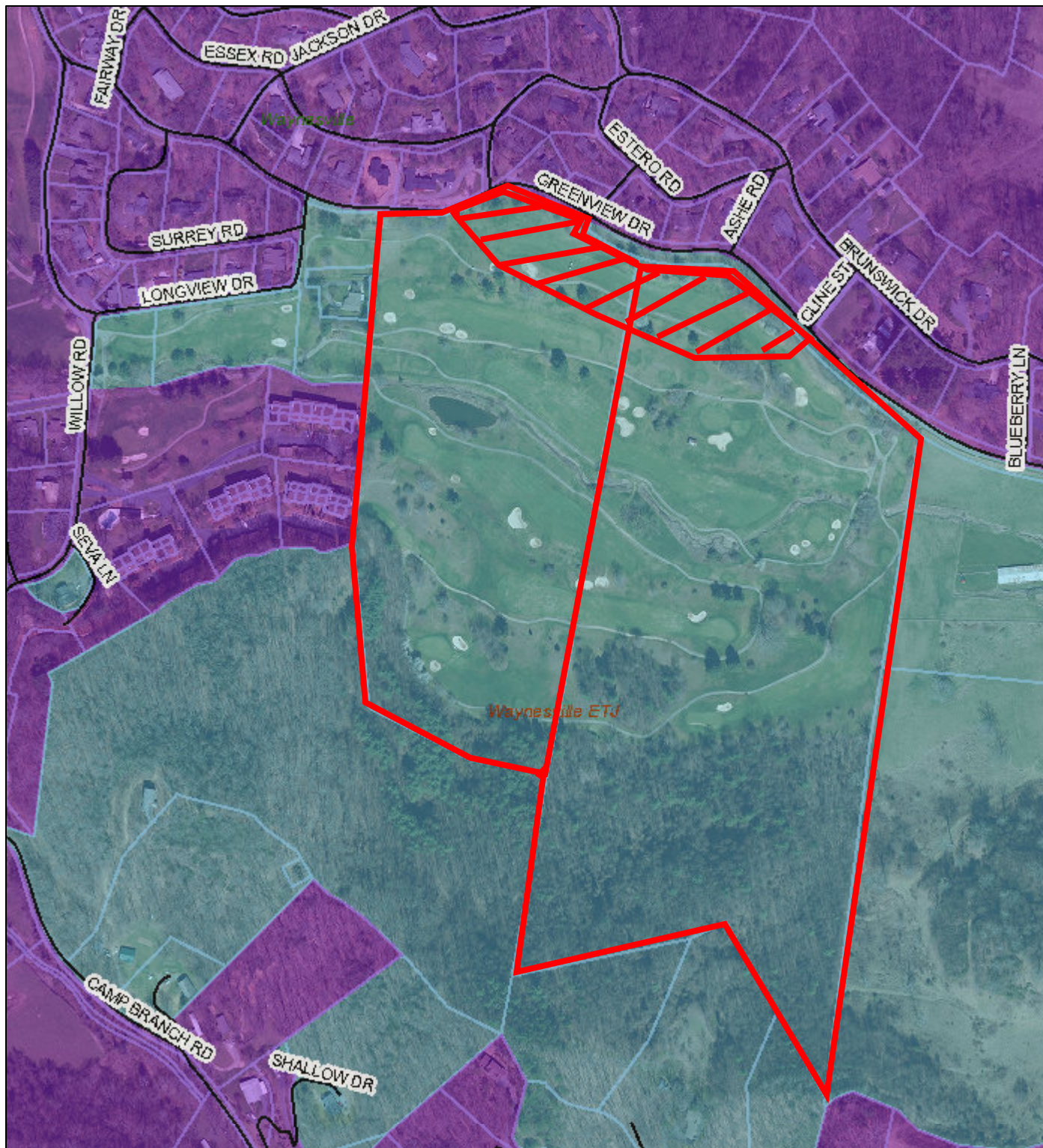
Market Value:

Deferred Value:

Assessed Value:

Sale Price:

Sale Date: 4/19/2021



1 inch = 400 feet

February 14, 2024

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.

This map print out contains graphics



ESSEX RD

WAKE ST

ESTERO RD

ASHIE RD

GREENVIEW DR

CLINE ST

BRUNSWICK DR

Country Club Residential Low Density Residential

Cond Dt

**AUTHORIZATION FOR AGENT TO
APPEAR BEFORE WAYNESVILLE PLANNING BOARD,
ZONING BOARD OF ADJUSTMENT, OR BOARD OF ALDERMEN**

The undersigned Owner or Party with a lease, or a contract or option to purchase that real property located at Greenview Drive in Waynesville or the ETJ area of Waynesville, North Carolina, has submitted an application which is to be heard in a proceeding by Board(s) of the Town of Waynesville, North Carolina. I hereby authorize the following named individual to present my application and case, as my agent at such hearings.

Name of Authorized Agent: Patrick Bradshaw

Title and Company: Civil Design Concepts, PA

Address: 52 Walnut Street, Suite 9, Waynesville NC 28786

Phone and email: 828.252.5388 patrick@cdcgo.com

This authorization shall be good through the completion of the project for which the zoning text or map amendment, special use permit, subdivision, variance or appeal, or other Town approval is requested, or until revoked in writing. The Town of Waynesville may rely on this authorization until it is given notice of the revocation of this authorization or of a change of property ownership takes place.

This the 31th day of January, 2024.

Owner or Party with Contractual Interest in Property:



Address and phone number:

1943 Hoffmeyer Road – Suite C

Florence, SC 29501-3939

843.799.2306

**AUTHORIZATION FOR AGENT TO
APPEAR BEFORE WAYNESVILLE PLANNING BOARD,
ZONING BOARD OF ADJUSTMENT, OR BOARD OF ALDERMEN**

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Name of Authorized Agent: Emily Clark

Title and Company: Clark Lanning Architects

Address: PO Box 201, Waynesville NC 28786

Phone and email: 828.243.5348 emily@clarklanning.com

This authorization shall be good through the completion of the project for which the zoning text or map amendment, special use permit, subdivision, variance or appeal, or other Town approval is requested, or until revoked in writing. The Town of Waynesville may rely on this authorization until it is given notice of the revocation of this authorization or of a change of property ownership takes place.

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Name of Authorized Agent: Dave Braun

Title and Company: Civil Design Concepts, PA

Address: 52 Walnut Street, Suite 9, Waynesville NC 28786

Phone and email: 828.252.5388 dbraun@cdcgo.com

This authorization shall be good through the completion of the project for which the zoning text or map amendment, special use permit, subdivision, variance or appeal, or other Town approval is requested, or until revoked in writing. The Town of Waynesville may rely on this authorization until it is given notice of the revocation of this authorization or of a change of property ownership takes place.

This the 31th day of January, 2024.

Owner or Party with Contractual Interest in Property:



Address and phone number:

1943 Hoffmeyer Road – Suite C

Florence, SC 29501-3939

843.799.2306

PAYMENT SUMMARY RECEIPT

TOWN OF WAYNESVILLE
16 S MAIN ST

DATE: 01/31/24 CUSTOMER#:
TIME: 11:48:14
CLERK: 2044ogro

RECPT#: 3009767 PREV BAL: 1500.00
TP/YR: P/2024 AMT PAID: 1500.00
BILL: 3009767 ADJSTMNT: .00
EFF DT: 01/31/24 BAL DUE: .00

Misc Cash Receipts

-----TOTALS-----

PRINCIPAL PAID: 1500.00
INTEREST PAID: .00
ADJUSTMENTS: .00
DISC TAKEN: .00

AMT TENDERED: 1500.00
AMT APPLIED: 1500.00
CHANGE: .00

PAID BY: CDC Cond Dist Greenv
PAYMENT METH: CHECK
PAYMENT REF: 9007

TOT PREV BAL DUE: 1500.00
TOT BAL DUE NOW : .00

APPENDIX D

FIRE APPARATUS ACCESS ROADS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION D101 GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

SECTION D102 REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

SECTION D103 MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as *approved* by the fire chief.

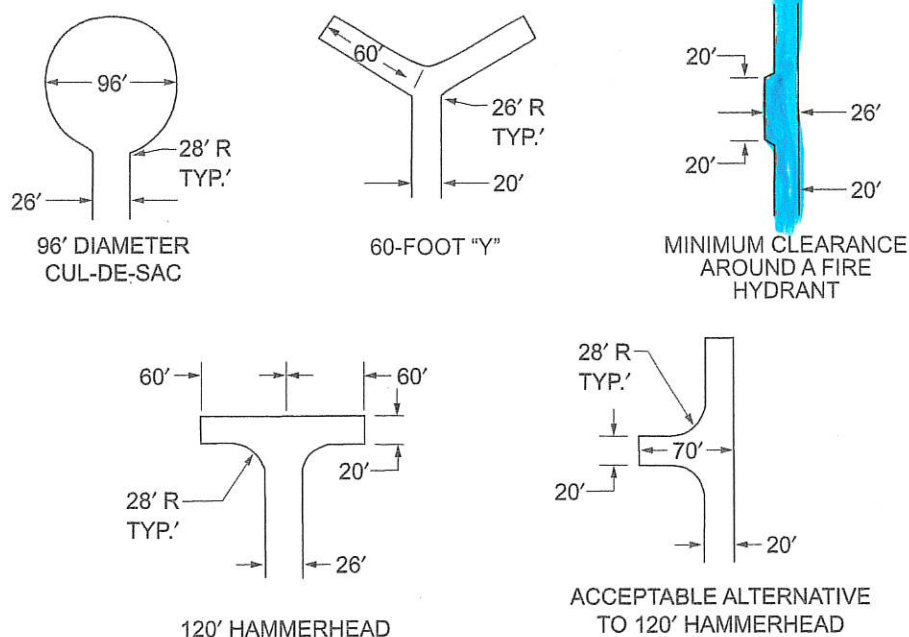
D103.3 Turning radius. The minimum turning radius shall be determined by the *fire code official*.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

**TABLE D103.4
REQUIREMENTS FOR DEAD-END
FIRE APPARATUS ACCESS ROADS**

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750	Special approval required	

For SI: 1 foot = 304.8 mm.



For SI: 1 foot = 304.8 mm.

**FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND**



Gary Caldwell, Mayor
Clarence "Chuck" Dickson, Mayor Pro Temp
Julia Freeman, Council Member
Jon Feichter, Council Member
Anthony Sutton, Council Member

Robert W. Hites, Jr. Town Manager
Martha Bradley, Town Attorney

February 13, 2024

Re: PIN# PIN 8614-27-1901 and PIN 8614-27-7912
Waynesville Country Club – Greenview Property

To whom it may concern,
Please accept this letter as confirmation that the Town of Waynesville can provide water and sewer utility services for the referenced PIN. The Town of Waynesville entered a SOC on December 31, 2020, which granted an additional flow allocation of 155,000 gallons for the duration of the SOC. These allocations are regulated by the sewer extension permitting process through NCDEQ. As of now the additional flow allocations have been exhausted due to other developments. Electric Service will be available from Duke Energy. This property is located in the ETJ so a petition for annexation will be required for connection to sanitary sewer. If you have any questions, feel free to contact me.

Town of Waynesville
Director of Public Services
Jeff Stines

ROY COOPER
Governor

ELIZABETH S. BISER
Secretary

RICHARD E. ROGERS, JR.
Director



NORTH CAROLINA
Environmental Quality

December 13, 2023

MEMORANDUM

To: File

From: Michael Montebello, Supervisor, NPDES Branch Chief

Subject: Session Law 2023-137 – Changes to Wastewater Design Flow Rates in 15A NCAC 02T .0114(b)

The noted guidance applies to existing Local Programs, Fast Track permits issued via the Regional offices, and Alternative Sewer Collection Permits and any other wastewater collection system permit issued by the Central Office.

SUMMARY:

Section 18 of [Session Law 2023-137](#), enacted October 10, 2023, establishes a wastewater design flow rate of 75 gallons per day per bedroom (GPD/BR) for wastewater systems serving two or more dwelling units. Accordingly, wastewater collection system extension permits issued pursuant to [15A NCAC 02T](#), with wastewater systems serving two or more dwelling units shall use a wastewater design flow rate of 75 GPD/BR.

Pursuant to Section 18.1.(e) of SL 2023-137, the 75 GPD/BR rate shall apply for all wastewater collection system extension permits issued on or after November 1, 2023.

15A NCAC 02T .0114(b) AMENDMENT:

Section 18.1.(d) of SL 2023-137 instructs the Environmental Management Commission (EMC) to amend [15A NCAC 02T .0114\(b\)](#) to be consistent with G.S. 143-215.1(f3). Until the EMC adopts the required amendment, the proposed 15A NCAC 02T .0114(b) language shall read as:

“In determining the volume of sewage from dwelling units with a wastewater system serving two or more dwelling units, the flow rate shall be 75 gallons per day per bedroom. The minimum volume of sewage from each dwelling unit with a wastewater system serving two or more dwelling units shall be 75 gallons per day and each additional bedroom above one bedroom shall increase the volume by 75 gallons per day. In determining the volume of sewage from dwelling units with a wastewater system serving a single dwelling unit, the flow rate shall be 120 gallons per day per bedroom. The minimum volume of sewage from each dwelling unit with a wastewater system serving a single dwelling unit shall be 240 gallons per day and each additional bedroom above two bedrooms shall increase the volume by 120 gallons per day. Each bedroom or any other room or addition that can function as a bedroom shall be considered a bedroom for design purposes. When the occupancy of a dwelling unit exceeds two persons per bedroom, the volume of sewage shall be determined by the maximum occupancy at a rate of 60 gallons per person per day.”



APPLICATION & LOCAL PROGRAM GUIDANCE:

- Applications received prior to November 1, 2023, may calculate wastewater flows utilizing 75 GPD/BR for dwelling units that have not yet been connected. Otherwise, they must use [15A NCAC 02T .0114\(b\)](#) or a lower rate shown on any previously approved flow reduction.
- Applications received on or after November 1, 2023, must calculate wastewater flows utilizing 75 GPD/BR for dwelling units that have not yet been connected unless they have an approved flow reduction for a lower rate.
- Previously issued permits for collection systems that have not been connected (not tributary) may submit a revised application and application fee to change the flow to 75 GPD/BR and submit any necessary design documents as required for the change.
- Per G.S. 143-215.1 (f)-(f3) Local Permit Programs for Sewer Extension and Reclaimed Water Utilization, the same requirements (related to the wastewater flows for dwelling units) noted above would apply, however it would be up to the local program to determine how to address requests to modify existing permits.
- The flow rate change also applies to habitable rooms as defined by 15A NCAC 02T .0114(e).

NOTICE OF NEIGHBORHOOD MEETING

Dear Property Owner,

In accordance with Section 15.3.7 of the Town of Waynesville Land Development Standards, this letter serves as notification that there will be a neighborhood informational meeting held to discuss two proposed land development projects within your community. You are being notified as you own or reside at a property in proximity to one, or both, of these proposed developments. The details of the meeting and locations of the projects are as follows:

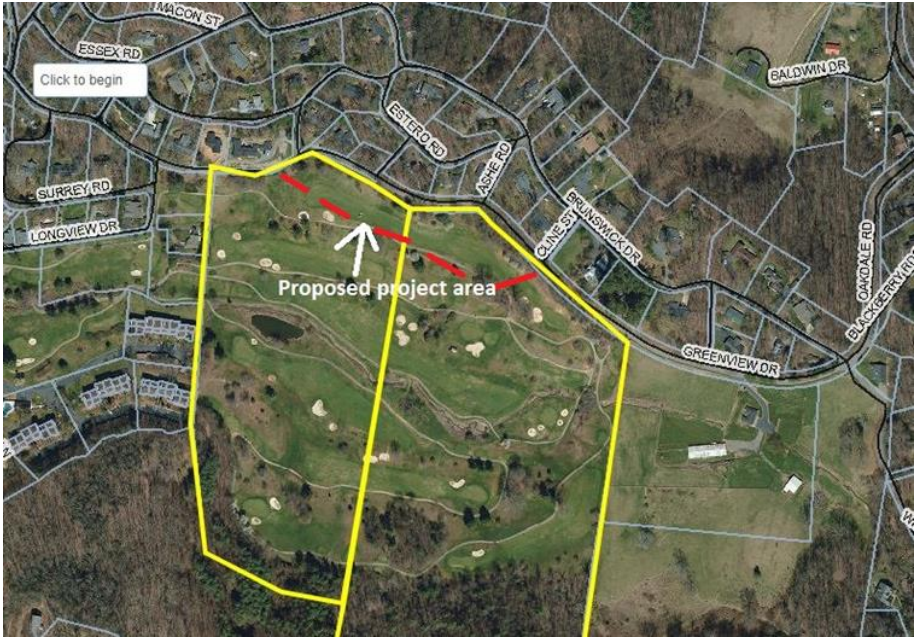
Meeting Information

What	Longview and Greenview Subdivisions – 2 Projects
When	February 19, 2024, 3 :00 PM – 5:00 PM Feel free to drop in anytime during this window of time, there will not be a formal presentation
Where	Waynesville Inn and Golf Club 176 Country Club Drive Waynesville, NC 28786 Meeting will be held in “The Grill”

Proposed Longview Subdivision Development Area



Proposed Greenview Subdivision Development Area



More detailed information for both proposed developments will be available for review at the Neighborhood Meeting noted above.

We hope that you can attend.



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

FOR PUBLICATION IN THE MOUNTAINEER: March 13th and March 20th (Wednesday) editions

Date: February 29, 2024

Contact: Olga Grooman, (828) 356-1172

Notice of Public Hearing Town of Waynesville Council

The Town of Waynesville Council will hold two (2) public hearings on Tuesday, March 26, 2024 at 6:00 p.m. or as closely thereafter as possible, in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider:

1. Conditional district zoning amendment for a 3.49-acre portion of the parcel (PIN 8604-99-9023) off Longview Drive within Waynesville Inn and Golf Club property. The proposal is to create a subdivision of 12 residential units.
2. Conditional district zoning amendment for 10.99-acre portion of the parcels (PIN 8614-27-1901 and PIN 8614-27-7912) off Greenview Drive within Waynesville Inn and Golf Club property. The proposal is to create a subdivision of 13 residential units.

For more information contact the Development Services Department at: (828) 356-1172, email: ogrooman@waynesvillenc.gov, mail: 9 South Main Street, Suite 110, Waynesville, NC 28786.



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

March 14, 2024

Notice of Public Hearing for Town of Waynesville Council

The Town of Waynesville Council will hold a public hearing on Tuesday, March 26, 2024 at 6:00 p.m. or as closely thereafter as possible, in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider a conditional district zoning amendment for 10.99-acre portion of the parcels (PIN 8614-27-1901 and PIN 8614-27-7912) off Greenview Drive within Waynesville Inn and Golf Club property. The proposal is to create a subdivision of 13 residential units.



Questions related to the hearing itself should be directed to the Waynesville Development Services Department, (828) 356-1172, ogrooman@waynesvillenc.gov.

**Greenview Property Posted
on 3-14-24**

**THE TOWN COUNCIL
WILL HOLD
A PUBLIC HEARING
ON MARCH 26, 2024 AT 6:00 PM
IN THE TOWN HALL BOARD ROOM
AT 9 SOUTH MAIN ST.
TO CONSIDER
A CONDITIONAL DISTRICT REZONING
CONTACT DEVELOPMENT SERVICES
T. 828-456-8647**

**TOWN OF WAYNESVILLE TOWN COUNCIL
REQUEST FOR COUNCIL ACTION
Meeting Date: 3/26/24**

SUBJECT Approve and award of contract to Dan Grady Co in the amount of \$163,500 for the Richland Creek Greenway trail construction at the old “Schulhoffer” property.

AGENDA INFORMATION:

Agenda Location:

Item Number:

Department: Recreation

Contact: Luke Kinsland

Presenter: **Luke Kinsland**

BRIEF SUMMARY:

Formal sealed bid invitations were sent out in late January and bids were due February 22nd. Bids were read aloud amongst four contractors for the greenway trail paving project. This project is part of the ongoing PARTF grant to the Town from 2020. Dan Grady Company was the lowest bidder at \$163,500. Bell Engineering is providing light supervision of this project and did reference checks. Bell has recommend the Town award the contract to Dan Grady Co.

MOTION FOR CONSIDERATION: Approve and award of contract to Dan Grady Co in the amount of \$163,500 for the Richland Creek Greenway trail construction at the old “Schulhoffer” property.

FUNDING SOURCE/IMPACT: PARTF/ARP Funds

ATTACHMENTS: Bid tab, letter of recommendation, COI, bid forms, & contractor’s license

MANAGER’S COMMENTS:

2024 Richland Creek Greenway Trail Paving Bid Tab

<u>Vendor</u>	<u>Price</u>	<u>Notes</u>
Dan Grady Co	\$163,500.00	Recommended as lowest bid. References checked and approved.
WNC Paving	\$170,000.00	
Arrowhead Contractors LLC	\$214,744.00	
Custom Paving	\$288,314.00	



March 6, 2024

Ms. Elizabeth Teague, Development Services Director
Town of Waynesville
9 South Main Street, Suite 110
Waynesville, North Carolina 28786

**RE: Bid Award Assistance
Richland Creek Greenway Trail | Contract 688-23-01**

Dear Ms. Teague,

On February 22, 2024, bids for this project were received and opened by the Town. There were four (4) bids submitted. The apparent low bid was from Dan Grady Company, with a Total Bid of \$163,500.00. Their bids for Division B, Alternates 1 and 2 were \$10,500.00 and \$7,500.00, respectively.

Per your request, Bell Engineering has contacted the contractor to review their bid for the project and inquire about their experience with similar projects. We also contacted some past customers to inquire about their experience with the contractor. Based upon our review of feedback, we recommend that the City award this project to Dan Grady Company.

Should you have any questions, please contact us. We appreciate this opportunity to assist you and the Town of Waynesville on this project.

Sincerely,
BELL ENGINEERING

A handwritten signature in blue ink that reads "David M. Howell".

David M. Howell, PE
Project Manager



1517 Little Savannah Road | Sylva NC 28779 | 828.506.0112 :o

CONSTRUCTION CONTRACT

CONTRACTOR: DanGrady Company, LLC ("**Contractor**")
1517 Little Savannah Rd
Sylva, NC 28779
Attn: Noah Saunier
Email: noah@dangradyco.com
Phone: 828-506-0112

OWNER: Town of Waynesville, NC ("**Owner**")
16 South Main Street
Waynesville, NC 28786
Phone: 828.452.2491

PROJECT SITE: Contract 688-23-01 – Richland Creek Greenway Trail ("**Site**")

PROPOSAL DATE: March 19, 2024 ("**Estimate**")

COST OF THE WORK: \$163,500.00 ("**Cost of the Work**")

COMMENCEMENT DATE: TBD, 2024 ("**Commencement Date**")

SCHEDULED COMPLETION DATE: TBD, 2024 ("**Scheduled Completion Date**")

This Construction Contract ("**Contract**") is made and entered into as of March 19, 2024 ("**Effective Date**") by and between Contractor and Owner defined above. Contractor and Owner may hereinafter be referred to singularly as a "Party" or collectively as the "Parties".

RECITALS:

WHEREAS, Owner owns the Site on which the construction shall take place; and

WHEREAS, this Contract is a "Lump Sum Contract" for site preparation services outlined in Section 1 hereto and in the Estimate attached as Exhibit A at the Site ("**Project**"); and

WHEREAS, the Cost of the Work (hereinafter defined) and Scope of Work ("**Scope**") is outlined in Exhibit A; and

WHEREAS, Owner has elected to retain the services of Contractor to complete the Project in accordance with the terms of this Contract;

NOW, THEREFORE, in consideration of the mutual promises, covenants, and agreements stated herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties do hereby agree as follows:

1. PROJECT DETAILS

The Project consists of the following: **Clearing and grading at the Site to provide 1,600 linear feet of asphalt walking trail, parking area, roadway entrance, and other improvements as depicted in the drawings, as more specifically detailed in Exhibit A. Alternates are listed in the Estimate to delete crushed stone paving and add asphalt paving, which may be added to the Cost of the Work upon Owner's approval.**

2. CONTRACT DOCUMENTS

The Contract Documents consist of this Contract, all Exhibits described herein, and such Change Orders (hereinafter defined) as may be entered into after the execution of this Contract. These documents are as fully a part of the Contract as if attached to this Contract (hereinafter collectively the "**Contract Documents**"). The Contract represents the entire and integrated agreement between the Parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral.

3. THE WORK

Contractor shall furnish all labor, supervision, services, equipment, tools, transportation, storage, and all other items necessary to complete the Project ("**Work**"). The Work shall be performed by Contractor strictly in accordance with the Contract Documents. This Contract does not include additional requested materials, if any, which shall be invoiced at cost plus twenty percent (20%).

4. COST OF THE WORK

Owner shall pay Contractor the total cost of the Work ("**Cost of the Work**") as outlined in Section 5 herein.

5. PAYMENT SCHEDULE

- a. Invoicing. Contractor shall invoice Owner every two weeks for completed Work and additional materials. Invoices shall be due in full without retainage within fifteen (15) days. All payments to be made by wire transfer in accordance with the wire transfer instructions attached as Exhibit B hereto.
- b. Change Orders; Materials. Owner shall pay all change orders when fully executed. All required materials will be invoiced at cost plus twenty percent (20%).
- c. Acceptance of Final Payment Shall Constitute a Waiver. Acceptance by Contractor of final payment shall constitute a waiver and release of all claims against Owner except for those claims previously made in writing against Owner, pending at the time of final payment.

6. PERMITS

Owner shall be responsible for obtaining all necessary permits required for the Project.

7. COMMENCEMENT; COMPLETION

Contractor shall commence the Work as agreed upon by the Parties and shall carry out the Work regularly and without interruption until complete.

8. EXCLUSIONS

- a. Removal of debris left by other contractors hired by Owner.
- b. Costs incurred due to an emergency affecting the safety of persons and property.
- c. Any services or materials not included in the Estimate.

9. CHANGES IN THE WORK

Owner may, without invalidating the Contract, order changes in the Work (“**Changes**”) within the general scope of the Contract consisting of additions, deletions, or other revisions. Owner shall issue such changes in writing. Contractor shall be entitled to an equitable adjustment in the estimated duration of the Work (“**Contract Time**”) as a result of Changes in the Work.

If Contractor encounters unanticipated conditions, any of which will result in a significant change in the Cost of the Work or estimated date of Substantial Completion, Contractor shall promptly notify Owner in writing and shall not proceed with the affected Work until Contractor receives further written instructions from Owner.

10. SUBSTANTIAL COMPLETION; FINAL COMPLETION

- a. Substantial Completion. "Substantial Completion" is the date on which the Project is sufficiently complete such that Owner can inspect the Work to ensure the Project has been completed to specifications.
- b. Determination of Substantial Completion. Contractor shall notify Owner upon reaching Substantial Completion. Pursuant to Owner’s inspection of the Work, Owner shall develop a punch list of defects in the Work to be addressed by Contractor (“**Punch List**”). Contractor will satisfy all items on such Punch List and notify Owner when complete. Contractor will have ten (10) days after Substantial Completion to complete any items of incomplete or defective Work contained in the Punch List.
- c. Final Completion. Contractor shall notify the Owner upon Final Completion. Upon inspection and approval of the completion of the Work, Contractor shall submit a final invoice to Owner.

11. RESPONSIBILITIES OF OWNER

In addition to payment, Owner shall undertake to perform the following:

- a. Provision of Information. Owner shall provide Contractor with all reasonable information necessary to proceed with the Work, including Owner’s requirements for the Project. Additionally, prior to commencement of the Work, Owner shall promptly furnish to Contractor reports, surveys, drawings, tests, physical characteristics, legal limitations, and utility locations for the site of the Project.

- b. Right of Access. Owner has legal right of access to the Property and all rights of title, including easements necessary for the construction, use, and occupancy of the structure, and Owner grants adequate access to Contractor to the Property as required for Contractor to perform this Contract.
- c. Construction Site Safety. Owner will be responsible for preventing the general public and guests from entering the Project Site and/or picking up any tools or materials. Contractor will not be responsible for any injuries to Owner, children, pets, guests, vendors, or other persons not contracted by Contractor.

12. INDEMNIFICATION OF OWNER

To the extent permitted by law, Contractor agrees to defend, indemnify, and hold harmless Owner against any and all liability, claims, judgments, or demands, including demands arising from injuries to or death of persons and damage to property, unless caused by a breach of Section 12(c) herein, or any other loss, damage, or expense, including attorney fees, arising out of or resulting from the Work provided by Contractor, provided that any such claim, damage, loss, or expense is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, caused in whole or in part by any negligent act, willful misconduct, or omission by Contractor,.

13. INDEMNIFICATION OF CONTRACTOR

To the extent permitted by law, Owner agrees to defend, indemnify, and hold harmless Contractor against any and all liability, claims, judgments or demands, including demands arising from injuries to or death of persons and damage to property or any other loss, damage, or expense, including attorney fees, arising out of or resulting from any work or information provided by Owner, provided that any such claim, damage, loss, or expense is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, caused in whole or in part by any negligent act, willful misconduct, or omission by Owner.

14. CONTRACTOR INSURANCE

Contractor shall deliver a Certificate of Insurance to the Owner upon request.

15. OWNER'S INSURANCE

Owner shall at its option purchase and maintain appropriate insurance throughout the entire course of the Project.

16. WAIVER OF SUBROGATION

Owner and Contractor waive all rights against each other and subcontractors, agents, and employees of each other, for damages caused by fire or other perils to the extent covered by property insurance obtained. The foregoing waiver shall not extend to the Parties' indemnification obligations under this Contract.

17. TERMINATION

- a. Termination by Contractor. Upon seven (7) days' written notice to Owner, Contractor may, in addition to any other rights or remedies it has, terminate this Contract for any of the following reasons:

- i. the Work has been stopped for a thirty (30) day period;
- ii. under court order or order of other governmental authorities having jurisdiction;
- iii. the declaration of a national emergency or other governmental act during which, through no fault of Contractor, materials are not available;
- iv. Owner 's failure to pay Contractor in accordance with this Agreement;
- v. Owner suspends the Work for sixty (60) days;
- vi. Owner materially delays Contractor in the performance of the Work; or
- vii. Owner otherwise materially breaches this Agreement.

Upon termination by Contractor, Contractor shall be entitled to recover from Owner payment for all Work performed and for any proven loss, cost, or expense in connection with the Work, plus all demobilization costs.

- b. Termination by Owner. Upon seven (7) days' written notice to Contractor, Owner may terminate this Contract for any of the following reasons if, during such seven (7) day period Contractor fails to either cure or commence and continue reasonable remedial measures:
 - i. Contractor persistently utilizes improper materials and/or inadequately skilled workers;
 - ii. Contractor persistently fails to abide by the orders, regulations, rules, ordinances, or laws of governmental authorities having jurisdiction;
 - iii. Contractor otherwise materially breaches this Contract.

Upon termination by Owner, Owner may take possession of the Property and complete the Work utilizing any reasonable means. In this event, Owner shall pay Contractor for all Work properly performed through the date of termination and neither Party shall have any further liability to the other.

18. HAZARDOUS MATERIALS

If any known or suspected Hazardous Material is discovered at the Project site, Contractor shall be entitled to immediately stop performance of Work, and Contractor shall report the condition to Owner. Owner shall be solely responsible for corrective measures and/or remedial action. To the fullest extent permitted by law, Owner shall defend, indemnify, and hold harmless Contractor and its agents, officers, directors, and employees, from and against any and all claims, damages, losses, fines, penalties, costs and expenses, whether direct, indirect or consequential, including but not limited to attorneys' fees, costs and expenses incurred in connection with litigation or arbitration, arising out of or relating to the performance of the Work in any area affected by Hazardous Material. To the fullest extent permitted by law, such indemnification shall apply regardless of the fault, negligence, breach of warranty or contract, or strict liability of the indemnitee.

19. GENERAL PROVISIONS

- a. Notices. Any notice, payment, statement, or demand required or permitted to be given under this Contract by either Party to the other may be effected by personal delivery or by mail, postage prepaid. Mailed notices shall be addressed to the Parties at the addresses stated in the Details of the Contract. Mailed notices shall be deemed communicated as of three (3) days after mailing. Either Party may change its address by giving the other Party at least fifteen (15) days' written notice thereof.
- b. Governing Law. The procedural and substantive laws of the State of North Carolina shall govern this Contract.
- c. Arbitration. The Parties agree that any other action to enforce this Contract shall be brought in arbitration according to the rules of the American Arbitration Association and shall take place locally in North Carolina. The Parties fully consent to mandatory arbitration and specifically understand that they are waiving their right to a jury trial. The Parties specifically agree that the arbitrator's decision will be final, and the Parties will abide by such decision.
- d. Attorneys' Fees. Should a Party be forced to litigate to enforce the decision of the arbitrator, the prevailing party therein shall be entitled to recover reasonable attorney fees and costs.
- e. Severability. In the event that any portion or any portions of this Contract are held to be unenforceable by a court of competent jurisdiction, then the remainder of this Contract shall be enforced as though such portions had not been included, unless to do so would cause this Contract to fail of its essential purposes.
- f. Assignment. Neither Owner nor Contractor shall assign its interest in this Contract without the written consent of the other, which may not be unreasonably withheld.
- g. Waiver. The failure of either Party to insist, in any one or more instances, on the performance of any of the terms, covenants, or conditions of this Contract, or to exercise any of its rights, shall not be construed as a waiver or relinquishment of such term, covenant, condition or right with respect to further performance.
- h. Counterparts; Electronic Signature. This Contract may be executed in any number of counterparts via electronic or PDF signature, each of which shall be deemed an original and constitute one and the same instrument.
- i. Survival. The provisions of this Contract, which by their nature are intended to survive the termination, cancellation, completion, or expiration of the Contract, including, but not limited to, any indemnities or any expressed limitations of or releases from liability, shall continue as valid and enforceable obligations of the parties notwithstanding any such termination, cancellation, completion, or expiration.
- j. Force Majeure. Any delay in the performance of any duties or obligations of either Party (except the payment of Fees owed) will not be considered a breach of this Agreement if such delay is caused by a labor dispute, shortage of materials, fire, earthquake, flood, pandemic, governmental order, or any other event beyond the control of such Party,

provided that such Party uses reasonable efforts, under the circumstances, to notify the other Party of the cause of such delay and to resume performance as soon as possible.

- k. Independent Contractors. Contractor’s relationship to the Owner is that of an independent contractor, and neither Party is an agent or partner of the other. Neither Party will have, nor represent to any third party that it does have, any authority to act on behalf of the other Party.
- l. Entire Agreement. This Contract represents the entire agreement between the Parties hereto, is effective as of the date set forth above, and supersedes all prior negotiations, representations, and agreements. This Contract may be amended only by written instrument signed by Owner and Contractor.

IN WITNESS WHEREOF, the Parties hereto set their hands as of the date written.

DANGRADY CONSTRUCTION, LLC

TOWN OF WAYNESVILLE NC

Signature: _____

Signature: _____

Name: _____

Name: _____

Title: _____

Title: _____

Dated: _____

Dated: _____

EXHIBIT A

ESTIMATE

CONTRACT 688-23-01 RICHLAND CREEK GREENWAY TRAIL
WAYNESVILLE, NORTH CAROLINA

March 19, 2024

Item No.	Item	Quantity	Unit	Unit Price	Total
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DIVISION A--LUMP SUM ITEMS

All necessary demolition, labor, materials, and equipment for the construction of approximately 1,600 linear feet of asphalt walking trail, 3,640 square feet of crushed stone parking area, 200 linear feet of crushed stone roadway entrance, earthwork, and drainage improvements as depicted in the Drawings, including all incidentals and appurtenances, complete;

THE LUMP SUM OF One hundred sixty three thousand five hundred

DOLLARS AND 0 CENTS (\$ 163,500.00)

SUBTOTAL DIVISION A \$ 163,500.00

TOTAL BID CONTRACT 688-23-01 \$ 163,500.00

DIVISION B--BID ALTERNATES

				10,500.00+
1.	Parking Area: Delete crushed stone paving and add asphalt paving.	1	L.S.	\$-----
2.	Entrance Drive: Delete crushed stone paving and add asphalt paving.	1	L.S.	\$ <u>7,500.00+</u>

EXHIBIT B

WIRE TRANSFER INSTRUCTIONS



WIRE INSTRUCTIONS

1640 E Main Street

Sylva, NC 28779

828-631-4154

RE: Dangrady Company

Routing Number: 061112843

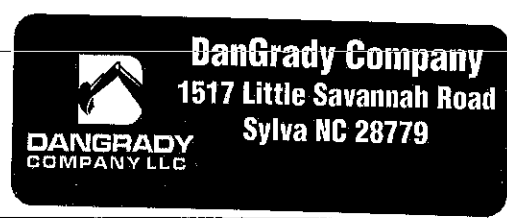
Account Number: 2108169760

Town of Waynesville Park Segment Greenway Trail Construction

BID OPENING SIGN IN SHEET FEBRUARY 22, 2024, 3:30pm

NAME	COMPANY	PHONE/EMAIL CONTACT
Mark Wiggins	WNC Paving	828-400-6343 MarkWiggins@WNCpaving.com
Josh Parker	Arrowhead Contractors	828-736-4539 arrowheadcontractorsllc@gmail.com
Joe Anders	Custom Paving	(828) 400-2278 CustomPaving@gmail.com
Nolan Sumner	Dem Ercoy Co	828-506-1122 nolan@DemErcoy.com
John Culp	WNC Paving	828-734-0288 john.culp@wncpaving.com

NOTES:



CONTRACT 688-23-01 RICHLAND CREEK GREENWAY TRAIL
WAYNESVILLE, NORTH CAROLINA

Item No.	Item	Quantity	Unit	Unit Price	Total
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DIVISION A--LUMP SUM ITEMS

All necessary demolition, labor, materials, and equipment for the construction of approximately 1,600 linear feet of asphalt walking trail, 3,640 square feet of crushed stone parking area, 200 linear feet of crushed stone roadway entrance, earthwork, and drainage improvements as depicted in the Drawings, including all incidentals and appurtenances, complete;

THE LUMP SUM OF One hundred sixty three thousand five hundred
0 DOLLARS AND 159,500.00 CENTS (\$ 159,500.00)

SUBTOTAL DIVISION A \$ 163,500.00

TOTAL BID CONTRACT 688-23-01 \$ 163,500.00

DIVISION B--BID ALTERNATES

				10,500.00+
1.	Parking Area: Delete crushed stone paving and add asphalt paving.	1	L.S.	\$ _____
2.	Entrance Drive: Delete crushed stone paving and add asphalt paving.	1	L.S.	\$ <u>7,500.00+</u>

CONTRACT 688-23-01 RICHLAND CREEK GREENWAY TRAIL
WAYNESVILLE, NORTH CAROLINA

Item No.	Item	Quantity	Unit	Unit Price	Total
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DIVISION A--LUMP SUM ITEMS

All necessary demolition, labor, materials, and equipment for the construction of approximately 1,600 linear feet of asphalt walking trail, 3,640 square feet of crushed stone parking area, 200 linear feet of crushed stone roadway entrance, earthwork, and drainage improvements as depicted in the Drawings, including all incidentals and appurtenances, complete;

THE LUMP SUM OF ONE HUNDRED SEVENTY THOUSAND
 _____ DOLLARS AND NO / 100 _____ CENTS (\$ 170,000⁰⁰)

SUBTOTAL DIVISION A

\$170,000.⁰⁰

TOTAL BID CONTRACT 688-23-01

\$170,000⁰⁰

DIVISION B--BID ALTERNATES

- | | | | | |
|----|---|---|------|------------------------------|
| 1. | Parking Area: Delete crushed stone paving and add asphalt paving. | 1 | L.S. | <u>\$14,500⁰⁰</u> |
| 2. | Entrance Drive: Delete crushed stone paving and add asphalt paving. | 1 | L.S. | <u>\$18,800⁰⁰</u> |



TOWN OF WAYNESVILLE RECREATION DEPARTMENT

ATTN: LUKE KINSLAND

550 VANCE ST WAYNESVILLE, NC 28786

Mr. Kinsland,

Please see the enclosed bid for the RICHLAND CREEK GREENWAY TRAIL PROJECT due on February 22nd 2024.

The enclosed bid includes our bid sheet, plans and a copy of our NC General Contractor's license. The enclosed bid sheet includes a base bid of \$214,744.00 with the option to add alternates #1 \$16,000.00 and #2 \$14,500.00 to the base bid if accepted.

Thank you for this opportunity.

Please contact us with any questions moving forward.

Sincerely,

A handwritten signature in black ink, appearing to be "JP", is written over a large, sweeping horizontal line. To the right of the signature, the date "2/20/24" is handwritten in black ink.

Josh Parker, President

Arrowhead Contractors LLC

PO Box 1618 Cherokee NC 28719

Arrowheadcontractorsllc@gmail.com

828 736 4539

Item No.	Item	Quantity	Unit	Unit Price	Total
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DIVISION A--LUMP SUM ITEMS

All necessary demolition, labor, materials, and equipment for the construction of approximately 1,600 linear feet of asphalt walking trail, 3,640 square feet of crushed stone parking area, 200 linear feet of crushed stone roadway entrance, earthwork, and drainage improvements as depicted in the Drawings, including all incidentals and appurtenances, complete;

THE LUMP SUM OF Two Hundred Fourteen Thousand, Seven Hundred Forty Four
Zero DOLLARS AND 00 CENTS (\$ 214,744.00)

SUBTOTAL DIVISION A


\$ 214,744.00
~~\$ 214,744.00~~

TOTAL BID CONTRACT 688-23-01

DIVISION B--BID ALTERNATES

- | | | | |
|--|---|------|---------------------------------------|
| 1. Parking Area: Delete crushed stone paving and add asphalt paving. | 1 | L.S. | \$ <u>16,000.00</u> (Add to Base Bid) |
| 2. Entrance Drive: Delete crushed stone paving and add asphalt paving. | 1 | L.S. | \$ <u>14,500.00</u> (Add to Base Bid) |

*Assumes Access From Woodland Dr.


 President
 2/20/24

Arrowhead Contractors LLC
 PO Box 1618
 Cherokee, NC 28719
 828 736-4539
 ArrowheadContractorsLLC@gmail.com

Expiration Date

12/31/2024

License No.

87280

North Carolina

Licensing Board for General Contractors

This is to Certify That:

Arrowhead Contractors, LLC

Cherokee, NC

is duly registered and entitled to practice

General Contracting

Limitation: Unlimited

Classification: Building, Highway

until

December 31, 2024

when this Certificate expires.

Witness our hands and seal of the Board.

Dated, Raleigh, N.C.

01/01/2024

This certificate may not be altered.



Robert H. Hines
Chairman

Rebbie A. Price
Interim Executive Director

Interim Executive Director

CONTRACT 688-23-01 RICHLAND CREEK GREENWAY TRAIL
WAYNESVILLE, NORTH CAROLINA

Item No.	Item	Quantity	Unit	Unit Price	Total
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DIVISION A--LUMP SUM ITEMS

All necessary demolition, labor, materials, and equipment for the construction of approximately 1,600 linear feet of asphalt walking trail, 3,640 square feet of crushed stone parking area, 200 linear feet of crushed stone roadway entrance, earthwork, and drainage improvements as depicted in the Drawings, including all incidentals and appurtenances, complete;

THE LUMP SUM OF two hundred eighty eight thousand three hundred fourteen dollars + no/100

288,314 DOLLARS AND no/100 CENTS (\$288,314.00)

SUBTOTAL DIVISION A

\$ 288,314.00

TOTAL BID CONTRACT 688-23-01

\$ 288,314.00

DIVISION B--BID ALTERNATES

- | | | | |
|--|---|------|---------------------|
| 1. Parking Area: Delete crushed stone paving and add asphalt paving. | 1 | L.S. | <u>\$ 25,225.00</u> |
| 2. Entrance Drive: Delete crushed stone paving and add asphalt paving. | 1 | L.S. | <u>\$ 23,985.00</u> |

Custom Paving Inc
PO Box 1305
814 Hyatt Creek Rd
Waynesville NC 28786

J. Barry Anderson 2/20/24
project manager
828-400-2278

Expiration Date

12/31/2024

License No.

99645

North Carolina

Licensing Board for General Contractors

This is to Certify That:

DanGrady Company LLC

Sylva, NC

is duly registered and entitled to practice

General Contracting

Limitation: Unlimited

Classification: H (Grading & Excavating)

until

December 31, 2024

when this Certificate expires.

Witness our hands and seal of the Board.

Dated, Raleigh, N.C.

01/01/2024

This certificate may not be altered.



Robyn Hickman
Chairman

C. Frank Wiesner
Secretary-Treasurer



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/18/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Guidelight Insurance PO Box 1177 Brevard NC 28712-5078	CONTACT NAME: April Sargent PHONE (A/C, No, Ext): 828-552-5477 Ext. 116 E-MAIL ADDRESS: wecare@guidelight.com	FAX (A/C, No): 828-476-4604
	INSURER(S) AFFORDING COVERAGE	
INSURED Dangrady Company, LLC 1517 Little Savannah Rd Sylva NC 28779	INSURER A : Berkley Specialty Ins Co	NAIC # 31295
	INSURER B : Stonewood Insurance Company	11828
	INSURER C : STONEWOOD INS CO	11828M
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GENL AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y		CGL 0217162	2/12/2024	2/12/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			JST1006219	2/12/2024	2/12/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$	Y		CX 0217163	2/12/2024	2/12/2025	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

Waynesville Parks & Recreation 550 Vance St Waynesville NC 28786	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>April Sargent</i>
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**TOWN OF WAYNESVILLE TOWN COUNCIL
REQUEST FOR COUNCIL ACTION
Meeting Date 03/26/24**

SUBJECT Approve the quote for employee survey services from the University of North Carolina School of Government: Local Government Workplaces Initiative.

AGENDA INFORMATION:

Agenda Location: New Business
Item Number:
Department: Human Resources
Contact: Page McCurry
Presenter: Page McCurry

BRIEF SUMMARY: During the Special Called Meeting – Council Retreat on March 1, 2024, Councilmember Jon Feichter requested Human Resources Director Page McCurry to look into conducting an employee satisfaction survey. Ms. McCurry approached Leisha DeHart Davis, Director of the Local Government Workplaces Initiative and professor of public administration and government at the UNC-Chapel Hill School of Government, for a quote to conduct a Basic Employee Satisfaction Survey for The Town of Waynesville.

The Local Government Workplaces Initiative at UNC SOG was created to help cities and counties listen to their employees. They are the only university-based center in the US dedicated to local government workplace climate research. Over the past 20 years, LGWI has surveyed, interviewed, or facilitated group discussions for nearly 16,000 employees in 35 local government organizations.

The quote provided for consideration is for the basic employee survey package and pricing is based on the number of employees in the organization. The Town of Waynesville would benefit from the following services with the purchase of the basic plan:

- The basic employee survey package including designing and incorporating any additional questions of interest;
- The administration and oversight of the survey implementation process, including weekly updates on response rates by department;
- Visualization of survey results and provision of department summaries of the visualizations;
- Data reporting that includes distributions of results across organizations;
- Comparisons of percentage responses by department;
- Comparisons with other organizations on select measures;
- Analyses of open-ended comments driven by specific questions and issues that managers would like to explore;
- Comparisons with other local governments for select survey items by request;
- Analyses of broad patterns in open-ended survey comments;
- Analyses of changes in results over time where applicable;

- Demographic analyses of select survey results;
- LGWI will deliver a presentation of results to key stakeholders, synthesizing qualitative and quantitative data to describe the overall workplace climate, including strengths and opportunities for improvement.
- The option for add-on services (detailed in the quote).

MOTION FOR CONSIDERATION: Approve the \$10,000.00 quote for services from UNC SOG Local Government Workplaces Initiative and appropriate the recommended funds for the basic survey.

FUNDING SOURCE/IMPACT: 104120521990/Professional Services



Misty Hagood, Finance Director

3/20/2024

Date

ATTACHMENTS:

Quote

Local Government Workplaces Initiative Information

Information about Dr. Davis

MANAGER'S COMMENTS:

**TOWN OF WAYNESVILLE TOWN COUNCIL
REQUEST FOR COUNCIL ACTION
Meeting Date: March 26, 2024**

SUBJECT: Water Shortage Response Plan

AGENDA INFORMATION:

Agenda Location: New Business
Item Number:
Department: Public Services
Contact: Jeff Stines, Director of Public Services
Kyle Cook, Water Treatment Superintendent

Presenter: Mayor Gary Caldwell

BRIEF SUMMARY: The Town of Waynesville is required by the Division of Water Resources, NCDEQ to present the WSRP (Water Shortage Response Plan) to the Town of Waynesville Council and must be adopted by resolution by Council to be considered compliant with the division.

MOTION FOR CONSIDERATION: To adopt by resolution the WRSP (Water Shortage Response Plan).

FUNDING SOURCE/IMPACT: N/A

ATTACHMENTS: N/A

MANAGER'S COMMENTS AND RECOMMENDATIONS:

WATER SHORTAGE RESPONSE PLAN

TOWN OF WAYNESVILLE, NORTH CAROLINA

(PWSID# 01-44-010)

This water shortage response plan serves to conserve available water supplies during times of drought and emergency. The procedures are written to minimize adverse impacts of water supply shortages and emergency water supply conditions. All sanitary districts or water systems purchasing water from the Town of Waynesville water system will, at a minimum, adopt and enforce the water use reduction measures contained in this plan as a condition of water sales.

I. Authorization

The Mayor of Waynesville is authorized to enact water shortage response provisions whenever the trigger conditions outlined in Section IV are met. In his absence, the Town Manager will assume this responsibility. Please direct inquiries to:

Gary Caldwell Mayor	Rob Hites Jr. Manager	Jeff Stines Public Services Director
P.O. Box 100 Waynesville 28786	P.O. Box 100 Waynesville 28786	P.O. Box 100 Waynesville 28786
Phone: (828) 456-2491	Phone: (828) 452-2491	Phone: (828) 456-3706
E-mail: gbrown@waynesvillenc.gov	E-mail: rhites@waynesvillenc.gov	E-mail: dfoster@waynesvillenc.gov

II. Notification

The following notification methods will be used to inform water system employees and customers of a water shortage declaration: employee e-mail announcements, notices at municipal buildings, notices in water bills and on the Town of Waynesville website www.townofwaynesville.org. Required water shortage response measures will be communicated through a press release that will be forwarded to the following media outlets: **The Enterprise Mountaineer** (828) 452-0665, **Asheville Citizen-Times** (828) 452-1470, **Smoky Mountain News** (828) 452-3585, **WLOS** (828) 456-3933, **The Peak AM 1400** (828) 456-4316, **570 WWNC** (828) 255-7850, **HCTV** (Haywood Government Access Channel) (828) 452-6625, **Junaluska Sanitary District** (828) 452-1189 and **Lake Junaluska Assembly** (828) 452-5712. The Water Treatment Superintendent will notify the **Division of Water Resources** (919) 733-4064, lwsp@ncmail.net.

III. Levels of Response

Five levels of water shortage response are outlined in the table below. The five levels of water shortage response are: voluntary reductions, mandatory reductions I and II, emergency reductions and water rationing. A detailed description of each response level and corresponding water reduction measures follows below.

WATER SHORTAGE/LEVELS OF RESPONSE

1	Mild/Call for Voluntary Reductions	Water users are encouraged to reduce their water use and improve water use efficiency; however, no penalties apply for noncompliance. Water supply conditions indicate a potential for shortage.
2	Moderate/Order Mandatory Reductions	Water users must abide by required water use reduction and efficiency measures; penalties apply for noncompliance. Water supply conditions are significantly lower than the seasonal norm and water shortage conditions are expected to persist.
3	Severe/Intensify Mandatory Reductions	Water supply conditions worsen and to avoid depletion of water resources, all measures of mandatory water use restrictions and conservation are marshaled, including a drought surcharge.
4	Emergency Reductions	Water supply conditions are substantially diminished and pose an imminent threat to human health or environmental integrity.
5	Water Rationing	Water supply conditions are substantially diminished and remaining supplies must be allocated to preserve human health and environmental integrity.

In Level 1, Voluntary Reductions, all water users will be asked to reduce their normal water use by 5%. Customer education and outreach programs will encourage water conservation and efficiency measures including but not limited to: irrigating landscapes a maximum of one inch per week; preventing water waste, runoff and watering impervious surfaces; watering plants deeply to encourage root growth; washing only full loads in clothes and dishwashers; using spring-loaded nozzles on garden hoses; and identifying and repairing all water leaks.

In Level 2, Mandatory Reductions I, all customers are expected to reduce their water use by 10% in comparison to their previous month's water bill. In addition to continuing to encourage all voluntary reduction actions, the following restrictions apply: irrigation is limited to half inch per week, and only between 8 p.m. and 8 a.m.; outdoor use of drinking water for washing impervious surfaces is prohibited; and all testing and training purposes requiring drinking water (e.g. fire protection) will be limited.

In Level 3, Mandatory Reductions II, customers must continue actions from all previous stages and further reduce water use by 20% compared to their previous month's water bill. All non-essential uses of drinking water are banned and garden and landscape irrigation must be reduced to the minimum amount necessary for survival. Additionally, in Level 3, a drought surcharge of 1.5 times the normal water rate applies to all usage above the 2,000 gallon minimum bill.

In Level 4, Emergency Reductions, customers must continue all actions from previous stages and further reduce their water use by 25% compared to their previous month's water bill. A ban on all use of drinking water except to protect public health and safety is implemented and drought surcharges increase to **two** times the normal water rate for all usage above the 2,000 gallon minimum bill.

The goal of Level 5, Water Rationing, is to provide drinking water to protect public health (i.e. residences, residential health care facilities and correctional facilities). In Level 5, all customers are only permitted to use water at the minimum required for public health protection. Firefighting is the only allowable outdoor water use. Pick-up locations for distributing potable water will be announced according to Waynesville's Emergency Response Plan. Drought surcharges increase to **three** times the normal water rate.

IV. Triggers

When the following water supply thresholds (TRIGGERS) are reached, the Mayor shall initiate the corresponding water restriction stages.

Level 1-- Reservoir levels drop 6 feet from full pond (20% of usable storage).

Level 2-- Reservoir levels drop 11 feet from full pond (30% of usable storage).

Level 3-- Reservoir levels drop 16 feet from full pond (40% of usable storage).

Level 4-- Reservoir levels drop 26 feet from full pond (55% of usable storage, change from primary intake to secondary intake).

Level 5-- Reservoir levels drop to 40 feet from full pond (75% of usable storage, change from secondary intake to bottom intake).

V. Enforcement

The provisions of the water shortage response plan will be enforced by the Town of Waynesville's Public Works, Finance, Police Department or utility personnel. Violators may be reported to the Town's action-line website at www.townofwaynesville.org or by calling 456-3515. Citations are assessed according to the following schedule depending on the number of prior violations and current level of water shortage.

Water shortage level	First violation	Second violation	Third violation
Level 2, Moderate Mandatory Reductions	Warning	\$100	\$250
Level 3, Severe Mandatory Reductions	Warning	\$250	Discontinuation of Service
Level 4, Emergency Reductions	\$250	Discontinuation of Service	Discontinuation of Service
Level 5, Water Rationing	\$500	Discontinuation of Service	Discontinuation of Service

Drought surcharge rates are effective in Levels 3, 4 and 5.

VI. Public Comment

Customers will have multiple opportunities to comment on the provisions of the water shortage response plan. First, a draft plan will be published on the Town of Waynesville website. A public hearing will be scheduled with notice printed in all customer water bills to collect comments on the draft. All subsequent revisions to the draft plan will be published at least 30 days prior to an adoption vote by Waynesville's Town Council.

VII. Variance Protocols

Applications for water use variance requests are available from the Town of Waynesville website and Town Hall. All applications must be submitted to Utilities at Town Hall for review. A decision to approve or deny individual variance requests will be determined within ten business days of submittal after careful consideration of the following criteria: impact on water demand, expected duration, alternative source options, social and economic importance, purpose (i.e. necessary use of drinking water) and the prevention of structural damage.

VIII. Effectiveness

The effectiveness of the Waynesville Water Shortage Response Plan will be determined by comparing the stated water conservation goals with observed water use reduction data. Other factors to be considered include frequency of plan activation, any problem periods without activation, total number of violation citations, desired reductions attained and evaluation of demand reductions compared to the previous year's seasonal data.

IX. Revision

The Water Shortage Response Plan will be reviewed and revised as needed to adapt to new circumstances affecting water supply and demand, following implementation of emergency restrictions, and at a minimum of every five years, as required by the provisions of G.S. 143-355 (I). Further, a water shortage response planning work group will review procedures following each emergency or rationing stage to recommend any necessary plan improvements to the Town Council. The Town of Waynesville's Public Services Director is responsible for initiating all subsequent revisions.

**TOWN OF WAYNESVILLE
WATER SHORTAGE RESPONSE PLAN
RESOLUTION R-12-24**

WHEREAS, North Carolina General Statute 143-355 (I) requires that each unit of local government that provides public water service and each large community water system shall develop and implement water conservation measures to respond to drought or other water shortage conditions as set out in a Water Shortage Response Plan and submitted to the Department for review and approval; and

WHEREAS, as required by the statute and in the interests of sound local planning, a Water Shortage Response Plan for the Town of Waynesville, has been developed and submitted to the Division of Water Resources for approval; and

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

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Waynesville that the Water Shortage Response Plan entitled, Town of Waynesville Water Shortage Response Plan dated March 26, 2024, is hereby approved and shall be submitted to the Department of Environment and Natural Resources, Division of Water Resources; and

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

This the 26th day of March, 2024.

Name: _____

Title: _____

Signature: _____

ATTEST:

TOWN OF WAYNESVILLE TOWN COUNCIL
REQUEST FOR COUNCIL ACTION
Meeting Date: March 26, 2024

SUBJECT: Interview Logistics for Zoning Board of Adjustment applicant

AGENDA INFORMATION

Agenda Location: New Business
Item Number:
Department: Administration
Contact: Candace Poolton, Town Clerk
Presenter: Elizabeth Teague, Director of Development Services

BRIEF SUMMARY

The Town of Waynesville’s Zoning Board of Adjustment has three vacancies, all of which are “alternate” positions. John Mason has been the only recent applicant. Per the Boards and Commissions manual, potential ZBA members must be interviewed prior to being appointed. However, the ZBA critically needs at least two more members. With the recent and sudden vacancies, staff had to cancel April’s ZBA meeting due to lack of a quorum. This delayed 3 variance requests.

As the ZBA is now, we only have 4 members available for the April meetings. One member is out of the country, leaving the ZBA with 3 members plus an alternate. For variance hearings, four out of five members are required to vote in favor of a request in order for a variance to be granted. So we can hold the meeting, but it puts applicants at a disadvantage not to have the full board.

Staff is requesting that Council expedite these appointments so that the ZBA could have a full Board for their April 2nd meeting. I will work to train incoming members prior to the meeting.

MOTIONS FOR CONSIDERATION

None (move forward with discussing interview logistics)

OR

Motion to appoint John Mason as an alternate to the Zoning Board of Adjustment.

FUNDING SOURCE/IMPACT

N/A

MANAGER’S COMMENTS AND RECCOMENDATIONS

ATTACHMENTS: