



TOWN OF WAYNESVILLE

Planning Board

9 South Main Street
Suite 110

Waynesville, NC 28786

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

www.waynesvillenc.gov

Ginger Hain (Chair)
Travis Collins (Vice Chair)
John Baus
Michael Blackburn
Tommy Thomas
John Mason
Alex McKay
Tommy Rose

Development Services
Director
Elizabeth Teague

Special Called Meeting of the Planning Board Town Hall, 9 South Main Street, Waynesville, NC 28786 Monday, January 12, 2026, 5:30 p.m.

A. CALL TO ORDER

1. Welcome/Calendar/Announcements
 - Next meeting is on Monday, February 16, 2026
 - Back up meeting in February: Monday, February 23, 2026?

B. BUSINESS

1. Special Use Permit request for a second bay of front parking for a multi-tenant commercial property at 1897 S Main St, Waynesville, NC 28786 (PIN # 8604-79-8173).
2. Discussion of the 2035 Comprehensive Land Use Plan's Goals, Progress, and Next Steps.

C. PUBLIC COMMENT/CALL ON THE AUDIENCE

D. ADJOURN

Planning Board Staff Report

Meeting Date: January 12th, 2026
Subject: Special Use Permit request for a second bay of front parking for a multi-tenant commercial property
Location: 1897 S Main St, Waynesville, NC 28786 (PIN #8604-79-8173)
Acreage of the Site: 1.38 acres per Haywood County GIS
Zoning District: Hyatt Creek Regional Center (HC-RC)
Existing Use: Vacant
Owner: 1897 SOUTH MAIN STREET LLC
Applicant: Andrew Brown and Civil Design Concepts
Staff Presenter: Alex Mumby, Land Use Administrator

Background:

The applicants wish to redevelop a 1.38 acre parcel located on South Main, within the Regional Center District, and construct a 7,374 square foot commercial building of 4 units. The subject property is currently vacant with the footprint of the former building still on the site.

In accordance the Land Development Standards, commercial development less than 10,000 square feet is reviewed and administratively approved by staff. In this case however, the applicant is requesting an additional bay of frontal parking which requires a special use permit (LDS 9.3 and 3.10.7). In Regional Center districts, commercial properties are allowed one bay of parking in the front of the building with the rest of the parking located to the rear or side of the property unless a Special Use Permit is granted by the Planning Board.

The Planning Board holds approval authority for Special Use Permits via a **quasi-judicial** process. "Special uses are land uses that are generally compatible with the land uses permitted by right in a zoning district, but which require individual review of their location, design, and configuration so as to evaluate the potential for adverse impacts on adjacent property and uses. Special uses ensure the appropriateness of the use at a particular location within a given zoning district." (LDS 15.10).

This project was designed in anticipation of changes to the right-of-way as proposed in preliminary plans of the South Main Street widening project (NCDOT project U-4712). The start date for the road widening has been delayed several times and is currently not identified in the Transportation Improvement Program (TIP) project list. The design is also impacted by the property's location in the floodplain.

An NCDOT driveway permit and a letter of approval for any infrastructure standards in the NC DOT right-of way (sidewalks, curb and gutter, drainage, etc.) will be required for full approval of this site plan and the issuance of the certificate of occupancy.

On November 20th, 2025 Staff held a technical review committee meeting with the applicants to review preliminary plans for redevelopment at 1897 S Main St. The applicants submitted a complete application on December 18th, 2025.

Consistency with Zoning and the Comprehensive Plan:

The re-use of this property for a multi-tenant commercial site is within the purpose and intent of the Hyatt Creek Regional Center District in which it is located. According to LDS 2.4.7:

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

The proposed development meets the 2035 Comprehensive Goal 1 to continue to promote smart growth principles in land use planning and zoning because it is infill, re-using an existing commercial site in a way that is context sensitive to the South Main corridor.

Surrounding Context:

The subject property fronts on to South Main Street. The parcels to the north, east, and west are also zoned HC-RC. There is a residential neighborhood to the south which is zoned Allens Creek Neighborhood Residential. The South Main Business District is less than 200 feet to the east. To the east is Tobacco-R-Us vape shop and Papas & Beer Mexican restaurant. To the west is O'Reilly's Auto Parts store. Across the street is the West Towne Square shopping center.

Site Plan Compliance:

Chapter 2: District Provisions

- Density: No maximum
- Minimum Lot Size: None
- Pervious Surface Minimum: None. **Currently 1.28 acres is impervious and 0.05 acres is pervious. The proposed plan will result in 0.89 acres of impervious surface and 0.42 acres of pervious surface.**
- Building Setbacks: front 10 ft from thoroughfare, street side- 0 (10 ft if abuts a thoroughfare), side from adjacent lot- 10 ft, rear- 6 ft, between structures- 6 ft. **The proposed building is compliant with these setbacks.**

Chapter 3: Supplemental Standards

3.4.3 Drive-Thru Service

- No drive-thru window or building may be located within 100 feet of the building of any existing residence. **The nearest residence is farther than 100 feet away.**
- Drive-thru windows and services shall be located and accessed only at the rear or side of the building. **The site plan is compliant.**

3.10.7: Type IV Parking – Additional first layer parking

The applicant seeks approval for two parking bays in the front of the building. Per the ordinance, this is considered “additional layer 1 parking.” Additional parking may be permitted in the first layer provided that one of the following conditions is present:

- Existing site topography creates a substantial grade separation from the road(s) upon which the site fronts.
- Additional parking in layer 1 makes the proposed development fit better with existing development patterns on and off site, particularly with regard to connections with existing parking areas and driveway access.
- A "courtyard" parking arrangement is proposed with a centralized parking area bordered by multiple buildings.
- The project involves redevelopment of an existing building.
- The function of the proposed development requires additional Layer 1 parking.

The planning board must find that the proposed site plan meets one of these criteria in order to approve the special use permit application. If the Planning Board determines that the site plan does not mean at least one of the conditions then they must deny the special use permit.

The proposed building is located entirely within the floodplain. Town of Waynesville floodplain ordinances require that commercial properties be floodproofed up to one foot above the base flood elevation (BFE) or that the building be elevated to one foot above the BFE. The applicant is electing to bring in fill in order to bring the top of the first finished floor even with the BFE and then to floodproof the remaining one foot required. The addition of fill will create a grade separation from the fronting roadway of South Main.

According to the applicant, future tenants have parking minimums that have to be provided for them to locate within the development, and these are above what the town requires. Future tenants also need a drive-thru window which requires room for vehicles to wait or stack, around the rear of the building, restricting the ability for parking. The parking needs and the location of the drive-thru, in conjunction with the fill being brought into the site because of the floodplain, make it impractical to place all of the parking to the rear of the building and meet the function of the proposed development.

Chapter 4: General Provisions for all Districts

The building will front onto South Main Street with access being provided by a driveway on the right side of the property. An additional exit-only driveway connecting to South Main is provided on the left side of the property. This improves the safety of the current condition in which the site may be accessed through a curb-cut that spans the width of the roadway frontage. The site plan's roadway frontage and driveways are designed to the specifications of the South Main improvement project as provided by NCDOT.

Chapter 5: Building and Development Design Standards

5.10.2 Façade Materials

- Walls visible from the public street shall be primarily standard brick, stacked stone, stone or stone masonry units, wood clapboard, cementitious fiber board, or exposed heavy timber. **The facades are compliant.**

5.10.3 Ground Level Detailing

- Expanses of blank walls facing the street may not exceed 20 feet in length. **The building uses vertical elements and windows to break up the façade.**
- Window glazing and doorways shall be the predominant features in the street-level façade. All ground windows shall provide direct views to the building's interior extending a minimum of 6 feet behind the window. **The façade features four bays each with large windows and a glass door. Vertical elements separate each bay.**

5.10.5 Façade Articulation

- All architectural elevations shall feature a clearly discernable base, body, and cap. The base and cap shall be clearly discernable from the body through changes in color, material, pattern, profile, or texture. **The façade is compliant.**

Chapter 6: Infrastructure Standards

South Main Street is designated as a boulevard. In accordance with section 6.6.2A and 6.8.1 sidewalks are required along the road frontage. As there are no existing sidewalks on the property or adjacent properties, the sidewalks shall extend the length of the property for eventual alignment with future sidewalk development. The sidewalk shall be a minimum 8 feet wide with a 6 foot planting strip. **The site plan is compliant.**

Chapter 7: Civic Space

Civic space is only required for residential development.

Chapter 8: Landscaping

All landscaping must be native plants. **The plant types have been approved by the Town's stormwater coordinator.**

Buffer Yards:

- The properties to the east and west are zoned Hyatt Creek Regional Center. There are no buffer yards required when RC abuts RC. The properties to the south are zoned Allens Creek Neighborhood Residential. A type A buffer yard is required when RC abuts NR. **The applicant has elected to use the Type A Buffer Yard Option C. They are providing 5 trees, 24 shrubs, and preserving an existing tree. This buffer yard is compliant.**

8.5.1 Street Trees:

- One street tree is required per 40 feet of street frontage with a maximum spacing of 50 feet on center. They must be planted in tree wells of minimum 25 square feet. The property frontage is 190 feet and so will require 5 street trees. **The applicant is providing 6 street trees spaced approximately 20 feet on center. The street trees are compliant.**

8.6.1 Parking Lot Landscaping

- Parking lots shall be screened from sidewalks, streets, and adjacent properties by a semi-opaque screen that incorporate a low screen from the ground to at least a height of 3.5 feet along with canopy trees planted with a maximum spacing of 30 feet on-center for screening of car lights and glare. Effective screening devices may include solid decorative brick walls, wood fences, earth berms, architectural features (e.g., façade extension, pergolas) and tight evergreen hedges which shall reach the required height within two years of planting, or any combination of the above. Minimum Width of Required Screen: is 7 feet. **The applicant is providing a screen consisting of shrubs and canopy trees along the parking lot. The screening is compliant.**

8.6.2 Interior parking lot plantings

- No parking space shall be more than 40 feet from the base of a canopy tree (parking lots using bioretention areas are exempt from this requirement).
- One canopy tree is required per 12 parking spaces. The site plan contains 48 parking spaces and so 4 parking lot trees are required.
- Planting areas must be at least 64 square feet and a minimum of 8 feet in width.

The applicant is providing 9 parking lot trees. Each parking space is within 40 feet of a tree.

8.7 Screening of Dumpsters

- All dumpsters, loading docks, or utility structures visible from a public street or adjacent property line shall be screened unless already screened by an intervening buffer yard. Screening may be created through the use of: a continuous hedge of evergreen and/or densely twigged deciduous shrubs or by a fence or wall.

The dumpster will be screened with a 6 foot wooden wall.

Chapter 9: Parking

9.2.1 Minimum Parking Requirements

- As no uses have been determined for the units, the All Other Commercial Uses designations shall apply. The requirements for this are 1 parking space for every 600 sqft. This building will be 7,374 sqft and so 12.29 parking spaces are required (rounded down to 12). **The plan proposes 48 parking spaces which exceeds minimum compliance.**
- 1 bike parking space is required per 20 parking spaces. 2 bike parking spaces are required. **3 bike parking spaces are provided.**

9.3 Permitted Parking Locations

- Commercial properties in Regional Center districts shall located their parking primarily in the rear or side of the structure with one drive aisle with one bay allowed in the front of the property. **The proposed parking configuration shows 2 parking bays located in the front of the building. The additional front parking bay is the cause of the special use permit requirement.**

9.4.3 Connectivity

- Parking lots with greater than 24 parking spaces and whose adjacent lot lines are coincident for more than 60 feet are required to be interconnected. **Due to the height of the fill being brought onto the site, the interconnection of the adjacent parking lots would be difficult. The planning board, acting as the administrator, may waive the requirement for interconnection due to topography per 9.4.3.A.8.**

9.4.4 Pedestrian Corridors in Parking Lots

- For lots of 36 spaces or greater, sidewalk corridors shall be provided within the parking area and/or along the perimeter to provide safe building access for pedestrians. **The site plan is compliant.**

9.8.3 Driveway Standards

- The minimum width for a driveway is 12 feet with a maximum width of 18 feet. **The proposed driveways are compliant.**

Chapter 10: Lighting

No lighting plan has been submitted, but will be required at the time of building permitting.

Chapter 11: Signs

No signage plans have been submitted. The location of ground sign is shown on the submitted plan. Multi-tenant signage is allowed, but must still comply with the ground sign maximum allowance for the district which are: 48 sqft – 8 ft tall. Signage will be addressed through a separate permitting process.

Chapter 12: Environmental Conservation Standards

12.3 Flood Damage Prevention

- The proposed building sits within the 100-year flood hazard area. The building must be elevated to one foot above the base flood elevation or floodproofed. **The applicant is choosing to being in fill to the approximate height of the base flood elevation and then to floodproof the first foot of the building.**

12.4 Sedimentation and Erosion Control

- **As the construction will disturb more than 1 acre, a sedimentation and erosion control permit from the State of North Carolina is required.**

12.5 Stormwater

- The new development will reduce the amount of impervious surface and is not subject to the stormwater ordinance.

Staff Recommendations:

Staff submits that the Planning Board can find that the application meets two of the criteria for allowing an additional row of parking in the front of the building – within “layer 1:”

- f. Existing site topography creates a substantial grade separation from the road(s) upon which the site fronts.
- and
- j. The function of the proposed development requires additional Layer 1 parking.

One could argue that “m. The project involves the redevelopment of an existing building,” in that the foundation and parking lot of the previous building still remain, and it is the re-use of an existing commercial site. However, the building is no longer there and this criteria does not apply as clearly as the above.

Public Notices:

Staff duly advertised this hearing by:

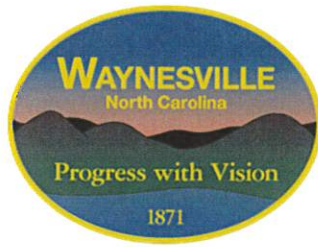
- Publishing advertisements in the Mountaineer newspaper for two consecutive weeks on December 31st, 2025 and January 4th, 2026.
- Mailing notices to adjacent property owners within 500 ft on December 30th, 2025.
- Posting the property by placing a sign along S Main St on December 30th, 2025.

Suggested Motions:

1. Motion to adopt findings of fact (as identified).
2. Motion to approve / approve with conditions / deny the Special Use Permit.

Attachments:

1. Staff report
2. Building inspector comments
3. Maps: property, zoning, and floodplain
4. Application materials with payment
5. Public notices
6. Town of Waynesville LDS, NC Building and Fire Codes, and NC GS 160D by reference



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

Date: 12/22/2025

Project: 1897 S Main Street

Building Inspector Comments

Comments:

1. Label fire hydrants and distance from fire hydrant around the proposed building. A fire hydrant will need to be within 400 feet, as measured by an approved route around the exterior of the building in accordance with Section 507.5 of the 2018 NC Fire Code.
2. Fire Department access around the building will need to be approved by our Fire Marshall Darrell Calhoun. His contact information is 828-456-3516.
3. Provide a Fire Department key box in accordance with Section 506 of the 2018 NC Fire Code. Please coordinate with our Fire Marshall Darrell Calhoun concerning the type of key box and location. His contact is 828-456-3516.
4. Provide specs for the RPZ valve listed on Sheet C601 for review.
5. Provide retaining wall plans for review, plans will need to be designed by an NC Engineer.
6. Provide specs for the grease trap shown on Sheet C601 for review.
7. Provide elevation certificate.



Report For

1897 SOUTH MAIN STREET LLC
PO BOX 10
LK JUNALUSKA, NC 28745-0010

1897 S MAIN ST WAYNESVILLE NC 28786

Heated Area:

Year Built:

Total Acreage: 1.31

Township: Town of Waynesville

Land Value:

Building Value:

Market Value:

Deferred Value:

Assessed Value:

Sale Price:

Sale Date: 5/15/2025

Tax Bill 1:

Tax Bill 2:

Aerial Map



January 2, 2026

1 inch = 100 feet

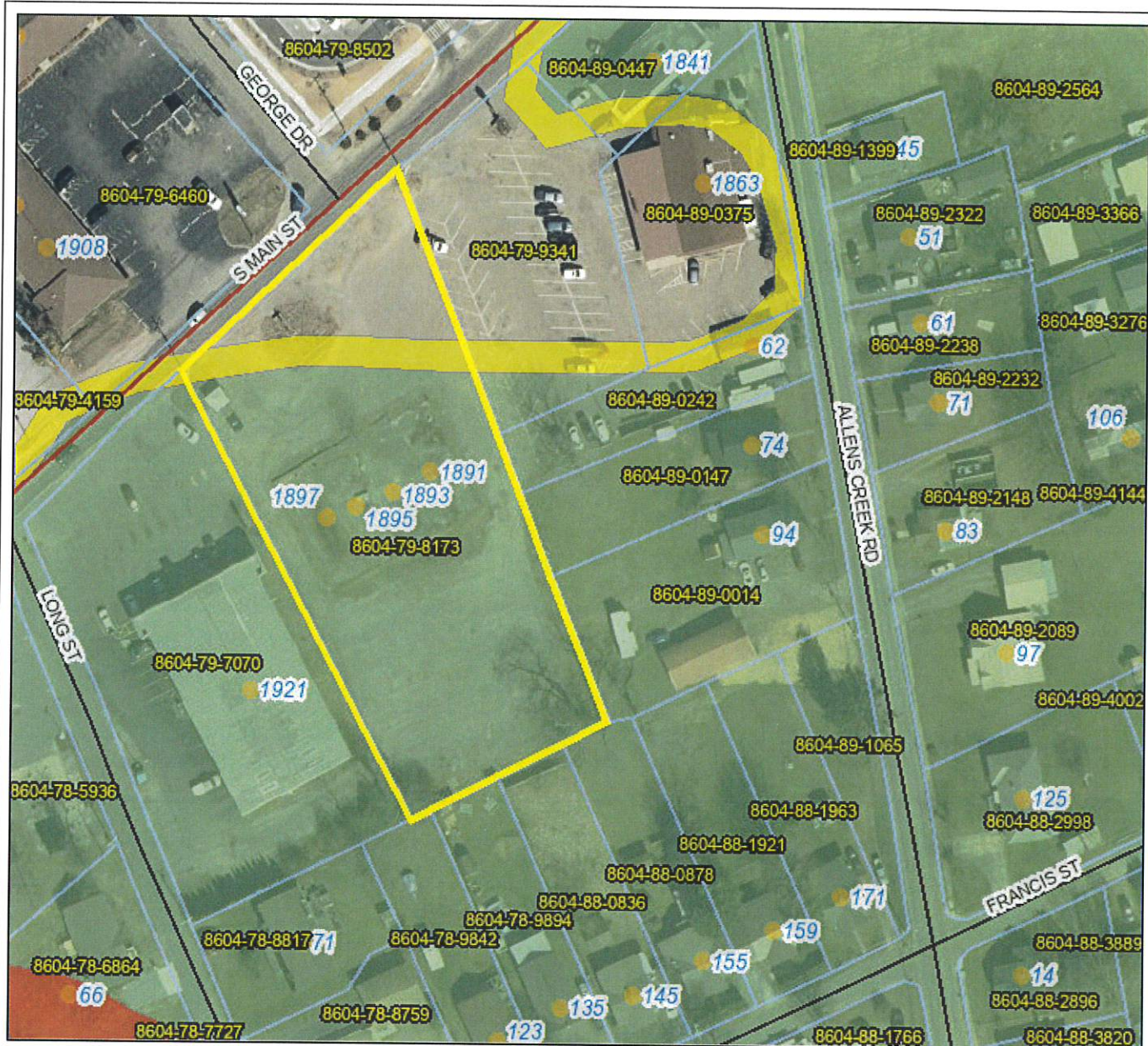
Disclaimer: The maps on this site are not surveys. They are prepared from the inventory of real property found within this jurisdiction and are compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public primary information sources should be consulted for verification of any information contained on these maps. Hayward county and the website provider assume no legal responsibility for the information contained on these maps.

Zoning Map



1 inch = 100 feet

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Report For

1897 SOUTH MAIN STREET LLC

PO BOX 10

LK JUNALUSKA, NC 28745-0010

1897 S MAIN ST WAYNESVILLE NC 28786

Heated Area:

Year Built:

Total Acreage: 1.31

Township: Town of Waynesville

Land Value:

Building Value:

Market Value:

Deferred Value:

Assessed Value:

Sale Price:

Sale Date: 5/15/2025

Tax Bill 1:

Tax Bill 2:

Account Information

PIN: 8604-79-8173

Deed: 1128/1548

CABD/3024

CABD/1314

January 2, 2026

1 inch = 100 feet

Floodplain Map

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Development Services Department
PO Box 100
9 South Main Street, Suite 110
Waynesville, NC 28786
Phone (828) 456-8647 • Fax (828) 452-1492
www.waynesvillenc.gov

SUP Application

APPLICATION FOR SPECIAL USE PERMIT

DESCRIPTION

NAME OF PROJECT: 1897 South Main Street

PROPERTY OWNER(S) OF RECORD: 1897 South Main Street LLC

PARENT PARCEL IDENTIFICATION NUMBER(S): 8604-79-8173

PROPERTY LOCATION: 1897 South Main Street, Waynesville, NC 28786

ZONING: Hyatt Creek Regional Center (HC-RC)

LAND USE AT TIME OF APPLICATION: Vacant

APPLICANT (IF DIFFERENT FROM OWNER): _____

Note: Authorization to apply form must be submitted with the application if applicant is different from owner.

MAILING ADDRESS: Lake Junaluska - PO Box 10

PHONE NUMBER: (828) 734 - 0174

RELATIONSHIP TO PROPERTY OWNER: Owner

NUMBER OF UNITS/DENSITY: N/A

REGISTERED LAND SURVEYOR/DRAWING NUMBER: Ed Holmes & Associates/D24-087

APPLICATION COMPLETENESS (See LDS Section 15.10 and 15.4): (YES/NO)

<u> X </u>	ENVIRONMENTAL SURVEY	
	FLOODPLAIN (SFHA):	<u>Yes</u>
	STEEP SLOPE: (At/ above 2,900 elev and 25% slope or greater):	<u>No</u>
	WETLANDS SHOWN AND SF:	<u>No</u>
	NATURAL FEATURES SHOWN:	<u>Yes</u>
<u> X </u>	MASTER PLAN	
	CIVIC SPACE ESTABLISHED (Cannot be wetland or buffer):	<u>N/A</u>
	TOWN STANDARD STREETS (incl. landscaping and sidewalk):	<u>No</u>
	DRIVEWAY LOCATIONS AND PARKING:	<u>Yes</u>
	UTILITY PLAN (water, sewer, hydrants, power)	<u>Yes</u>
	PERVIOUS/IMPERVIOUS RATIO AND STORMWATER MGT AREAS	<u>Yes</u>

_____ OTHER INFORMATION / PROJECT DESCRIPTION (attach sheets as necessary):

SIGNATURE OF APPLICANT:

Andrew Bramble

DATE: 12.19.25

This institution is an equal opportunity provider

1897 SOUTH MAIN STREET

WAYNESVILLE, NORTH CAROLINA

PREPARED FOR:

1897 SOUTH MAIN STREET

LLC

PO BOX 10

LAKE JUNALUSKA, NC

28745

ANDREW BROWN

(828) 734-0174

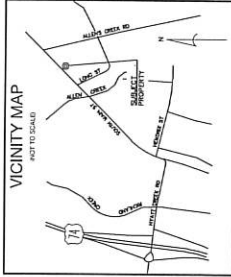
SHEET NO.	TITLE	PAGE OF SHEETS
C000	COVER SHEET	
C001	SURVEY	
C010	EXISTING CONDITION & SOLUTION PLAN	
C020	SITE PLAN	
C030	MOISTURE GRADING & DRAINAGE CONTROL PLAN	
C040	FINE GRADING PLAN	
C050	UTILITY PLAN	
C060	SITE DETAILS	
C070	GRADING & DRAINAGE CONTROL, DETAILS	
C080	GRADING & DRAINAGE CONTROL, DETAILS	
C090	WATER DETAILS	
C100	SKIN DETAILS	

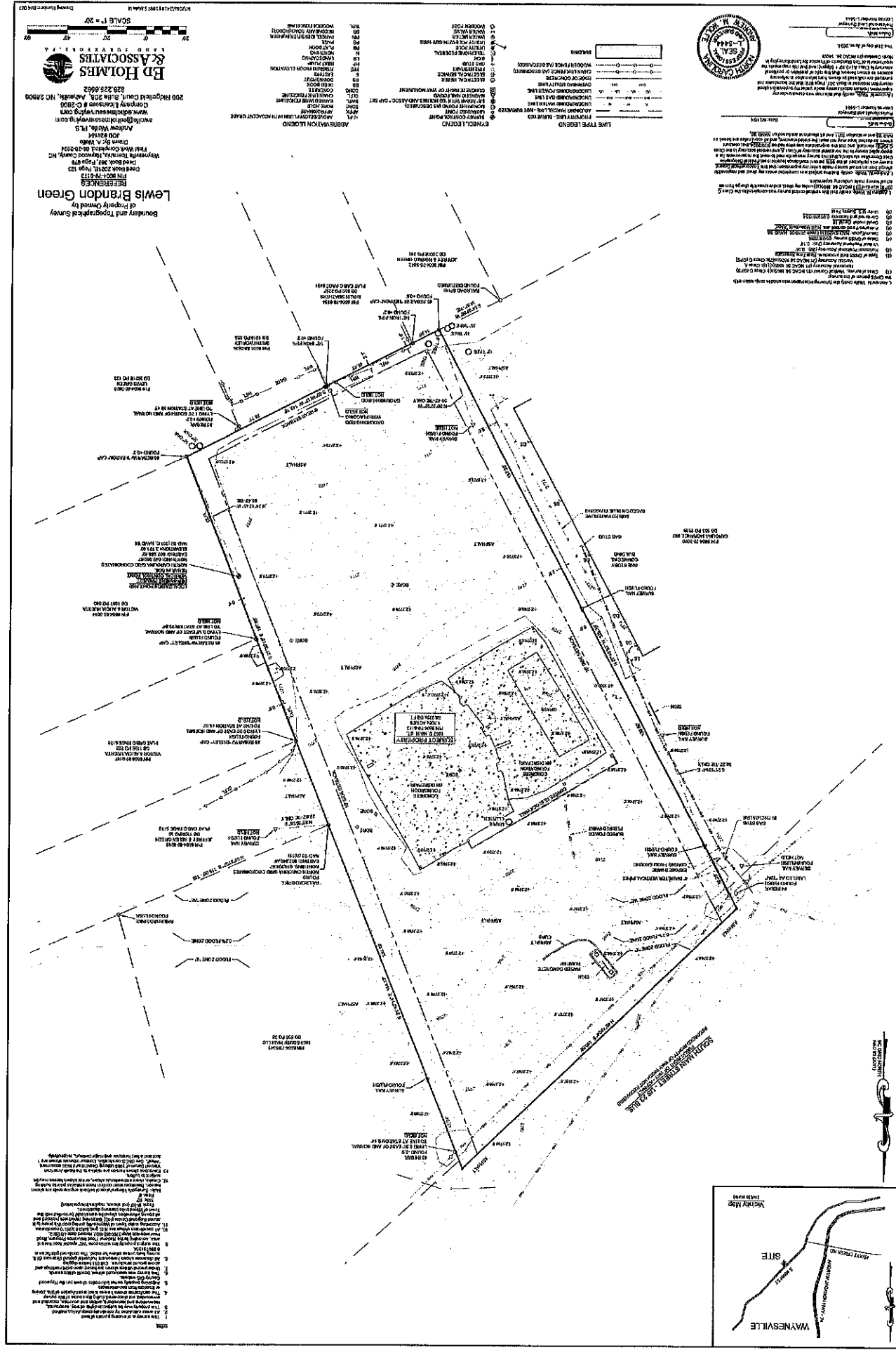
DEVELOPMENT DATA	
OWNER/DEVELOPER:	1897 SOUTH MAIN STREET LLC PO BOX 10 DURHAM, NC 27745
CONTACT:	ANDREW BROWN (919) 734-8774
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 10000 WILSON ROAD ASHFORD, NC 28801
CONTACT:	DAVID BRAUN, P.E. (919) 232-3308

DEVELOPMENT DATA	OWNER/DEVELOPER	1097 SOUTH MAIN STREET, LLC LAKE ANAHEIM, IL 28745 (815) 734-9174
	CIVIL ENGINEER	CIVIL DESIGN CONCEPTS, P.A. 108 PATTON AVENUE CHICAGO, IL 60608 DAVID BRAUN, P.E. (888) 252-5368
	SUPPLIER	HOLMES GEOSPATIAL 10000 WILSON AVENUE, SUITE 208 ASHTABULA, OH 44006 JAMES WOLFE (440) 282-5522
	ARCHITECT	NORRIS ARCHITECTS 14 SOUTH PLYM SQUARE, SUITE 400 ST. LOUIS, MO 63101 (888) 235-5992

PROJECT DATA	8054-79-8773	DATE	08/20/01
PROPOSED	101111 Main St	PROJECT NO.	01-001
DEED BOOK/PAGE	351/179	ACRES	14.20 ACRES
SECTION	10'	BLK	14.20 ACRES
FRONT	10'	BLK	14.20 ACRES
REAR	10'	BLK	14.20 ACRES
STREETS		BLK	14.20 ACRES
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UNDISTURBED AREA		BLK	14.20 ACRES
PERMANENT AREA		BLK	14.20 ACRES
TYPE A BUFFER WAD - OPTION C = 10'		BLK	14.20 ACRES
WITH SOFTEN WALL		BLK	14.20 ACRES
1.308 AC		BLK	14.20 ACRES

ZONING DATA	
PARKING CALCULATIONS:	
VOLUME (MIN. 1/600 SF FOR COMMERCIAL)	
15,000 SF	SPACES PROVIDED: 48
SPACES REQUIRED: 13	
ACCESSIBLE SPACES REQUIRED: 2	
ACCESSIBLE SPACES PROVIDED: 2	
BICYCLE (MIN. 1/750 SPACES)	
SPACES REQUIRED: 3	
SPACES PROVIDED: 4	
LANDSCAPE REQUIREMENTS: SEE LANDSCAPE PLAN	

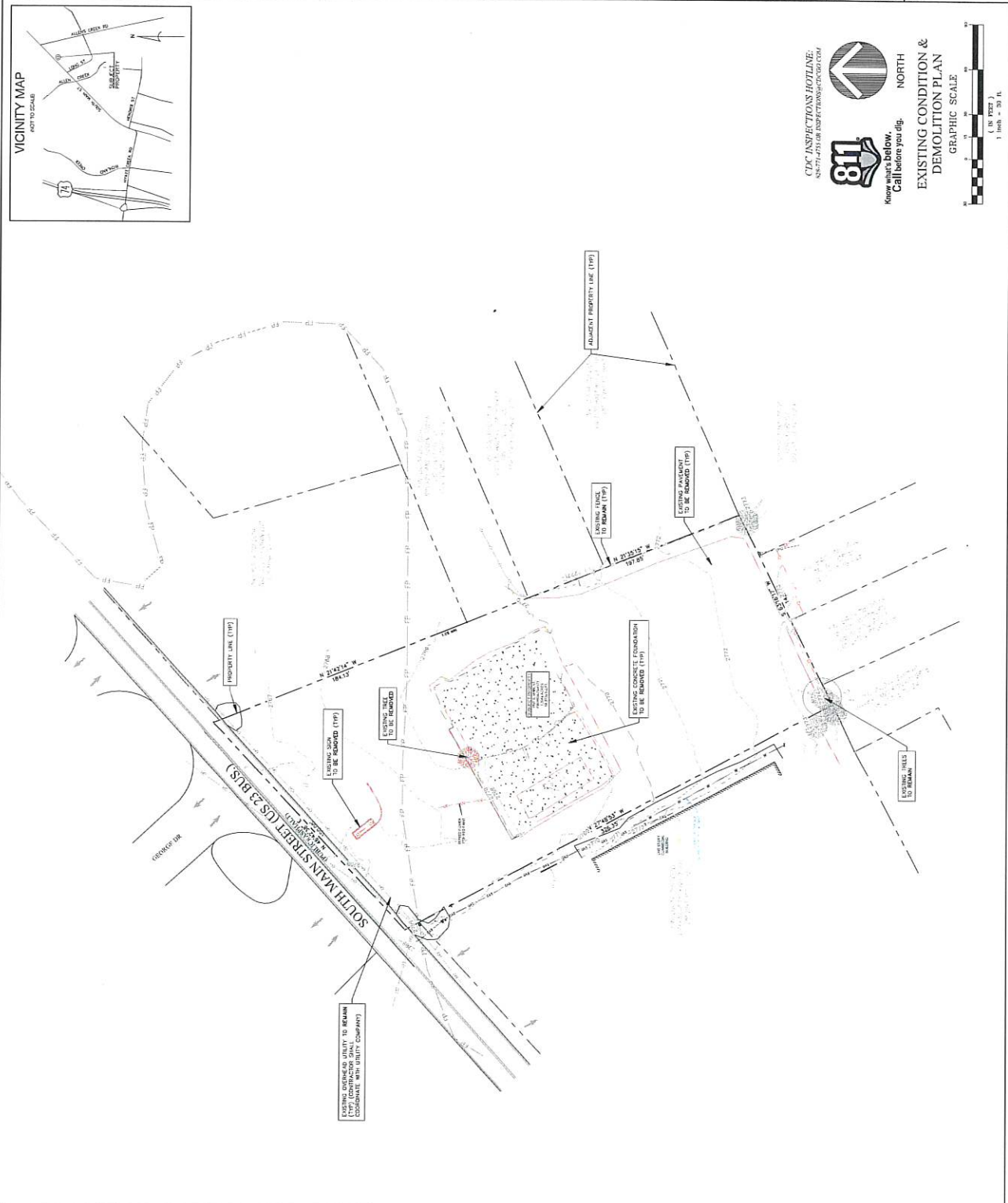




Boundary and Topographical Survey
of Property Owned by
Lewis Brandon Green
REFERENCES

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EXISTING CONDITIONS & DEMO LEGEND

- PROJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING WATER
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO REMAIN
- UNDERGROUND UTILITIES TO BE REMOVED
- UNDERGROUND UTILITIES TO REMAIN
- APPROXIMATE EXISTING TREES TO BE REMOVED

DEMO NOTES

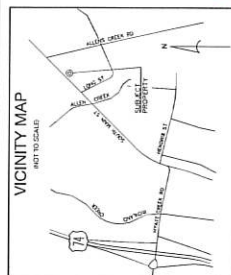
1. ALL UTILITIES SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT SPECIFICATIONS.
2. CONTRACTOR TO VERIFY AND IDENTIFY ALL UTILITIES THAT THE REQUIRED GRADING AND DISTURBANCE AND DEMOLITION ACTIVITIES HAVE BEEN IDENTIFIED.
3. ALL UTILITIES SHALL BE IDENTIFIED BY A NORTH CAROLINA LICENSED CONTRACTOR.
4. TO SCHEDULE THE REQUIRED INSPECTIONS ON ALL UTILITIES, CALL THE UTILITY LOCATOR (800-451-7344) AND THE UTILITY LOCATOR (800-451-7344) TO SCHEDULE THE REQUIRED INSPECTIONS ON ALL UTILITIES.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND OBTAINING THE EXISTING LOCATION AND LOCATION OF ALL UTILITIES PRIOR TO THE DEMOLITION OF THE UTILITIES. THE LOCATION OF SOME UTILITIES SHOWN ON THE DEMOLITION PLAN MAY NOT BE IDENTICAL TO THE ACTUAL LOCATION OF THE UTILITIES. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO DEMOLITION. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO DEMOLITION.
6. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO DEMOLITION. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO DEMOLITION.
7. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE DEMOLITION OF THE UTILITIES. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE DEMOLITION OF THE UTILITIES.
8. CONTRACTOR SHALL MAINTAIN ANY PROPOSED CONTROL MEASURES TO PROTECT THE UTILITIES FROM DAMAGE DURING THE DEMOLITION AND CLEARING.
9. CONTRACTOR TO COORDINATE, MARK OF DEMOLITION AND DEMOLITION WITH GROUP TO DEMOLITION ACTIVITIES DEMOLITION ACTIVITIES.
10. ALL UTILITIES, STRUCTURES AND UTILITIES TO BE DEMOLISHED AND DEMOLISHED. CONTRACTOR SHALL MAINTAIN ANY PROPOSED CONTROL MEASURES TO PROTECT THE UTILITIES FROM DAMAGE DURING THE DEMOLITION AND CLEARING.

EXISTING CONDITIONS & DEMO LEGEND

- PROJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING WATER
- EXISTING TREES TO BE REMOVED
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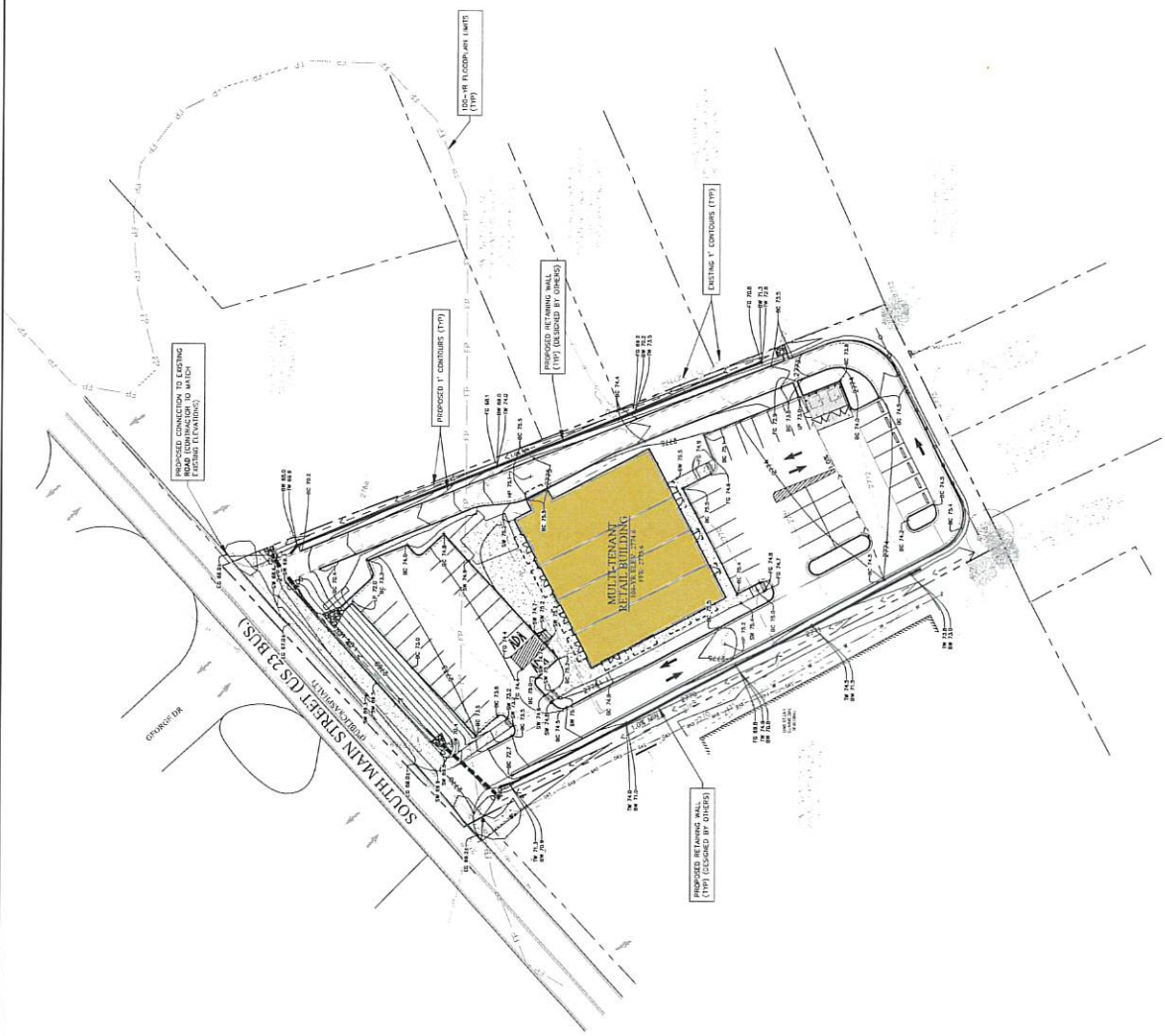


DEVELOPMENT DATA	
OWNER/DEVELOPER:	
CONTACT:	1875 SOUTH MAIN STREET LLC 1875 SOUTH MAIN STREET BIRMINGHAM, AL 35204 ANDREW BROWN (205) 771-7171
OWN ENGINEER:	JOHN F. GOSPEL, P.E. 1616 PATTON AVENUE BIRMINGHAM, AL 35203 DAVID BLAKE, P.E. (205) 251-3388
CONTRACT:	HENRIKS DEVELOPMENT 14 SOUTH MAC-CORMACK DRIVE, SUITE 200 BIRMINGHAM, AL 35206 (205) 251-6662
SUBMITTER:	NOVUS ARCHITECTS 14 SOUTH MAC-CORMACK DRIVE, SUITE 400 BIRMINGHAM, AL 35206 (205) 251-9999
CONTACT:	

PROJECT DATA	8504-79-8773	TYPE A BUTTER YARD - OTHER C = 10'
ADDRESS	357/373 N MAIN ST	WITH SOUTH WALL
CELL NO/PAGE		1:300 A.C.
DATE	11/17/87	
OWNER	12'	
DESIGNER	10'	
CLIENT	8'	
CONTRACT NO.		
CONTRACT DATE		
CONTRACT VALUE		
CONTRACT TYPE		
CONTRACT STATUS		
CONTRACT DESCRIPTION		
CONTRACT COMMENTS		
CONTRACT NOTES		
CONTRACT REFERENCES		
CONTRACT ATTACHMENTS		
CONTRACT SCHEDULE		
CONTRACT BUDGET		
CONTRACT RISK		
CONTRACT COMPLIANCE		
CONTRACT LEGAL		
CONTRACT FINANCIAL		
CONTRACT OPERATIONAL		
CONTRACT MAINTENANCE		
CONTRACT REPAIRS		
CONTRACT REPLACEMENT		
CONTRACT UPGRADES		
CONTRACT MODIFICATIONS		
CONTRACT CLOSURE		
CONTRACT RE-ENTRY		
CONTRACT RE-EVALUATION		
CONTRACT RE-DESIGN		
CONTRACT RE-CONSTRUCTION		
CONTRACT RE-INSTALLATION		
CONTRACT RE-TESTING		
CONTRACT RE-COMMISSIONING		
CONTRACT RE-OPERATION		
CONTRACT RE-MAINTENANCE		
CONTRACT RE-REPAIRS		
CONTRACT RE-REPLACEMENT		

WORKING DATA

ARMING CALCULATIONS	
MOLECULAR (MIN. 1/600 OF TOTAL)	
SPACE REQUIRED 13	SPACES PROVIDED 48
SPACE REQUIRED 2	SPACES PROVIDED 2
SPACE REQUIRED 1	SPACES PROVIDED 4
LANDSCAPE REQUIREMENTS: SEE LANDSCAPE PLAN	



- GRIFFIN-SW NOTES**
1. SEE DRAWING, EMISSION CONTROL, AND EXHAUST PHRASE DETAIL FOR INFORMATION REGARDING RESPONSIBILITY FOR THE INSTALLATION OF RETAINING WALLS AND PLANS.
 2. FLOODPLAIN.
 3. SOIL TYPE SANDER LOAM SILT CLAY GROUP II
 4. SHEET INFORMATION:
NAME _____
CLASSIFICATION _____
WATER BROAD _____
 5. TO SCHEDULE THE INSPECTIONS AND/OR AS PER CALL THE DESIGN CONSULTANTS REQUESTING HOLDING AT \$28.77 / HOUR.
 6. FAILURE TO DISCLOSE INSPECTIONS MAY RESULT IN UNCOVERING OF REDUCING WORK.

- [illegible]

FINE GRADING LEGEND

RC - BACK OF CURB
BW - BOTTOM OF WALL
EG - EXISTING GRADE
FTE - FINISHED FLOOR ELEVATION
FC - FINISHED GRADE
HP - HIGH POINT
LP - LOW POINT
HM - HM (TOP OF H/D/DRIVE)
SW - SIDEWALK
TW - TOP OF WALL

CIDC INSPECTIONS HOTLINE:
800-771-4311 OR 408-292-6200 (TOLL FREE)

811

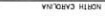
Know what's below.
Call before you dig.

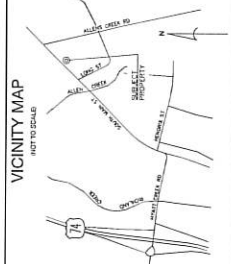
NORTH

FINE GRADING PLAN

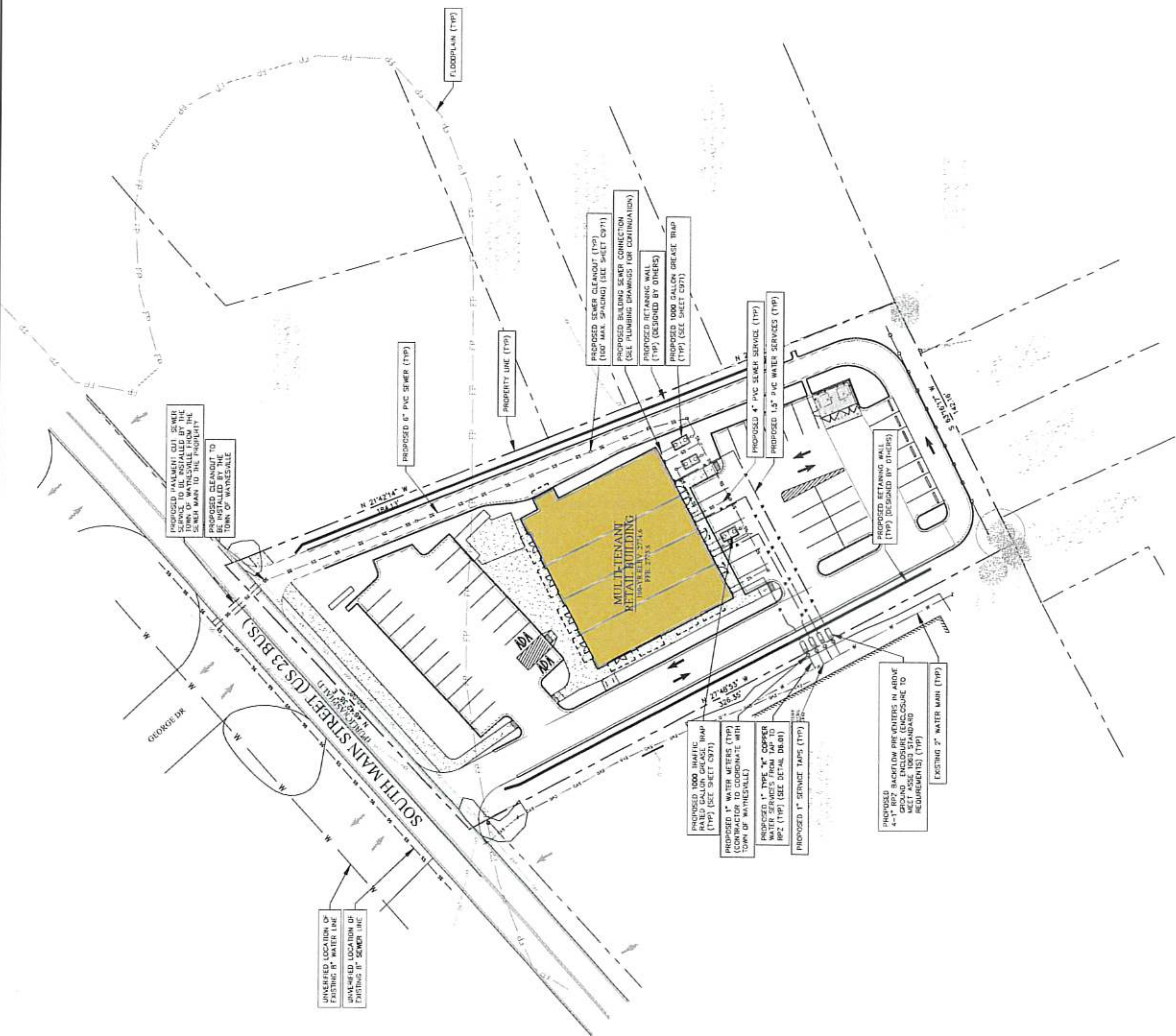
GRAPHIC SCALE

0 10 20 30 40
(IN FEET)
1 inch = 30 ft.

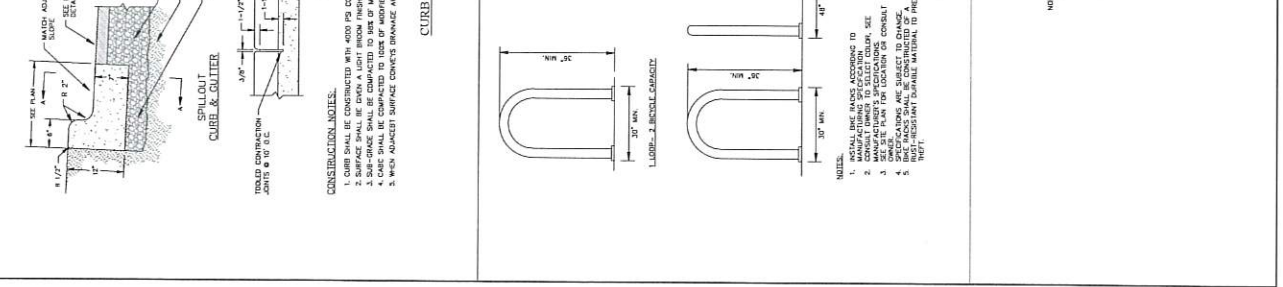
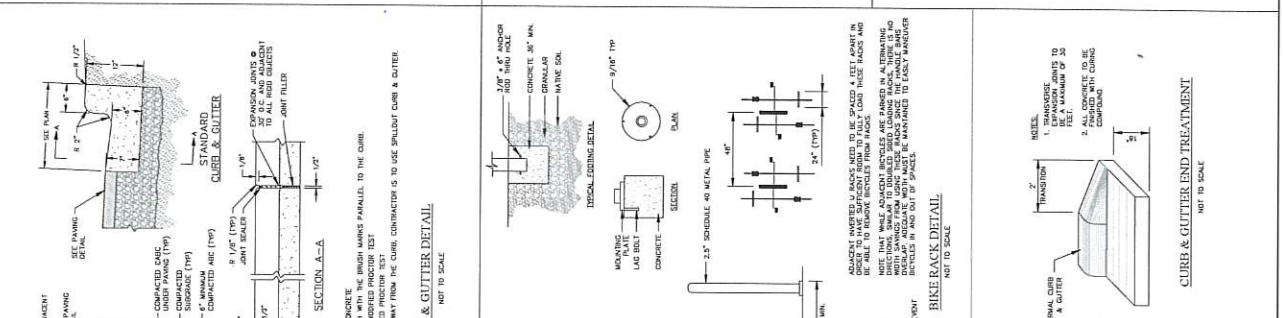
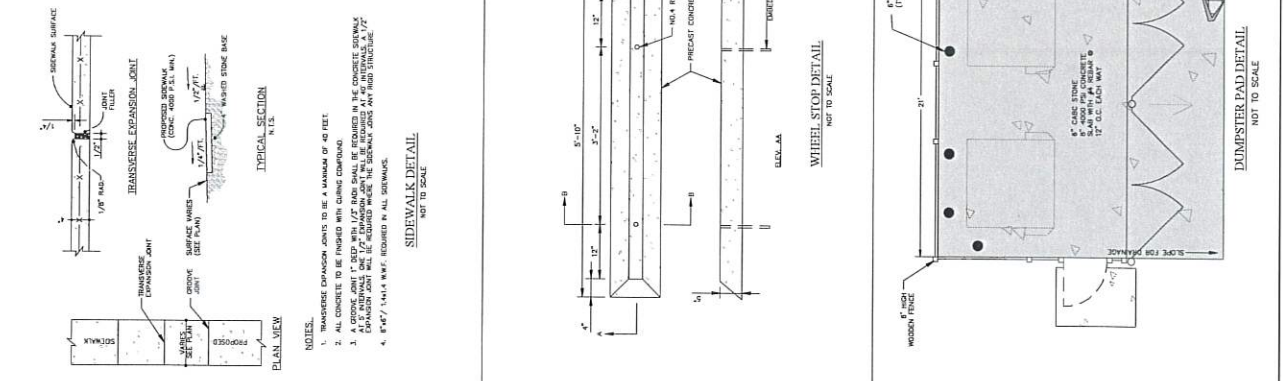
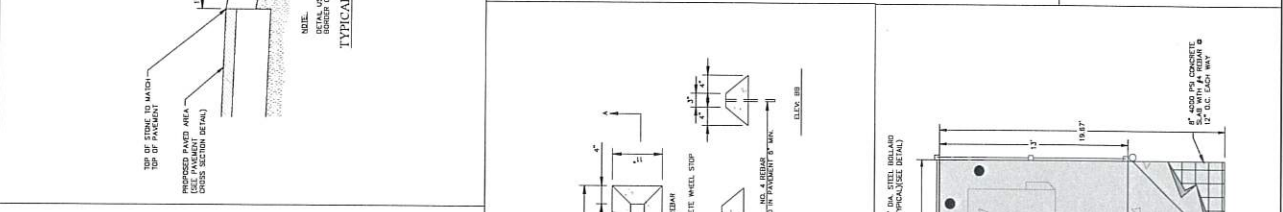
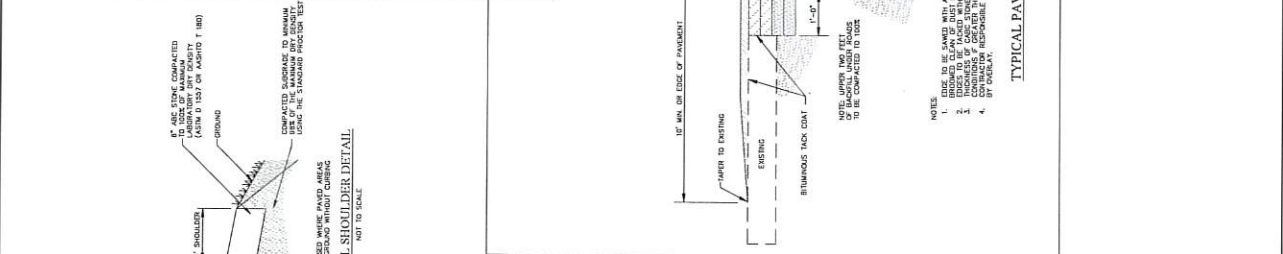
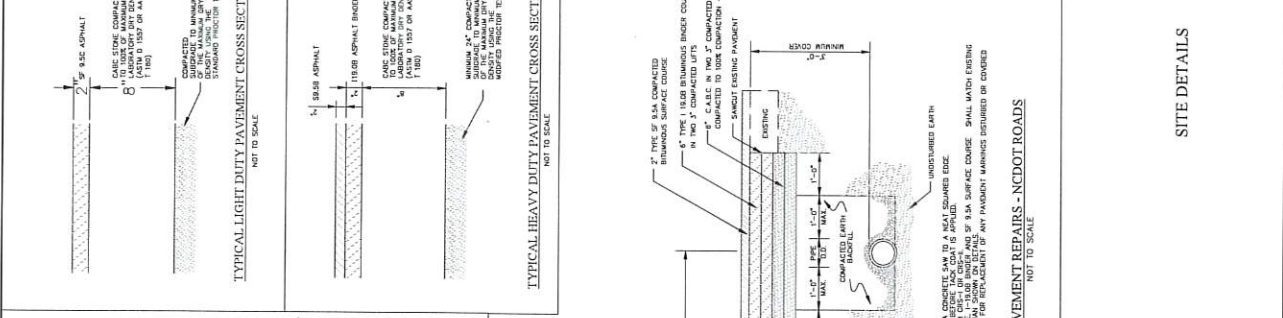
SHEET C601		JOB NO. 1987 SOUTH MAIN STREET LLC - WYNNEVILLE, NORTH CAROLINA DATE 12/19/2023	UTILITY PLAN FOR: 1897 SOUTH MAIN STREET		<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> <tr> <td>1</td> <td>12/19/2023</td> <td>SUP. SUBMITTAL TO TOWN OF WYNNEVILLE</td> <td>CSO</td> </tr> <tr> <td>2</td> <td>1/5/2024</td> <td>ADJUSTED TOWN OF WYNNEVILLE COMMENTS</td> <td>DAL</td> </tr> </table>	NO.	DATE	DESCRIPTION	BY	1	12/19/2023	SUP. SUBMITTAL TO TOWN OF WYNNEVILLE	CSO	2	1/5/2024	ADJUSTED TOWN OF WYNNEVILLE COMMENTS	DAL	NORTH CAROLINA LICENSE # 44344 CIVIL CDCC CONCEPTS, PA 52 WALKLEY STREET - SUITE B WYNNEVILLE, NC 27898 PHONE 800-848-4434 FAX 800-848-4434 WWW.CDCCCONCEPTS.COM
NO.	DATE	DESCRIPTION	BY															
1	12/19/2023	SUP. SUBMITTAL TO TOWN OF WYNNEVILLE	CSO															
2	1/5/2024	ADJUSTED TOWN OF WYNNEVILLE COMMENTS	DAL															

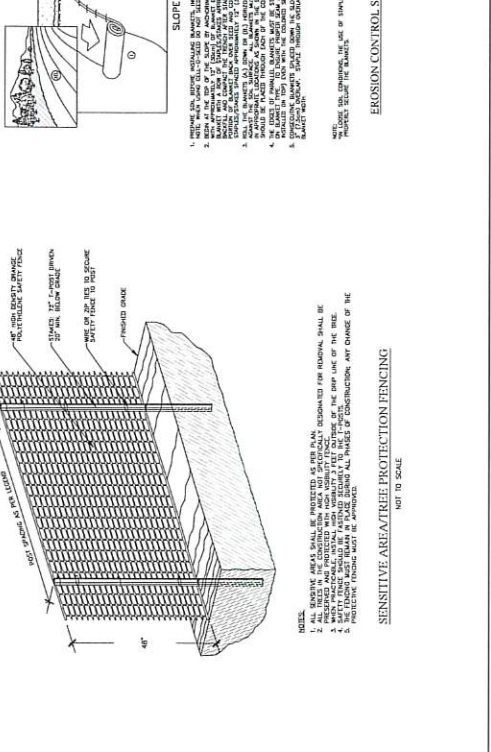


DEVELOPMENT DATA	OWNER/ENGINEER:	187 SOUTH MAIN STREET LLC 187 SOUTH MAIN STREET LAKE JARVIS, NC 28454 ANDREW BROWN (704) 255-1388
	CONTACT:	
	CIVIL ENGINEER:	OVA DESIGN CONCEPTS, P.A. 146 LATTIN AVENUE SUITE 200 DAVID BLUM, P.E. (P) (919) 255-1388
	SUBMITTER:	HOLMS & STEPHAN 146 LATTIN AVENUE, SUITE 200 ASHEVILLE, NC 28606 DAVID BLUM, P.E. (P) (919) 255-1388
	CONTACT:	
	ARCHITECT:	NOVUS ARCHITECTS 14 SOUTH PARK SQUARE, SUITE 400 ASHEVILLE, NC 28601 (919) 255-1962
	CONTACT:	

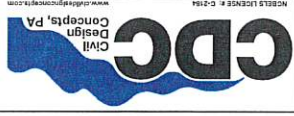
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|----|---|
| 1. | USE UNITARY NOTEF. SHEETS FOR ALL GENERAL WATER & SEWER SHEETS WITH AN UNITS PAGE. |
| 2. | WATER MEASURES ARE TO BE PLACED MAXIMUM OF 5' OFF GROUND. SMALLER INSTALLATIONS WITHIN 10' OF GROUND MAY BE USED. ALL MEASUREMENTS SHALL BE CONDUCTED WITH THE BELIEVABLE MEASUREMENTS AND SPECIFICATIONS FOR TYPE OF MANHOLE. |
| 3. | CONCRETE TO MATCH WITH NEAREST EXISTING. EXAMINATIONS WILL BE THE DETERMINATION OF SEWERAGE. EXISTING 18" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 18" OR LARGER. EXISTING 12" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 12" OR LARGER. EXISTING 8" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 8" OR LARGER. EXISTING 6" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 6" OR LARGER. EXISTING 4" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 4" OR LARGER. EXISTING 3" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 3" OR LARGER. EXISTING 2" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 2" OR LARGER. EXISTING 1" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1" OR LARGER. EXISTING 1/2" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/2" OR LARGER. EXISTING 1/4" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/4" OR LARGER. EXISTING 1/8" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/8" OR LARGER. EXISTING 1/16" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/16" OR LARGER. EXISTING 1/32" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/32" OR LARGER. EXISTING 1/64" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/64" OR LARGER. EXISTING 1/128" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/128" OR LARGER. EXISTING 1/256" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/256" OR LARGER. EXISTING 1/512" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/512" OR LARGER. EXISTING 1/1024" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/1024" OR LARGER. EXISTING 1/2048" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/2048" OR LARGER. EXISTING 1/4096" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/4096" OR LARGER. EXISTING 1/8192" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/8192" OR LARGER. EXISTING 1/16384" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/16384" OR LARGER. EXISTING 1/32768" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/32768" OR LARGER. EXISTING 1/65536" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/65536" OR LARGER. EXISTING 1/131072" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/131072" OR LARGER. EXISTING 1/262144" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/262144" OR LARGER. EXISTING 1/524288" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/524288" OR LARGER. EXISTING 1/1048576" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/1048576" OR LARGER. EXISTING 1/2097152" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/2097152" OR LARGER. EXISTING 1/4194304" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/4194304" OR LARGER. EXISTING 1/8388608" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/8388608" OR LARGER. EXISTING 1/16777216" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/16777216" OR LARGER. EXISTING 1/33554432" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/33554432" OR LARGER. EXISTING 1/67108864" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/67108864" OR LARGER. EXISTING 1/134217728" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/134217728" OR LARGER. EXISTING 1/268435456" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/268435456" OR LARGER. EXISTING 1/536870912" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/536870912" OR LARGER. EXISTING 1/1073741824" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/1073741824" OR LARGER. EXISTING 1/2147483648" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/2147483648" OR LARGER. EXISTING 1/4294967296" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/4294967296" OR LARGER. EXISTING 1/8589934592" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/8589934592" OR LARGER. EXISTING 1/17179869184" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/17179869184" OR LARGER. EXISTING 1/34359738368" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/34359738368" OR LARGER. EXISTING 1/68719476736" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/68719476736" OR LARGER. EXISTING 1/137438953472" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/137438953472" OR LARGER. EXISTING 1/274877906944" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/274877906944" OR LARGER. EXISTING 1/549755813888" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/549755813888" OR LARGER. EXISTING 1/1099511627776" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/1099511627776" OR LARGER. EXISTING 1/2199023255552" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/2199023255552" OR LARGER. EXISTING 1/4398046511104" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/4398046511104" OR LARGER. EXISTING 1/8796093022208" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/8796093022208" OR LARGER. 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EXISTING 1/2305843009213693952" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/2305843009213693952" OR LARGER. EXISTING 1/4611686018427387904" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/4611686018427387904" OR LARGER. EXISTING 1/9223372036854775808" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/9223372036854775808" OR LARGER. EXISTING 1/18446744073709551616" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/18446744073709551616" OR LARGER. EXISTING 1/36893488147419103232" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/36893488147419103232" OR LARGER. EXISTING 1/73786976294838206464" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/73786976294838206464" OR LARGER. EXISTING 1/147573952589676412928" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/147573952589676412928" OR LARGER. EXISTING 1/295147905179352825856" DIAMETER SEWERS SHALL BE REPAIRED OR REPLACED WITH 1/295147905179352825856" OR LARGER. EXISTING 1/59029581035 |

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1897 SOUTH MAIN STREET
WAINESVILLE, NC 28040
PHONE 704.838.4044
FAX 704.838.4145
WWW.CDC-CIVIL.COM



NO.	DATE	DESCRIPTION
1	1/1/2018	ADDITIONAL TOWN OF WAINESVILLE COMMENTS
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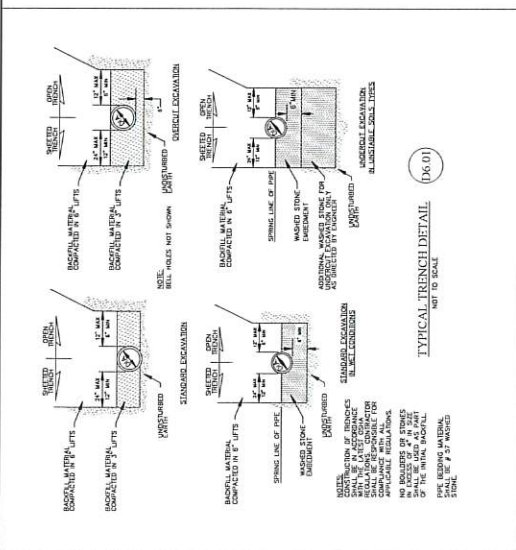


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GENERAL NOTES FOR WATER

1. WATER CONNECTIONS ON THIS SITE MUST BE AUTHORIZED PERMITS ISSUED BY THE TOWN OF WAINESVILLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES, AND MAINTAINING RECORDS OF ALL PERMITS AND FEES.
2. CONTRACTOR TO VERIFY WITH ENGINEER THAT THE REQUIRED WATER PERMITS AND ASSIGNED NON-WATER PERMITS HAVE BEEN OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
3. ALL CONSTRUCTION SHALL BE UNDER THE SUPERVISION OF THE ENGINEER, AND TOWN OF WAINESVILLE. THE ENGINEER SHALL PERIODICALLY INSPECT THE CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL INSPECTIONS AND PROVIDE THEM TO THE ENGINEER UPON REQUEST. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL INSPECTIONS AND PROVIDE THEM TO THE ENGINEER UPON REQUEST. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL INSPECTIONS AND PROVIDE THEM TO THE ENGINEER UPON REQUEST.
4. ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CIVIL ENGINEER.
5. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND MARKING THE EXISTING LOCATION AND ANY CONFLICTS OR DISCREPANCIES. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
6. CONTRACTOR SHALL PROTECT EXISTING AND NEW UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO UTILITIES INCURRED DURING CONSTRUCTION SHALL BE REPAIRED IN ACCORDANCE WITH APPLICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN.
8. FIELDWORK SHALL BE FIELDWORK. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FIELDWORK AND PROVIDE THEM TO THE ENGINEER UPON REQUEST. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FIELDWORK AND PROVIDE THEM TO THE ENGINEER UPON REQUEST.
9. ALL WATER LINES AND SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF WAINESVILLE. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL CONSTRUCTION AND PROVIDE THEM TO THE ENGINEER UPON REQUEST. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL CONSTRUCTION AND PROVIDE THEM TO THE ENGINEER UPON REQUEST.
10. CONTRACTOR TO PROVIDE 5' MIN. LATERAL SEPARATION BETWEEN WATER LINE AND EXISTING UTILITIES. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL CONSTRUCTION AND PROVIDE THEM TO THE ENGINEER UPON REQUEST. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL CONSTRUCTION AND PROVIDE THEM TO THE ENGINEER UPON REQUEST.
11. A 2' COVER DEPTH SHALL BE MAINTAINED FOR ALL PROPOSED WATER LINES. ANY DEVIATION FROM THIS REQUIREMENT SHALL BE APPROVED BY THE ENGINEER AND THE CITY.
12. INSTALL PERIODIC RINGS FOR BOTH WATER AND SEWER WITHIN 10' OF A CROSSING IF: 1. VERTICAL CLEARANCE IN WATER MAINS AND SEWER IS LESS THAN 10'. 2. VERTICAL CLEARANCE IN WATER MAINS AND SEWER IS LESS THAN 10'. 3. VERTICAL CLEARANCE IN WATER MAINS AND SEWER IS LESS THAN 10'.
13. MAINTAIN 10' VERTICAL SEPARATION BETWEEN STORM DRAIN AND WATER OF THE WATER MAINS. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL CONSTRUCTION AND PROVIDE THEM TO THE ENGINEER UPON REQUEST. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL CONSTRUCTION AND PROVIDE THEM TO THE ENGINEER UPON REQUEST.
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16. BRASS FITTINGS MUST BE 1/2" AS PER TOWN OF WAINESVILLE REQUIREMENTS. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL CONSTRUCTION AND PROVIDE THEM TO THE ENGINEER UPON REQUEST. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL CONSTRUCTION AND PROVIDE THEM TO THE ENGINEER UPON REQUEST.
17. CONTRACTOR RESPONSIBLE FOR ADAPTING EXISTING WATER APPURTENANCES AS NECESSARY DUE TO ANY SITE CONSTRUCTION OR INSTALLATION. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL CONSTRUCTION AND PROVIDE THEM TO THE ENGINEER UPON REQUEST. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL CONSTRUCTION AND PROVIDE THEM TO THE ENGINEER UPON REQUEST.
18. SOILS LABORATORY ANALYSIS SHALL BE PERFORMED BY A CERTIFIED LABORATORY. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL CONSTRUCTION AND PROVIDE THEM TO THE ENGINEER UPON REQUEST. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL CONSTRUCTION AND PROVIDE THEM TO THE ENGINEER UPON REQUEST.
19. CONTRACTOR SHALL SUBMIT THE EXISTING WITH RECORDS OF EXISTING FROM PLANS AND FIELDWORK. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL CONSTRUCTION AND PROVIDE THEM TO THE ENGINEER UPON REQUEST. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL CONSTRUCTION AND PROVIDE THEM TO THE ENGINEER UPON REQUEST.
20. PRELIMINARY WATER MAINS SHALL BE 20" TO 30" DIA. AND 250 PSI DIA. IS PER TOWN OF WAINESVILLE REQUIREMENTS. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL CONSTRUCTION AND PROVIDE THEM TO THE ENGINEER UPON REQUEST. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL CONSTRUCTION AND PROVIDE THEM TO THE ENGINEER UPON REQUEST.
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24. CROSS-CONNECTION CONTROL: PROTECTION DEVICES ARE REQUIRED BASED ON SCOPE OF WORK. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL CONSTRUCTION AND PROVIDE THEM TO THE ENGINEER UPON REQUEST. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL CONSTRUCTION AND PROVIDE THEM TO THE ENGINEER UPON REQUEST.



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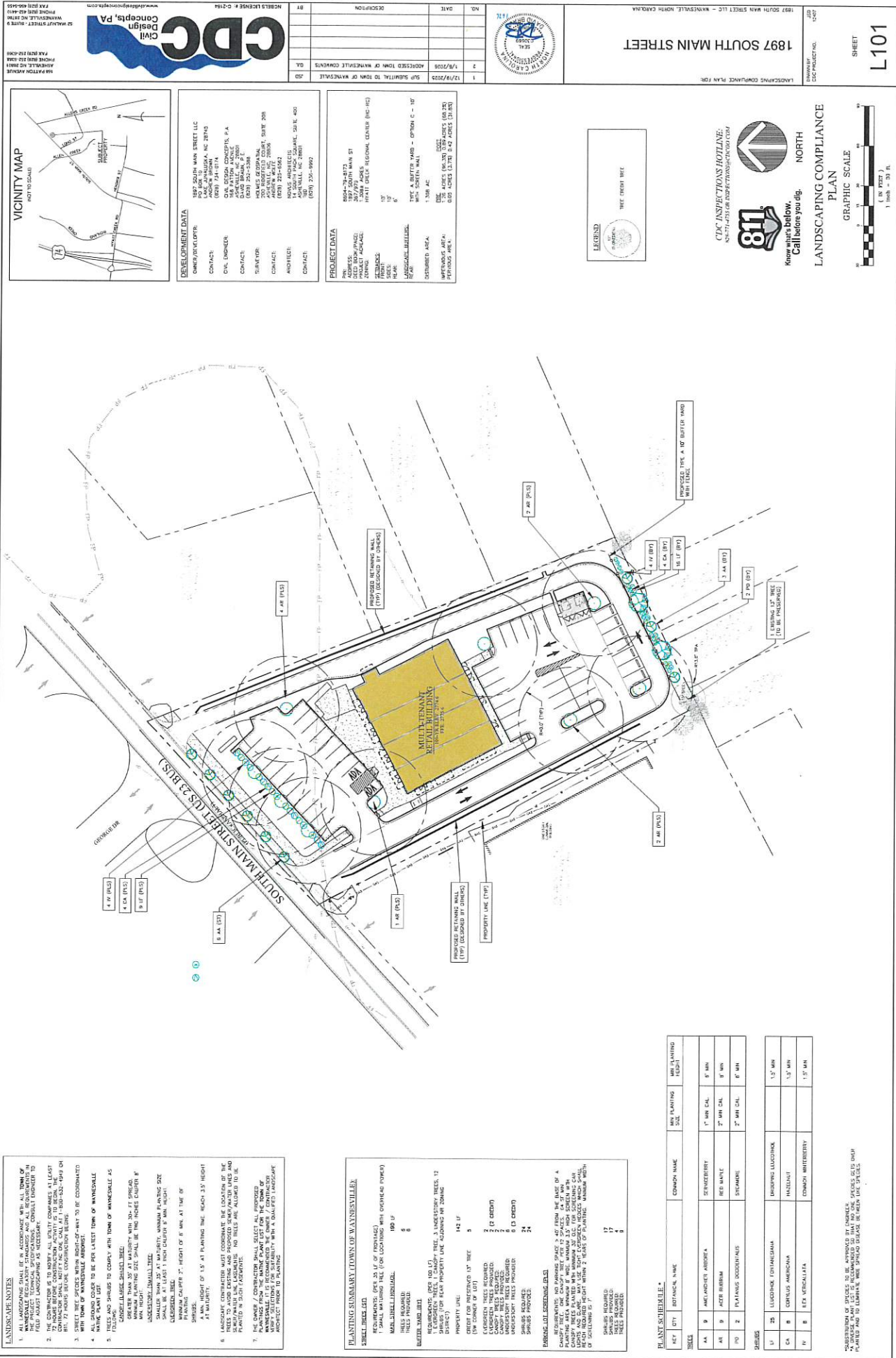
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WATER DETAILS

1897 SOUTH MAIN STREET
WAINESVILLE, NC 28040
PHONE 704.838.4044
FAX 704.838.4145
WWW.CDC-CIVIL.COM



ENVIRONMENTAL SURVEY
FOR
A Proposed 1.3 Acre Development
1897 South Main Street
PIN #: 8604-79-8173

APPLICANT:

1897 South Main Street LLC
PO Box 10 - Lake Junaluska
NC 28745

PREPARED BY:



84 Coxe Ave – Suite 260
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.cdcco.com

NCBELS LICENSE #: C-2184



CDC Job No. 12407
December 18, 2025



Project Name: 1897 South Main Street
Proposed 1.3 acre development along South Main Street (US-23 BUS)
Haywood County PIN # 8604-79-8173

Project Location: Waynesville, NC
CDC Project No. 12407
Date: December 18, 2025

The proposed development is located along South Main Street, Waynesville, Haywood County, North Carolina. The development parcels include portions of PIN # 8604-79-8173 as shown by Haywood County GIS and the proposed development area is approximately 1.30 acres.

The subject parcel is located in the Hyatt Creek Regional Center (HC-RC) zoning district. The proposed development parcels in the existing condition includes a vacant lot that has since been abandoned. An existing building pad and associated parking remain on the site accompanied by sparse patches of grass, weeds and a few trees. The proposed site improvements would include a new proposed building with parking lot, driveway and sidewalk as well as necessary water and sewer services to the building.

The property is located in Zone AE on the FEMA Flood Insurance Rate Maps and no portion of the site is located in a Special Flood Hazard Area. The project area can be found from the FEMA FIRM 3700860400J with an effective date of April 3, 2012.

The site soils consist of the following classifications: Dellwood-Urban land complex (DhA) and Statler Loam (SuA). All of these soils are described as flat with some susceptibility to occasional and rare flooding occurrences.

Erosion control measures during construction will consist of silt fences, rip rap aprons and other conventional measures. Post-construction stormwater control measures will consist of a new driveway culverts and promotional drainage grading.

The project will not impact any jurisdictional wetlands or streams.

Mailing Address: P.O. Box 5432, Asheville, NC 28813
84 Coxe Ave – Suite 260, 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

DATE 2025-05-15 BY SL**HAYWOOD COUNTY TAX CERTIFICATION**

Sebastian Coltrane, Haywood County Tax Collector

Date: 2025-05-15 By: Channah

There are no delinquent taxes due that are a lien against parcel(s)

2025003867

HAYWOOD COUNTY NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED

05/15/2025 12:09:57 PM

SHERRI C. ROGERS

REGISTER OF DEEDS

BY: CASSEDA N FARMER

DEPUTY

BK: RB 1128

PG: 1548 - 1550

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax \$ 0.00

Parcel Identifier No. 8604-79-8173

This instrument was prepared by and mail after recording to: Van Winkle, Buck, Wall, Starnes & Davis, P.A. (LPT), PO Box 7376, Asheville, NC 28802-7376Brief description for the Index: 1897 S. Main St.THIS DEED made this 15th day of May, 2025, by and between:

GRANTOR	GRANTEE
Beyond Properties, LLC, a NC limited liability company	1897 South Main Street LLC, a NC limited liability company
PO Box 10 Lake Junaluska, NC 28745	PO Box 10 Lake Junaluska, NC 28745

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

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.**THIS PROPERTY DOES NOT INCLUDE GRANTOR'S PRINCIPAL RESIDENCE.**

The Property was acquired by Grantor by instrument recorded in Book 1118, Page 1949

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.Submitted electronically by "Van Winkle Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Haywood County Register of Deeds.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, and under or through Grantor, except for the exceptions hereinafter stated.

Title to the Property is subject to the following exceptions:

Utilities physically located on the Property, ad valorem taxes for the current year and subsequent years, easements and restrictions of record without reimposing same, and any local, county, state, or federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal, the day and year first above written.

**Beyond Properties, LLC, a NC limited liability
company**

By: George A. Brown IV (SEAL)
George Andrew Brown, IV

STATE OF NC COUNTY OF Haywood

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose state therein and in the capacity indicated: George Andrew Brown, IV

Date: 5-8-25

Felicia N Mathis
Notary Public
Felicia N Mathis
(Printed Name of Notary)
My Commission Expires: 12-26-29

PLACE NOTARY SEAL INSIDE THIS BOX
ONLY!

FELICA N MATHIS
Notary Public, North Carolina
Haywood County
My Commission Expires
December 26, 2029

EXHIBIT A

1897 S. Main Street, Waynesville, NC 28786

Being all of that 1.308 acres, more or less, as shown on that survey of D. Bret Henson, PLS, dated May 4, 2021, recorded in Plat Cab D, Slot 1314, Haywood County Registry.

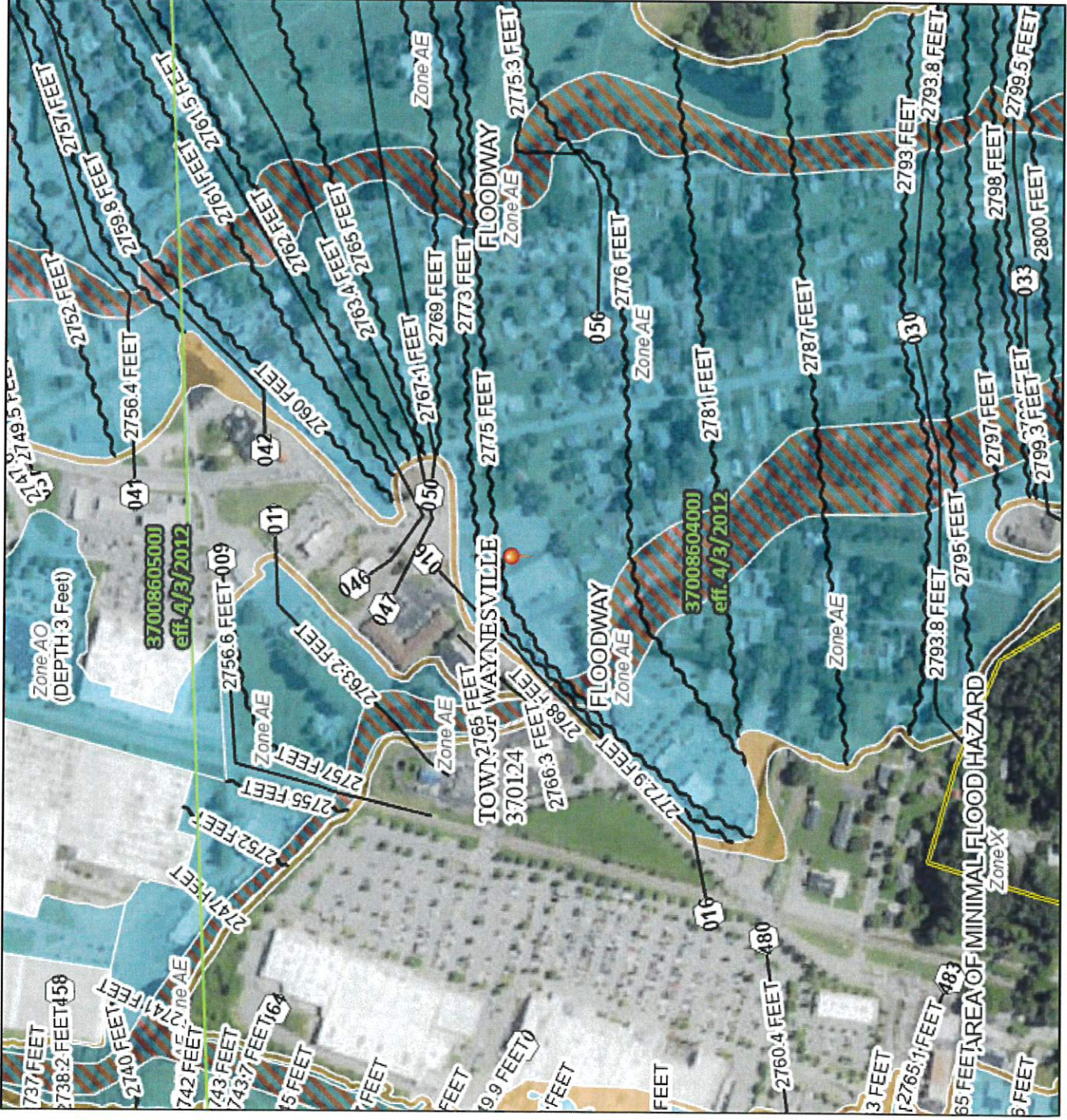
Being all of that property conveyed to Beyond Properties, LLC in Deed Book 1114, Page 1736 and re-recorded in Deed Book 1118, Page 1949, Haywood County Registry.

PIN #8604-79-8173

National Flood Hazard Layer FIRMette



83°0'36"W 35°28'17"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

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) Zone AE, AH, VE, AR	With BFE or Depth Zone AE, AO, AH, VE, AR	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 Zone X	Future Conditions 1% Annual Chance Flood Hazard Zone X	Area with Reduced Flood Risk due to Levee. See Notes. Zone X	Area with Flood Risk due to Levee Zone D

OTHER AREAS	Area of Minimal Flood Hazard Zone X	Effective LOMRS	Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer	Levee, Dike, or Floodwall	

OTHER FEATURES	Cross Sections with 1% Annual Chance	Water Surface Elevation	Coastal Transect	Base Flood Elevation Line (BFE)	Limit of Study	Jurisdiction Boundary	Coastal Transect Baseline	Profile Baseline	Hydrographic Feature

MAP PANELS	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 12/17/2025 at 8:56 PM 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.

Haywood County - 1897 S. Main



December 17, 2025

1:6,192
0 0.05 0.1 0.15 0.2 mi
0 0.075 0.15 0.3 km



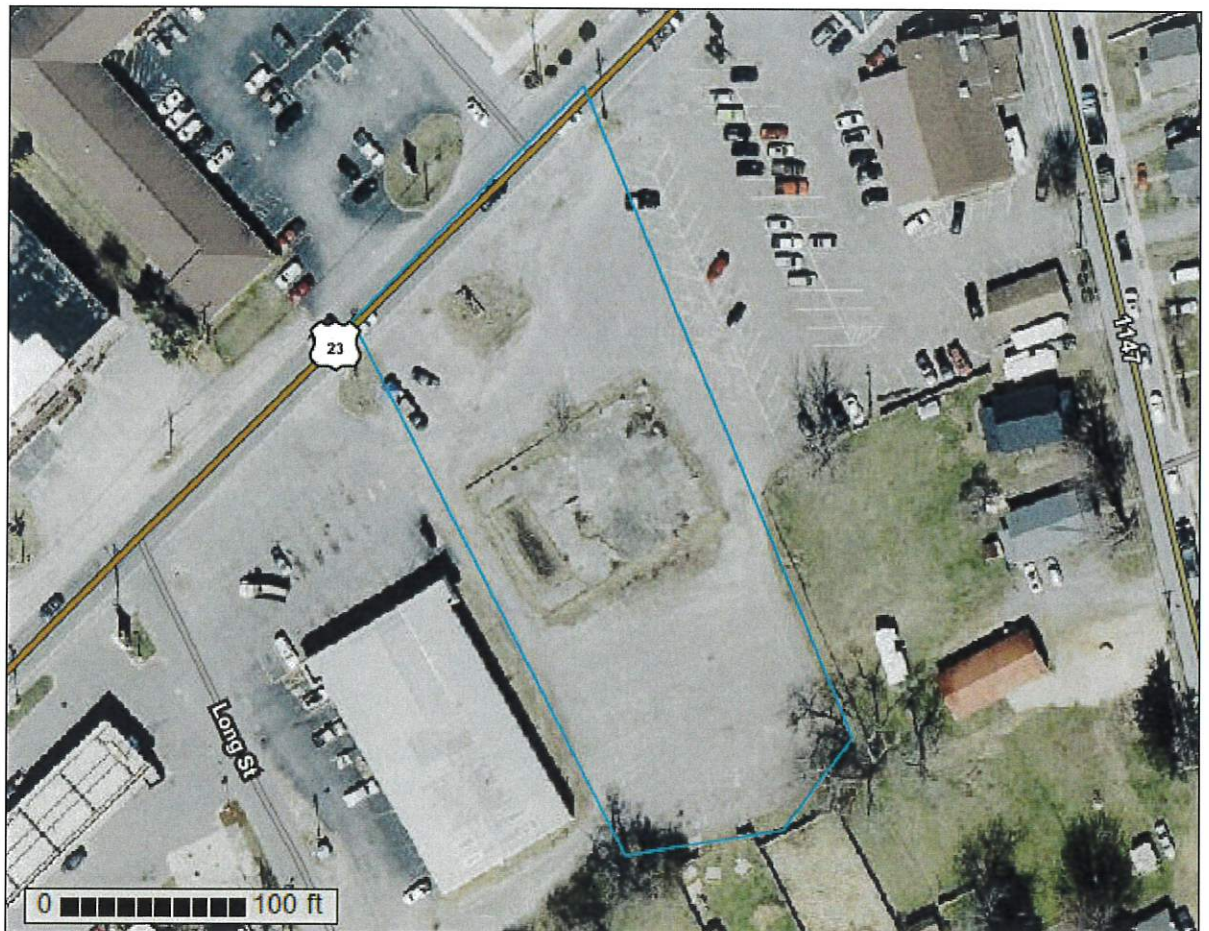
United States
Department of
Agriculture

NRCS

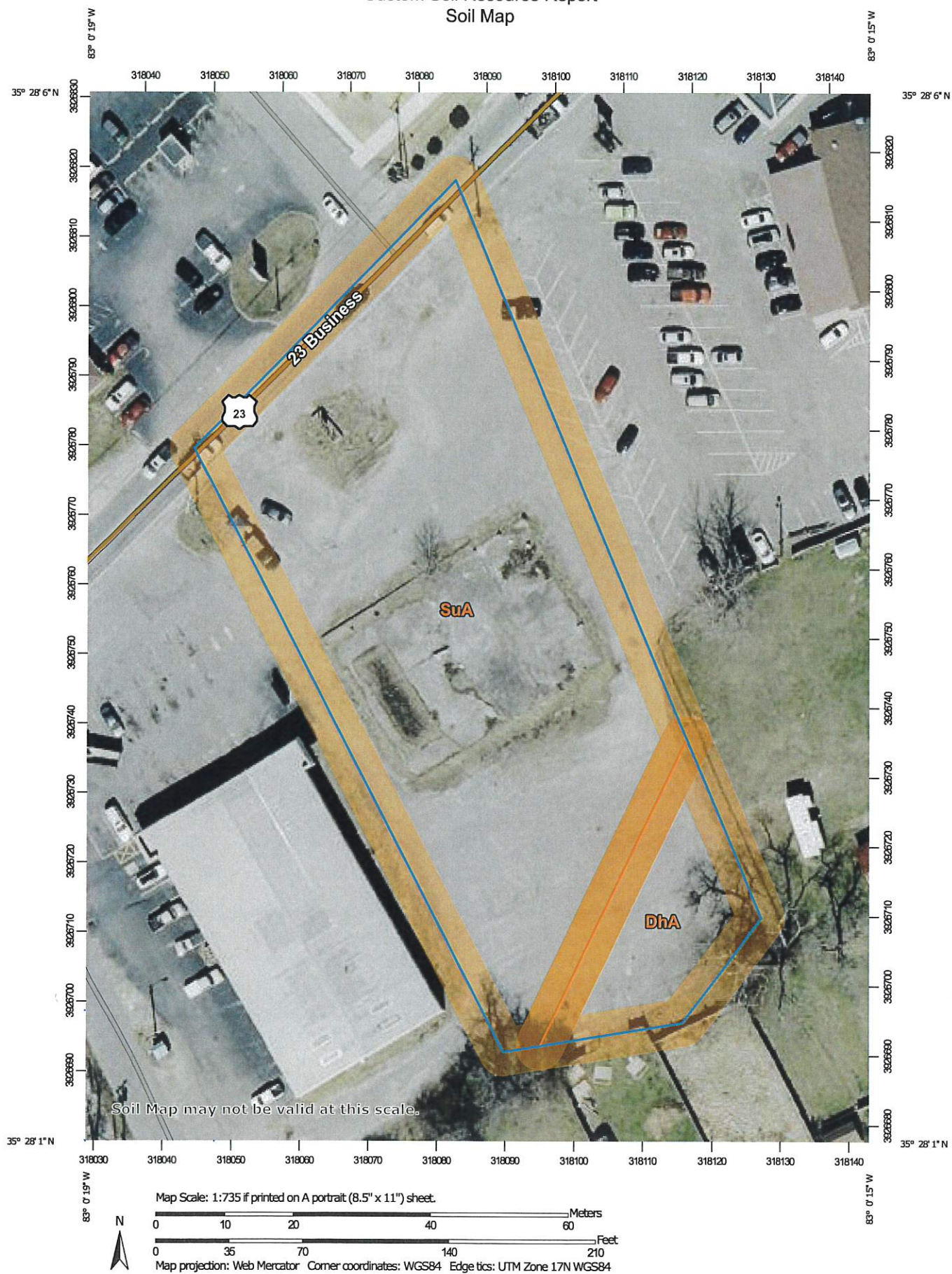
Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants








































Custom Soil Resource Report for Haywood County Area, North Carolina



Custom Soil Resource Report Soil Map



MAP LEGEND

Area of Interest (AOI)	 Area of Interest (AOI)	 Spoil Area
Soils	 Soil Map Unit Polygons	 Stony Spot
	 Soil Map Unit Lines	 Very Stony Spot
	 Soil Map Unit Points	 Wet Spot
Special Point Features	 Blowout	 Other
	 Borrow Pit	 Special Line Features
	 Clay Spot	 Streams and Canals
	 Closed Depression	 Water Features
	 Gravel Pit	 Transportation
	 Gravelly Spot	 Rails
	 Landfill	 Interstate Highways
	 Lava Flow	 US Routes
	 Marsh or swamp	 Major Roads
	 Mine or Quarry	 Local Roads
	 Miscellaneous Water	 Background
	 Perennial Water	 Aerial Photography
	 Rock Outcrop	
	 Saline Spot	
	 Sandy Spot	
	 Severely Eroded Spot	
	 Sinkhole	
	 Slide or Slip	
	 Sodlic Spot	

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 27, Aug 27, 2025

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

Date(s) aerial images were photographed: Mar 11, 2025—Mar 12, 2025

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.

Custom Soil Resource Report

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DhA	Dellwood-Urban land complex, 0 to 3 percent slopes, occasionally flooded	0.2	12.7%
SuA	Statler loam, 0 to 3 percent slopes, rarely flooded	1.1	87.3%
Totals for Area of Interest		1.3	100.0%

Map Unit Descriptions

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.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the

Payment 1 of 2

PAYMENT SUMMARY RECEIPT

TOWN OF WAYNESVILLE
16 S MAIN ST

DATE: 12/18/25 CUSTOMER#:
TIME: 10:45:10
CLERK: 2044ecou

RECPT#: 3272550 PREV BAL: 200.00
TP/YR: P/2026 AMT PAID: 200.00
BILL: 3272550 ADJSTMNT: .00
EFF DT: 12/18/25 BAL DUE: .00
Misc Cash Receipts

-----TOTALS-----

PRINCIPAL PAID: 200.00
INTEREST PAID: .00
ADJUSTMENTS: .00
DISC TAKEN: .00

AMT TENDERED: 200.00
AMT APPLIED: 200.00
CHANGE: .00

PAID BY: 1897 S Main Sp Use *perm*
PAYMENT METH: CHECK
PAYMENT REF: 2804

TOT PREV BAL DUE: 200.00
TOT BAL DUE NOW : .00

209
42

PAYMENT SUMMARY RECEIPT

TOWN OF WAYNESVILLE
16 S MAIN ST

Payment 2 of 2

DATE: 12/23/25 CUSTOMER#:
TIME: 16:24:33
CLERK: 2044ecou

RECPT#: 3275219 PREV BAL: 300.00
TP/YR: P/2026 AMT PAID: 300.00
BILL: 3275219 ADJSTMNT: .00
EFF DT: 12/23/25 BAL DUE: .00
Misc Cash Receipts

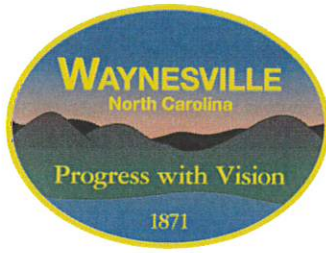
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PRINCIPAL PAID: 300.00
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CHANGE: .00

PAID BY: 1897 S Main Sp Use P
PAYMENT METH: CASH
PAYMENT REF:

TOT PREV BAL DUE: 300.00
TOT BAL DUE NOW : .00



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

Newspaper Notice

FOR PUBLICATION IN THE MOUNTAINEER: December 28 and January 3 (Sunday) editions

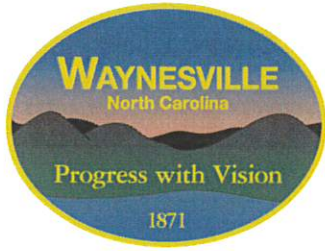
Date: December 23, 2025

Contact: Alex Mumby, (828) 452-0401

Notice of Public Hearing for a Special Use Permit Request Waynesville Planning Board

The Town of Waynesville Planning Board will hold a public hearing on Monday, January 12, 2026, at 5:30 p.m. in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider a Special Use Permit request for a first layer parking increase as part of a multi-tenant retail space at 1897 S Main St in Waynesville, NC (PIN 8604-79-8173).

For more information contact the Development Services Department at: (828) 452-0401, email: amumby@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

Mailed Notice

Date: December 30, 2025

Contact: Alex Mumby, (828) 452-0401

Notice of Public Hearing for a Special Use Permit Request Waynesville Planning Board

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1897 SOUTH MAIN STREET LLC
PO BOX 10
LK JUNALUSKA, NC 28745-0010

GREEN, JEFFREY ALLEN/EXR
351 IVY HILLS DR
WAYNESVILLE, NC 28785

PHILLIPS, JASON
PHILLIPS, RAVEN
57 SHADRACH LN
WAYNESVILLE, NC 28786

CAROLINA MORANCE INC
PO BOX 18135
ASHEVILLE, NC 28814

1863 SOUTH MAIN LLC
351 IVY HILLK DR
WAYNESVILLE, NC 28785

CH REALTY X/CG NOURIA PORTFOLIO LLC
3819 MAPLE AVE
DALLAS, TX 75219-3913

GONNELLI, BARBARA JEANNE TREU
115 LONG ST
WAYNESVILLE, NC 28786

DIXSON, DENNIS WAYNE
DIXSON, MILDRED C
508 BIG COVE RD
WAYNESVILLE, NC 28786

COFFEY, KRISTIN
30 CAROLINA AVE
WAYNESVILLE, NC 28786-1930

ALCOHOLIC BEVERAGE CONTROL BOAR
52 DAYCO DR
WAYNESVILLE, NC 28786

JOHN MICHAEL ENTERPRISES
PO BOX 2550
HENDERSONVLE, NC 28793-2550

HUERTA, VICTOR M
HUERTA, ALICIA
83 ALLENS CREEK RD
WAYNESVILLE, NC 28786-4986

WEBB, JACKY J
CLARK-WEBB, MIKELL A
15 CAMELOT DR
CLYDE, NC 28721

MILLS, TAMMY MOODY
97 ALLENS CREEK RD
WAYNESVILLE, NC 28786

MESSER, STEPHANIE L
MESSER, JAMES W JR
80 NORMAN ST
WAYNESVILLE, NC 28786

FIRST-CITIZENS BANK & TRUST CO
4300 SIX FORKS RD
RALEIGH, NC 27609-5718

BROWN AVENUE LLC A NC LLC
120 WIND CHIME CT
RALEIGH, NC 27615-6433

CLARK, VICKI
136 LONG ST
WAYNESVILLE, NC 28786

SMATHERS, EDWARD
124 JOHNSON HILL DR
WAYNESVILLE, NC 28786-3934

MCAMIS, ANNA JEAN/LT
GARWOOD, PEGGY LOUISE/TR
179 PUTTERS PEAK
TAZEWELL, TN 37879

GREEN, LEWIS BRANDON
PO BOX 215
HAZELWOOD, NC 28738-0215

SAXON, WARREN H/TR
WARREN H SAXON REV TRUST
1581 W BERESFORD RD
DELAND, FL 32720-3645

COOPER, CAROLYN WILSON/LT
COOPER, CHRISTOPHER EDWARD
131 FRANKLIN ST
WAYNESVILLE, NC 28786-1807

SANTOS, DEIDRA DOS
71 LONG ST
WAYNESVILLE, NC 28786-1800

JONES, CODY TYLER
JONES, JESSICA ANN
110 LONG ST
WAYNESVILLE, NC 28786

BEARWATERS BREWING COMPANY
339 PARK ST
CANTON, NC 28716-5013

EROH, JOHN EDWARD
111 NORMAN ST
WAYNESVILLE, NC 28786-4959

CARLTON, DUSTIN LARRY
MACDONALD, AMELIA L
206 ALLENS CREEK RD
WAYNESVILLE, NC 28786

MILLER, JUNIOR
604 PINEWOOD DR
WAYNESVILLE, NC 28786

SOUTHEAST ENERGY LLC A DE LLC
6867 SOUTHPOINT DR N
JACKSONVILLE, FL 32216-8043

ROGERS, PHYLLIS E/LT
ROGERS, RODNEY STUART
42 FRANCIS ST
WAYNESVILLE, NC 28786-6784

LUNA-AYALA, SUSANA
98 NORMAN ST
WAYNESVILLE, NC 28786-6772

LEFTWICH, MARGARET A
37 FRANCIS ST
WAYNESVILLE, NC 28786-6783

ADGERWOOD HOLDINGS LLC
127 BALSAM DR
WAYNESVILLE, NC 28786-4301

BVMM-2 LLC, A NC LLC
26 SECREST DR
ARDEN, NC 28704-6608

DEMONET, AUTUMN SHAW
71 ALLENS CREEK RD
WAYNESVILLE, NC 28786-4986

LEWIS, BETTY FELMET
2407 SPRINGWOOD DR
GREENSBORO, NC 27403

TEAGUE, JOYCE SUZANNE
TEAGUE, THOMAS J
99 FRANKLIN ST
WAYNESVILLE, NC 28786

LOYAL ORDER OF MOOSE
PO BOX 466
WAYNESVILLE, NC 28786

MARINO, RICHARD ANTHONY/LT
MARINO, RICHARD SALVATORE
PO BOX 27
MORRISTOWN, TN 37815-0027

G SALIM PROPERTIES LLC A NC LLC
100 E MURPHY ST
MADISON, NC 27025-1920

SMATHERS, SHAUN E
135 LONG ST
WAYNESVILLE, NC 28786

KIRKPATRICK, KARI/LT
MCMAHAN-BRANHAM, BAYLI
MACKENZIE/LE
2153 OLD BALSAM RD
WAYNESVILLE, NC 28786-8037

DH INVESTMENTS OF MACON CO INC
3488 BRYSON CITY RD
FRANKLIN, NC 28734

KIRKPATRICK, ETHAN WADE
808 OWL RIDGE RD
WAYNESVILLE, NC 28786-7733

MORRILL, JOHN/TR
WANDA KRAWETZ IRREV TRUST
5620 MARAM CT
RALEIGH, NC 27609-3870

COOK OUT-WAYNESVILLE INC
15 LAURA LN STE 300
THOMASVILLE, NC 27360-5865

HIOTT, PATRICIA H
C/O PATRICIA HESS
PO BOX 30372
CHARLESTON, SC 29417

FORGA, LANA CHRISTINE
PO BOX 773
HAZELWOOD, NC 28738

SESSOMS, TODD PATRICK
51 ALLENS CREEK RD
WAYNESVILLE, NC 28786-4986

RIVER HIGHWAY PROPERTY LLC
913 WOODVINE RD
ASHEVILLE, NC 28803-1946

RILEY, TAMARA Z/TR
ZDENEK, MARILEE/TR
2800 TORITO RD
SANTA BARBARA, CA 93108

BARNETT, LORNA FRANCES
PO BOX 576
CULLOWHEE, NC 28723

FERGUSON, MICHAEL PHILLIP
PO BOX 25
HAZELWOOD, NC 28738

1794 SOUTH MAIN LLC A NC LLC
461 E MAIN ST
SYLVA, NC 28779-3224

MILLER, AMBER MARIE
176 ALLENS CREEK RD
WAYNESVILLE, NC 28786

2010 MAIN STREET WAYNESVILLE LLC A NC
LLC
141 E 5600 S STE 108
SALT LAKE CTY, UT 84107-8121

CATHEY, JEREMIAH
BARRETT, SOSHA NICOLE
66 LONG ST
WAYNESVILLE, NC 28786-1801



Planning Board Staff Report

Subject: 2035 Comprehensive Land Use Plan: Goals, Progress, and Next Steps
 Presenter: Development Services Department
 Date: January 12, 2026

Background

Waynesville 2035 Planning with Purpose, also known as the “2035 Comprehensive Land Use Plan” or “the 2035 Plan,” was adopted September 8, 2020. The plan was developed with input and collaboration from the community, town staff, planning board, elected officials, and consultants. Comprehensive Plans are required by State statutes for local governments who desire to implement land use regulations, particularly zoning, in accordance with NCGS 160D. The plan is meant to guide Waynesville’s future development, and outlines goals for growth, housing, infrastructure, historic preservation, and environmental sustainability. It establishes a long-range vision for the community and identifies key areas of interest and action items.

The purpose of today’s discussion is to review the action items as they relate to long-term goals of the Comprehensive Plan (found in Chapter 4 and attached), track progress to date, and identify areas or items that the Planning Board would like to prioritize this year. Below is a list of the goals and action items with notes on work done under the item so far, including representative development projects.

Goal 1: Continue to promote smart growth.

Action items:

1. Update commercial/mixed use design requirements in the Land Development Standards. Review design regulations for single family homes to ensure compliance with State statutes and equity among review types.
 - a. Updates to building height regulations (2021)
 - b. Text amendment on façade materials (2023)
2. Update land development standards to encourage infill and new housing opportunities within the Town limits: provide flexibility in housing types and dimensional requirements.
 - a. Establishment of Conservation and Cottage Subdivision Options (2022),
 - b. Adoption of the Railroad Overlay District (2024),
 - c. Manufactured Homes allowed as ADUs/clarification on manufactured home parks (2024)
 - d. Updates to Accessory Dwelling Units standards (2025).
3. Consider updates to land development regulations and processes to promote collaboration between staff, elected officials, developers and citizens: a legislative review process for Major Site Plans and Major Subdivisions that is not quasi-judicial; remove all references to Appearance Commission, and Protest Petitions.
 - a. 160D updates (2021-2022).
 - b. Subdivision Sub-Committee and Ordinance updates (2022)
 - c. Requirement for public meetings prior to hearings (2022)
 - d. Operational expansion of the Technical Review Committee (2018-current)

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

Action items:

1. Preserve and reinforce community character through updates to buffer standards and development design along gateways. Develop context sensitive design standards for gateways that facilitate high quality development that is pedestrian-friendly, composed of high-quality materials, and complimentary of the existing gateway and community character.
 - a. Coordination with NCDOT on implementation of the North Main, Russ Avenue, and South Main Corridor studies (2015-current)
 - b. Updates to Buffer Yards and Civic Space Standards (2022)
2. Create a range of housing opportunities and choices, identify vacant and underutilized properties, consider inclusionary zoning, support realtor community, and work with other municipalities in Haywood County.
 - a. Council adopts Historic Hospital/North Main Redevelopment Zone (2020)
 - b. Brookmont Lofts (Historic Hospital) Redevelopment (2021)
 - c. Council adoption of housing incentive policy (2021)
 - d. Mountain Creek Plaza Development Agreement (2021)
 - e. Balsam Edge Development Agreement (2022)
 - f. Establishment of the Railroad Overlay District (2024)
 - g. Updates to Accessory Dwelling Units standards (2025).
3. Create an Infill Action Plan that identifies key infill opportunities: design, compatibility, land acquisition strategies.
 - a. See above activities but a “plan document” has not been created.

Goal 3: Protect and enhance natural resources.

Action items:

1. Revisit land development regulations to improve open space/civic requirements; introduce cluster conservation options; encourage preservation along Rural Gateways.
 - a. Subdivision Sub-Committee and Ordinance updates (2022)
 - i. Chapter 7: Civic Space text amendments (2022)
 - ii. Chapter 8: Buffer Requirements (2022)
 - b. Conservation and Cottage Subdivision Options (2022)
 - c. Density Work Group Study (2023 - 2024)*
2. Continue to inventory and map unique natural, cultural and historic resources.
 - a. Historic Preservation Commission CLG grants, 2019-2025:
 - i. 2019 African American Resources Study and the 2023 Pigeon Community Center Nomination;
 - ii. 2021 Architectural Survey
 - iii. 2023 Preservation Plan
 - iv. 2024 Brookmont Lofts Local Landmark Designation
 - v. 2025 – current Municipal Building Study
 - b. Completion of the Historic Waynesville Tour guide 2nd edition (2025)
3. Maintain and improve access to parks; implement and update the Parks and Recreation Master Plan.

- a. Parks and Recreation Trust Fund Park and Greenway Expansion (2021-2024)
 - b. Sulphur Springs Park Improvements (2024)
 - c. East Street Park Improvements (2021-25)
 - d. Update to Parks and Recreation Master Plan is currently in progress (survey available)
4. Continue efforts to improve water quality: implement a stormwater fee, utilize partnership with Haywood Waterways, promote riparian restoration, provide LID/best practices for various types of projects.
- a. 2024 NPDES Permit Renewal with improved compliance
 - b. Adoption of Town Stormwater Fee and creation of the Stormwater Utility 2023-24
 - c. Stormwater Master Plan Development (2023-current)
 - d. Ongoing Consultant Review of development project stormwater plans
 - e. Ongoing revisions to the Stormwater Ordinance
 - f. Contract with Haywood Waterways for water quality testing and public involvement and awareness.
 - g. Stream restoration projects: East Street, Chestnut Park, Sulphur Springs Park, Shelton Branch investigations

Goal 4: Protect and promote cultural resources.

Action items:

- 1. Integrate historic and cultural resources into town planning and development regulations; promote public information, study potential areas/opportunities.
- 2. Study/implement gateway improvements along major gateways.

Goal 5: Create opportunities for a sustainable economy.

Action items:

- 1. Support Workforce Development and Educational programs; develop partnerships.
- 2. Support growth and recruitment of businesses in Waynesville.

Goal 6: Create an attractive, safe, and multi-modal transportation system.

Action items:

- 1. Comprehensive Pedestrian Plan implementation
 - a. Ongoing with a grant window for updates in 2026
- 2. Support Haywood Greenways Council.
 - a. Town represented on the Council.
- 3. Build local and regional multimodal transportation advocacy and planning capacity.
 - a. Updates to road classification standards and TIA thresholds in the LDS Chapter 6 (2022)
 - b. Creation of the Standard Specifications of the Public Services Manual (2023),

- c. Strive Not to Drive Day initiatives,
 - d. Ongoing Bike racks in new developments (1/20 parking spaces)
 - e. Grants for bike racks (2025).
- 4. Participate in regional transportation planning.
 - a. Representation on French Broad River MPO Prioritization Subcommittee, TCC and TAC
- 1. Adopt Complete Streets Policy (note formatting error in plan)
- 2. Support Haywood County Transit
 - a. Representation on Haywood County Transit Committee
 - b. Addition of Bus Stops in new commercial development and coordination with fixed route system.
- 3. Improve safety and design of local streets.
 - a. Updates to road classification standards and TIA thresholds in the LDS Chapter 6 (2022)
- 4. Organize an Open Streets Event.
 - a. Strive Not to Drive @ Folkmoot 2022 (rained out)
- 1. Prepare for Micro-Mobility and Autonomous Vehicles (Avs) (note formatting error in plan)
- 2. Rethink Parking in Waynesville

See the adopted Comprehensive Plan for more detailed information on each goal and related action items.

<https://www.waynesvillenc.gov/departments/development-services/2035-comprehensive-plan-planning-purpose>

Goals	Action	Lead Agency	Timetable
Goal 1: Continue to promote smart growth	<p>1. Update design requirements in the land development standards.</p> <ul style="list-style-type: none"> » Update commercial/mixed use design requirements to ensure: <ul style="list-style-type: none"> » High quality design regardless of major vs minor site plan » Adjust applicability of design guidelines for commercial, non-residential and multifamily structures and sites regardless of proximity to right of way » Designation of primary street (street that development is facing) and excluded limited access roads » Clarify transparency regulations to emphasize high degree of transparency on primary street-facing facade » Review design regulations for single family homes to ensure compliance with State statutes and equity among review types (subdivisions v individual home permits) 	DS, PB, BA	Short-term
	<p>2. Update land development standards to encourage infill and new housing opportunities within the Town limits.</p> <ul style="list-style-type: none"> » Provide flexibility in housing type and dimensional requirements to support infill development and conservation design » Study/implement a railroad overlay district to encourage redevelopment along the railroad corridor, especially in areas with access to existing/future greenway 	DS, PB, BA	Short-term
	<p>3. Consider updates to land development regulations and processes to promote collaboration between staff, elected officials, developers and citizens.</p> <ul style="list-style-type: none"> » Consider a legislative review process for Major Site Plans and Major Subdivisions that is not quasi-judicial. » Remove all references to Appearance Commission, and Protect Petitions. » Expand pre-submittal meeting to include the Technical Review Committee. » Require application completeness and prior to Planning Board and Alderman review. » Task ZBA with all quasi-judicial procedures: special use permits, variances, and appeals. » Update LDS to comply with statutory changes in G.S. Chapter 160D. 	DS, PB, ZBA, BA	Short-term



Goals	Action	Lead Agency	Timetable
Goal 2: Create range of housing opportunities and choices.	<p>1. Preserve and reinforce community character through updates to buffer standards and development design along gateways</p> <ul style="list-style-type: none"> » Create standards to require buffers or other acceptable site and building design along the Great Smoky Mountain Expressway to create a unified natural appearance and screen back of house functions of adjacent development, except in areas where building facades are possible » Develop context sensitive design standards for gateways that facilitate high quality development that is pedestrian-friendly, composed of high quality materials, and complimentary of the existing gateway and community character. 	DS, PB, BA	Short-term
	<p>2. Create a range of housing opportunities and choices</p> <ul style="list-style-type: none"> » Maintain a land supply database that identifies vacant and under-utilized properties in potential infill areas for mixed use and residential development. » Consider inclusionary zoning policies and incentives in all districts within the LDS. » Support the efforts of the Realtor community in the creation of a Housing Trust Fund. » Work with other Municipalities and Haywood County to implement the Haywood County Housing strategy and monitor housing goals. 	DS, HEDC, WHA, SMHP	Short-term
	<p>3. Create an Infill Action Plan that identifies key infill opportunities and may include:</p> <ul style="list-style-type: none"> » Conceptual design » Specific recommendations to ensure compatibility with existing development » Conversations with land owners and/or developers » Land acquisition strategies and potential partnerships to increase housing options » Begin study to determine potential uses of Town-owned properties. 	DS, HEDC	Short-term
	<p>4. Limit extension of utilities and town services to the extent of the revised Urban Services Boundary</p>	DS, PS	Ongoing

Goals	Action	Lead Agency	Timetable
Goal 3: Protect and enhance natural resources	1. Revisit land development regulations to improve open space/civic requirements. <ul style="list-style-type: none"> » Evaluate and update open space requirements and criteria » Consider the addition of a cluster or conservation option in the land development regulations » Update development regulations to encourage the preservation of key natural features along Secondary and Rural Gateways, and to expand the Town's Parks and Greenways system 	DS, PR	Short-term
	2. Continue to inventory and map unique natural, cultural and historic resources. <ul style="list-style-type: none"> » Evaluate and prioritize land for conservation. See conservation suitability map on page 121. » Include cultural assets in all planning initiatives. » Update the Historic Study List in coordination with the State Historic Preservation Office. 	DS, HPC	Ongoing
	3. Maintain and improve access to parks <ul style="list-style-type: none"> » Implement and update the Parks and Recreation Master Plan » Partner with Haywood County and other entities to acquire land for parks and open space » Update Pedestrian and Bicycle Plans to study where missing links in the pedestrian and greenway network can improve access » Continue neighborhood parks development (i.e. Chesnut Park, Calvary Craven Park, East Street Park, Sulphur Springs Park). 	DS, PR	Long-term
	4. Continue efforts to improve water quality <ul style="list-style-type: none"> » Implement a stormwater fee to create an on-going funding source for management practices » Identify opportunities for tree planting and stream and riparian area restoration » Provide LID guidance/best practices for industrial, commercial, and residential projects » Utilize partnership with Haywood Waterways to improve public awareness and implement projects 	DS, PS	Short-term & Medium-term

Goals	Action	Lead Agency	Timetable
Goal 4: Protect and promote cultural resources	1. Integrate historic and cultural resources into town planning and development regulations <ul style="list-style-type: none"> » Study/implement opportunities for public space improvements in mixed use areas and central business districts » Promote public art and historic information <ul style="list-style-type: none"> » Include art and history installations as an option to fulfill civic space requirements in new development » Incentivize the inclusion of art and historic markers in new development » Study potential role for public art in revitalization efforts 	DW, DS, PR	Medium-term
	2. Study/implement gateway improvements along major corridors (i.e. streetscape improvements, lighting, pedestrian enhancements, wayfinding and signage, public art, undergrounding utilities, etc.)	DW, DS, PR	Medium to Long-term
Goal 5: Create opportunities for a sustainable economy	1. Support Workforce Development and Educational programs <ul style="list-style-type: none"> » Partner with Haywood County Community College to promote the Community Health Foundation's program to expand professional education in medical fields; and to expand HCC's professional training, small business, and other programs. » Look for opportunities to expand Western Carolina University programs and classes in Waynesville. » Create internships and opportunities within the Town of Waynesville. 	CC, TDA, HEDC, HCC	Ongoing
	2. Support Growth of and recruitment of businesses in Waynesville by maintaining active participation in the Chamber of Commerce, Economic Development Committee, and the Tourism Development Authority.	CC, TDA, HEDC, HCC	Ongoing
	3. Support tourism and the maker economy <ul style="list-style-type: none"> » Provide continued support of and partnership with the Downtown Waynesville Association and support activities within the Town's Central Business Districts. » Continue implementation of Special Events policies and coordination » Review the LDS to create opportunities within the Town of Waynesville's industrial areas and along the railroad corridor. 	CC, TDA, HEDC, HCC	Ongoing

Goals	Action	Lead Agency	Timetable
Goal 6: Create an attractive, safe and multi-modal transportation system	1. Implement the 2010 Comprehensive Pedestrian Plan and Greenway Study. <ul style="list-style-type: none"> » Continue planning and development efforts of the Richland Creek Greenway. » Develop a long-term funding approach to break the project into manageable phases and eventually connect this project to Lake Junaluska and other regional trail projects. » Waynesville can lead through vocal advocacy, financial commitments, and working with local landowners on property easements. 	PR, DS, NC-DOT, Haywood County, Property Owners, Haywood Greenways Council, Haywood Waterways Association.	On-going
	2. Support the Haywood Greenways Council <ul style="list-style-type: none"> » Collaborate to develop a comprehensive greenway map for the county region » Participate in developing the Pigeon River Greenway, Hellbender Trail, and other broader regional connections. 	PR, Towns of Waynesville, Clyde, Canton, Maggie Valley, and Lake Junaluska, Haywood County.	On-going
	3. Build local and regional multimodal transportation advocacy and planning capacity <ul style="list-style-type: none"> » Consider enlisting a volunteer Bicycle & Pedestrian Coordinator or dedicated staff member to organize meetings in an effort to continue a dialogue about multimodal transportation » Meet with nearby towns in the region and share successes and opportunities » Support or begin bicycle and/or pedestrian counts at key locations <ul style="list-style-type: none"> » These could be led by consultants, regional agencies and/or NCDOT » Biannual volunteer counts could be considered 	DS, Towns of Waynesville, Clyde, Canton, Maggie Valley, and Lake Junaluska, FBRMPO, HC	Medium-term
	4. Participate in regional transportation planning and NCDOT's STIP Prioritization Process <ul style="list-style-type: none"> » Participate in all NCDOT STIP prioritization meetings, French Broad River MPO TCC meetings, and any other regional corridor planning efforts to make sure Town officials and residents are aware of NCDOT's roadway improvements in the area. » Advocate for multimodal infrastructure on all NCDOT projects and work to install gateway artwork or monuments in all roundabout designs. 	DS, NCDOT, French Broad River MPO, Town of Waynesville, Haywood County.	Ongoing

Action		Lead Agency	Timetable
Goal 7: Create an attractive, safe and multi-modal transportation system	1. Adopt a Complete Streets Policy <ul style="list-style-type: none"> » Include policy and make decisions about bicycle, pedestrian, and transit oriented language in LDS. » Revise LDS street design guidelines. 	BA, DS, PW, NC-DOT.	Short-term (2021); Ongoing Review (every 2-4 years)
	2. Support Haywood County Transit <ul style="list-style-type: none"> » Demonstrate support for Haywood County's plan for a fixed-route bus system in the region. » Stay involved in the planning process and make sure that all bus stops will have access to a connected sidewalk system with ADA accessibility. » Coordinate with local property owners along the fixed route and host several public meetings to make sure that the bus system meets the needs of residents. » Help to fund bike racks at bus stop locations in town. 	BA, DS, PW, CC, FBRMPO, Haywood County, Mountain Projects	Short-term
	3. Improve safety and design of local streets <ul style="list-style-type: none"> » Develop a priority list of key intersections and corridors for short-term, low-cost, and scalable bicycle and pedestrian projects. » Work with community to design traffic and street improvements (protected bike lanes, bulb outs, midblock crossings, street trees, pocket parks, greenspace, etc.). 	BA, FBRMPO, NC-DOT	Short-term (2020-2021); Ongoing on an annual basis (i.e. one new project per year)
	4. Organize an Open Street Events <ul style="list-style-type: none"> » Allow non-motorized transportation to enjoy full use of a roadway segment. » Vehicular traffic can be rerouted effectively to allow Virginia Ave, Commerce St, Branner Ave, Montgomery St, or portions of Main Street to be locations for events. 	BA, FBRMPO, CC	Ongoing on an annual basis

	Action	Lead Agency	Timetable
Goal 8: Create an attractive, safe and multi-modal transportation system	<p>1. Prepare for Micro-Mobility and Autonomous Vehicles (AVs)</p> <ul style="list-style-type: none"> » Investigate experiences with bikeshare and e-scooters among peer communities. » Draft preliminary permitting processes so the Town is not caught off-guard if a company offers to provide service. » Ensure Waynesville's Public Services Department is equipped to update and maintain sufficient traffic control devices. » Monitor emerging AV policy examples and develop language regarding AVs to include in the Code of Ordinances. 	DS, FBRMPO, Blue Ridge Bicycle Club.	Ongoing review of current trends, FHWA guidelines, and NCDOT policies
	<p>2. Rethink Parking in Waynesville</p> <ul style="list-style-type: none"> » Study the potential for street retrofits to increase on-street parking and improve bicycle facilities » Strategically repurpose certain on-street parking spaces along key commercial corridors for streetscape improvements such as street trees, wayfinding, and bulb-outs. » Monitor and evaluate parking requirements. <ul style="list-style-type: none"> » Update Unified Development Ordinance » Conduct a downtown parking study » Create a streamlined process for businesses and property owners to install bike parking in the right-of-way (corrals on the street and single racks on the sidewalk). 	BA, DS, PW, NCDOT.	Medium-term