

# 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](http://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.**

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### 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 12<sup>th</sup>, 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 20<sup>th</sup>, 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 18<sup>th</sup>, 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:

- a. Existing site topography creates a substantial grade separation from the road(s) upon which the site fronts.
- b. 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.
- c. A “courtyard” parking arrangement is proposed with a centralized parking area bordered by multiple buildings.
- d. The project involves redevelopment of an existing building.
- e. 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 meet 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 be 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:

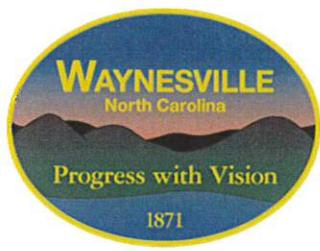
- Publishing advertisements in the Mountaineer newspaper for two consecutive weeks on December 31<sup>st</sup>, 2025 and January 4<sup>th</sup>, 2026.
- Mailing notices to adjacent property owners within 500 ft on December 30<sup>th</sup>, 2025.
- Posting the property by placing a sign along S Main St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

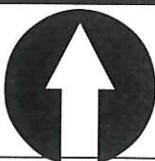
Sale Price:

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. Haywood county and the website provider assume no legal responsibility for the information contained on these maps.



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:** \$591,100

**Building Value:** \$3,200

**Market Value:** \$594,300

**Defered Value:** \$0

**Assessed Value:** \$594,300

**Sale Price:** \$0

**Sale Date:** 5/15/2025

**Tax Bill 1:** \$3,268

**Tax Bill 2:** \$3,268

### Account Information

PIN: 8604-79-8173

Deed: 1128/1548

CABD/3024  
CABD/1314

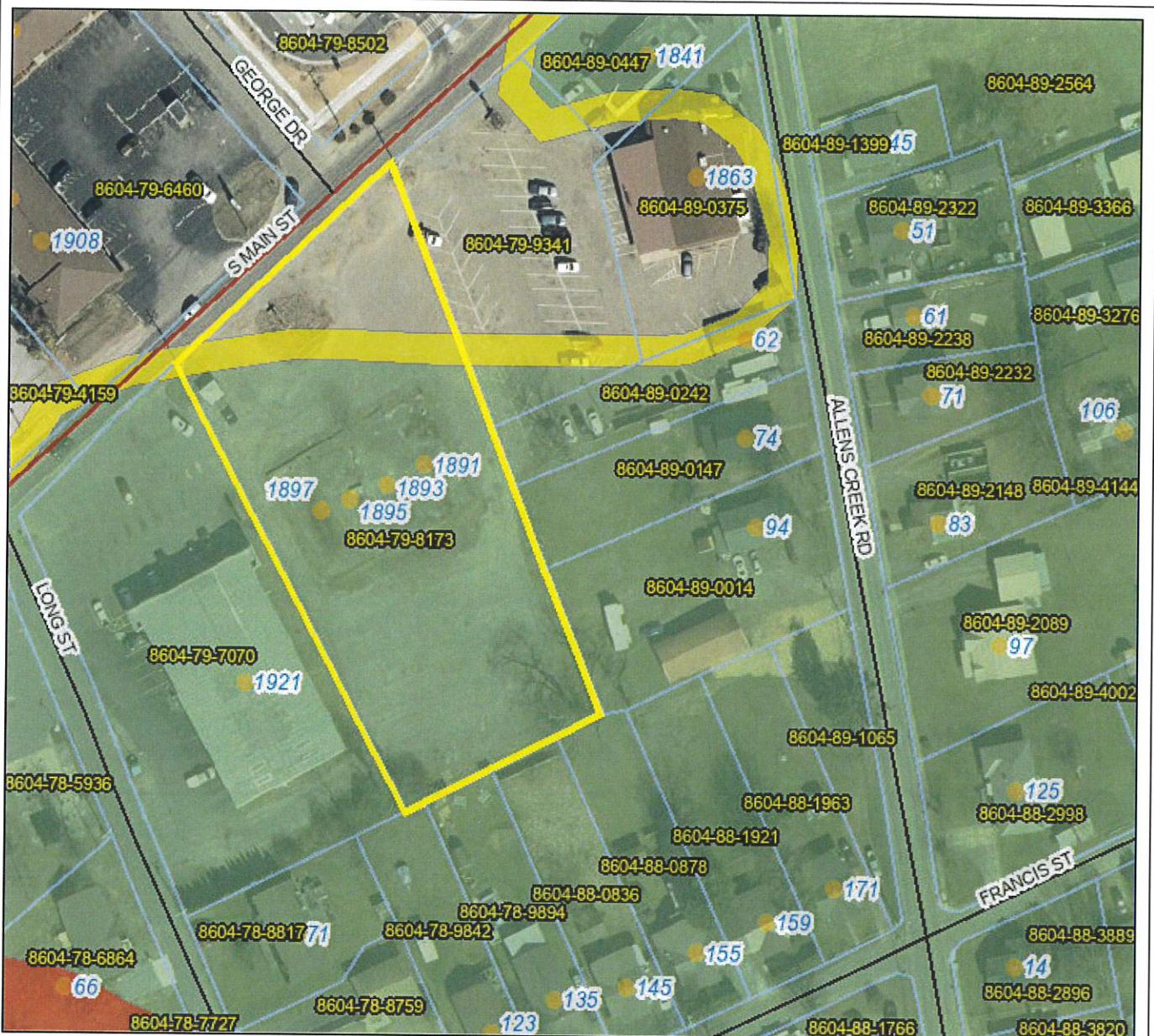
### Zoning Map

January 2, 2026

1 inch = 100 feet

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## Report For

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

## Account Information

**PIN:** 8604-79-8173

Deed: 1128/1548

CABD/3024  
CABD/1314

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:**

### Defered Value:

**Assessed Value:**

**Sale Price.**

Date Date: 5/15/2023

**TAX BRIEF**

**EXHIBIT 2.**

## Floodplain Map



January 2, 2026

$$1 \text{ inch} = 100 \text{ feet}$$

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**Development Services Department**  
PO Box 100  
9 South Main Street, Suite 110  
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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)

ENVIRONMENTAL SURVEY

FLOODPLAIN (SFHA): Yes

STEEP SLOPE: (At/ above 2,900 elev and 25% slope or greater): No

WETLANDS SHOWN AND SF: No

NATURAL FEATURES SHOWN: Yes

MASTER PLAN

CIVIC SPACE ESTABLISHED (Cannot be wetland or buffer): N/A

TOWN STANDARD STREETS (incl. landscaping and sidewalk): No

DRIVEWAY LOCATIONS AND PARKING: Yes

UTILITY PLAN (water, sewer, hydrants, power) Yes

PERVIOUS/IMPERVIOUS RATIO AND STORMWATER MGT AREAS Yes

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

**SIGNATURE OF APPLICANT:**

Anthony Brown Jr.

DATE: 12/19/25

## Site Plan

1897 SOUTH MAIN STREET

# WAYNESVILLE, NORTH CAROLINA

PREPARED FOR:

11897 SOUTH MAIN STREET  
LLC  
PO BOX 10  
LAKE JUNALUSKA, NC  
28745  
ANDREW BROWN  
(828) 734-0174









TRENCH GRADE LEGEND	
—	BACK OF DITCH
—	BOTTOM OF WALL
—	EXISTING GRADE
—	FINISHED TRENCH ELEVATION
—	FINISHED GRADE
—	HIGH POINT
—	LOW POINT
—	LINE OF 100' (GRADE LINE)
—	TOP OF WALL
—	SIDE WALK
—	TOP OF WALL

FINE GRADING PLAN

SHEET  
C40

















# 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
<a href="http://www.cdcgo.com">www.cdcgo.com</a> NCBELS LICENSE #: C-2184	



CDC Job No. 12407  
December 18, 2025



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**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.

DATE 2025-05-15 BY SL

## HAYWOOD COUNTY TAX CERTIFICATION

Sebastian Cathran, 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 &amp; RECORDED

05/15/2025 12:09:57 PM

SHERRI C. ROGERS

REGISTER OF DEEDS

BY: CASSENDA 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  PO Box 10 Lake Junaluska, NC 28745	1897 South Main Street LLC, a NC limited liability company  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.

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

(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.

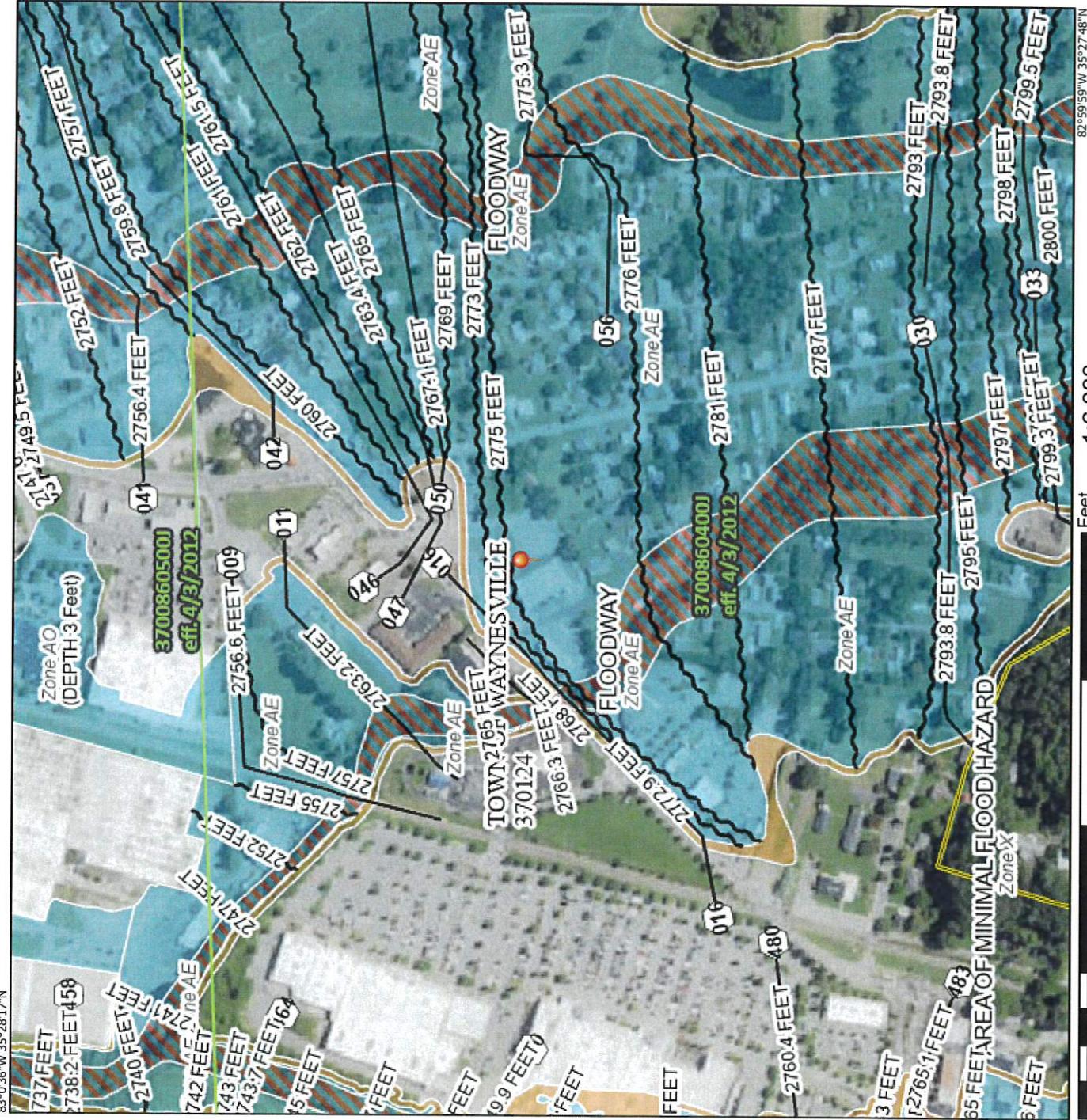
Being all of that property conveyed to Beyond Properties, LLC in Deed Book 1114, Page 1736 and re-recorded in Deed Book 1118, Page 1949, Haywood County Registry.

PIN #8604-79-8173

# National Flood Hazard Layer FIRMette



## Legend



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

**Legend**

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE) Zone A, V, A99
- 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
- Chance Flood Hazard Zone D

**OTHER AREAS**

- 0.2% Annual Chance 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
- 17.5 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

**Basemap Imagery Source: USGS National Map 2023**

**Coordinates:** 82°59'59"W 35°28'17"N

**Scale:** 1:6,000

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 18:56 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective date, community identifiers, FIRMs, panel number, and FIRML effective date, map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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, FIRMs, panel number, and FIRML effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

35°28'17"N

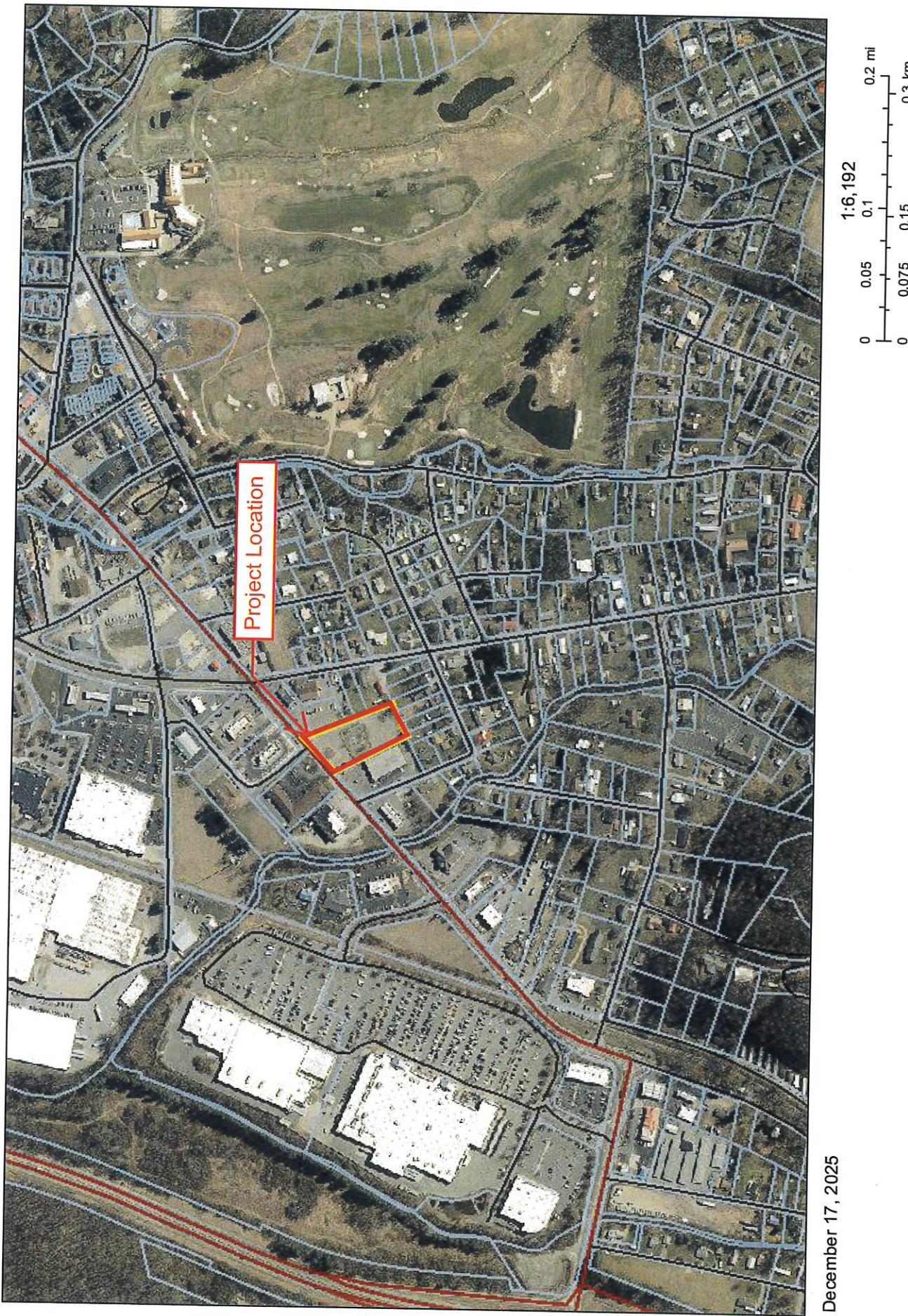
82°59'59"W

82°59'59"W 35°28'17"N

82°59'59"W

# Haywood County - 1897 S. Main

34





United States  
Department of  
Agriculture

**NRCS**

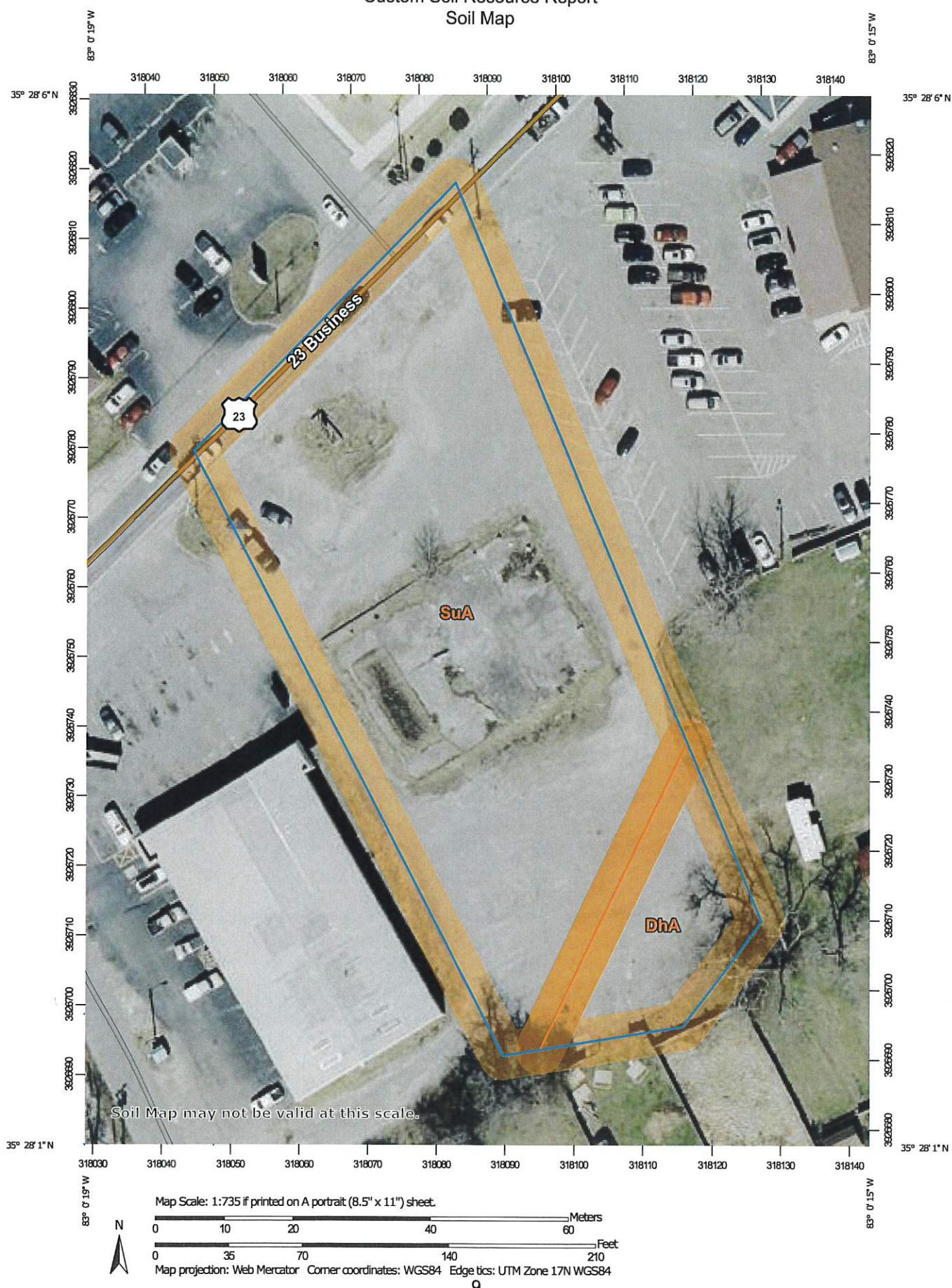
Natural  
Resources  
Conservation  
Service

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

<b>Area of Interest (AOI)</b>		Spill Area
<b>Area of Interest (AOI)</b>		Stony Spot
<b>Soils</b>		Very Stony Spot
		Wet Spot
		Other
		Special Line Features
<b>Special Point Features</b>		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 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.

## 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%
<b>Totals for Area of Interest</b>		<b>1.3</b>	<b>100.0%</b>

## 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 SUMMARY RECEIPT

TOWN OF WAYNESVILLE  
16 S MAIN STDATE: 12/18/25 CUSTOMER#:  
TIME: 10:45:10  
CLERK: 2044ecouRECEIPT#: 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: .00AMT TENDERED: 200.00  
AMT APPLIED: 200.00  
CHANGE: .00PAID BY: 1897 S Main Sp Use perma  
PAYMENT METH: CHECK  
PAYMENT REF: 2804TOT PREV BAL DUE: 200.00  
TOT BAL DUE NOW : .00

Payment 1 of 2

## PAYMENT SUMMARY RECEIPT

TOWN OF WAYNESVILLE  
16 S MAIN STDATE: 12/23/25 CUSTOMER#:  
TIME: 16:24:33  
CLERK: 2044ecou

Payment 2 of 2

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

-----TOTALS-----

PRINCIPAL PAID: 300.00  
INTEREST PAID: .00  
ADJUSTMENTS: .00  
DISC TAKEN: .00  
  
AMT TENDERED: 300.00  
AMT APPLIED: 300.00  
CHANGE: .00PAID 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](http://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](mailto: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](http://www.waynesvillenc.gov)

**Mailed Notice**

Date: December 30, 2025

Contact: Alex Mumby, (828) 452-0401

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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  
HENDERSONVILLE, 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 SOUTHPPOINT 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

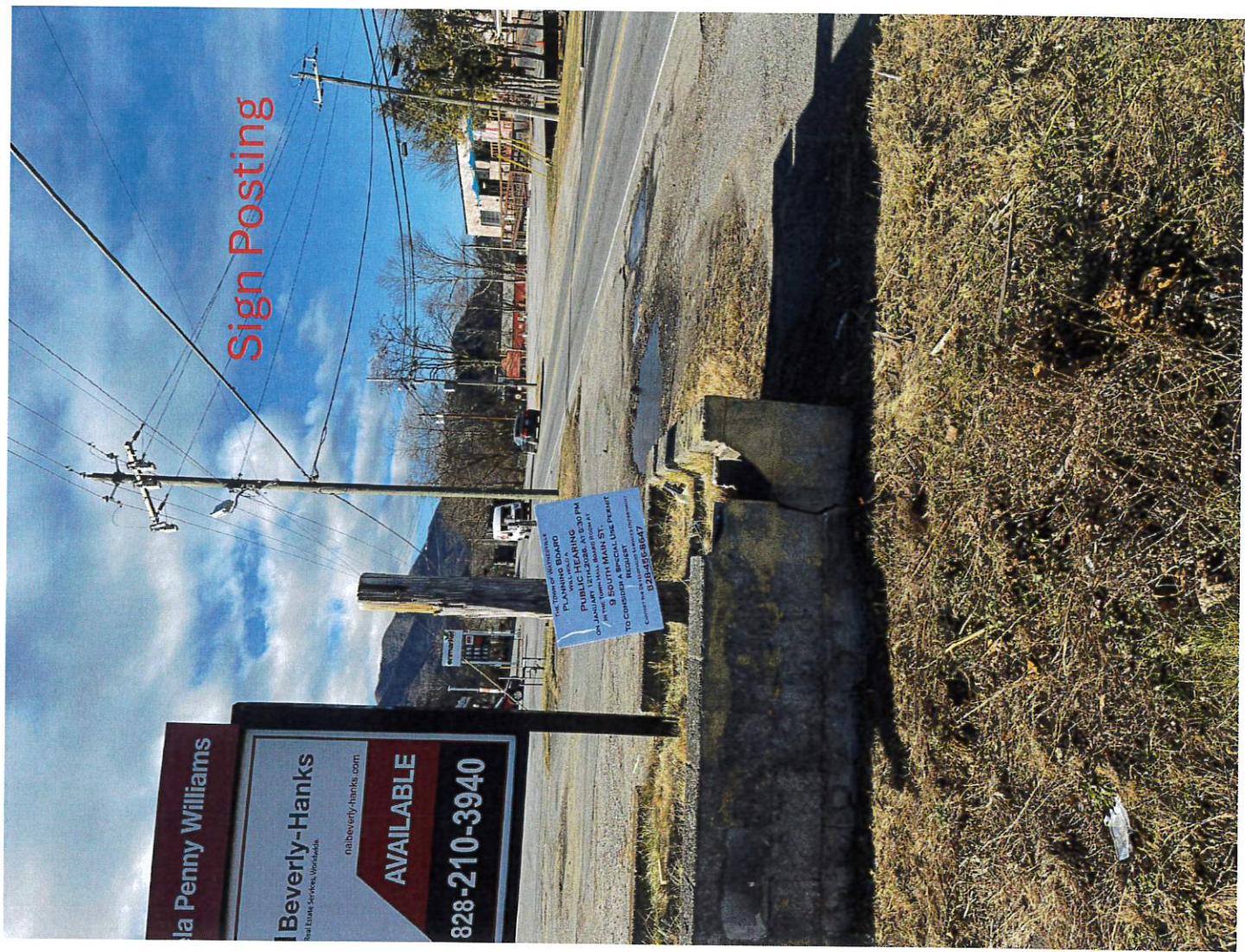
FERGUSON, MICHAEL PHILLIP  
PO BOX 25  
HAZELWOOD, NC 28738

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 2<sup>nd</sup> 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"> <li>» Update commercial/mixed use design requirements to ensure:           <ul style="list-style-type: none"> <li>» High quality design regardless of major vs minor site plan</li> <li>» Adjust applicability of design guidelines for commercial, non-residential and multifamily structures and sites regardless of proximity to right of way</li> <li>» Designation of primary street (street that development is facing) and excluded limited access roads</li> <li>» Clarify transparency regulations to emphasize high degree of transparency on primary street-facing facade</li> <li>» Review design regulations for single family homes to ensure compliance with State statutes and equity among review types (subdivisions v individual home permits)</li> </ul> </li> </ul>	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"> <li>» Provide flexibility in housing type and dimensional requirements to support infill development and conservation design</li> <li>» Study/implement a railroad overlay district to encourage redevelopment along the railroad corridor, especially in areas with access to existing/future greenway</li> </ul>	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"> <li>» Consider a legislative review process for Major Site Plans and Major Subdivisions that is not quasi-judicial.</li> <li>» Remove all references to Appearance Commission, and Protect Petitions.</li> <li>» Expand pre-submittal meeting to include the Technical Review Committee.</li> <li>» Require application completeness and prior to Planning Board and Alderman review.</li> <li>» Task ZBA with all quasi-judicial procedures: special use permits, variances, and appeals.</li> <li>» Update LDS to comply with statutory changes in G.S. Chapter 160D.</li> </ul>	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"> <li>» 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</li> <li>» 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.</li> </ul>	DS, PB, BA	Short-term
	<p>2. Create a range of housing opportunities and choices</p> <ul style="list-style-type: none"> <li>» Maintain a land supply database that identifies vacant and under-utilized properties in potential infill areas for mixed use and residential development.</li> <li>» Consider inclusionary zoning policies and incentives in all districts within the LDS.</li> <li>» Support the efforts of the Realtor community in the creation of a Housing Trust Fund.</li> <li>» Work with other Municipalities and Haywood County to implement the Haywood County Housing strategy and monitor housing goals.</li> </ul>	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"> <li>» Conceptual design</li> <li>» Specific recommendations to ensure compatibility with existing development</li> <li>» Conversations with land owners and/or developers</li> <li>» Land acquisition strategies and potential partnerships to increase housing options</li> <li>» Begin study to determine potential uses of Town-owned properties.</li> </ul>	DS, HEDC	Short-term
	4. Limit extension of utilities and town services to the extent of the revised Urban Services Boundary	DS, PS	Ongoing

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



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Goals	Action	Lead Agency	Timetable
Goal 4: Protect and promote cultural resources	<p>1. Integrate historic and cultural resources into town planning and development regulations</p> <ul style="list-style-type: none"> <li>» Study/implement opportunities for public space improvements in mixed use areas and central business districts</li> <li>» Promote public art and historic information <ul style="list-style-type: none"> <li>» Include art and history installations as an option to fulfill civic space requirements in new development</li> <li>» Incentivize the inclusion of art and historic markers in new development</li> <li>» Study potential role for public art in revitalization efforts</li> </ul> </li> </ul>	DW, DS, PR	Medium-term
	<p>2. Study/implement gateway improvements along major corridors (i.e. streetscape improvements, lighting, pedestrian enhancements, wayfinding and signage, public art, undergrounding utilities, etc.)</p>	DW, DS, PR	Medium to Long-term
Goal 5: Create opportunities for a sustainable economy	<p>1. Support Workforce Development and Educational programs</p> <ul style="list-style-type: none"> <li>» 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.</li> <li>» Look for opportunities to expand Western Carolina University programs and classes in Waynesville.</li> <li>» Create internships and opportunities within the Town of Waynesville.</li> </ul>	CC, TDA, HEDC, HCC	Ongoing
	<p>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.</p>	CC, TDA, HEDC, HCC	Ongoing
	<p>3. Support tourism and the maker economy</p> <ul style="list-style-type: none"> <li>» Provide continued support of and partnership with the Downtown Waynesville Association and support activities within the Town's Central Business Districts.</li> <li>» Continue implementation of Special Events policies and coordination</li> <li>» Review the LDS to create opportunities within the Town of Waynesville's industrial areas and along the railroad corridor.</li> </ul>	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"> <li>» Continue planning and development efforts of the Richland Creek Greenway.</li> <li>» 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.</li> <li>» Waynesville can lead through vocal advocacy, financial commitments, and working with local landowners on property easements.</li> </ul>	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"> <li>» Collaborate to develop a comprehensive greenway map for the county region</li> <li>» Participate in developing the Pigeon River Greenway, Hellbender Trail, and other broader regional connections.</li> </ul>	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"> <li>» Consider enlisting a volunteer Bicycle &amp; Pedestrian Coordinator or dedicated staff member to organize meetings in an effort to continue a dialogue about multimodal transportation</li> <li>» Meet with nearby towns in the region and share successes and opportunities</li> <li>» Support or begin bicycle and/or pedestrian counts at key locations <ul style="list-style-type: none"> <li>» These could be led by consultants, regional agencies and/or NCDOT</li> <li>» Biannual volunteer counts could be considered</li> </ul> </li> </ul>	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"> <li>» 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.</li> <li>» Advocate for multimodal infrastructure on all NCDOT projects and work to install gateway artwork or monuments in all roundabout designs.</li> </ul>	DS, NCDOT, French Broad River MPO, Town of Waynesville, Haywood County.	Ongoing

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## 2035 ACTION PLAN

	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"> <li>» Include policy and make decisions about bicycle, pedestrian, and transit oriented language in LDS.</li> <li>» Revise LDS street design guidelines.</li> </ul>	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"> <li>» Demonstrate support for Haywood County's plan for a fixed-route bus system in the region.</li> <li>» Stay involved in the planning process and make sure that all bus stops will have access to a connected sidewalk system with ADA accessibility.</li> <li>» 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.</li> <li>» Help to fund bike racks at bus stop locations in town.</li> </ul>	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"> <li>» Develop a priority list of key intersections and corridors for short-term, low-cost, and scalable bicycle and pedestrian projects.</li> <li>» Work with community to design traffic and street improvements (protected bike lanes, bulb outs, midblock crossings, street trees, pocket parks, greenspace, etc.).</li> </ul>	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"> <li>» Allow non-motorized transportation to enjoy full use of a roadway segment.</li> <li>» 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.</li> </ul>	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"> <li>» Investigate experiences with bikeshare and e-scooters among peer communities.</li> <li>» Draft preliminary permitting processes so the Town is not caught off-guard if a company offers to provide service.</li> <li>» Ensure Waynesville's Public Services Department is equipped to update and maintain sufficient traffic control devices.</li> <li>» Monitor emerging AV policy examples and develop language regarding AVs to include in the Code of Ordinances.</li> </ul>	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"> <li>» Study the potential for street retrofits to increase on-street parking and improve bicycle facilities</li> <li>» Strategically repurpose certain on-street parking spaces along key commercial corridors for streetscape improvements such as street trees, wayfinding, and bulb-outs.</li> <li>» Monitor and evaluate parking requirements.           <ul style="list-style-type: none"> <li>» Update Unified Development Ordinance</li> <li>» Conduct a downtown parking study</li> </ul> </li> <li>» 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).</li> </ul>	BA, DS, PW, NCDOT.	Medium-term