



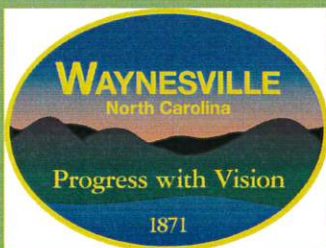
# Waynesville Greenway

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## Feasibility Study

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2017



prepared for  
the Town of Waynesville



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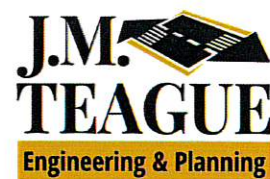
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## Consultants:





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# INTRODUCTION

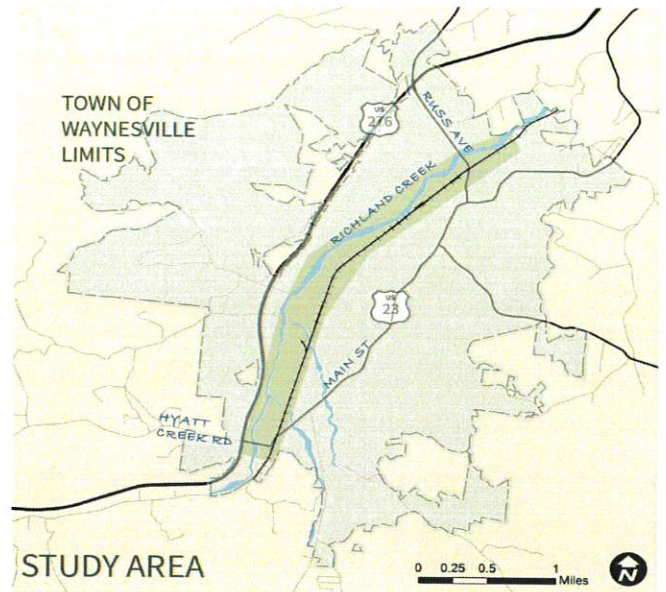
## PROJECT BACKGROUND

### *The Study Area*

The study area begins near Hyatt Creek Road (BiLo) and ends at Hyatt Creek Road (Walmart) which is approximately 3-1/4 linear miles. The study area includes Richland Creek, the Frog Level Historic District, Waynesville Middle School, and Hazelwood Park.

### *Goals of Feasibility Study*

The goals of this feasibility study are to understand the opportunities and constraints within this project corridor for the most optimal “preferred” and “alternative” alignments based on gathered information and stakeholder input. The project goals as determined by stakeholders are as follows.



### Project Goals

- Evaluate the feasibility of possible alignments of the greenway,
- When feasible, the preferred greenway alignment should remain along Richland Creek,
- Address the steps needed to develop a greenway corridor to connect existing greenways to complete the connection through town, and
- Connect the greenway to key locations (as identified by stakeholders), including Hazelwood Park and proposed greenway connectors.

### Past Plans & Studies

- Comprehensive Pedestrian Plan for the Town of Waynesville, North Carolina (2010): This plan includes existing and proposed pedestrian connectivity, including locations of proposed and existing sidewalks, greenways, and multi-use paths. One prominent greenway shown in this long-range plan is the Richland Creek greenway which runs along the southern (right) bank.
- Haywood County Comprehensive Bicycle Plan (2011): This plan includes design standards and recommendations for several types of connections including: greenways, shared paths, bike lanes, and bicycle facilities associated with each. Traffic calming treatments are prioritized for different user groups to reduce traffic conflicts and reduce vehicular speed.
- The Richland Creek greenway is shown as a larger proposed greenway network, the “Haywood Hub” which includes the Towns of Waynesville, Clyde, Canton, and the Lake Junaluska community. Within the Frog Level District, the main connection is proposed as striped, shared lanes. The South Waynesville area (study area) is listed as a health priority due in part to high body mass indexes in schools.
- Haywood County Comprehensive System-wide Parks and Recreation Master Plan (2007): An update to this plan is currently underway.
- Russ Avenue Corridor Studies (2010, 2016) -Traffic analysis along Russ Avenue detailed this is one of the most heavily traveled roadways in Waynesville. The 2010 study recommended the addition of 6-foot bicycle lanes on both sides of Russ Avenue and a sidewalk with a 6-foot buffer.

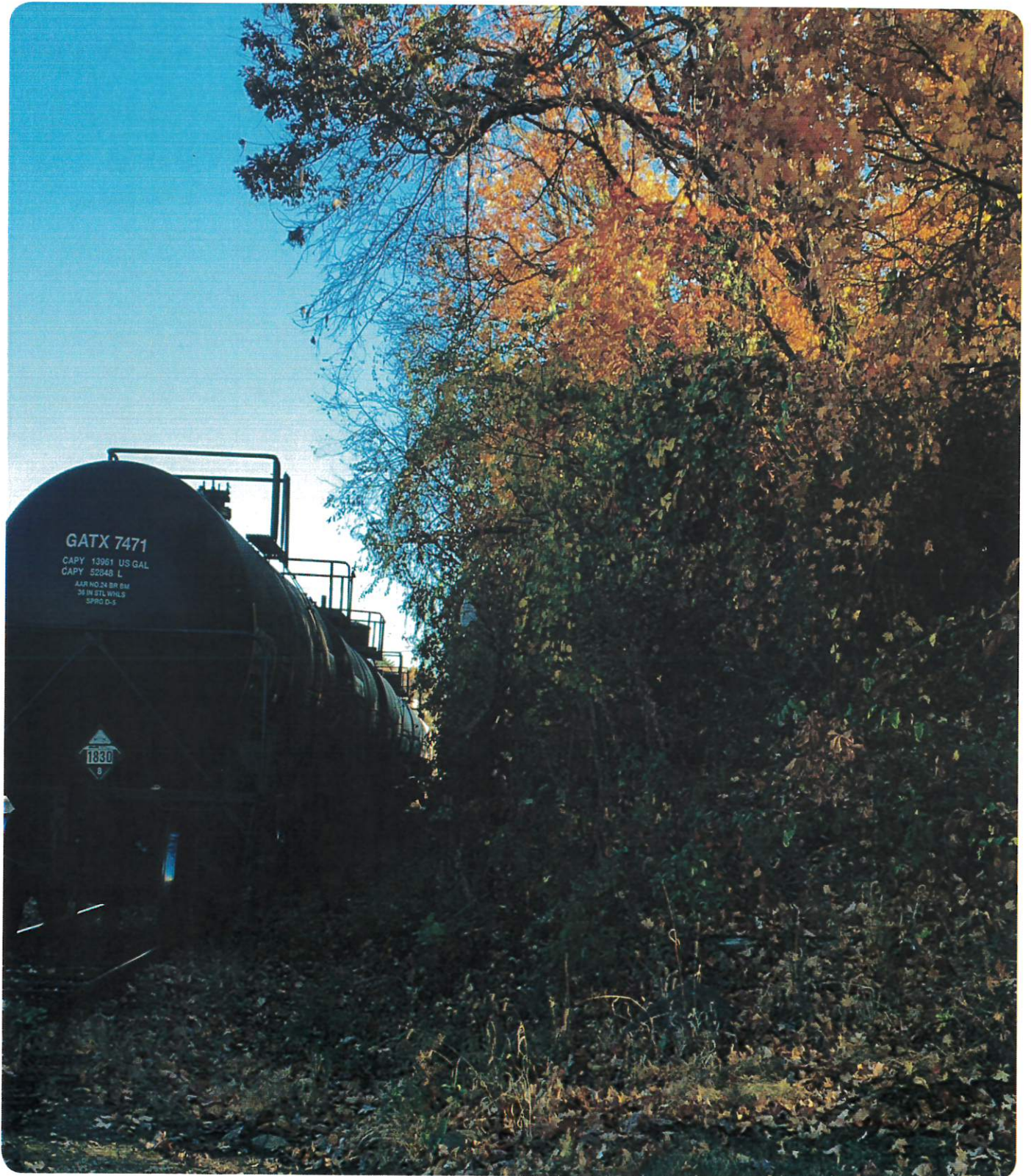


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## Part A

# Existing Conditions of the Corridor





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# PART A: EXISTING CONDITIONS OF THE STUDY AREA

## THE NATURAL ENVIRONMENT

### *Aquatic Resources*

#### **Classified Waters**

Richland Creek is located in the French Broad River basin and is classified as both Class “B” and “Tr” (Trout) Waters. From origin to approximately Boyd Avenue, Richland Creek has “Tr” designation and from this point to Lake Junaluska, it’s considered Class “B” waters. The Division of Land Resources (“DLR”) Rule 15A NCAC 04B .0125 specifies the following requirements for buffer zones for trout waters that must be met, including:

- 25-foot buffer must be measured horizontally from the top of the bank.
- A land-disturbing activity in the buffer zone adjacent to trout water can be permitted if the duration of the disturbance is temporary and the extent of the disturbance is minimal.
  - The land-disturbance must be limited to a maximum of ten percent of the total length of the buffer zone on your property.
  - There must not be more than 100 linear feet of disturbance in each 1000 linear feet of buffer zone.
  - If the disturbance will exceed 10 percent or 100 linear feet in every 1000 linear feet, a trout buffer variance is necessary.

#### **Floodplains and Greenways**

This study looks at a greenway corridor that passes through the floodplain of Richland Creek. Floodplains can have some advantages and disadvantages for greenway corridors. Development is regulated within the floodplain, preserving continuous undisturbed natural areas great for greenways and wildlife. Intact floodplains are key to dissipating flooding but can also be destructive to greenways that are not properly built within them. Because of reoccurring flooding, regulations of the floodplain, and alterations of natural hydrology, any future greenway design should have a minimum impact by following these guidelines:

#### **Minimize disturbance in the 100-year floodplain and avoid the floodway when possible.**

Any construction within the 100-year floodplain will require a permit. Future greenway structures should avoid the floodway which are heavily regulated. Floodways are regulated heavily by both Haywood County and the Federal Emergency Management Agency (FEMA) . Fill, structures (walls, kiosks, etc.), and impervious services are discouraged. Any structures located within the floodway requires a no impact / no-rise study through FEMA. These studies can vary on cost but can range from \$5,000-\$15,000 depending on complexity.

Bridges or structural additions within the floodway require a no-rise study. A no-rise study uses stream modeling to reflect changes in upstream water levels during flood events as a result of proposed construction in the floodplain. If there is no increase in the water depth of the 100-year storm a permit can be approved. If the disturbance causes a rise, then a FEMA CLOMR (Conditional Letter of Map Revision prior to construction) and LOMR (Letter of Map Revision done post construction) is required. Both of these steps significantly increase costs and add time to the project.



## Stream & Fishing Access

Potential stream access locations as potential pier locations for Wildlife Resources Commission (WRC) fishing and access areas have also been documented reviewed and the only fishing access area is located below Recreation Park.

## Wetlands

The National Wetland Inventory (NWI) was inventoried and only one wetland was shown within the corridor which was in the current location of the Walmart building.

## Steep Slopes & Soils

Soils within the study area are primarily composed of urban complexes with low to moderate slopes and little flooding potential. Steep slopes within the floodway of Richland Creek are the notable exception. No hydric soils were identified within the study area (Haywood County soils data). In some areas as noted on aerial imagery and during site evaluation, structures were noted close to the top of bank within the floodway and 100-year floodplain.

## Threatened and Endangered Species

Threatened and endangered species may occur in some areas in the study area. A search of the Natural Heritage database within 500 feet of the study area included the following species of concern:

SPECIES	COMMON NAME	EO STATUS	NC STATUS	USA STATUS	S RANK	RND SRANK	G RANK	RND G RANK	TYPE	GROUP
<i>Hackelia virginiana</i>	Virginia Stickseed	Historical	SR-P		S2	S2	G5	G5	Upland	Vascular Plant
<i>Orbexilum onobrychis</i>	Lanceleaf Scurfpea	Historical	SC-H		SH	SH	G5	G5	Upland	Vascular Plant
<i>Parnassia grandifolia</i>	Large-leaved Grass-of-parnassus	Current	T	FSC	S2	S2	G3	G3	Wetland	Vascular Plant
<i>Platanthera peramoena</i>	Purple Fringeless Orchid	Historical	T		S2	S2	G5	G5	Wetland	Vascular Plant
<i>Tortula papillosa</i>	Papillose Tortula	Current	SR-P		S1	S1	G5	G5	Upland	Moss

SC Special Concern

SR Significantly Rare

-P Peripheral

T Threatened due to Similarity of Appearance

S1 Critically imperiled in North Carolina

S2 Imperiled in North Carolina

FSC Federal Species of Concern

SH Historical

G3 Vulnerable

G5 Secure

Natural Heritage Programs and NatureServe have developed a consistent method for evaluating the relative imperilment of both species and ecological communities. These assessments lead to the designation of a conservation status rank. Global ranks are assigned by NatureServe (formerly the science branch of The Nature Conservancy) staff biologists and contract biologists, based on a consensus of scientific experts, the individual natural heritage programs, and the Natural Heritage Network. In the design and construction phases, future exploration should determine the potential impact to these species because use of federal money for greenway construction will trigger this requirement.



## THE BUILT ENVIRONMENT

### *Existing Pedestrian and Bike Infrastructure*

Existing sidewalks, shared lanes, and existing greenways should be considered as key connectors to the proposed greenway as well as recreational opportunities. Other connections and links of importance to existing bike and pedestrian infrastructure include the following:

- Extensive sidewalk connections.
- Existing section of Richland Creek Greenway (from Recreation Park to Waynesville Recreation Center & Vance Street Park).
- Greenway located off Industrial Park Drive which extends northeast along Richland Creek to US 19.
- Bike lanes and striped shared lanes or “sharrows”.
- Eight Town of Waynesville parks, including Hazelwood Park, Sulphur Springs Par, Recreation Park; two recreation facilities including Waynesville Recreation Center and the Old Armory Recreation Center.

### *Bridge Crossings*

There are several bridge crossings within the corridor including one historic bridge on Depot Street. A recent bridge assessment has been reviewed for this feasibility study, however assessing the structural integrity of bridges within the study area are beyond this feasibility study (see Appendix C). In the field, bridges were assessed for the potential to retrofit for pedestrian crossing safety as well as existing clearance for potential underpass solutions.

### *Utilities*

The Town of Waynesville is currently in the process of mapping electric, water, and sewer utilities. At the time of this feasibility study, the mapping was not at a level of completion to display. Locations of utility conflicts were noted in the field in specific areas.

### *Brownfields & Contamination*

Several locations of possible contamination are noted within the study area, including underground storage tanks, brownfields and hazardous waste sites. The largest brownfield is the property where the shopping center is located off of Hyatt Creek Road (Walmart).

### *Historic Resources*

#### Frog Level Historic District

The historic district is approximately 5 acres and is bounded roughly by Richland Creek and Water Street on the north, Commerce Street and the railroad tracks on the south, and side or rear lot boundaries on the east and west. The district’s significance is an area of commerce associated with railroad which continue east and west of the district. The period of significance for architecture within the district is from ca. 1900 to 1949. The district includes the North Carolina National Guard Armory which was updated and is now used for indoor recreation and known as the Old Armory Recreation Center.

#### Other Historic Places

The study area also touches the northwest corner of a historic district known as the Spread Out Historic District, a historic neighborhood, between Walnut and North Main streets. Other places of historical significance include Sulphur Springs Park which is a Civil War landmark site located off of Timothy Lane north of Sloan Drive.



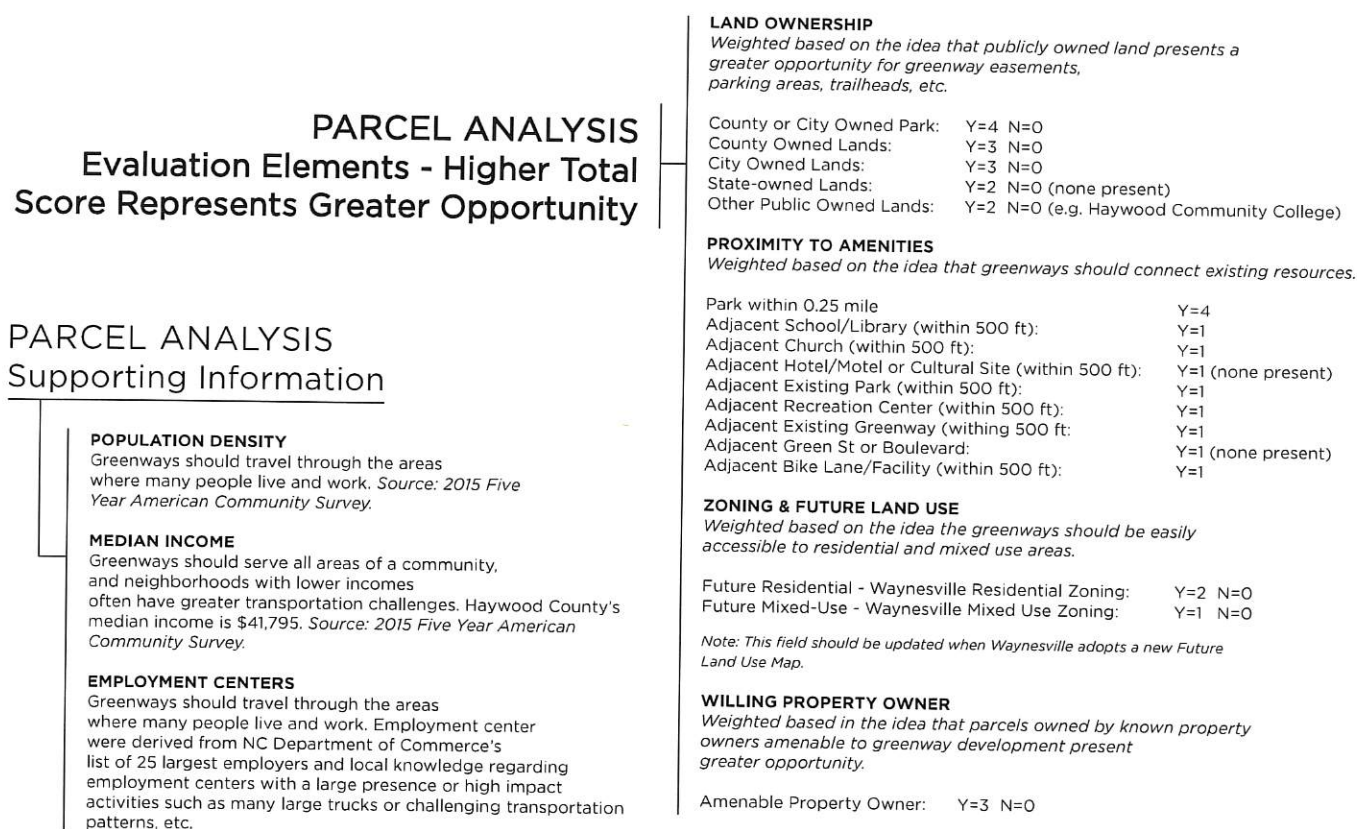
## Blue Ridge Southern Railroad

The existing rail line is active and runs through the eastern part of the study area and runs from north to south. The associated easement is 40 linear feet across and the route offers a direct connection within the corridor. The rail line currently has no “Rails-with-Trails” projects which are pedestrian trails located within the easement of an active railroad. G&O Rail with Trail in South Knoxville is a precedent project that is referenced for this study to determine feasibility with existing conditions. The company is G&O, a small freight line, which requires a 15 foot offset from the centerline of the track (referenced in Appendix A).

## PARCEL ANALYSIS

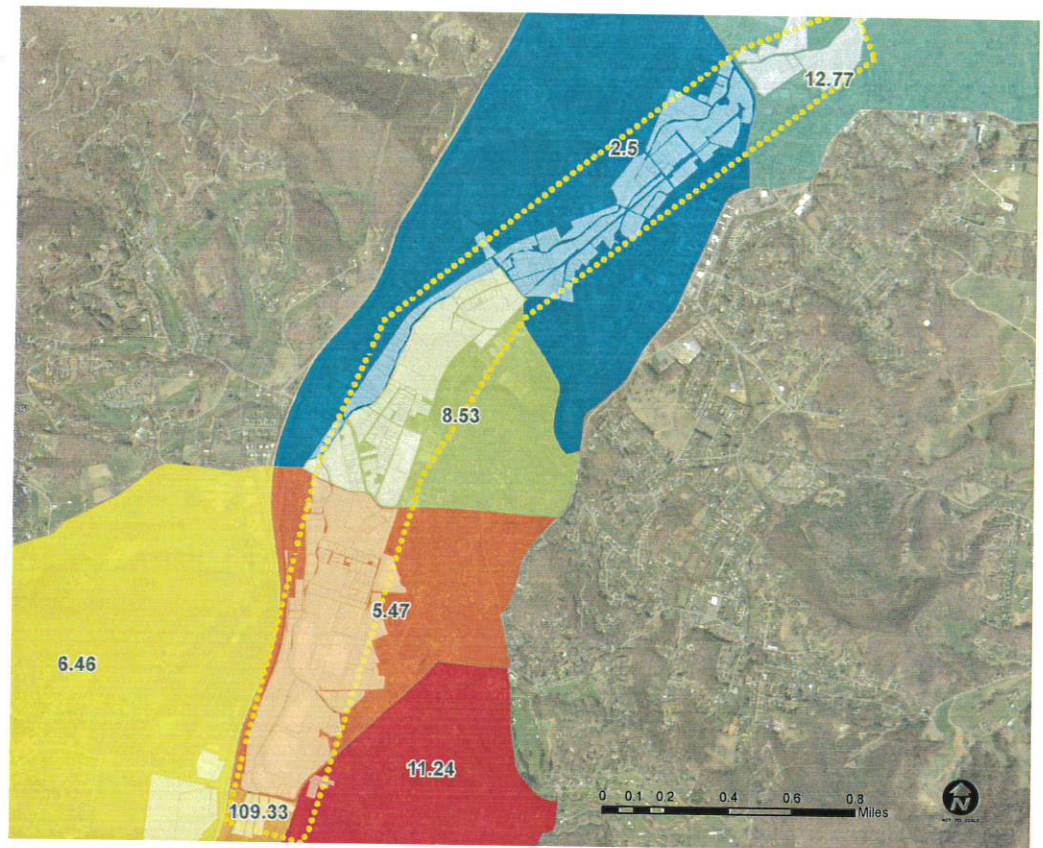
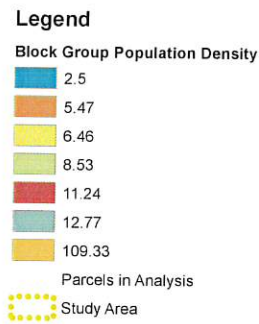
To direct field work and ultimately the location of proposed alignments, a parcel analysis was completed of existing conditions to further identify parameters that should be assessed (See Figure 1). The preference of the stakeholders for the greenway corridor was to analyze potential routes to serve as both a transportation and recreation corridor. Important factors for both were included in the analysis including proximity to population density, potential employers, and concentrations of amenities (See Figures 2—4). Another factor, median income, was assessed for the idea that enhanced access for transportation would be more beneficial to lower income populations. The census data used for this analysis are in large blocks and can be somewhat irrelevant for smaller scaled study areas, so supporting information was reviewed but not ranked. Information including land ownership, proximity to amenities, zoning and future land use, and amenable property owners were ranked by parcel. See Appendix B for a complete set of maps created during this parcel analysis with ranking information listed by parcel.

Figure 1. Parcel Analysis Diagram

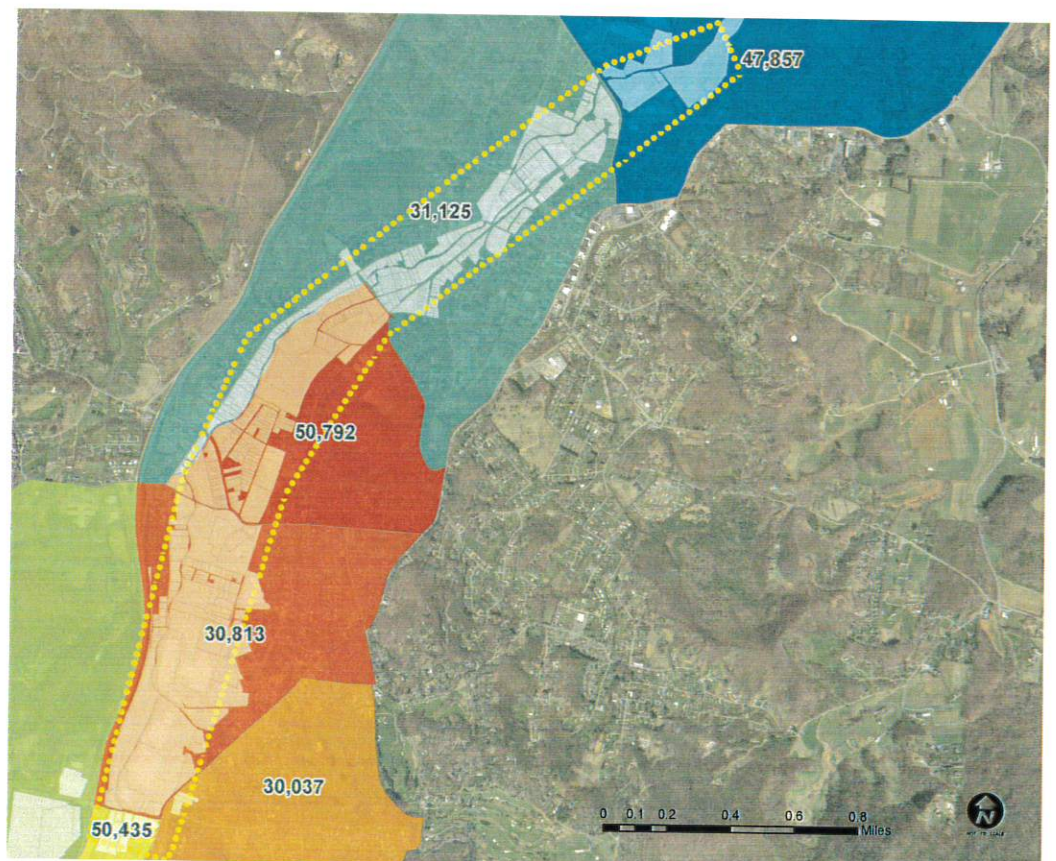
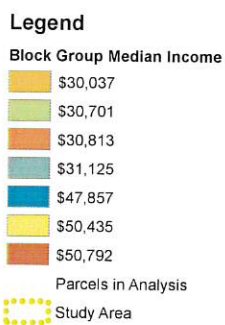




**Figure 2. Population Density Map**



**Figure 3. Median Income Map**





**Figure 4. Major Employment Map**

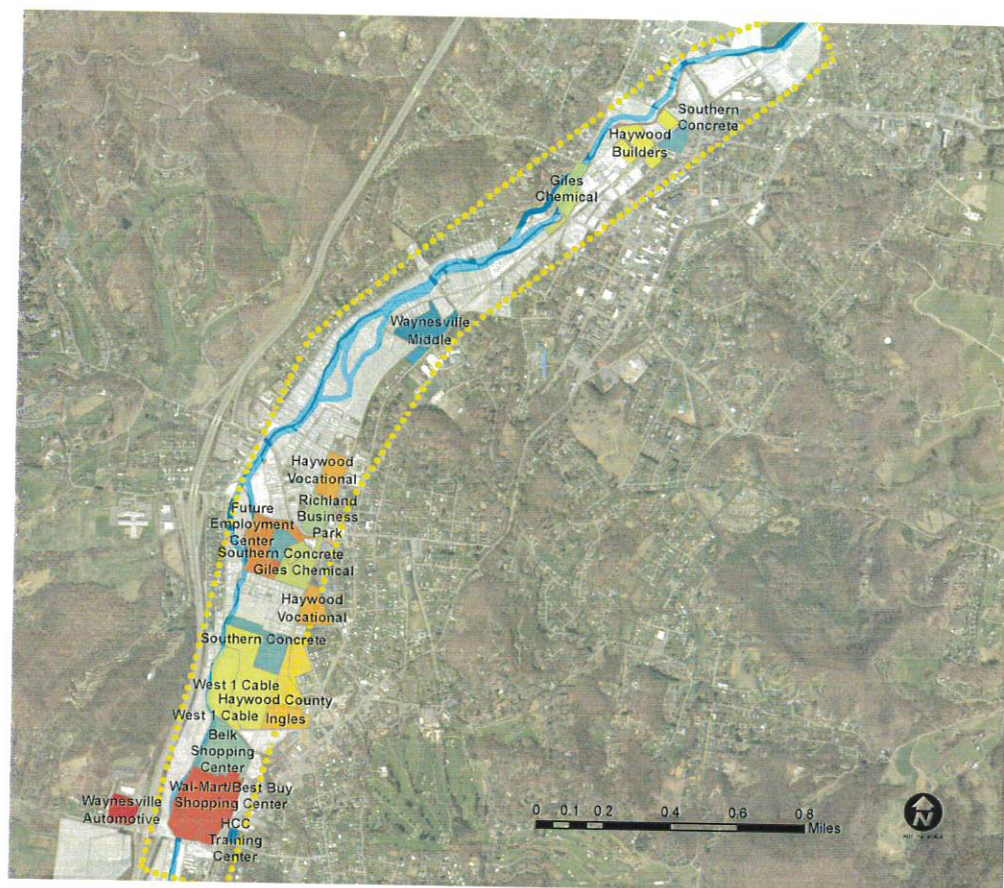
**Study Area Major Employers**

- Belk Shopping Center
- Future Employment Center
- Giles Chemical
- HCC Training Center
- Haywood Builders
- Haywood County
- Haywood Vocational
- Ingles
- Richland Business Park
- Southern Concrete
- Town of Waynesville
- Wal-Mart/Best Buy Shopping Center
- Waynesville Automotive
- Waynesville Middle
- West 1 Cable

**Legend**

- Study Area
- Parcels in Analysis
- Creeks

Source: NC Dept. of Commerce  
Major County Employers





## Part B

## Opportunities, Constraints, & Preliminary Design





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## PART B.

# OPPORTUNITIES, CONSTRAINTS & PRELIMINARY DESIGN

## **Preliminary Design - Preferred & Alternative Alignments**

### *Route Selection*

The preferred route was chosen based on project goals, existing conditions, opportunities and constraints, and parcel analysis ranking of the study area. Maintaining the alignment along Richland Creek was preferable but not feasible in all sections where significant constraints to constructibility were encountered. Where this occurred, an alternative alignment is shown. The preferred and alternative alignments are shown on Opportunities, Constraints & Preliminary Design Maps by sections 1-7. The Greenway Feasibility Ranking Matrix exhibits a comparison of each section of the study area at the end of Part B.

Section 1 Recreation Park to Buffalo Lane

Section 2 Buffalo Lane to South Richard Street

Section 2A Blow-up of Depot to Miller Streets

Section 3 South Richard Street to Hazelwood Park

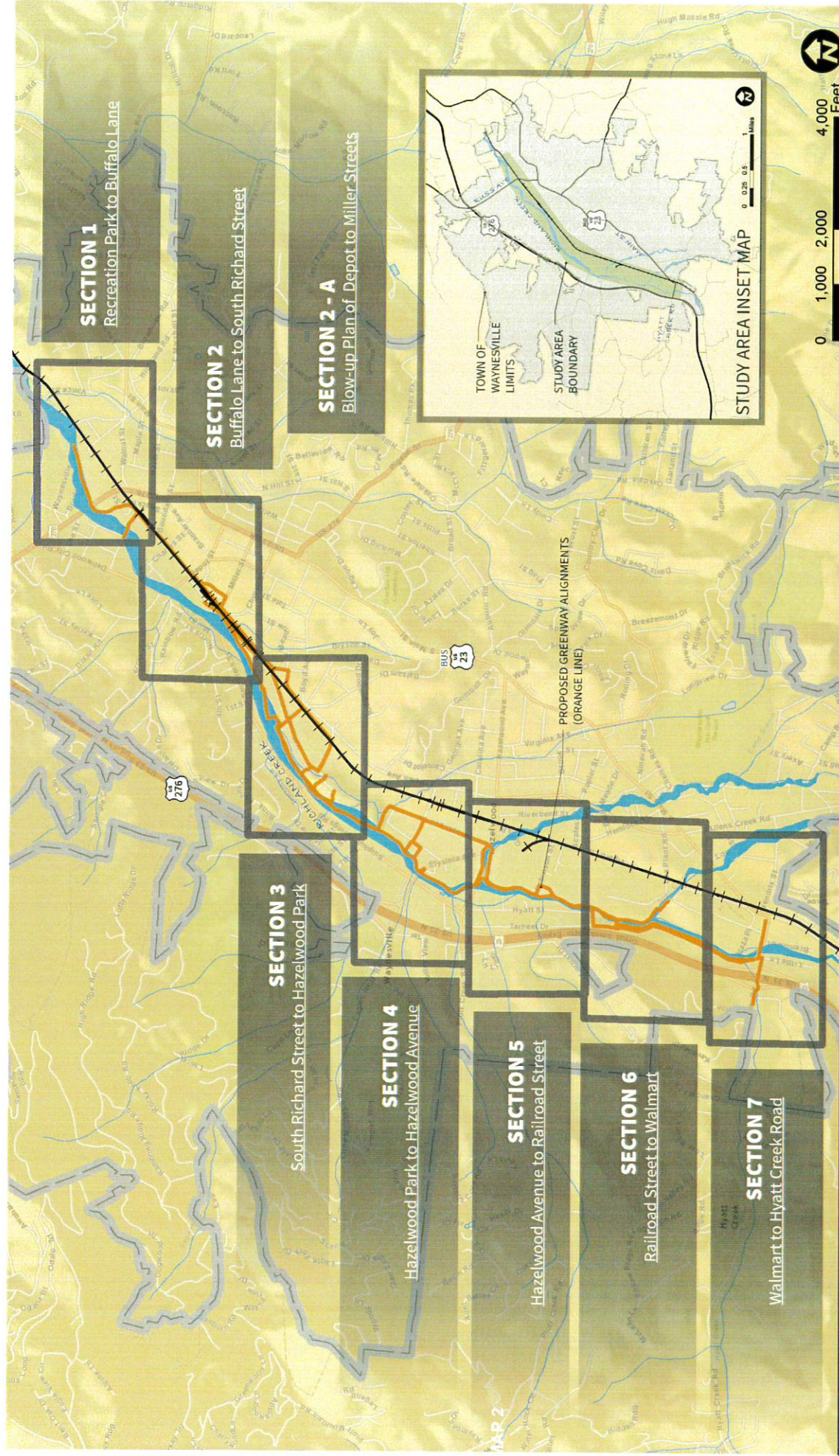
Section 4 Hazelwood Park to Hazelwood Avenue

Section 5 Hazelwood Avenue to Railroad Street

Section 6 Railroad Street to Walmart

Section 7 Walmart to Hyatt Creek Road







## Map Section 1 -

### Recreation Park to Buffalo Lane

#### Opportunities and Constraints Notes:

(1) Connection to Recreation Park and existing greenway likely via Marshall Street at this location. Existing storage units (left) and parking along top of bank leave inadequate room for connection (not shown).

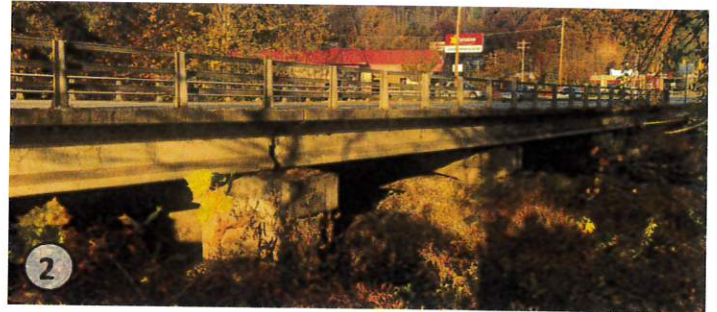
(2) Existing Russ Avenue bridge, height feasible for underpass however section would flood during periods of high water. Current plans for replacement of bridge should include exploration of underpass option.

Current greenway plan for Bi-Lo section below shows greenway between parking and creek (not shown). Plan shows removal of existing excess asphalt with combination of stormwater treatment/potential for creek access in this location.

(3) View down Russ Avenue at stop light from BiLo entrance. A signalized crossing on grade would be necessary at busy intersection

(4) Existing unopened right-of-way below Wells Fargo (current dead end) is opportunity for connection to Russ Avenue.

(5) Existing active rail line with adequate right-of-way provides direct connection with improvements. Opportunities for on-road shared path or striped bike lane (resurfacing needed) along Buffalo Lane.









## Map Section 2 -

### Buffalo Lane to South Richard Street

#### Opportunities and Constraints Notes:

(6) View down rail line next to Boundary Street (warehouse on left, Rec Center on right outside of picture). Available unused space adjacent to rail Right-of-Way on left and ditch on right adjacent to road.

(7) Rail right-of-way: View down Boundary Street from Depot Street intersection. Opportunities for greenway where existing ditch exists (between road and rail line). Stormwater would need to be accounted for—currently travels along ditch.

Opportunity on opposite side of tracks (left)- potential space between parking lot and rail line on opposite site, parking circulation would need to be verified.

(8) Water Street spatially constrained for greenway or shared use—if possible to make 1-way, could be possibility. Existing sidewalk noted.

(9) Intersection at Miller Street and Richland Street—wide intersection, current crosswalks and at-grade rail crossing. NW of VFW.

(10) Existing at-grade rail crossing from Richard Street with views to Richland Creek, existing fence around industrial use.

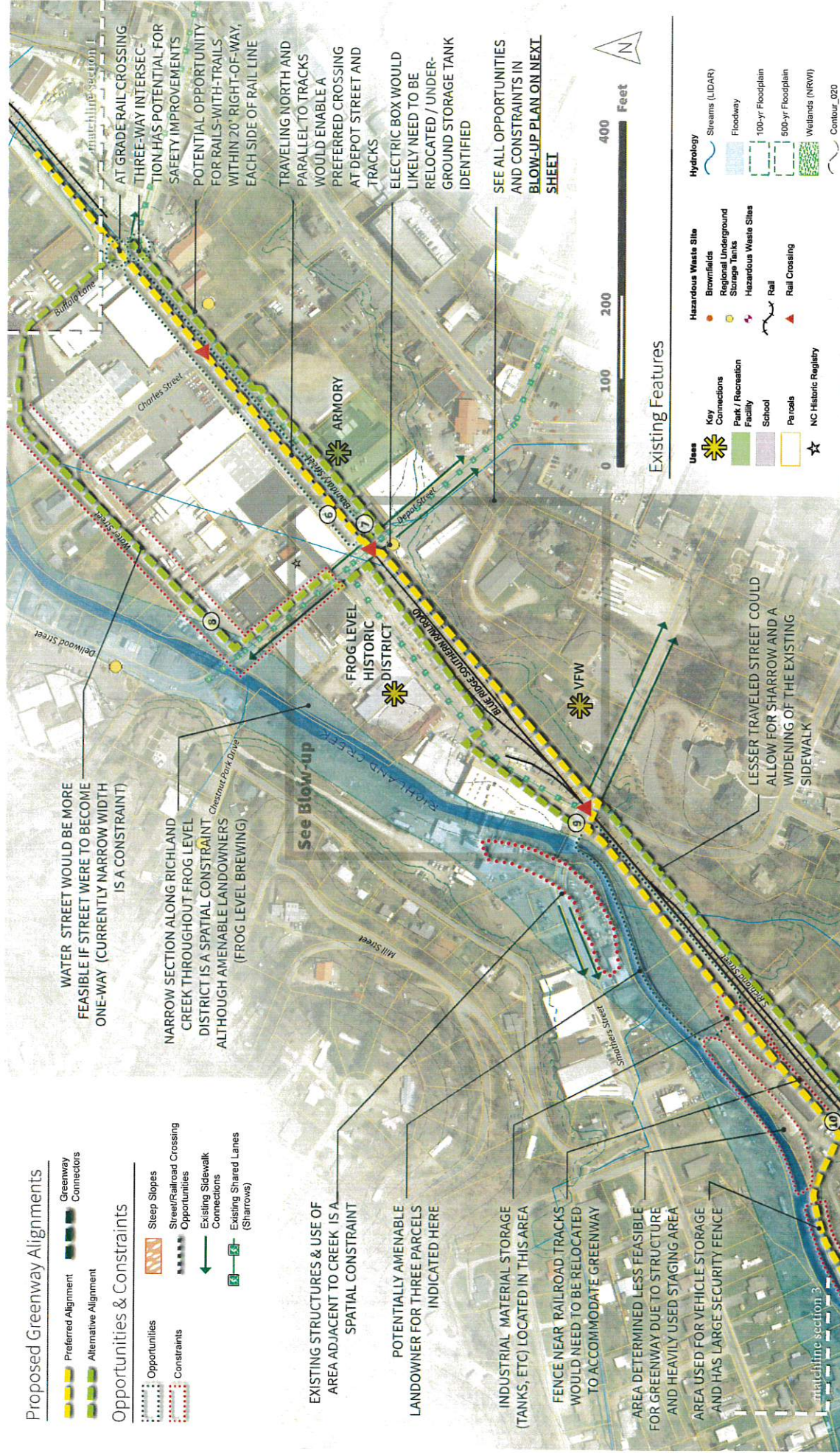
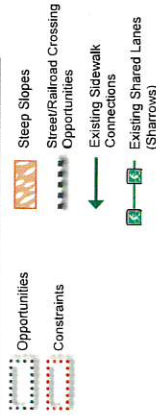




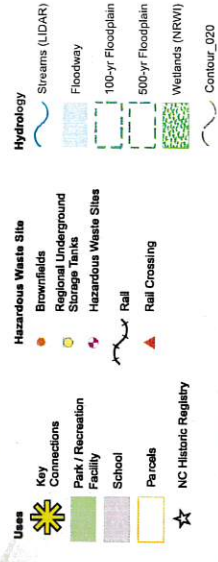
## Proposed Greenway Alignments



## Opportunities & Constraints



## Existing Features





## Map Section 2A-Blow Up

### Depot to Miller Streets

#### Opportunities and Constraints Notes:

(11) View down Depot Street to Frog Level District. Existing “sharrow” noted as current connection. View of rail arms (also noted underground storage tank).

(12) Views down rail corridor show steep bank (left) and parking (right). Parking could be redesigned to include trail on back side but staging area for trains is a conflict (not pictured).

(2nd photo below) View of space and steep bank between rail right-of-way and retaining wall at car wash. Bedrock visible further down corridor within bank.

This area is an opportunity for a unique section of greenway with rail component and historic district—destination greenway with amenities to take advantage of history of Town and influence of rail. Good sightlines from elevated right-of-way down into historic district.

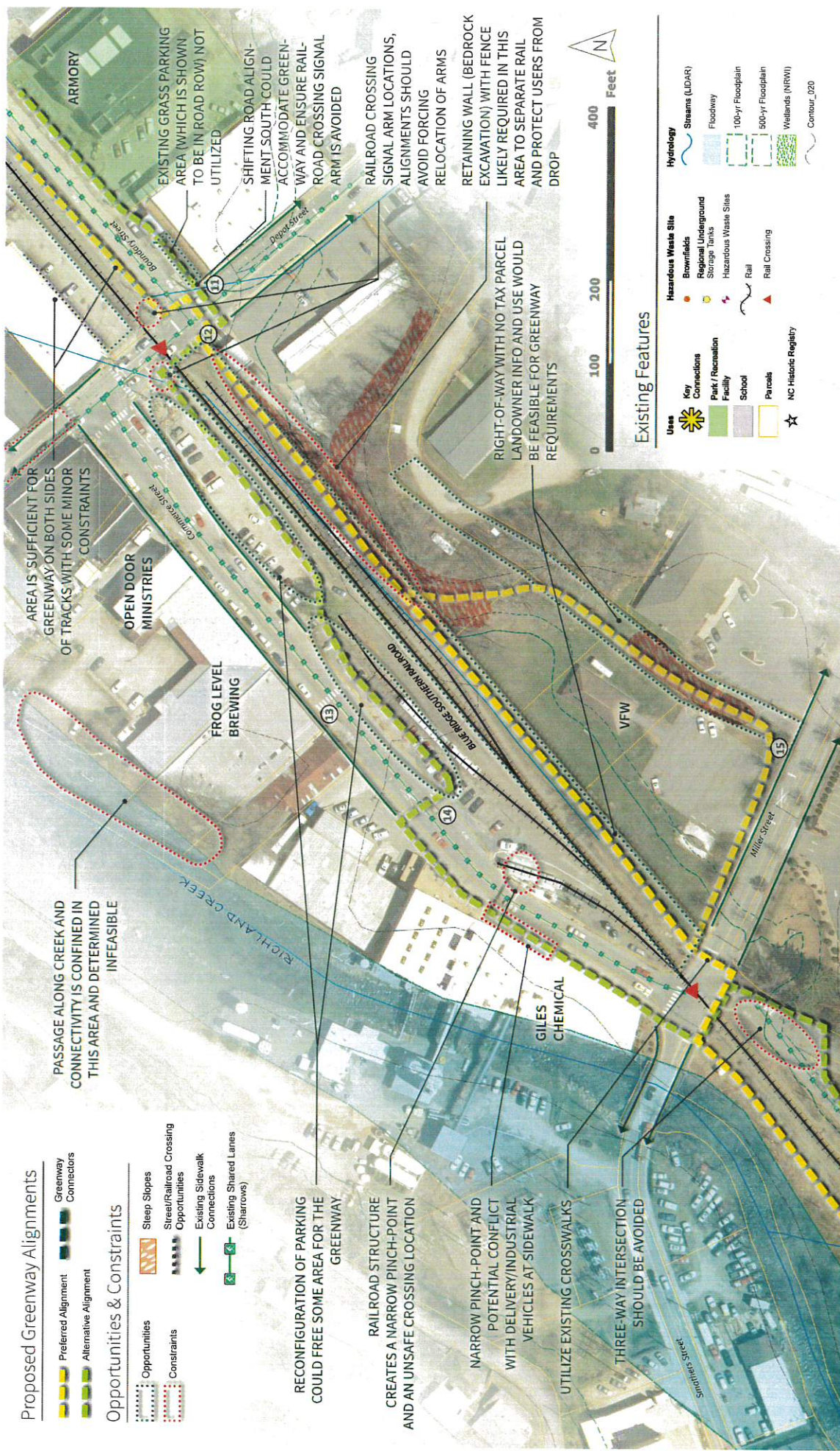
(13) Existing business off Commerce Street with inadequate space to access Richland Creek (behind buildings).

(14) View at potential conflict on Commerce Street with existing industrial use, witnessed trucks parked on sidewalk and slowed traffic during site visit. Existing “sharrow” noted.

(15) View of VFW from Miller Street. Steep bank separates parking area with stairs - greenway through would need retaining walls. Current sidewalk noted, mature trees in landscape.







### Proposed Greenway Alignments

- Preferred Alignment
- Alternative Alignment
- Greenway Connectors

### Opportunities & Constraints

- Opportunities
- Constraints
- Sleep Slopes
- Street/Railroad Crossing Opportunities
- Existing Sidewalk Connections
- Existing Shared Lanes (Sharrows)

### Existing Features

- Uses
  - Key Connections
  - Park / Recreation Facility
  - School
  - Parcels
  - NC Historic Registry
- Hazardous Waste Site
  - Brownfields
  - Regional Underground Storage Tanks
  - Hazardous Waste Sites
  - Rail
  - Rail Crossing
- Hydrology
  - Streams (LDAR)
  - Floodway
  - 100-yr Floodplain
  - 500-yr Floodplain
  - Wetlands (NRWI)
  - Contour\_20



## Map Section 3

### South Richard Street to Hazelwood Park

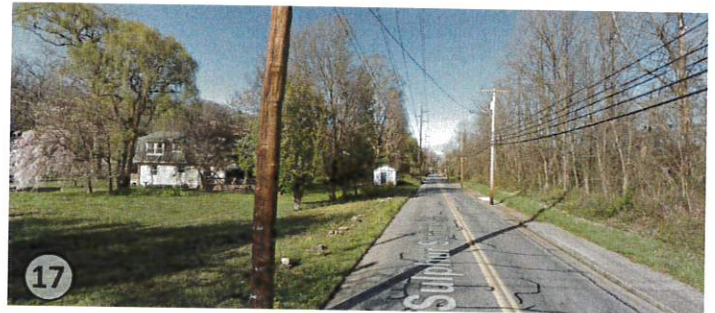
#### Opportunities and Constraints Notes:

(16) View from intersection of Smathers Street and Boyd Avenue. Richland Creek crosses and current Right-of-Way provides access to creek (center of photo on left). View at potential crossing location on Boyd Avenue from Right-of-Way. Sidewalks on both sides noted.

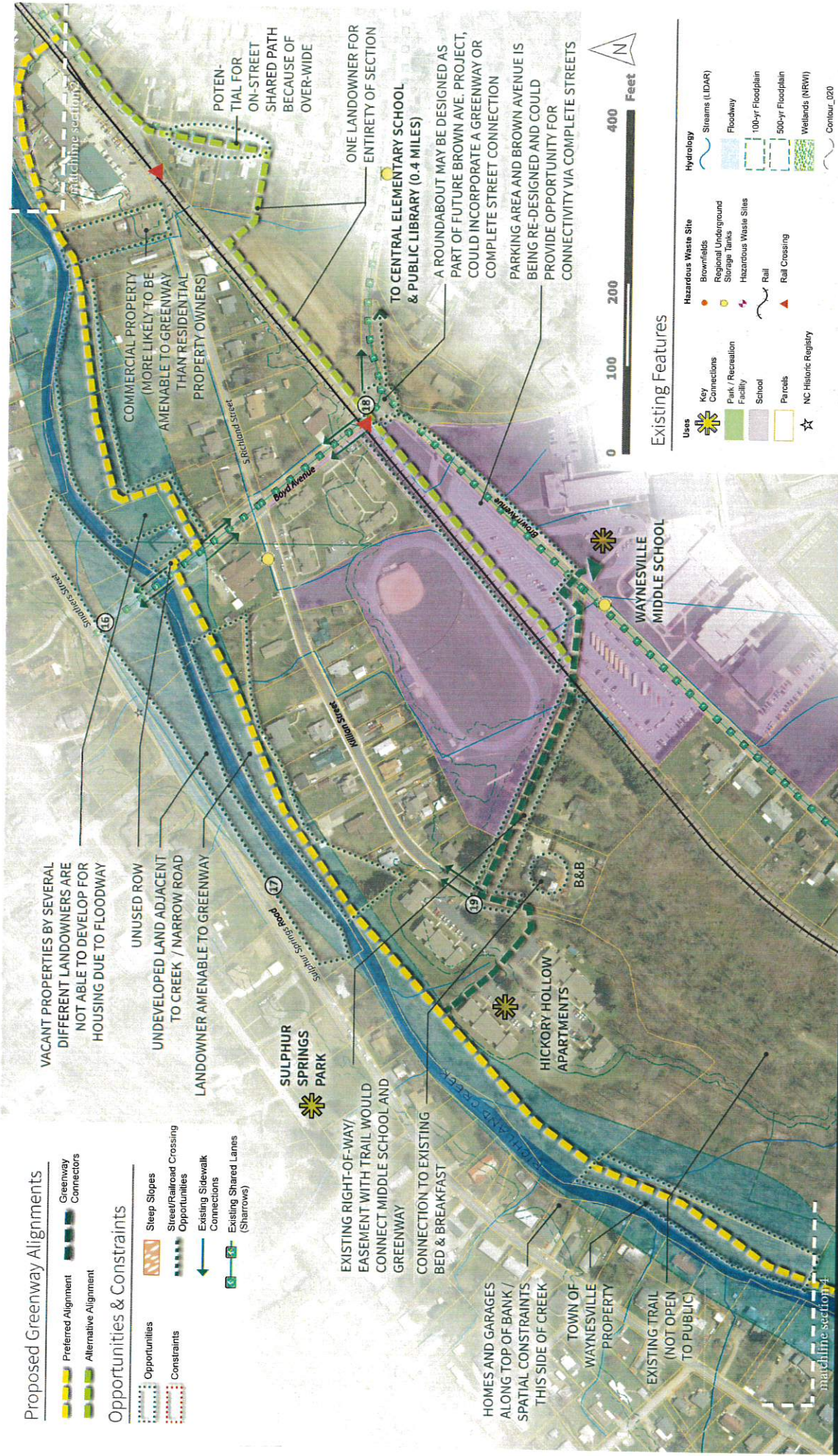
(17) Smathers Street has overhead utilities both sides of street, narrow width. Small residential lots with homes near top of bank and in floodway.

(18) Boyd Avenue and Brown Avenue, near at-grade rail crossing. Crosswalks and sidewalks present, plans in works for complete street improvements on Brown Avenue offer potential pedestrian component.

(19) Existing asphalt path that connects to Waynesville Middle School from Killian Street - community and students use on a regular basis.







Section 3:

South Richard Street to Hazelwood Park

WAYNESVILLE GREENWAY FEASIBILITY STUDY  
OPPORTUNITIES, CONSTRAINTS & PRELIMINARY DESIGN MAPS



## Map Section 4

### Hazelwood Park to Hazelwood Avenue

#### Opportunities and Constraints Notes:

(20) Main entrance of Hazelwood Park. Narrow gravel driveway, lack of wayfinding. Connection to Town property along Richland Creek (current easement).

(21) View down Westwood Circle, connection to Haywood Vocation Opportunities. Current sidewalks, quiet street and good sight lines. Shared lane (Sharrow) opportunity.

(22) View of undeveloped part of parcel along Richland Creek with direct views (from Elysinia Avenue). Other parcels adjacent to creek are have structures and/or houses within floodway (not pictured).

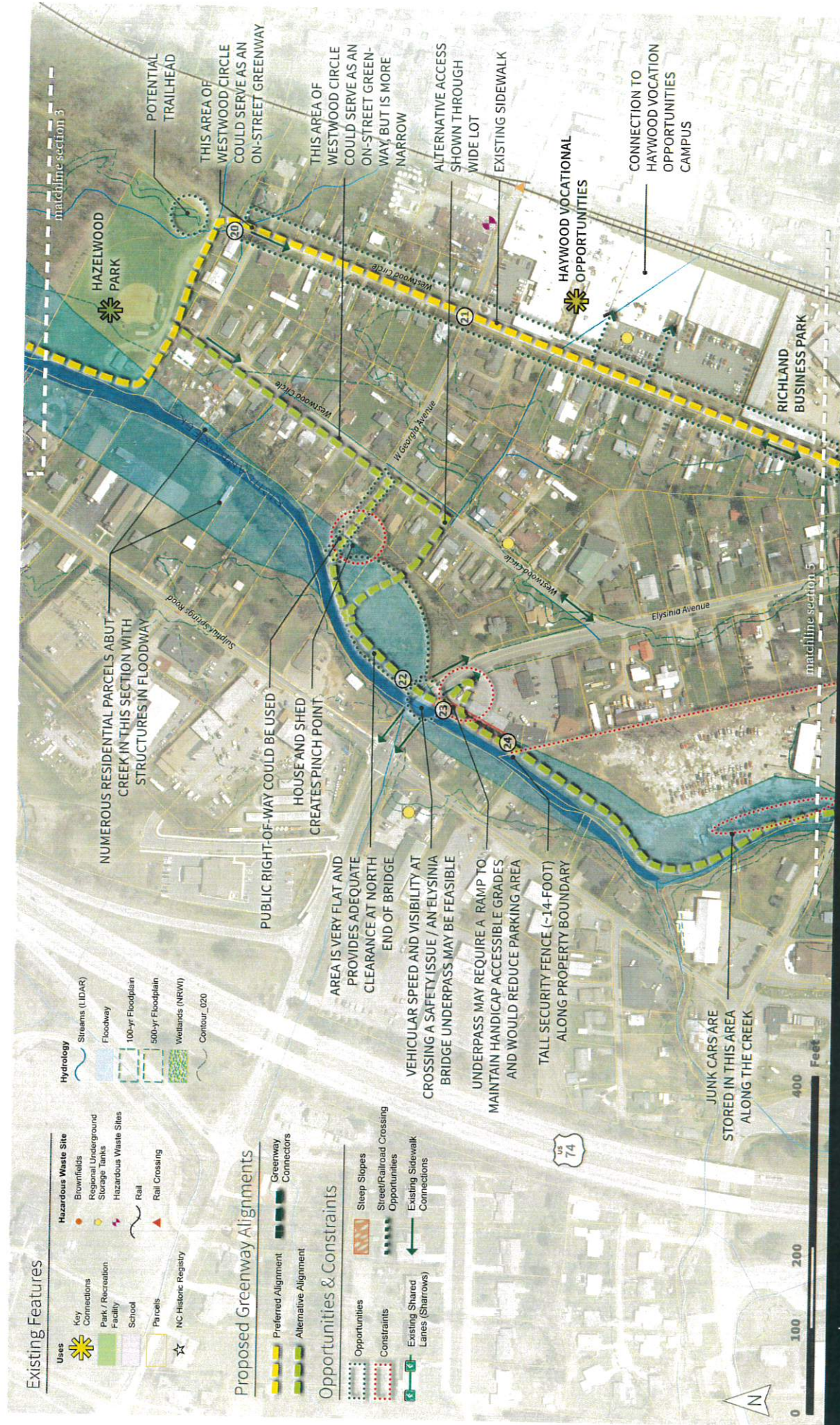
(23) Opposite side of bridge on Elysinia Avenue looking south. Underpass crossing potential here although ramp would be needed to get down to creek and existing parking lot would need to be decreased to fit.

Sight lines at potential crossing here are not optimal for safe on-grade crossing; traffic calming would be necessary.

(24) View of junk yard with 10' security fence along property (view from northern tip of parcel). Existing use within the floodway throughout large parcel are significant constraint to access along creek unless landowner is amenable. Constraints along this property makes section less desirable.







## Section 4:

Hazelwood Park to Hazelwood Avenue

WAYNESVILLE GREENWAY FEASIBILITY STUDY  
OPPORTUNITIES, CONSTRAINTS & PRELIMINARY DESIGN MAPS

**EQUINOX**  
balancing through proper planning

**JAM**  
**TEAGUE**  
Engineering & Planning



## Map Section 5

### Hazelwood Avenue to Railroad Street

#### Opportunities and Constraints Notes:

(25) Intersection of Westood Circle and Hazelwood Avenue. Wide road width creates safety concern for crossing. Cars witnessed going well over speed limit of 20 mph. Sight lines are adequate (~165' and 180') but pedestrian refuge and lane reduction would be likely be needed for traffic calming and a safe crossing.

Excellent views at this location down Richland Creek valley and toward mid-range mountain views.

(26) Richland Creek crossing under Hazelwood Avenue, looking north at junk yard. Cars and work area extend to top of bank/steep bank to water's edge.

(27) View from end of Robinson Street to Richland Creek. Potential connection with two lots on either side with space between houses and floodway.

(28) View of possible pedestrian bridge crossing to east side of Richland Creek (neighborhood connection) from Hyatt Street. Quiet environment and good views into creek from road.

(29) View down Railroad Street. Current narrow road with potential for shared path. Connection to municipal amenities and services along route. Fence noted (right).





## Proposed Greenway Alignments

- Preferred Alignment
- Alternative Alignment
- Greenway Connectors

## Opportunities & Constraints

- Opportunities
- Constraints
- Sleep Slopes
- Street/Railroad Crossing Opportunities
- Existing Sidewalk Connections
- Existing Shared Lanes (Sharrows)

## Existing Features

- Uses
  - Key Connections
  - Park / Recreation Facility
  - School
  - Parcels
  - NC Historic Registry
- Hazardous Waste Site
  - Brownfields
  - Regional Underground Storage Tanks
  - Hazardous Waste Sites
  - Rail
  - Rail Crossing
- Hydrology
  - Streams (LIDAR)
  - Floodway
  - 100-yr Floodplain
  - 500-yr Floodplain
  - Wetlands (NRWI)
  - Contour\_202



## Section 5: Hazelwood Avenue to Railroad Street

WAYNESVILLE GREENWAY FEASIBILITY STUDY  
OPPORTUNITIES, CONSTRAINTS & PRELIMINARY DESIGN MAPS





## Map Section 6

### Railroad Street to Walmart

#### Opportunities and Constraints Notes:

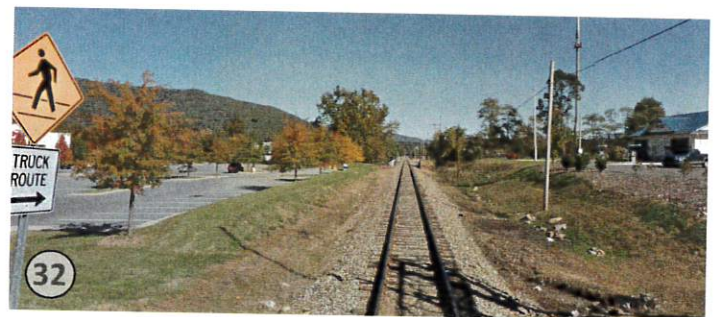
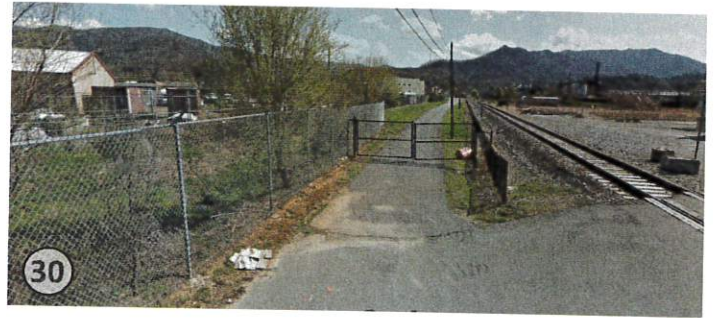
(30) End of Vigoro Street along rail. Existing fence (left) and connection to Courthouse and detention center ahead on left. Nice mountain views along corridor.

(31) Existing at-grade crossing and industrial entrance, feels private but open with good sight lines. View from Lea Plant Road.

(32) View from entrance to Walmart at north end below Richland Creek crossing. Adequate room between rail and parking, minor grade change.

(33) End of Tarheel Drive with connection to private property (undeveloped) adjacent to Richland Creek. Narrow road width however traffic not an issue on dead end street. Gate at edge of property line noted. Quiet residential area.

This section, from Tarheel to the Hyatt Creek Road, is long stretch of undeveloped, natural land. Some noise from highway noted.





## Proposed Greenway Alignments

- Preferred Alignment
- Alternative Alignment
- Greenway Connectors

## Opportunities & Constraints

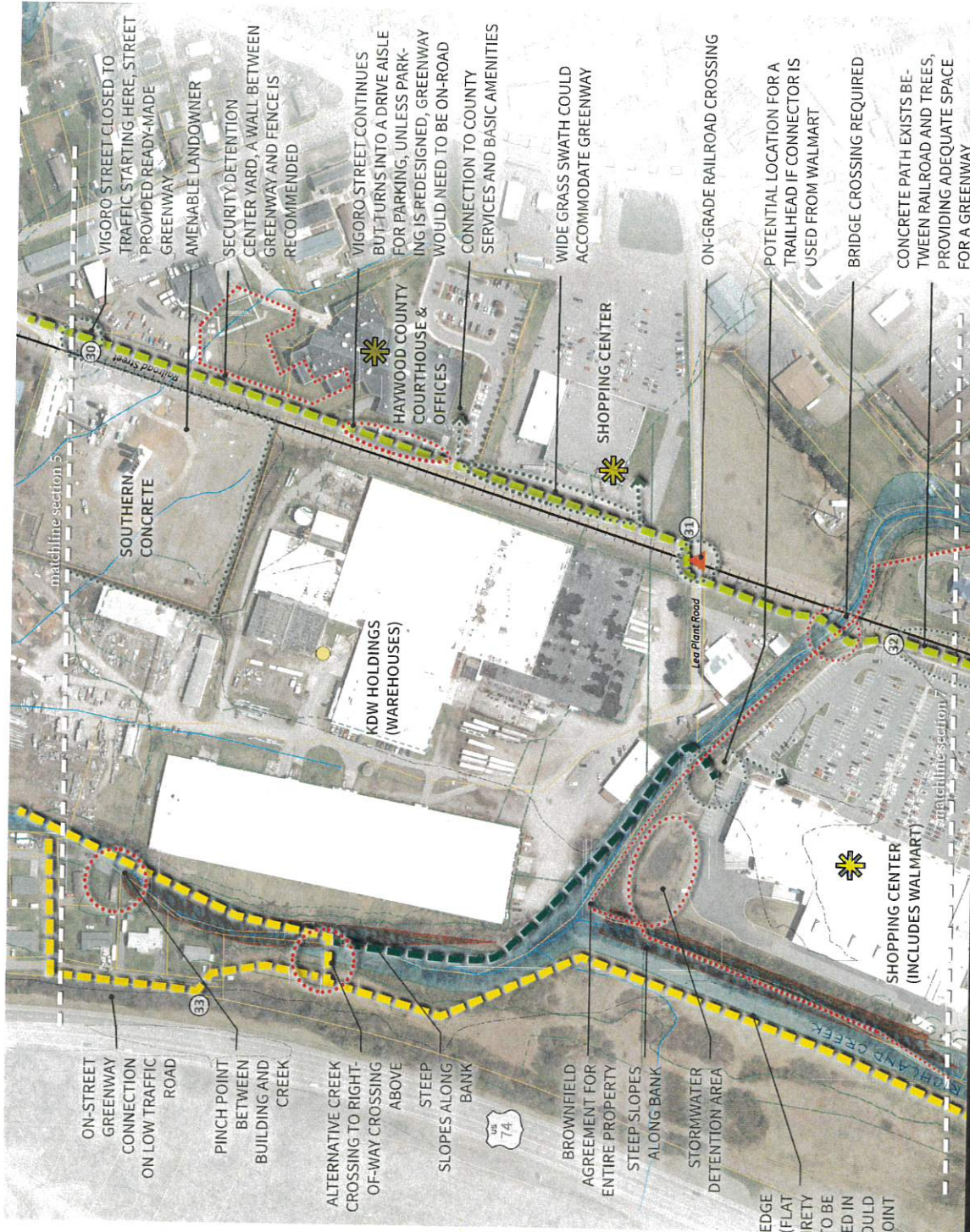
- Opportunities
- Constraints
- Sleep Slopes
- Street/Railroad Crossing Opportunities
- Existing Sidewalk Connections
- Existing Shared Lanes (Sharrows)

## Existing Features

- Uses
  - Key Connections
  - Park / Recreation Facility
  - School
  - Parcels
  - NC Historic Registry
- Hazardous Waste Site
  - Brownfields
  - Regional Underground Storage Tanks
  - Hazardous Waste Sites
  - Rail
  - Rail Crossing

## Hydrology

- Streams (LIDAR)
- Floodway
- 100-yr Floodplain
- 500-yr Floodplain
- Wetlands (NRWI)
- Contour\_020



## Section 6: Railroad Street to Walmart

WAYNESVILLE GREENWAY FEASIBILITY STUDY  
OPPORTUNITIES, CONSTRAINTS & PRELIMINARY DESIGN MAPS



EQUINOX  
landscape & urban planning



## Map Section 7

### Walmart to Hyatt Creek Road

#### Opportunities and Constraints Notes:

(34) Flat undeveloped space between US74 and Richland Creek connect to shopping center (from Hyatt Creek Road). Existing driveway with striping to parcel. Connection to shopping center via sidewalk network noted (at edge of property, not continuous).

Trailhead and parking opportunity. Location is highly visible and located at southern terminus to study area make a good location for trailhead; likelihood of development due to desirable location a constraint.

(35) View from Hyatt Creek Road looking down Little Lane with open space/residential narrow street provides dead end access to single family residences.

(36) Wide (5-lane) road with no pedestrian refuge is a crossing constraint on Hyatt Creek Road. Large gravel parking area shown (left) offers potential parking capacity and reconfiguration for trail. Underpass crossing could be an option, undetermined feasibility at site visit (end of study area).

(37) View from Main Street at-grade crossing with rail. View of sidewalk connection and space between rail corridor and parking area an opportunity to further connection (above wall, shown on left).





## Proposed Greenway Alignments

- Preferred Alignment
- Alternative Alignment
- Greenway Connectors

## Opportunities & Constraints

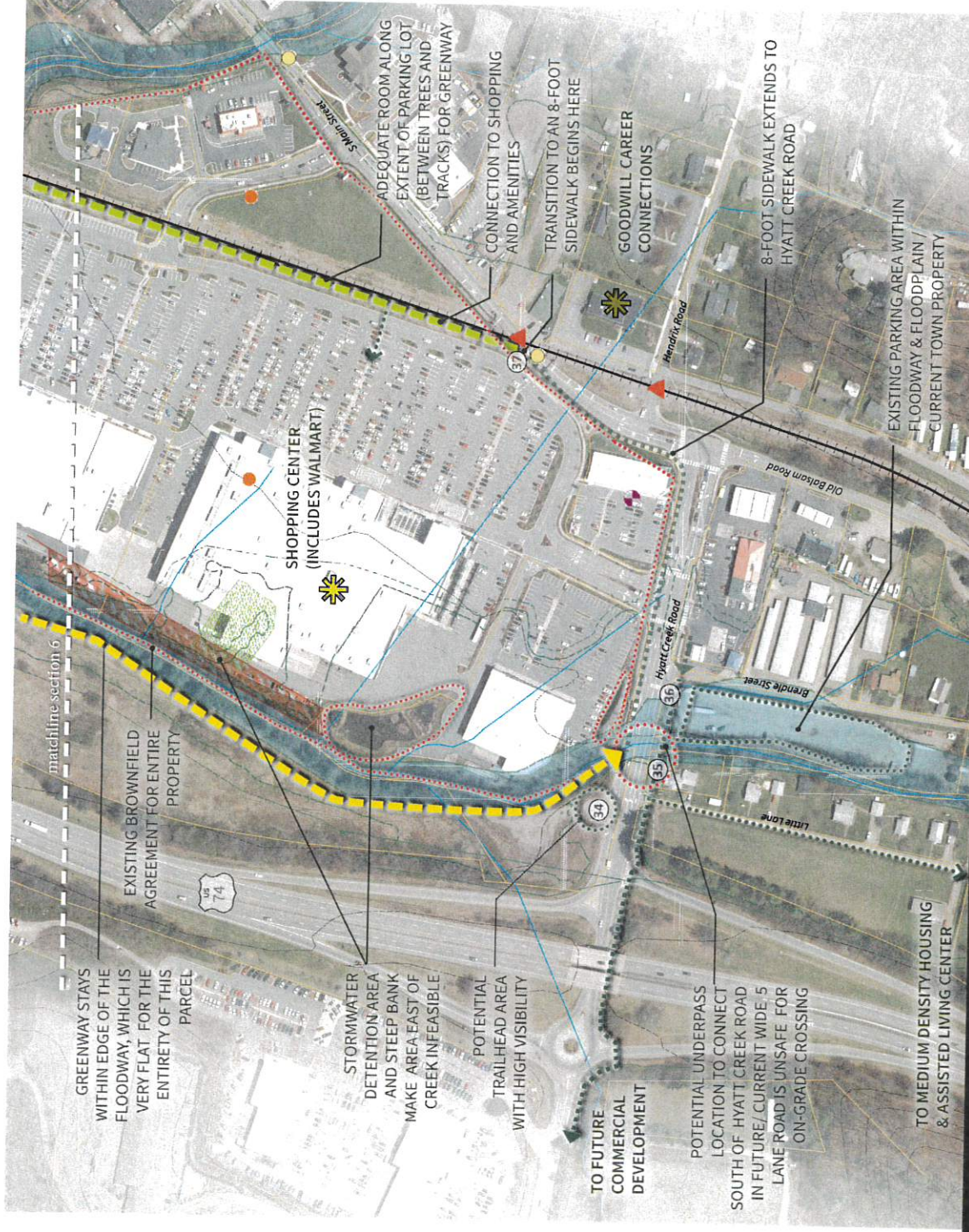
- Opportunities
- Constraints
- Steep Slopes
- Street/Railroad Crossing Opportunities
- Existing Sidewalk Connections
- Existing Shared Lanes (Sharrows)

## Existing Features

- Uses
- Key Connections
- Park / Recreation Facility
- School
- Parcels
- NC Historic Registry
- Hazardous Waste Site
- Brownfields
- Regional Undergr. Storage Tanks
- Hazardous Waste
- Rail
- Rail Crossing

## Hydrology

- Streams (LIDAR)
- Floodway
- 100-yr Floodplain
- 500-yr Floodplain
- Wetlands (NRWI)
- Contour\_020



## Section 7:

Walmart to Hyatt Creek Road

WAYNESVILLE GREENWAY FEASIBILITY STUDY  
OPPORTUNITIES, CONSTRAINTS & PRELIMINARY DESIGN MAPS



EQUINOX



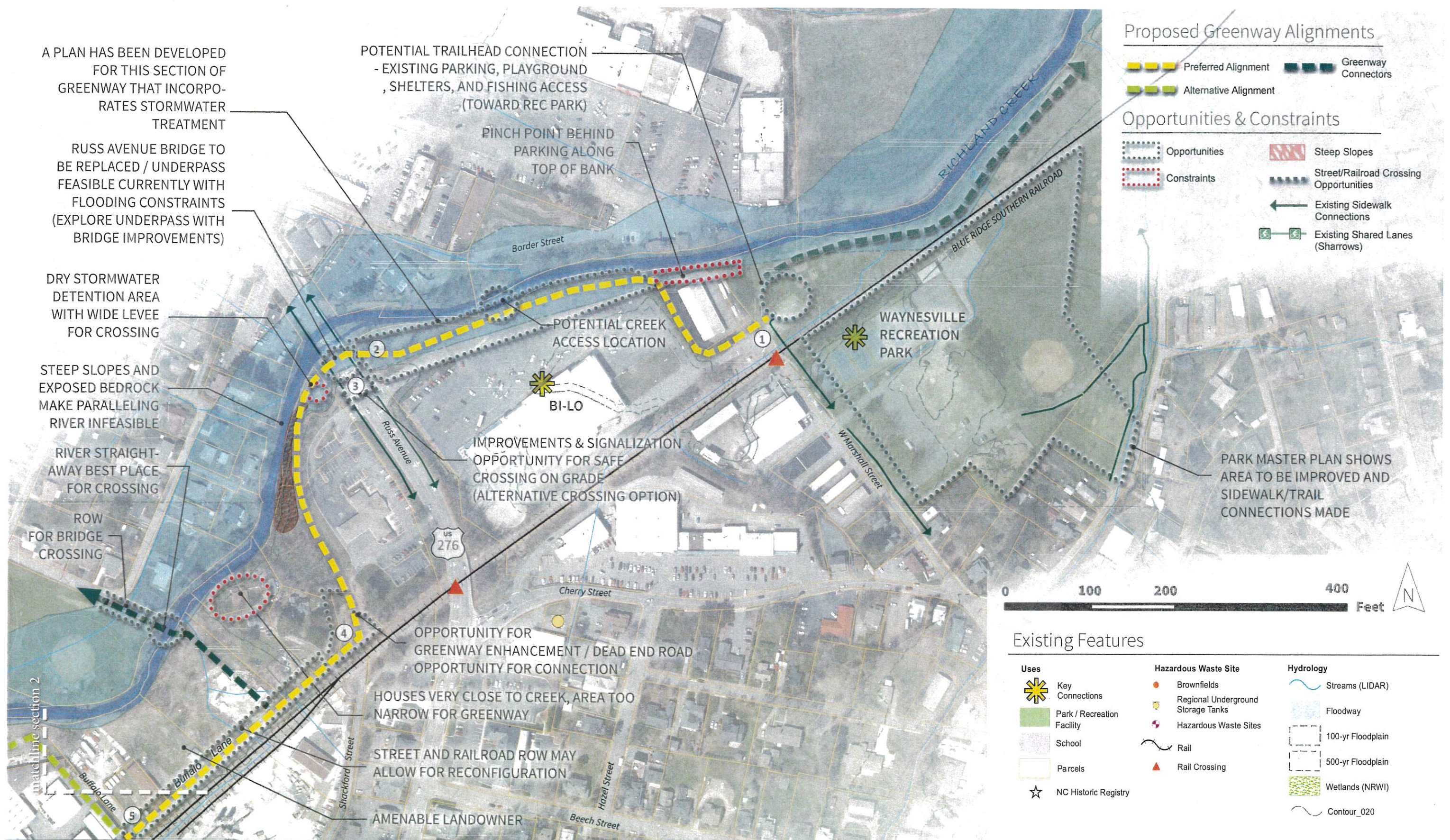


GREENWAY FEASIBILITY RANKING MATRIX (FOR SECTIONS 1-7)												
CRITERIA	SECTION 1		SECTION 2		SECTION 3		SECTION 4		SECTION 5		SECTION 6	
	PREF	ALT	PREF	ALT	PREF	ALT	PREF	ALT	PREF	ALT	PREF	ALT
<b>DESCRIPTION</b>												
<b>Floodway &amp; Floodplain Impacts</b>												
Impacts to the floodway and 100-year floodplain.		N/A										
<b>Safety</b>												
Safety concerning bicyclists and pedestrians from high volume, high speed roadways, congested areas, and crossings.												
<b>Proximity to Existing Connectivity</b>												
Direct link to existing greenways, sidewalks and shared routes (narrow).												
<b>Demographics</b>												
Based on demographics to increase connection for lower income populations (Combined census data block groups with site observation).												
<b>Residential Access</b>												
Link to residential areas (more density ranks higher than low density)												
<b>Commercial &amp; Economic Access</b>												
Direct link to shopping, amenities, training, and employment centers.												
<b>Aesthetic</b>												
Beauty of built and natural landscape, including views.												
<b>Proximity to Destinations &amp; Landmarks</b>												
Connection to destinations including creeks, schools, parks, and historic landmarks.												
<b>Ease of Implementation</b>												
General ease of implementation including easements, right-of-way, topography, property acquisition, and bridge crossings.												
<b>Trail Type &amp; Length</b>												
(1): 10'-12' hard surface greenway; (2): 8' hard surface greenway; (3): Shared use path; (4): boardwalk; (5) on-road "narrow"	1		1, 2	1, 3	1	1, 3	1, 5	1, 5	1, 4	1	1, 3	1, 3
<b>Ranking:</b>	Highly Favorable	Somewhat Favorable	Somewhat Unfavorable	Highly Unfavorable								

**NOTES:**

- SECTION 1:** An existing plan for this first section incorporates a reduction in B&O parking surface, stormwater treatment, and potential creek access. This northern section connects to existing greenway section and town parks and facilities; therefore, no alternative alignment was necessary, as the preferred alignment is highly feasible.
- SECTION 2:** The creek in this section is spatially constrained so the most direct route via rail and town right-of-ways is preferred to reduce land uses involved; however, negotiations with Blue Ridge Southern are imperative which is why this is also "highly unfavorable"; requiring rail section from Depot Street to V will be evaluated to construct but also an opportunity to be a one-of-a-kind section with design amenities overlooking a rail line and Frog Level Historic District. See Appendix A for conceptual cross-sections for the Rail-to-Trails option.
- SECTION 3:** Aggressive easements and existing easements along the creek will likely be easiest section to implement, some of the scenic opportunities for preferred alignment. Alternative alignment along rail right-of-way is more direct connection to schools and library.
- SECTION 4:** From Hazelwood Park smaller residential lots with structures within floodway and park yard are all significant challenges for land acquisition. The preferred alignment is a direct route that connects to Hazelwood Vocational Opportunities campus on a pleasant residential road. This section along Westwood Circle would likely be an on-road shared "narrow" due to low traffic volume and good sightlines.
- SECTION 5:** Crossing at Hazelwood Avenue will need traffic calming treatment to reduce vehicle speed to posted 20 mph. After the road crossing a pedestrian bridge to cross highway is necessary. The preferred alignment continues along the creek and adjacent to potential wetlands with local trail and trail access. Another crossing is likely necessary over Richard Creek in this section. Amenable landowners with large parcels are significant opportunities in this section. The alternative alignment at Hazelwood Avenue connects to Hazelwood Vocational Opportunities and employment opportunities.
- SECTION 6:** Several opportunities for creek crossings and alignment along floodway through large property could be potential selling point for future development. Alternative alignment continues by Hazelwood County Courthouse and shopping and an amenity for a direct connection to existing sidewalk infrastructure by Walnut.
- SECTION 7:** Opportunity for railroad at terminus of study area although private property may be difficult/expensive to acquire. Existing large sidewalks are simple connection to end study area. Crossing underpass appears feasible along Richard Creek. Crossing improvements for Hyatt Creek road is beyond this feasibility study however crossing on grade for a wide and heavily traveled road would be safety concern.





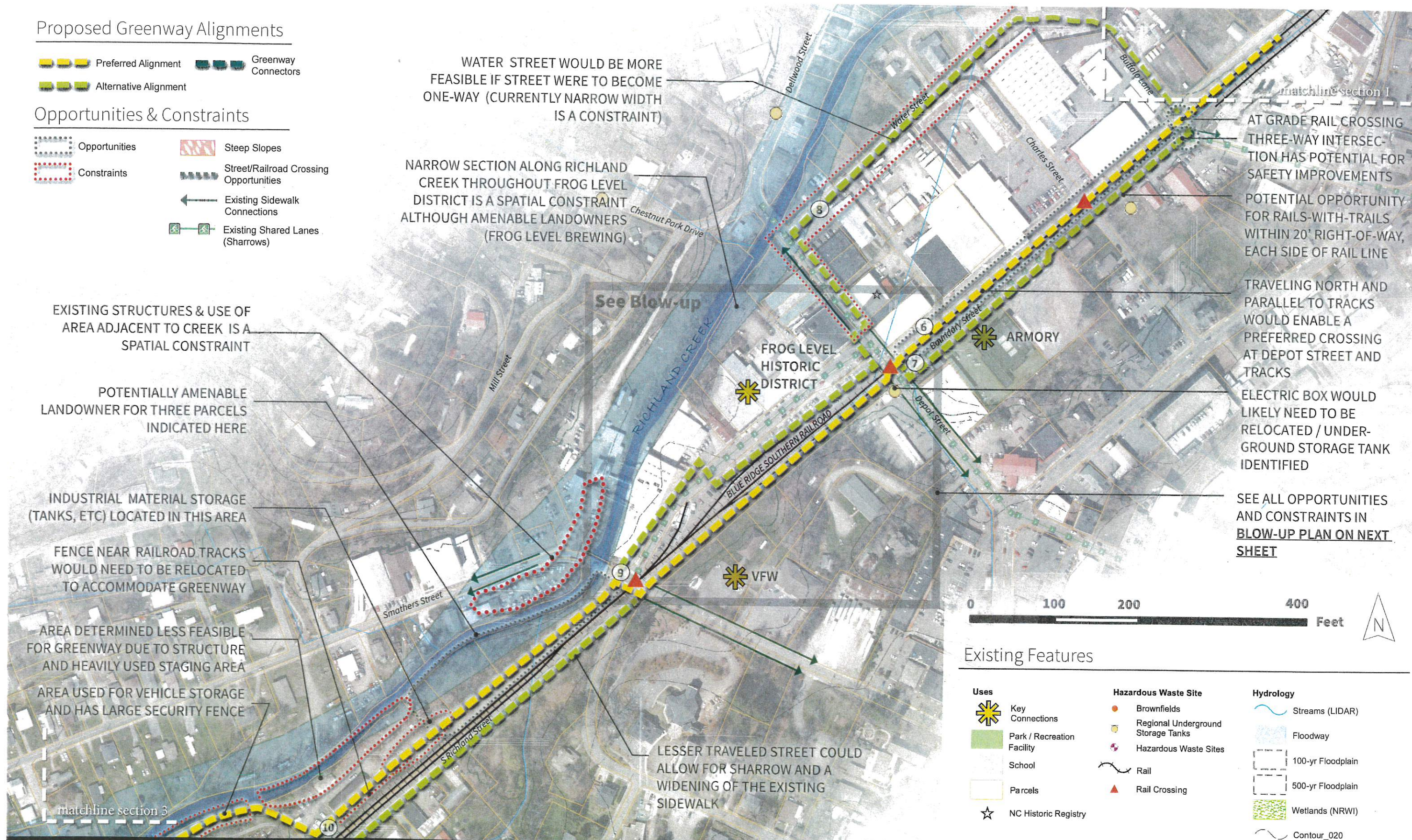


## Proposed Greenway Alignments

- Preferred Alignment
- Alternative Alignment
- Greenway Connectors

## Opportunities & Constraints

- Opportunities
- Constraints
- Steep Slopes
- Street/Railroad Crossing Opportunities
- Existing Sidewalk Connections
- Existing Shared Lanes (Sharrows)



## Section 2: Buffalo Lane to South Richard Street

WAYNESVILLE GREENWAY FEASIBILITY STUDY  
OPPORTUNITIES, CONSTRAINTS & PRELIMINARY DESIGN MAPS

EQUINOX  
balance through proper planning

J.M. TEAGUE  
Engineering & Planning

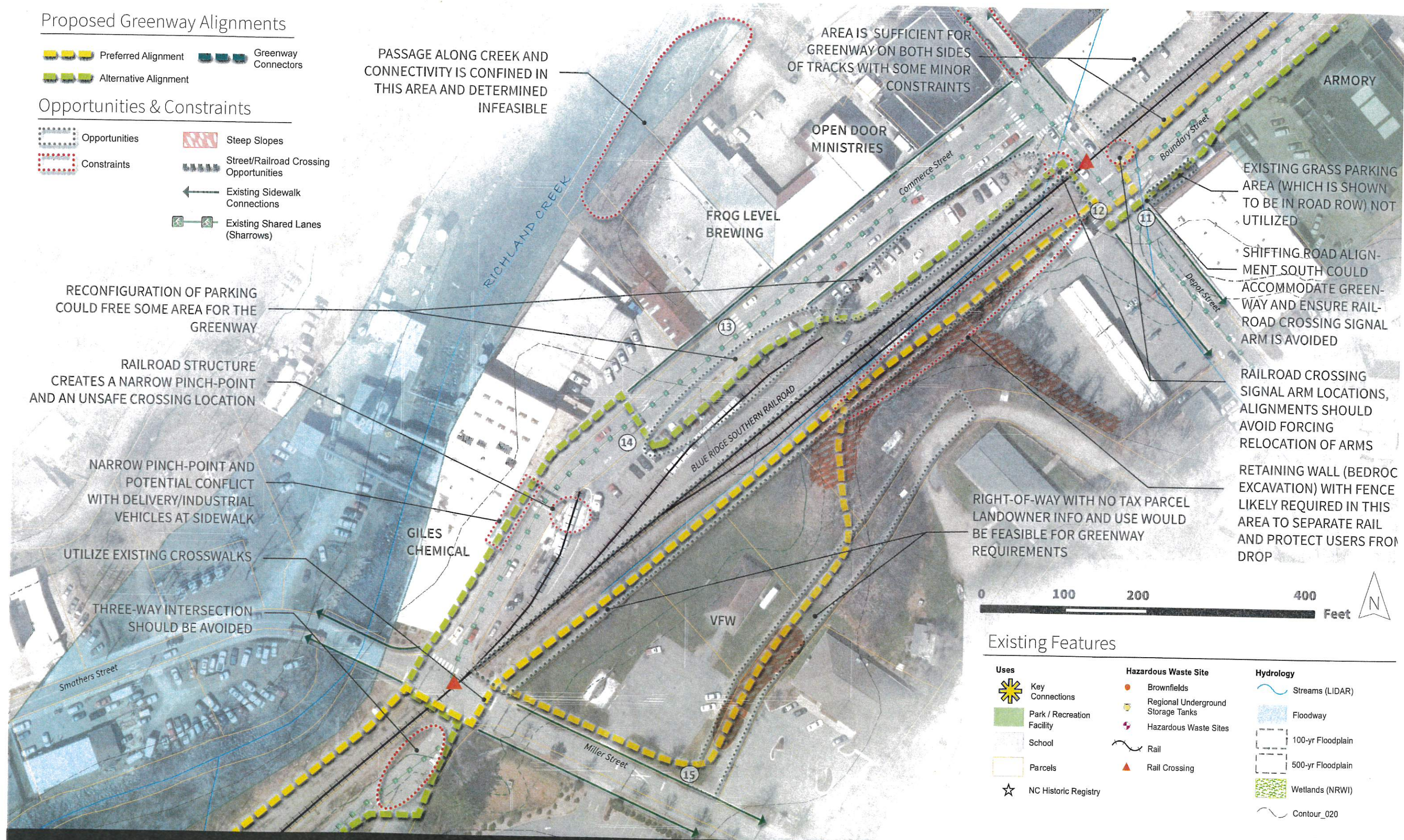


## Proposed Greenway Alignments

- Preferred Alignment
- Alternative Alignment
- Greenway Connectors

## Opportunities & Constraints

- Opportunities
- Constraints
- Steep Slopes
- Street/Railroad Crossing Opportunities
- Existing Sidewalk Connections
- Existing Shared Lanes (Sharrows)



## Existing Features

- | Uses                       | Hazardous Waste Site               | Hydrology         |
|----------------------------|------------------------------------|-------------------|
| Key Connections            | Brownfields                        | Streams (LIDAR)   |
| Park / Recreation Facility | Regional Underground Storage Tanks | Floodway          |
| School                     | Hazardous Waste Sites              | 100-yr Floodplain |
| Parcels                    | Rail                               | 500-yr Floodplain |
| NC Historic Registry       | Rail Crossing                      | Wetlands (NRWI)   |
|                            |                                    | Contour_020       |

## Section 2 Blow-up: Depot to Miller Streets

WAYNESVILLE GREENWAY FEASIBILITY STUDY  
OPPORTUNITIES, CONSTRAINTS & PRELIMINARY DESIGN MAPS

EQUINOX  
balance through proper planning

J.M. TEAGUE  
Engineering & Planning



## Proposed Greenway Alignments

- Preferred Alignment
- Alternative Alignment
- Greenway Connectors

## Opportunities & Constraints

- Opportunities
- Constraints
- Steep Slopes
- Street/Railroad Crossing Opportunities
- Existing Sidewalk Connections
- Existing Shared Lanes (Sharrows)

VACANT PROPERTIES BY SEVERAL DIFFERENT LANDOWNERS ARE NOT ABLE TO DEVELOP FOR HOUSING DUE TO FLOODWAY

UNUSED ROW

UNDEVELOPED LAND ADJACENT TO CREEK / NARROW ROAD

LANDOWNER AMENABLE TO GREENWAY

SULPHUR SPRINGS PARK

EXISTING RIGHT-OF-WAY/ EASEMENT WITH TRAIL WOULD CONNECT MIDDLE SCHOOL AND GREENWAY

CONNECTION TO EXISTING BED & BREAKFAST

HOMES AND GARAGES ALONG TOP OF BANK / SPATIAL CONSTRAINTS THIS SIDE OF CREEK

TOWN OF WAYNESVILLE PROPERTY

EXISTING TRAIL (NOT OPEN TO PUBLIC)

HICKORY HOLLOW APARTMENTS

B&B

WAYNESVILLE MIDDLE SCHOOL

COMMERCIAL PROPERTY (MORE LIKELY TO BE AMENABLE TO GREENWAY THAN RESIDENTIAL PROPERTY OWNERS)

POTENTIAL FOR ON-STREET SHARED PATH BECAUSE OF OVER-WIDE

ONE LANDOWNER FOR ENTIRETY OF SECTION

TO CENTRAL ELEMENTARY SCHOOL & PUBLIC LIBRARY (0.4 MILES)

A ROUNDABOUT MAY BE DESIGNED AS PART OF FUTURE BROWN AVE. PROJECT, COULD INCORPORATE A GREENWAY OR COMPLETE STREET CONNECTION

PARKING AREA AND BROWN AVENUE IS BEING RE-DESIGNED AND COULD PROVIDE OPPORTUNITY FOR CONNECTIVITY VIA COMPLETE STREETS






## Existing Features







- |   |  |   |
|---|--|---|
| <b>Uses</b><br>Key Connections<br>Park / Recreation Facility<br>School<br>Parcels<br>NC Historic Registry | <b>Hazardous Waste Site</b><br>Brownfields<br>Regional Underground Storage Tanks<br>Hazardous Waste Sites<br>Rail<br>Rail Crossing | <b>Hydrology</b><br>Streams (LIDAR)<br>Floodway<br>100-yr Floodplain<br>500-yr Floodplain<br>Wetlands (NRWI)<br>Contour_020 |
|---|--|---|













## Proposed Greenway Alignments

-  Preferred Alignment
-  Greenway Connectors
-  Alternative Alignment







## Opportunities & Constraints

-  Opportunities
-  Constraints
-  Steep Slopes
-  Street/Railroad Crossing Opportunities
-  Existing Sidewalk Connections
-  Existing Shared Lanes (Sharrows)

## Existing Features

- Uses**
  -  Key Connections
  -  Park / Recreation Facility
  -  School
  -  Parcels
  -  NC Historic Registry
- Hazardous Waste Site**
  -  Brownfields
  -  Regional Underground Storage Tanks
  -  Hazardous Waste Sites
  -  Rail
  -  Rail Crossing

## Hydrology

-  Streams (LIDAR)
-  Floodway
-  100-yr Floodplain
-  500-yr Floodplain
-  Wetlands (NRWI)
-  Contour\_020

GREENWAY STAYS WITHIN EDGE OF THE FLOODWAY (FLAT SECTION) FOR THE ENTIRETY OF THIS PARCEL / LIKELY TO BE COMMERCIALY DEVELOPED IN FUTURE AND GREENWAY COULD BE SELLING POINT

ON-STREET GREENWAY CONNECTION ON LOW TRAFFIC ROAD

PINCH POINT BETWEEN BUILDING AND CREEK

ALTERNATIVE CREEK CROSSING TO RIGHT-OF-WAY CROSSING ABOVE

STEEP SLOPES ALONG BANK

BROWNFIELD AGREEMENT FOR ENTIRE PROPERTY

STEEP SLOPES ALONG BANK

STORMWATER DETENTION AREA

SHOPPING CENTER (INCLUDES WALMART)

SOUTHERN CONCRETE

KDW HOLDINGS (WAREHOUSES)

SHOPPING CENTER

HAYWOOD COUNTY COURTHOUSE & OFFICES

VIGORO STREET CLOSED TO TRAFFIC STARTING HERE, STREET PROVIDED READY-MADE GREENWAY

AMENABLE LANDOWNER

SECURITY DETENTION CENTER YARD, A WALL BETWEEN GREENWAY AND FENCE IS RECOMMENDED

VIGORO STREET CONTINUES BUT TURNS INTO A DRIVE AISLE FOR PARKING, UNLESS PARKING IS REDESIGNED, GREENWAY WOULD NEED TO BE ON-ROAD

CONNECTION TO COUNTY SERVICES AND BASIC AMENITIES

WIDE GRASS SWATH COULD ACCOMMODATE GREENWAY

ON-GRADE RAILROAD CROSSING

POTENTIAL LOCATION FOR A TRAILHEAD IF CONNECTOR IS USED FROM WALMART

BRIDGE CROSSING REQUIRED

CONCRETE PATH EXISTS BETWEEN RAILROAD AND TREES, PROVIDING ADEQUATE SPACE FOR A GREENWAY

## Section 6: Railroad Street to Walmart

WAYNESVILLE GREENWAY FEASIBILITY STUDY  
OPPORTUNITIES, CONSTRAINTS & PRELIMINARY DESIGN MAPS

**EQUINOX**  
balance through proper planning

**J.M. TEAGUE**  
Engineering & Planning

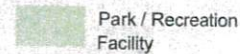
29



## Existing Features



Key Connections



Park / Recreation Facility



School



Parcels



NC Historic Registry

## Hazardous Waste Site



Brownfields



Regional Underground Storage Tanks



Hazardous Waste Sites

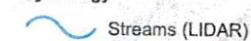


Rail



Rail Crossing

## Hydrology



Streams (LIDAR)



Floodway



100-yr Floodplain



500-yr Floodplain

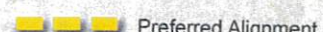


Wetlands (NRWI)



Contour\_020

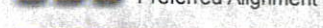
## Proposed Greenway Alignments



Preferred Alignment

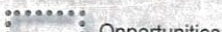


Greenway Connectors



Alternative Alignment

## Opportunities & Constraints



Opportunities



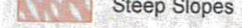
Constraints



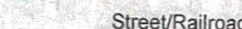
Existing Shared Lanes (Sharrows)



Steep Slopes



Street/Railroad Crossing Opportunities



Existing Sidewalk Connections



0 100 200 400 Feet



JUNK CARS ARE STORED IN THIS AREA ALONG THE CREEK

TALL SECURITY FENCE (~14-FOOT) ALONG PROPERTY BOUNDARY

UNDERPASS MAY REQUIRE A RAMP TO MAINTAIN HANDICAP ACCESSIBLE GRADES AND WOULD REDUCE PARKING AREA

VEHICULAR SPEED AND VISIBILITY AT CROSSING A SAFETY ISSUE / AN ELYSINIA BRIDGE UNDERPASS MAY BE FEASIBLE

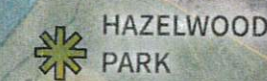
AREA IS VERY FLAT AND PROVIDES ADEQUATE CLEARANCE AT NORTH END OF BRIDGE

HOUSE AND SHED CREATES PINCH POINT

PUBLIC RIGHT-OF-WAY COULD BE USED

NUMEROUS RESIDENTIAL PARCELS ABUT CREEK IN THIS SECTION WITH STRUCTURES IN FLOODWAY

matchline section 3



HAZELWOOD PARK

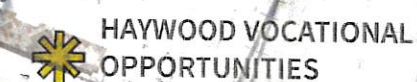
POTENTIAL TRAILHEAD

THIS AREA OF WESTWOOD CIRCLE COULD SERVE AS AN ON-STREET GREENWAY

THIS AREA OF WESTWOOD CIRCLE COULD SERVE AS AN ON-STREET GREENWAY, BUT IS MORE NARROW

ALTERNATIVE ACCESS SHOWN THROUGH WIDE LOT

EXISTING SIDEWALK



HAYWOOD VOCATIONAL OPPORTUNITIES

CONNECTION TO HAYWOOD VOCATION OPPORTUNITIES CAMPUS

RICHLAND BUSINESS PARK

matchline section 5

## Section 4: Hazelwood Park to Hazelwood Avenue




WAYNESVILLE GREENWAY FEASIBILITY STUDY  
OPPORTUNITIES, CONSTRAINTS & PRELIMINARY DESIGN MAPS









25













## Proposed Greenway Alignments

-  Preferred Alignment
-  Greenway Connectors
-  Alternative Alignment







## Opportunities & Constraints

-  Opportunities
-  Constraints
-  Steep Slopes
-  Street/Railroad Crossing Opportunities
-  Existing Sidewalk Connections
-  Existing Shared Lanes (Sharrows)

## Existing Features

- Uses**
  -  Key Connections
  -  Park / Recreation Facility
  -  School
  -  Parcels
  -  NC Historic Registry
- Hazardous Waste Site**
  -  Brownfields
  -  Regional Underground Storage Tanks
  -  Hazardous Waste Sites
  -  Rail
  -  Rail Crossing

## Hydrology

-  Streams (LIDAR)
-  Floodway
-  100-yr Floodplain
-  500-yr Floodplain
-  Wetlands (NRWI)
-  Contour\_020





## Part C

## Appendices



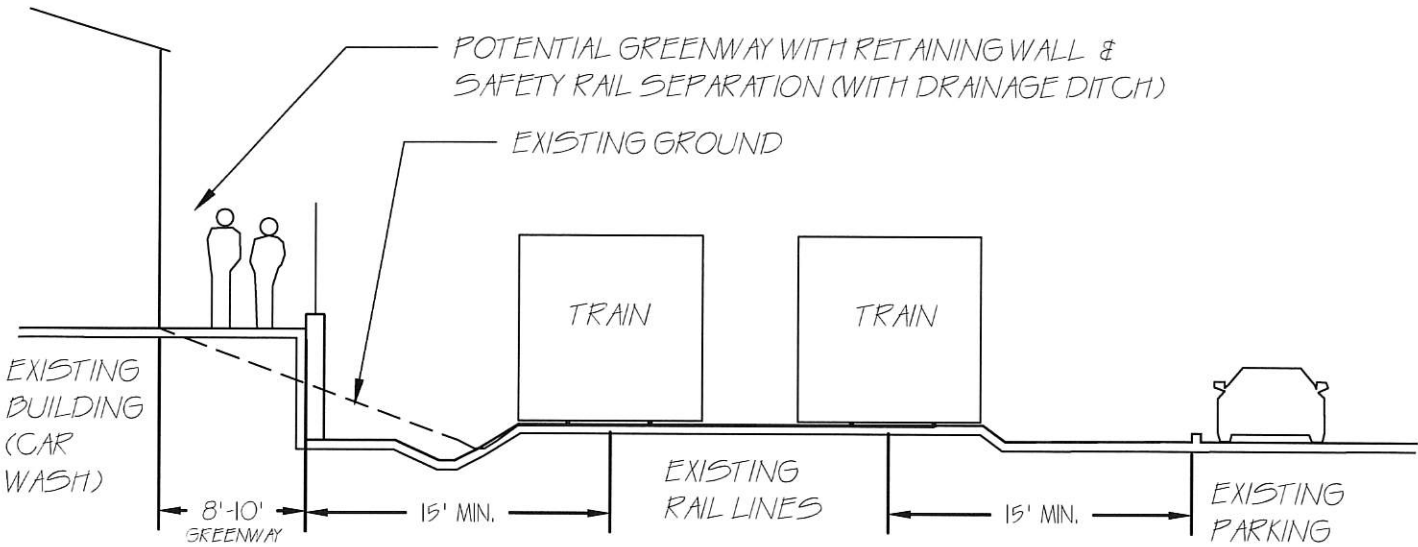


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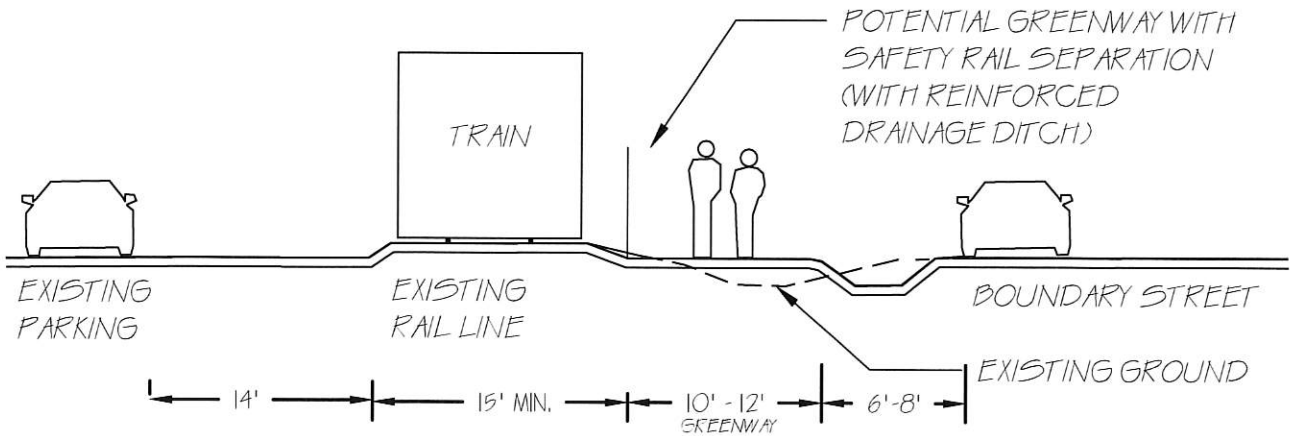
APPENDIX A:

RAILS-WITH-TRAILS CONCEPT CROSS-SECTIONS  
FOR WAYNESVILLE GREENWAY FEASIBILITY STUDY



FROG LEVEL HISTORIC DISTRICT

GENERAL CROSS-SECTION (LOOKING SOUTHEAST FROM DEPOT ST. AND BOUNDARY ST. INTERSECTION)



BOUNDARY STREET

GENERAL CROSS-SECTION (LOOKING NORTHEAST TOWARD CHARLES STREET)



- Notes:
- Existing dimensions are delineated from 2015 aerial imagery.
  - Dimensioning and minimum offsets shown from rails were based on the precedent project with G&O Rail company is South Knoxville. The company has a rails with trails section and uses the minimum standard of 15' offset from the centerline of the track.



## APPENDIX B: PARCEL ANALYSIS

### PARCEL ANALYSIS Evaluation Elements - Higher Total Score Represents Greater Opportunity

#### PARCEL ANALYSIS Supporting Information

##### POPULATION DENSITY

Greenways should travel through the areas where many people live and work. *Source: 2015 Five Year American Community Survey.*

##### MEDIAN INCOME

Greenways should serve all areas of a community, and neighborhoods with lower incomes often have greater transportation challenges. Haywood County's median income is \$41,795. *Source: 2015 Five Year American Community Survey.*

##### EMPLOYMENT CENTERS

Greenways should travel through the areas where many people live and work. Employment center were derived from NC Department of Commerce's list of 25 largest employers and local knowledge regarding employment centers with a large presence or high impact activities such as many large trucks or challenging transportation patterns, etc.

##### LAND OWNERSHIP

*Weighted based on the idea that publicly owned land presents a greater opportunity for greenway easements, parking areas, trailheads, etc.*

County or City Owned Park:	Y=4 N=0
County Owned Lands:	Y=3 N=0
City Owned Lands:	Y=3 N=0
State-owned Lands:	Y=2 N=0 (none present)
Other Public Owned Lands:	Y=2 N=0 (e.g. Haywood Community College)

##### PROXIMITY TO AMENITIES

*Weighted based on the idea that greenways should connect existing resources.*

Park within 0.25 mile	Y=4
Adjacent School/Library (within 500 ft):	Y=1
Adjacent Church (within 500 ft):	Y=1
Adjacent Hotel/Motel or Cultural Site (within 500 ft):	Y=1 (none present)
Adjacent Existing Park (within 500 ft):	Y=1
Adjacent Recreation Center (within 500 ft):	Y=1
Adjacent Existing Greenway (withing 500 ft):	Y=1
Adjacent Green St or Boulevard:	Y=1 (none present)
Adjacent Bike Lane/Facility (within 500 ft):	Y=1

##### ZONING & FUTURE LAND USE

*Weighted based on the idea the greenways should be easily accessible to residential and mixed use areas.*

Future Residential - Waynesville Residential Zoning:	Y=2 N=0
Future Mixed-Use - Waynesville Mixed Use Zoning:	Y=1 N=0

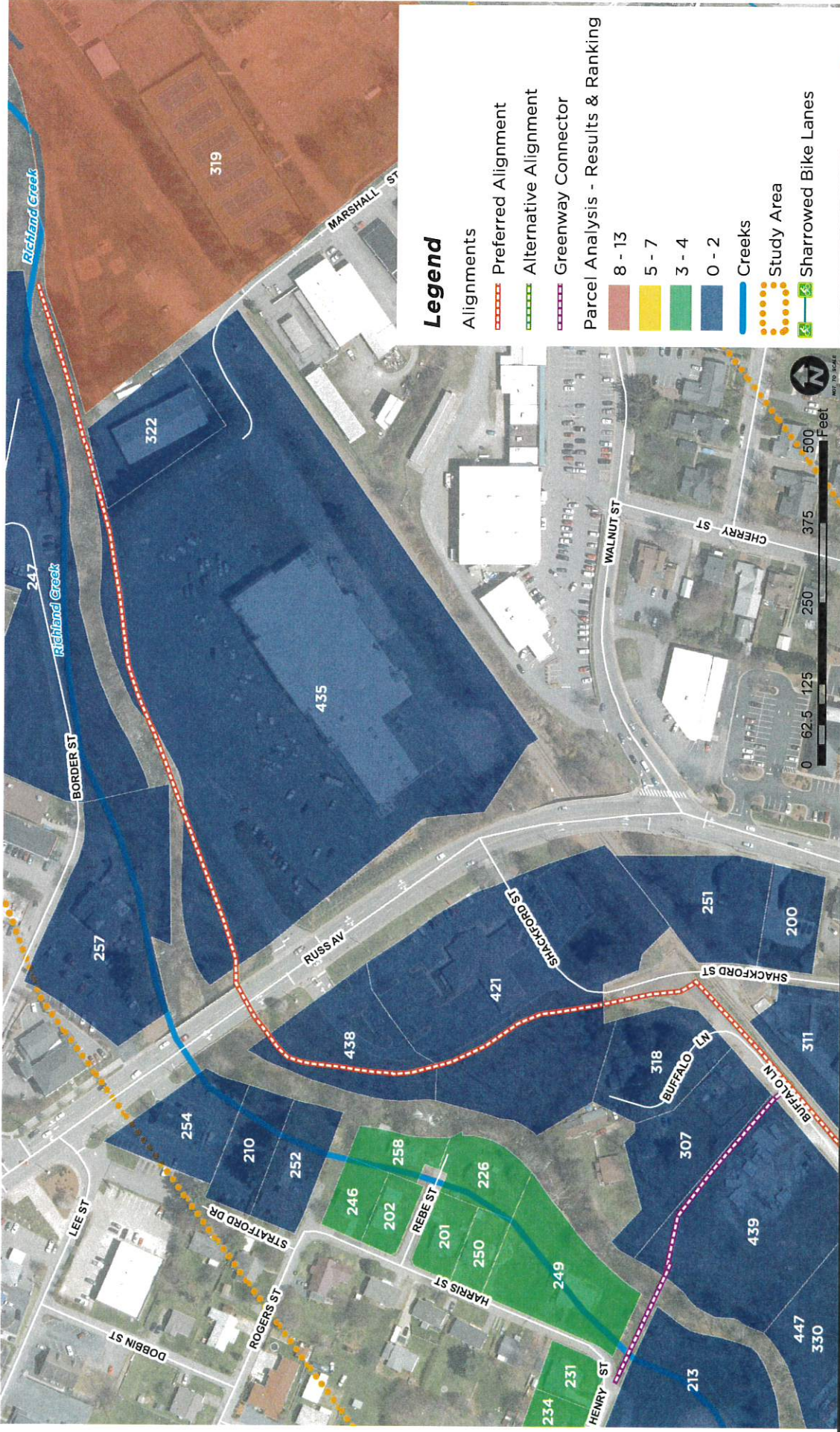
*Note: This field should be updated when Waynesville adopts a new Future Land Use Map.*

##### WILLING PROPERTY OWNER

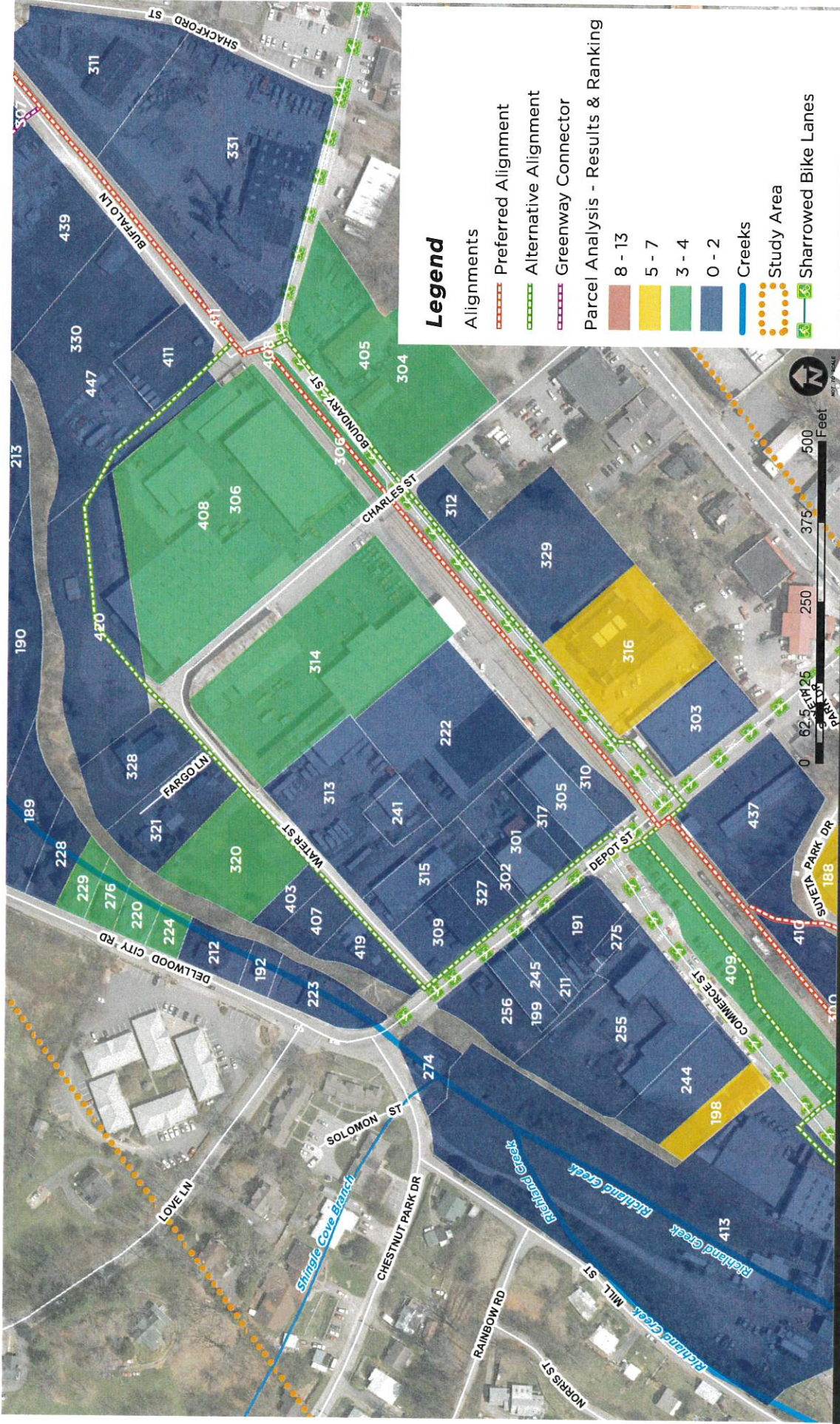
*Weighted based in the idea that parcels owned by known property owners amenable to greenway development present greater opportunity.*

Amenable Property Owner:	Y=3 N=0
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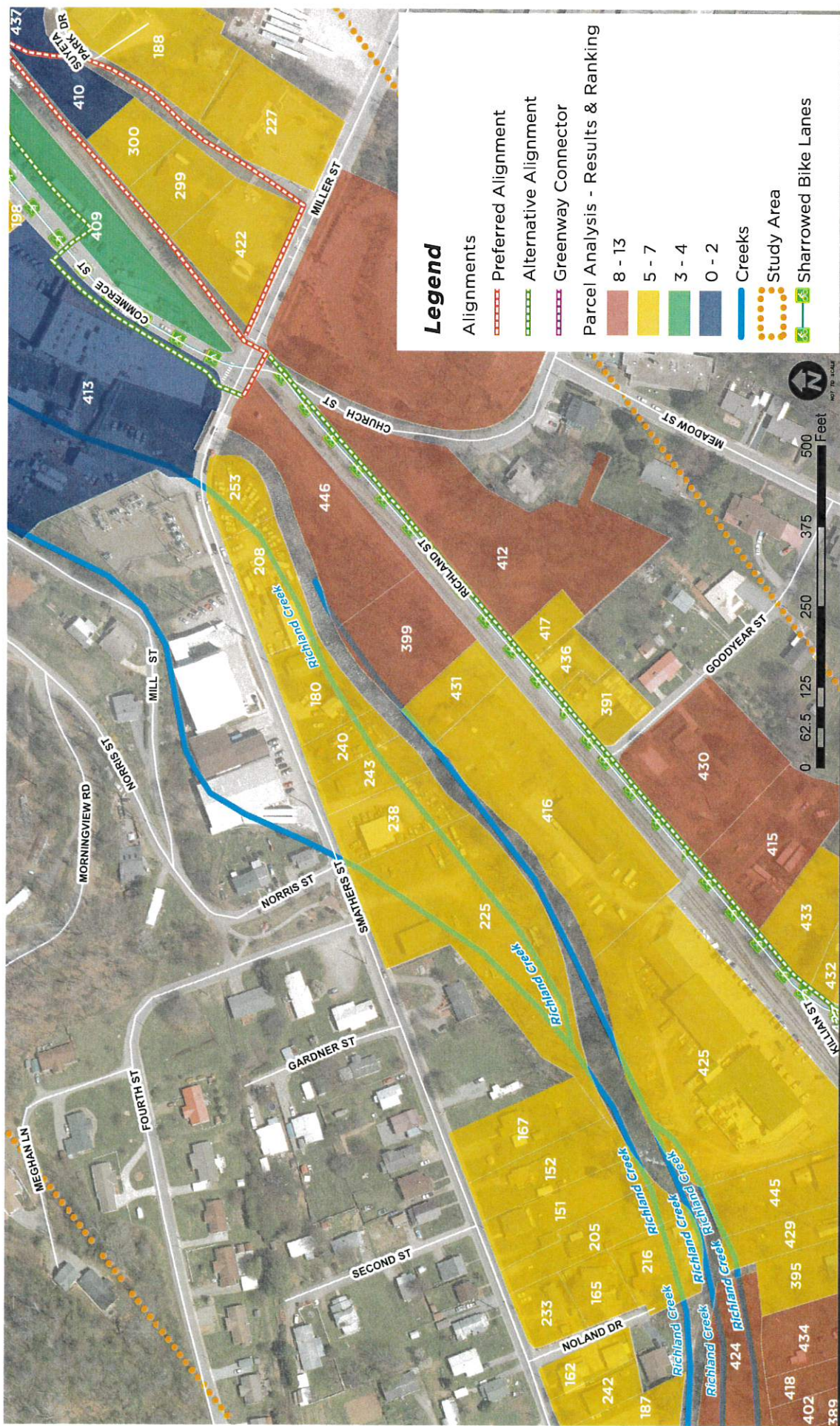




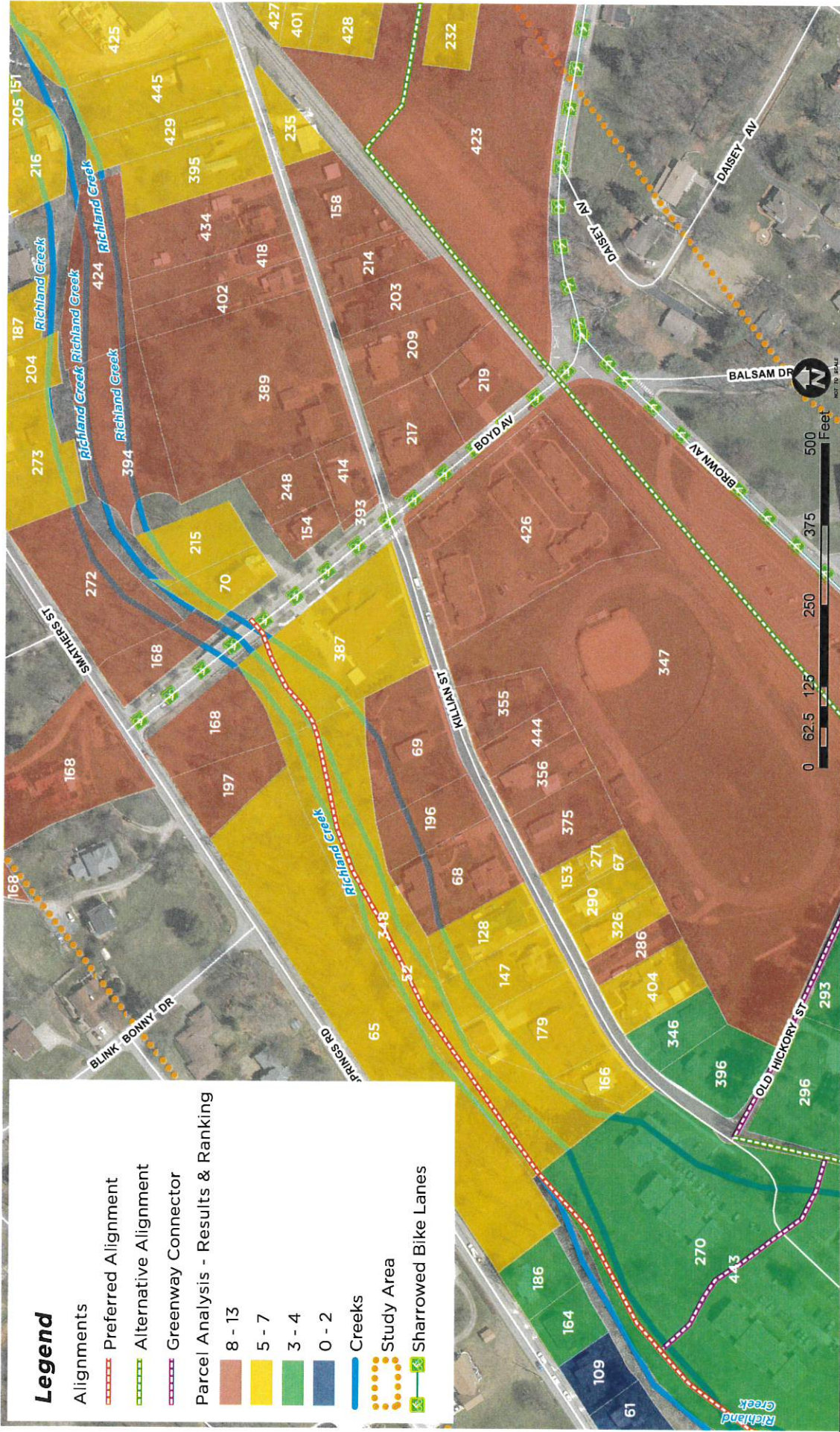












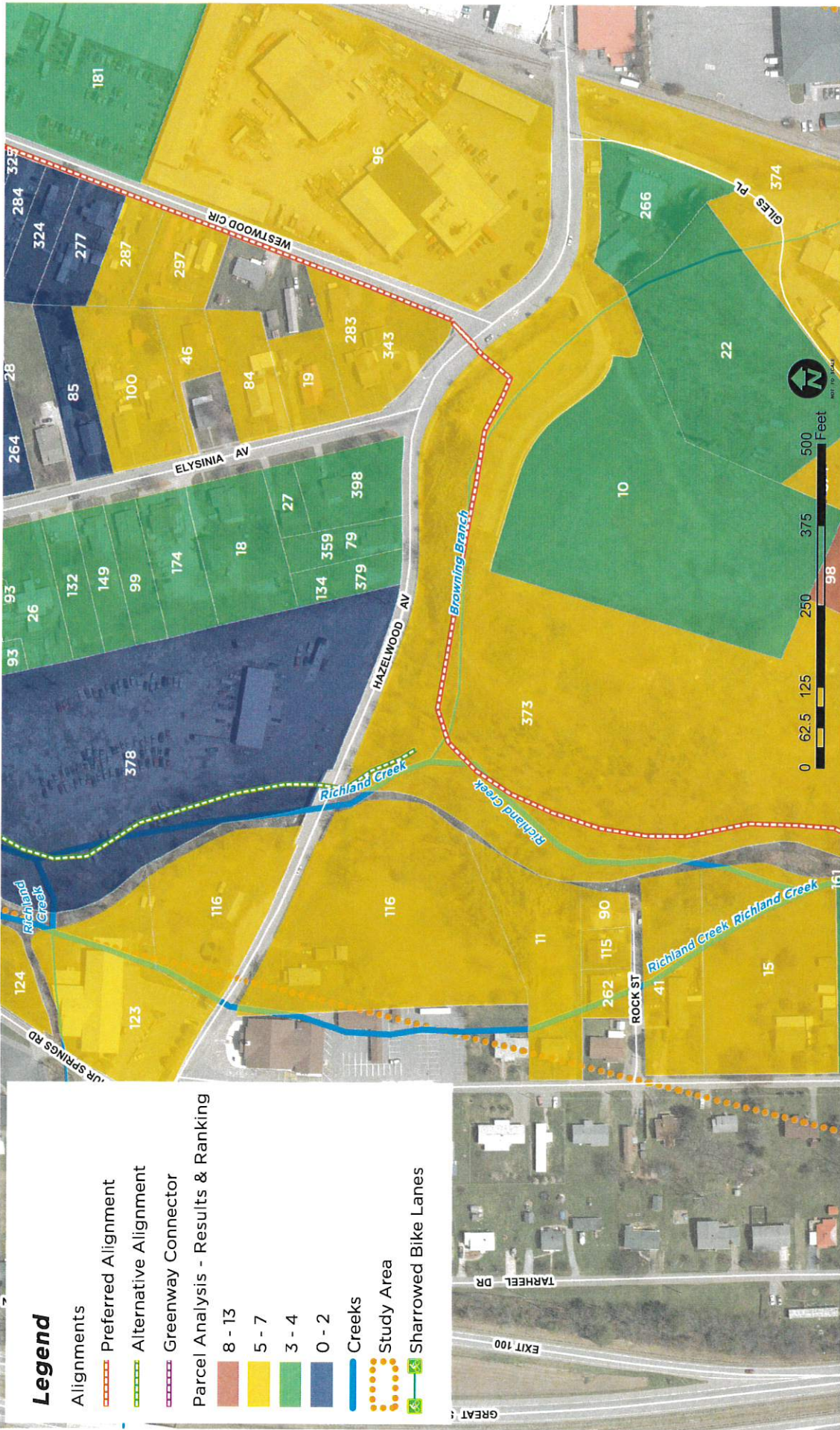




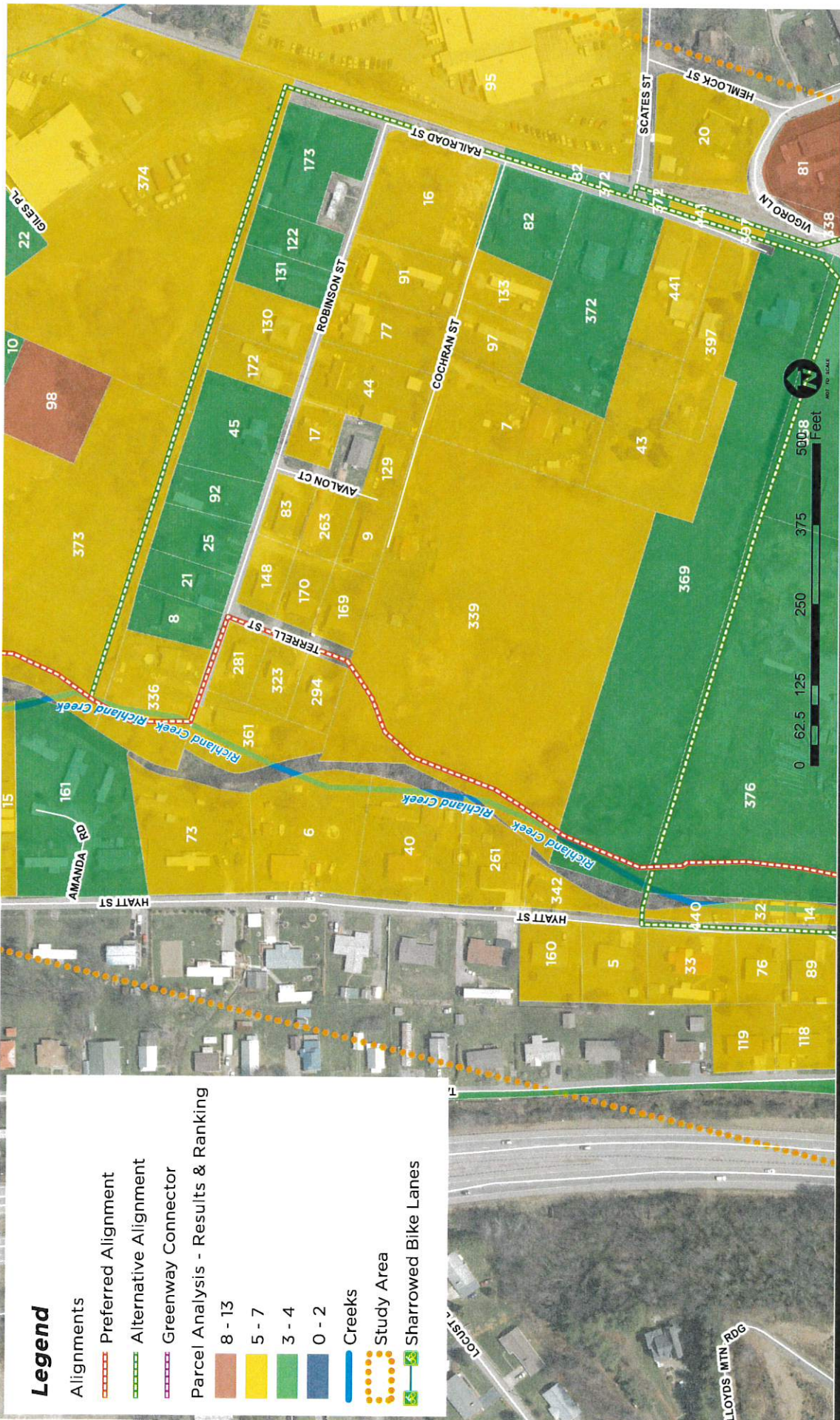




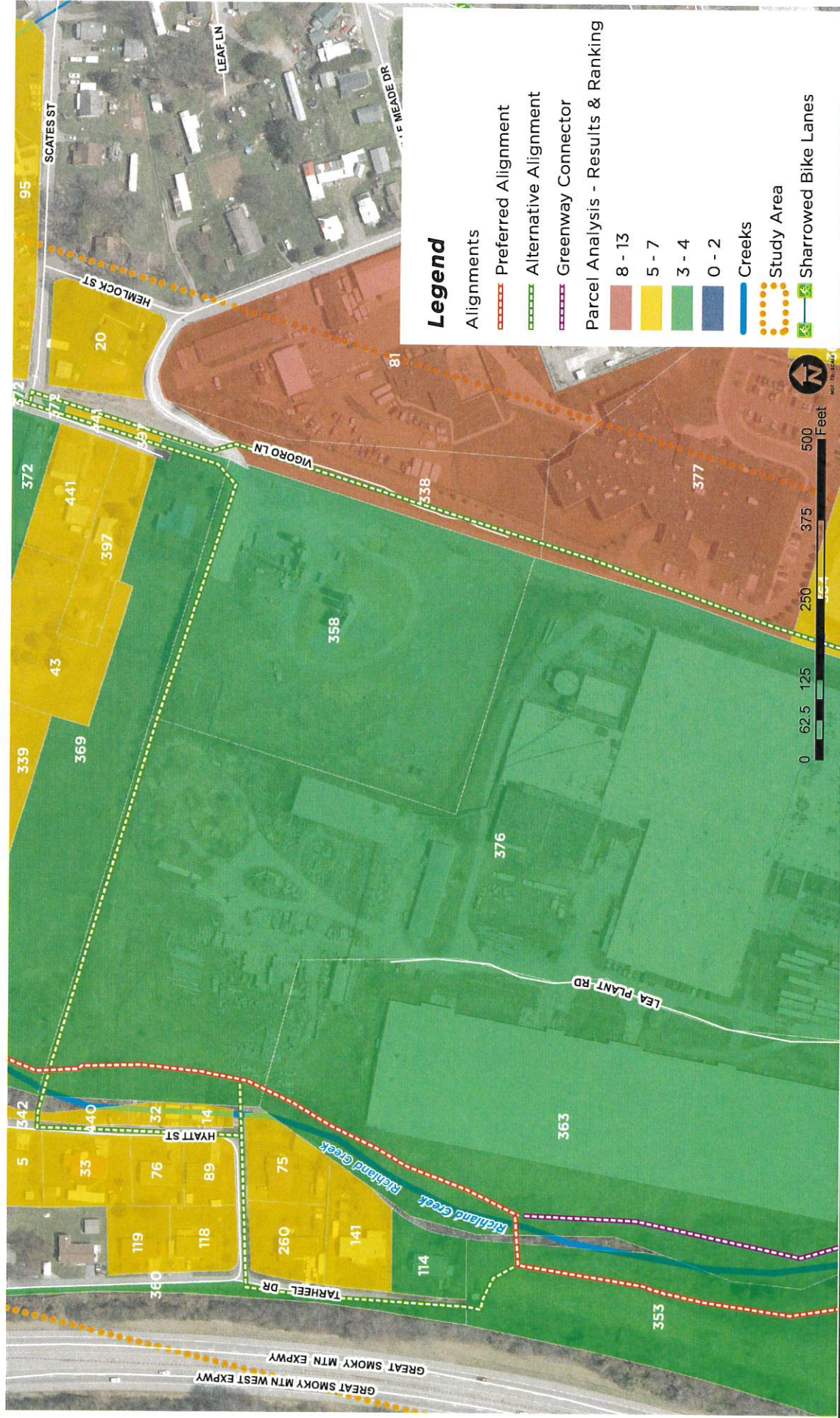




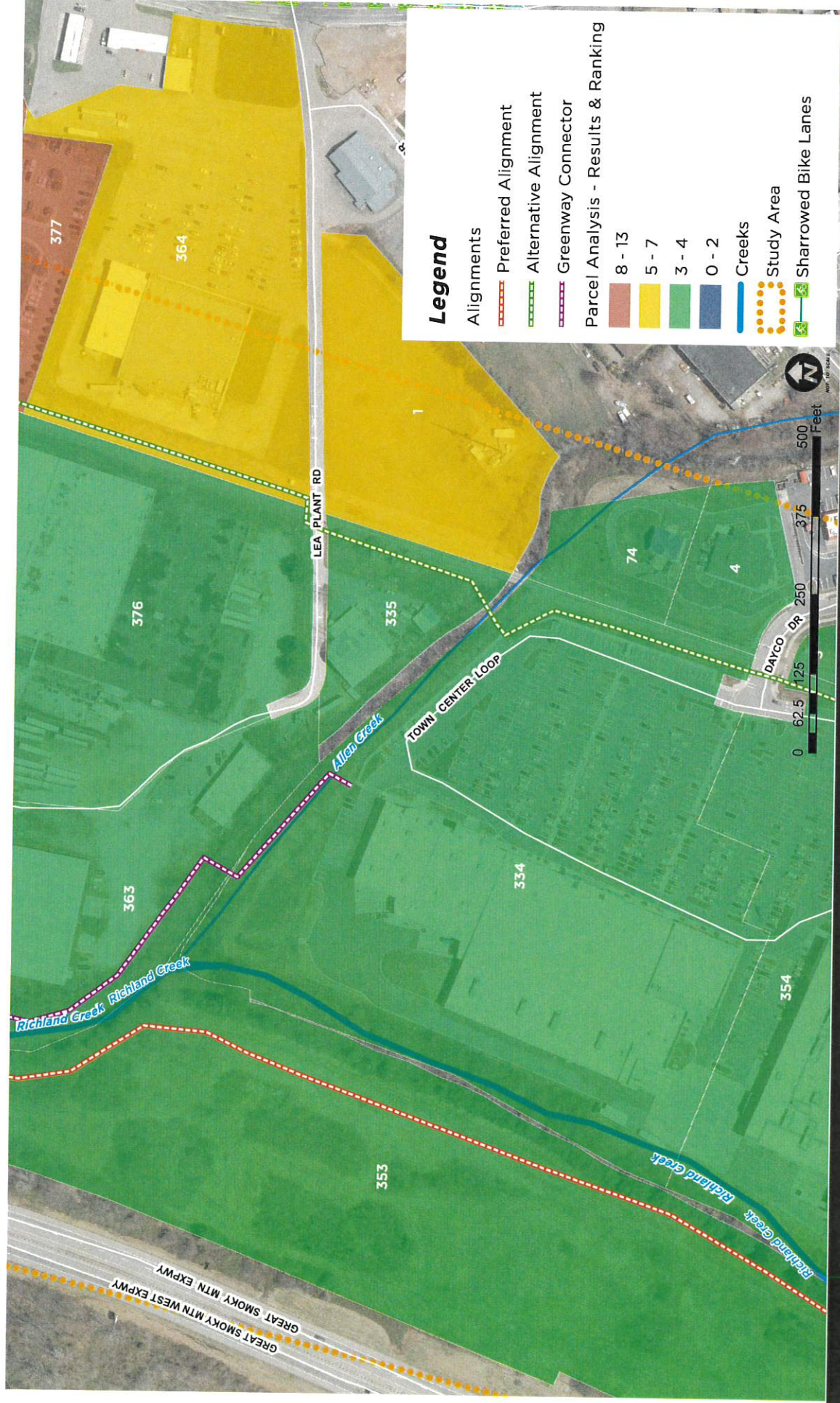




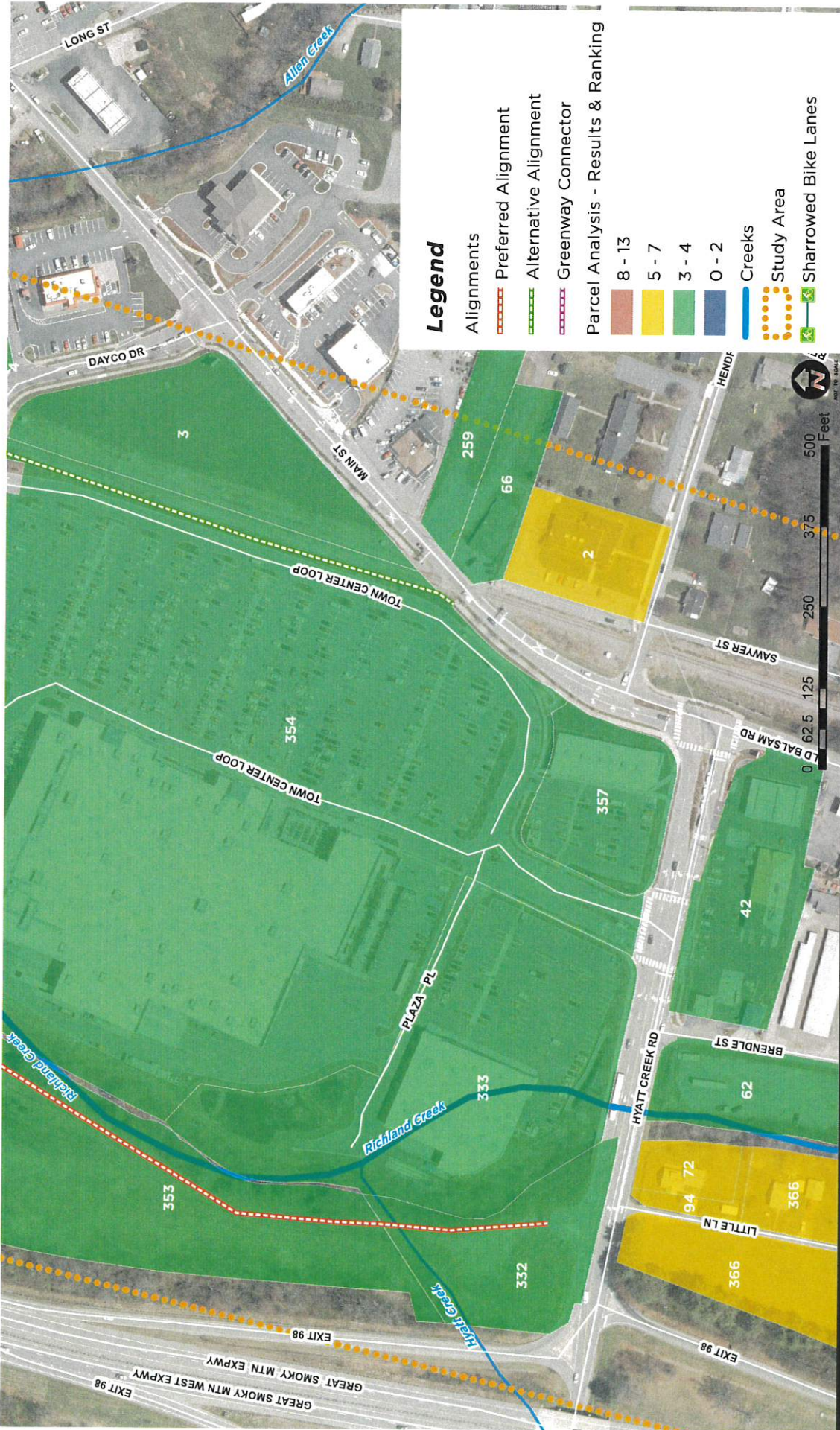




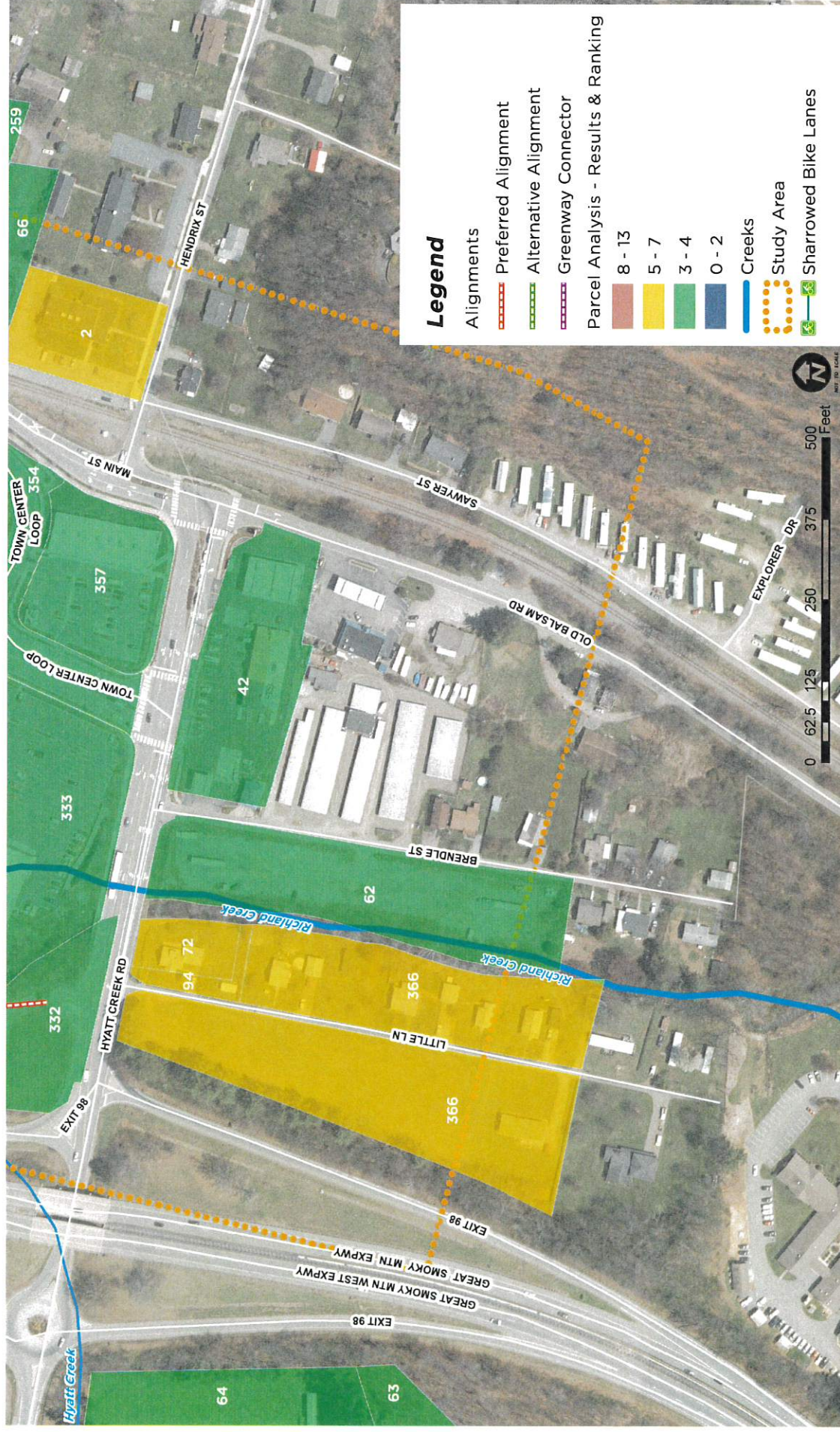














# APPENDIX B - PARCEL ANALYSIS TABLE (BY PROPERTY ID)

PROPERTY ID	PIN	OWNER	OWNER (2)	OWNER ADDRESS		OWNER CITY, STATE, ZIP CODE	PROPERTY AREA (Acres)	PROPERTY ADDRESS	PARCEL ANALYSIS SCORE
1	8604-79-3679	LEWIS, BETTY FELMET		2407 SPRINGWOOD DR		GREENSBORO, NC 27403	2.88	71 LEA PLANT RD	5
2	8604-68-8108	TRUSTEES OF HAYWOOD COMMUNITY		135 FREELANDER DR	HCC	CLYDE, NC 28721	0.81	23 HENDRIX ST	6
3	8604-78-0853	HIDDEN MOUNTAIN PROPERTIES LLC		63 DOGWOOD RISE TER		WAYNESVILLE, NC 28785	1.99	TOWN CENTER LOOP	4
4	8604-79-2213	ALCOHOLIC BEVERAGE CONTROL BOAR		52 DAYCO DR	PUBLIC	WAYNESVILLE, NC 28786	0.39	52 DAYCO DR	4
5	8605-61-6601	MILLER, JAMES ROBERT SR		270 HYATT ST		WAYNESVILLE, NC 28786	0.29	370 HYATT ST	6
6	8605-62-7032	RUIZ, LUZ MARIA	CAMACHO, JUAN	275 HYATT ST		WAYNESVILLE, NC 28786	0.73	275 HYATT ST	6
7	8605-71-4744	HIGGINS, FREIDA J/LT	HIGGINS, FREIDA J	PO BOX 92		HAZELWOOD, NC 28738-0002	0.75	63 COCHRAN ST	6
8	8605-72-1361	MARTINEZ, ELIZABETH A		154 ROBINSON ST		WAYNESVILLE, NC 28786	0.2139	154 ROBINSON ST	4
9	8605-72-2071	BURGIN, CHARLES HURST/TR	CHARLES HURST BURGIN REV TRUST	120 HY-VU DR		WAYNESVILLE, NC 28786	0.1647	28 AVALON CT	6
10	8605-72-5769	TOLAR, GLENN M		363 BRUNSWICK DR		WAYNESVILLE, NC 28786	3.501	MOAIC PL	4
11	8605-62-8979	EDWARDS, PEARL C HEIRS	MESSER, PEARL MADELINE HEIRS	127 BERRY CREEK DR		FLAT ROCK, NC 28731-6531	0.8056	111 HYATT ST	5
12	8605-74-4388	GREER, DOUGLAS E	GREER, MARTHA H	209 ELYSINIA AVE		WAYNESVILLE, NC 28786	1.99	200 ELYSINIA AVE	2
13	8605-74-8819	ALBURY, DEBORA W	WILEY, GARY D	C/O G W WILEY	214 HAZELWOOD AVE	WAYNESVILLE, NC 28786	0.6461	1331 SULPHUR SPRINGS RD	2
14	8605-61-6390	MILLER, WILLIAM R		430 HYATT ST		WAYNESVILLE, NC 28786	0.0605	HYATT ST	6
15	8605-62-6665	SONAGERE, SANDRA J	BROWN, BETH D	181 HYATT ST		WAYNESVILLE, NC 28786	1.502	161 HYATT ST	6
16	8605-71-7835	HIGGINS, ELLIS	TROUTMAN, KENNETH EARL HEIRS	16 FRISBEE RD		LEICESTER, NC 28743	0.692	16 RAILROAD ST	6
17	8605-72-4038	BURGIN, SHARON W/TR	SHARON W BURGIN REV TRUST	120 HY-VU DR		WAYNESVILLE, NC 28786	0.1504	89 ROBINSON ST	6
18	8605-73-4442	BURGIN, JOHN H/TR	WILLIAM P BURGIN FAMILY TRUST	209 FOREST VIEW DR		WAYNESVILLE, NC 28786	0.6168	65 ELYSINIA AVE	6
19	8605-73-7342	MARTIN, JAMES S		9125 BAYBERRY DR		CUMMING, GA 30040	0.31	32 ELYSINIA AVE	6
20	8605-71-8498	HARRIS, BEVERLY S		287 HEMLOCK ST		WAYNESVILLE, NC 28786	0.56	287 HEMLOCK ST	6
21	8605-72-2217	RONDEAU, KATHY		142 ROBINSON ST		WAYNESVILLE, NC 28786	0.1552	142 ROBINSON ST	4
22	8605-72-8619	PREMIER MAGNESIA A DELAWARE LLC		PO BOX 370		WAYNESVILLE, NC 28786	1.94	GILES PL	4
23	8605-65-2899	MEYER, TOMMY J	DEWITT, PATRICIA L	1119 SULPHUR SPRINGS RD		WAYNESVILLE, NC 28786	0.312	1119 SULPHUR SPRINGS RD	3
24	8605-86-4124	HAYWOOD CHAPTER OF UNITED DAUGHTERS		C/O AILEEN EZELL	NP	CANTON, NC 28716	0.06	SULPHUR SPRINGS RD	2
25	8605-72-2274	L2 INVESTMENTS INC		3307 EAST YACHT DR		OAK ISLAND, NC 28465	0.25	130 ROBINSON ST	4
26	8605-73-4749	BLANTON, STEPHEN LLOYD	OWENS, ROBYN BLANTON	115 ELYSINIA AVE		WAYNESVILLE, NC 28786	0.474	125 ELYSINIA AVE	4
27	8605-73-6401	SCATES, JOHN (HEIRS)		C/O GREGORY B CULLEN	49 ELYSINIA AVE	HAZELWOOD, NC 28738	0.1306	49 ELYSINIA AVE	4
28	8605-73-8528	LIFE CHURCH OF WAYNESVILLE INC		601 WESTWOOD CIR	CH	WAYNESVILLE, NC 28786	0.222	OFF WESTWOOD CIR	2
29	8605-74-6124	HAMPTON, WANDA/LT	HAMPTON, ROGER WILLIAM	596 WESTWOOD CIR		WAYNESVILLE, NC 28786	0.3083	596 WESTWOOD CIR	2
30	8605-74-7176	BOLIN, RONALD DALE		579 WESTWOOD CIR		WAYNESVILLE, NC 28786-1991	0.2738	579 WESTWOOD CIR	2
31	8605-74-9453	MOORE, JESSE G	MOORE, MARGARET	511 WESTWOOD CIRCLE		WAYNESVILLE, NC 28786	0.3358	511 WESTWOOD CIR	2
32	8605-61-6398	NELSON, SANDRA D		412 HYATT ST		WAYNESVILLE, NC 28786	0.06	HYATT ST	6
33	8605-61-6500	FISHER, ROBERT L	FISHER, DORIS	306 HYATT ST		WAYNESVILLE, NC 28786	0.3858	306 HYATT ST	6
34	8605-34-3614	ROBINSON, MARY ANN		299 WESTWOOD CIR		WAYNESVILLE, NC 28786	0.1996	299 WESTWOOD CIR	3
35	8605-84-5745	BEST, VICKI MEDFORD		953 JONATHAN CREEK RD	APT D	WAYNESVILLE, NC 28785	0.2488	330 WESTWOOD CIR	4
36	8605-86-3077	TRULL, DONALD	TRULL, JOYCE A	1083 SULPHUR SPRINGS RD		WAYNESVILLE, NC 28786	0.427	1083 SULPHUR SPRINGS RD	2
37	8605-74-6279	HARGROVE, NINA MYERS	HARGROVE, JAMES CHARLES	101 SKYVIEW DR		WAYNESVILLE, NC 28786	0.5	560 WESTWOOD CIR	2
38	8605-75-9248	CULLEN, JAMES M	CULLEN, ANITA B	1255 SULPHUR SPRINGS RD		WAYNESVILLE, NC 28786	0.7063	1255 SULPHUR SPRINGS RD	4
39	8604-47-3885	SWIFT, LAINE PREVOST	SWIFT, DANIEL KILLIAN/TR	370 HYATT CREEK RD		WAYNESVILLE, NC 28786	15.67	HYATT CREEK RD	4
40	8605-61-7970	RICH, WILLIAM H/LT	RICH, EVA MAE/LT	309 HYATT ST		WAYNESVILLE, NC 28786	0.6226	311 HYATT ST	6
41	8605-62-8759	GRICE, PEGGY ANN CASE	GRICE, RAYNOS FRANCIS	155 HYATT ST		WAYNESVILLE, NC 28786	0.658	155 HYATT ST	6
42	8604-67-3943	BLEVINS, DAVID C		130 WHISPERING PINES DR		WAYNESVILLE, NC 28786	1.52	16 HYATT CREEK RD	4
43	8605-71-3565	WINCHESTER, NORMA	WINCHESTER, TONY	120 RAILROAD ST		WAYNESVILLE, NC 28786	0.82	116 RAILROAD ST	6
44	8605-71-5918	CALDWELL, ERNEST G	CALDWELL, JANICE P	67 ROBINSON ST		WAYNESVILLE, NC 28786	0.4287	67 ROBINSON ST	6
45	8605-72-4139	MARTIN REALTY INVESTMENTS LLC		PO BOX 1428		WAYNESVILLE, NC 28786	0.4761	100 ROBINSON ST	4
46	8605-73-8536	BARNABAS HOLDINGS LLC		PO BOX 476		WAYNESVILLE, NC 28786	0.2469	58 ELYSINIA AVE	6
47	8605-73-9963	RUSSELL, MARY P/EXR	PARKINS, GERALDINE/EXR	74 SIXTH ST		WAYNESVILLE, NC 28786	0.295	149 WESTWOOD CIR	2
48	8605-74-9534	HARGROVE, NINA MYERS	HARGROVE, JAMES CHARLES	101 SKYVIEW DR		WAYNESVILLE, NC 28786	0.24	486 WESTWOOD CIR	4
49	8605-84-1762	SNYDER, RAY O/LT	SNYDER, MICHAEL RAY	453 WESTWOOD CIR		WAYNESVILLE, NC 28786	0.197	453 WESTWOOD CIR	4
50	8605-34-2802	NELSON, SANDRA D		412 HYATT ST		WAYNESVILLE, NC 28786	0.1881	433 WESTWOOD CIR	4
51	8605-85-0319	SPEED, EDDIE M	SPEED, SHIRLEY SUE	1235 SULPHUR SPRINGS RD		WAYNESVILLE, NC 28786	1.049	1221 SULPHUR SPRINGS RD	4
52	8605-96-4742	QUEEN, LOIS P	QUEEN, JAMES RICHARD JR	2130 DELLWOOD RD		WAYNESVILLE, NC 28786	1.701	OFF BOYD AVE	6
53	8605-84-1787	CHAMPION CREDIT UNION		PO BOX 1389		CANTON, NC 28716	0.1981	443 WESTWOOD CIR	4
54	8605-64-2680	CABE, SIMONE ARLETTE/EXR		45 LEAF LN		CLYDE, NC 28721	0.2033	289 WESTWOOD CIR	3
55	8605-84-4916	ANDERS, WILLIAM E	ANDERS, BARBARA W	PO BOX 765		HAZELWOOD, NC 28738	0.0576	KILLIAN ST	4
56	8605-84-0840	BLANTON, ROBERT	BLANTON, PATRICIA	458 WESTWOOD CIR		WAYNESVILLE, NC 28786	0.37	458 WESTWOOD CIR	4
57	8605-86-5288	LEDFORD, PATRICIA/LT	LEDFORD, MARK ROBERT	1021 SULPHUR SPRINGS RD		WAYNESVILLE, NC 28786	0.2389	1021 SULPHUR SPRINGS RD	2
58	8605-84-4963	MIGLIARINI, PHILLIP J		160 LITTLE LN		WAYNESVILLE, NC 28786	0.0398	OFF KILLIAN ST	3
59	8605-85-1746	SIMONS, MARY CATHERINE		1157 SULPHUR SPRINGS RD		WAYNESVILLE, NC 28786	0.31	1157 SULPHUR SPRINGS RD	3
60	8605-85-3630	WAYNESVILLE TOWN OF		PO BOX C 100	TOWN	WAYNESVILLE, NC 28786	1.124	OFF KILLIAN ST	9
61	8605-86-6386	MCCALL, RAY R	MCCALL, BOBBIE JUNE	997 SULPHUR SPRINGS RD		WAYNESVILLE, NC 28786	0.3681	997 SULPHUR SPRINGS RD	2
62	8604-57-9764	HAYWOOD ADVANCEMENT FOUNDATION INC		144 INDUSTRIAL PARK DR	NP	WAYNESVILLE, NC 28786	1.9541	116 BRENDEL ST	4
63	8604-47-3645	MIGLIARINI, JEAN MARIE	MIGLIARINI, PHILLIP JOSEPH	C/O PHILLIP J MIGLIARINI	65 LITTLE LN	WAYNESVILLE, NC 28786	10.8	123 LITTLE ACRES RD	4
64	8604-57-2919	MIGLIARINI, PHILLIP J		160 LITTLE LN		WAYNESVILLE, NC 28786	1.142	83 LITTLE ACRES RD	4
65	8605-96-3706	COFFEY, JOHN L		C/O KRISTIN WEST	30 CAROLINA AVE	WAYNESVILLE, NC 28786	1.9236	SULPHUR SPRINGS RD	6
66	8604-69-9377	MULL, KENNETH R	MULL, RICHARD G	2145 S MAIN ST		WAYNESVILLE, NC 28786	0.578	2145 S MAIN ST	4
67	8605-96-5460	WEFEL, DEAN A		PO BOX 8392		NORFOLK, VA 23505-0392	0.025	311 KILLIAN ST	7
68	8605-96-5655	HANNAH, DAVID L	HANNAH, BARBARA J	106 HILLTOP RD		CLYDE, NC 28721	0.451	286 KILLIAN ST	8
69	8605-96-7732	LEATHERWOOD, PHILLIP ALLAN	LEATHERWOOD, SONI ELIZABETH	C/O LEE LEATHERWOOD	248 KILLIAN ST	WAYNESVILLE, NC 28786	0.5876	248 KILLIAN ST	8
70	8605-97-9060	MILLER, RENEE BOSTIC		PO BOX 1317		WAYNESVILLE, NC 28786-1317	0.182	468 BOYD AVE	6
71	8604-58-1861	WAYNESVILLE AUTOMOTIVE PROPERTY		550 BILTMORE WAY	SUITE 1110	CORAL GABLES, FL 33134	4.058	280 HYATT CREEK RD	4
72	8604-58-9037	MIGLIARINI, BETTY LITTLE/LT	MIGLIARINI, PHILLIP JOSEPH	19 LITTLE LN		WAYNESVILLE, NC 28786	0.3662	19 LITTLE LN	6
73	8605-62-7274	ROBINSON, TIMOTHY JOSEPH		4302 CARLOS CT		POWDER SPRINGS, GA 30127	0.5749	245 HYATT ST	6
74	8604-79-2422	OH INVESTIENTS OF MACON CO INC		3488 BRYSON CITY RD		FRANKLIN, NC 28734	0.92	56 DAYCO DR	4
75	8605-61-6127	OWEN, BARBARA A		445 HYATT ST		WAYNESVILLE, NC 28786	0.3742	445 HYATT ST	6
76	8605-61-6307	NELSON, SANDRA D		412 HYATT ST		WAYNESVILLE, NC 28786	0.1965	412 HYATT ST	6
77	8605-72-6001	BROWNING, BIDA		596 KUDZU LOOP		WAYNESVILLE, NC 28786	0.37	49 ROBINSON ST	6
78	8605-73-4904	BLANTON, STEPHEN LLOYD	OWENS, ROBYN BLANTON	115 ELYSINIA AVE		WAYNESVILLE, NC 28786	0.494	143 ELYSINIA AVE	0
79	8605-73-5229	STEARNS, BOBBY RAY		38 SEAY RD		CANDLER, NC 28715	0.2263	658 HAZELWOOD AVE	4

See Parcel Analysis Maps for Property ID



# APPENDIX B - PARCEL ANALYSIS TABLE (BY PROPERTY ID)

PROP. ERTY ID	PIN	OWNER	OWNER (2)	OWNER ADDRESS		OWNER CITY, STATE, ZIP CODE	PROPERTY AREA (Acres)	PROPERTY ADDRESS	PARCEL ANALYSIS SCORE
80	8605-74-9136	BOLIN, WAYNE A		486 OXNER COVE RD		WAYNESVILLE, NC 28788	0.34	OFF WESTWOOD CIR	2
81	8605-70-3918	HAYWOOD COUNTY		HAYWOOD COUNTY COURTHOUSE	COUNTY	WAYNESVILLE, NC 28786	3.9223	201 HEMLOCK ST	10
82	8605-71-7764	MCGOVERN, BRUCE		59 PINE DR		WAYNESVILLE, NC 287864233	0.55	56 RAILROAD ST	4
83	8605-72-3112	BURGIN, CHARLES HURST/TR	CHARLES HURST BURGIN REV TRUST	120 HY-VU DR		WAYNESVILLE, NC 28786	0.1639	8 AVALON CT	6
84	8605-73-7487	BORTLE, DAVID V		77 JOHNSON HILL DR		WAYNESVILLE, NC 28786	0.376	42 ELYSINIA AVE	6
85	8605-73-7765	SIMS, REBECCA LOUISE		96 ELYSINIA AVE		WAYNESVILLE, NC 28786	0.3763	96 ELYSINIA AVE	2
86	8605-74-1259	SMITH, ALTHA P		443 BALSAM RIDGE RD		WAYNESVILLE, NC 28786	0.767	1471 SULPHUR SPRINGS RD	0
87	8605-74-7519	SCHONFELD, JULIE	BAKER, MICHAEL RICHARD	C/O JULIE SCHONFELD	526 HUDSON ST	REDWOOD CITY, CA 94062	0.381	509 GEORGIA AVE	2
88	8605-75-5084	EQUITY TRUST CO/CUST	ROGER D KING IRA	1807 MURRAY RD		CANTON, NC 28716	0.196	1315 SULPHUR SPRINGS RD	4
89	8605-61-5209	MILLER, WILLIAM ROBERT		430 HYATT ST		WAYNESVILLE, NC 28786	0.1864	430 HYATT ST	6
90	8605-62-9659	FRADY, ROBERT G		PO BOX 1175		WHITTIER, NC 28789	0.145	ROCK ST	6
91	8605-71-6977	GOODSON, CHARLES	GOODSON, BARBARA	31 ROBINSON ST		WAYNESVILLE, NC 28786	0.38	31 ROBINSON ST	6
92	8605-72-3232	JENKINS, MEDFORD		59 GRAPELEAF DR		WAYNESVILLE, NC 28786	0.2119	114 ROBINSON ST	4
93	8605-73-3865	BLANTON, STEPHEN LLOYD	OWENS, ROBYN BLANTON	115 ELYSINIA AVE		WAYNESVILLE, NC 28786	0.291	15 LAB LN	4
94	8604-58-8062	BRADLEY, BETTY L/LT	MIGLIARINI, PHILLIP JOSEPH	19 LITTLE LN		WAYNESVILLE, NC 28786	0.1519	LITTLE LN	6
95	8605-81-0728	HAYWOOD VOCATIONAL OPPORTUNITIES INC		PO BOX 7	NP	HAZELWOOD, NC 28738	5.1164	56 SCATES ST	7
96	8605-83-0282	RICHLAND BUSINESS PARK		329 COUNTRY CLUB DR		WAYNESVILLE, NC 28786	5.18	548 HAZELWOOD AVE	5
97	8605-71-5880	MCGOVERN, BRUCE		59 PINE DR		WAYNESVILLE, NC 287864233	0.25	COCHRAN ST	6
98	8605-72-4478	WAYNESVILLE TOWN OF		PO BOX C 100	TOWN	WAYNESVILLE, NC 28786	0.5	OFF MOSAIC PL	9
99	8605-73-4694	HALL, VINCENT PALMER		56 RAVENCROFT LN		ASHEVILLE, NC 28803	0.2753	91 ELYSINIA AVE	4
100	8605-73-6599	JONES, WALLACE J		88 ELYSINIA AVE		WAYNESVILLE, NC 28786	0.7105	88 ELYSINIA AVE	6
101	8605-85-2852	LEDFORD, NEAL D JR	JONES, MARGARET ANN	C/O MARGARET JONES	1125 SULPHUR SPRINGS RD	WAYNESVILLE, NC 28786	0.4841	1125 SULPHUR SPRINGS RD	3
102	8605-86-4159	HENRY, HELEN K		192 TIMOTHY LN		WAYNESVILLE, NC 28786	0.24	1049 SULPHUR SPRINGS RD	2
103	8605-84-0875	MANCILLA, JACQUELINE PENALOZA	SANCHEZ, CARLOS ESQUIVEL	442 WESTWOOD CIR		WAYNESVILLE, NC 28786	0.3442	WESTWOOD CIR	4
104	8605-84-2898	NELSON, SANDRA D		412 HYATT ST		WAYNESVILLE, NC 28786	0.236	419 WESTWOOD CIR	4
105	8605-84-5690	BOYER, VIRGINIA B	BOYER, RICHARD LEWIS	724 SMATHERS ST		WAYNESVILLE, NC 28786	0.7492	298 WESTWOOD CIR	4
106	8605-74-0007	WESTLAND, PARTNERSHIP		PO BOX 157		HAZELWOOD, NC 28738-0157	0.7582	1521 SULPHUR SPRINGS RD	1
107	8605-74-8256	SAUNDERS, GARLAND A	SETZER, WILMA A	63 WESTWOOD CIR		WAYNESVILLE, NC 28786	0.26	561 WESTWOOD CIR	2
108	8605-85-0571	ANGLIN, THOMAS P	ANGLIN, RITA J	PO BOX 573		PAINTER, VA 23420-0573	0.7	1197 SULPHUR SPRINGS RD	4
109	8605-96-7483	MCCARTER, OSCAR	MCCARTER, CAROLYN M	967 SULPHUR SPRINGS RD		WAYNESVILLE, NC 28786	0.193	967 SULPHUR SPRINGS RD	2
110	8605-84-5081	RAY, JANET MAXINE		13 BRANKRIS DR		WAYNESVILLE, NC 28786	0.1874	13 BRANKRIS DR	4
111	8605-85-0474	ANGLIN, THOMAS P	ANGLIN, RITA J	PO BOX 573		PAINTER, VA 23420-0573	0.092	SULPHUR SPRINGS RD	4
112	8605-95-0676	TATE, LENA		C/O JERRY TATE	844 APPLE CREEK RD	WAYNESVILLE, NC 28786	0.2684	1179 SULPHUR SPRINGS RD	4
113	8605-96-3041	STILES, DANIEL P	EMRICH-STILES, MARTHA L	60 MONTE VISTA DR		WAYNESVILLE, NC 28786	0.231	1095 SULPHUR SPRINGS RD	2
114	8605-60-4965	OWENS, BETTY S		485 TARHEEL DR		WAYNESVILLE, NC 28786	0.33	485 TARHEEL DR	4
115	8605-62-8999	FRADY, ROBERT G		PO BOX 1175		WHITTIER, NC 28789	0.1065	114 ROCK ST	6
116	8605-63-8286	HYATT, THOMAS D		PO BOX 101		HAZELWOOD, NC 28738	3.28	783 HAZELWOOD AVE	5
117	8605-63-9976	CALDERA LTO PTNRP		560 HAZELWOOD AVE		WAYNESVILLE, NC 28786	0.38	1553 SULPHUR SPRINGS RD	5
118	8605-61-4299	BECK, JAMES A	BECK, STEVEN DOUGLAS	411 TARHEEL DR		WAYNESVILLE, NC 28786	0.2296	411 TARHEEL DR	6
119	8605-61-4491	ROWLAND, PAUL	WILLIAMS, SAMANTHA	395 TARHEEL DR		WAYNESVILLE, NC 28786	0.228	395 TARHEEL DR	6
120	8605-84-3754	BOLIN, CLIFFORD		PO BOX 592		WAYNESVILLE, NC 28786	0.19	315 WESTWOOD CIR	3
121	8605-35-3925	REGAN, ELLEN KOCH	FINGER, ELLEN K	1103 SULPHUR SPRINGS RD		WAYNESVILLE, NC 28786	0.246	1103 SULPHUR SPRINGS RD	2
122	8605-72-7132	WORSHAM, SARA JEAN		40 ROBINSON ST		WAYNESVILLE, NC 28786	0.22	40 ROBINSON ST	4
123	8605-63-7662	NORTH HAZELWOOD BAPTIST CHURCH		809 HAZELWOOD AV	CH	WAYNESVILLE, NC 28786	1.734	1523 SULPHUR SPRINGS RD	5
124	8605-63-7799	CALDERA LTO PTNRP		560 HAZELWOOD AVE		WAYNESVILLE, NC 28786	0.42	1581 SULPHUR SPRINGS RD	5
125	8605-74-8075	BOLIN, RANDALL L		571 WESTWOOD CIR		WAYNESVILLE, NC 28786	0.49	571 WESTWOOD CIR	2
126	8605-74-9306	GENTRY, DOYLE JACKSON JR		20 SHORT ST		CLYDE, NC 28721	0.1688	537 WESTWOOD CIR	2
127	8605-75-9057	SULPHUR SPRINGS FREWILL BAPTIST CHURCH		1273 SULPHUR SPRINGS RD	CH	WAYNESVILLE, NC 28786	2.348	1273 SULPHUR SPRINGS RD	2
128	8605-96-4660	MILLER, PATRICIA		310 KILLIAN ST		WAYNESVILLE, NC 28786	0.3	310 KILLIAN ST	7
129	8605-71-3997	BURGIN, CHARLES HURST/TR	CHARLES HURST BURGIN REV TRUST	120 HY-VU DR		WAYNESVILLE, NC 28786	0.1554	29 AVALON CT	6
130	8605-72-6106	BROOKS, KENNETH L	BROOKS, VIRGINIA R	62 ROBINSON ST		WAYNESVILLE, NC 28786	0.2448	62 ROBINSON ST	6
131	8605-72-6174	MIGLIARINI, PHILLIP J		160 LITTLE LN		WAYNESVILLE, NC 28786	0.1962	50 ROBINSON ST	4
132	8605-73-4752	BACH 3 ENTERPRISES LLC		235 GREEN DR		WAYNESVILLE, NC 28785	0.268	ELYSINIA AVE	4
133	8605-71-6758	MCGOVERN, BRUCE		59 PINE DR		WAYNESVILLE, NC 287864233	0.25	COCHRAN ST	6
134	8605-73-4361	CLAYTON, CAROLYN BURGIN	OSTROM, MARY BURGIN	C/O CAROLYN CLAYTON	125 BURGIN SPRINGS RD	WAYNESVILLE, NC 28786	0.2358	670 HAZELWOOD AVE	4
135	8605-84-3779	BOLIN, CLIFFORD		PO BOX 592		WAYNESVILLE, NC 28786	0.19	317 WESTWOOD CIR	3
136	8605-84-3993	ANDERS, WILLIAM EUGENE	ANDERS, BARBARA JUNE	PO BOX 765		HAZELWOOD, NC 28738	0.123	380 WESTWOOD CIR	4
137	8605-84-4574	HAMPTON, ROGER W		123 DUCKETT RD		WAYNESVILLE, NC 28786	0.22	292 WESTWOOD CIR	4
138	8605-84-4879	MIGLIARINI, PHILLIP JOSEPH	MIGLIARINI, PHILLIP J	160 LITTLE LN		WAYNESVILLE, NC 28786	0.0988	364 WESTWOOD CIR	3
139	8605-85-2001	SMATHERS, THOMAS A	SMATHERS, TAMMY L	410 WESTWOOD CIR		WAYNESVILLE, NC 28786	0.3404	410 WESTWOOD CIR	4
140	8605-85-7493	WADE, NANCY	TOHLINSON, PRISCILLA G	738 N PARKWOOD RD		DECATUR, GA 30030	14.0329	OFF KILLIAN ST	6
141	8605-61-5015	WARREN, HAROLD DEAN	WARREN, MARIE P	461 TARHEEL DR		WAYNESVILLE, NC 28786	0.4239	461 TARHEEL DR	6
142	8605-74-5712	PARKWAY ELECTRIC & HEATING INC		PO BOX 482		WAYNESVILLE, NC 28786	0.3303	1121 SULPHUR SPRINGS RD	0
143	8605-74-8690	HARGROVE, NINA MYERS	HARGROVE, JAMES CHARLES	101 SKYVIEW DR		WAYNESVILLE, NC 28786	0.32	496 WESTWOOD CIR	2
144	8605-85-3028	WAYNESVILLE TOWN OF		PO BOX C 100	TOWN	WAYNESVILLE, NC 28786	3.2412	350 WESTWOOD CIR	10
145	8605-84-3629	BONO, VICTOR		303 WESTWOOD CIR		WAYNESVILLE, NC 28786	0.187	303 WESTWOOD CIR	3
146	8605-84-5689	SMITH, AUDREY MAE		320 WESTWOOD CIR		WAYNESVILLE, NC 28786	0.3917	320 WESTWOOD CIR	4
147	8605-96-4506	PETTY, JASON	PETTY, MONICA	614 NEW TARLETON WAY		GREER, SC 29650	0.32	324 KILLIAN ST	7
148	8605-72-2106	BURGIN, CHARLES HURST/TR	CHARLES HURST BURGIN REV TRUST	120 HY-VU DR		WAYNESVILLE, NC 28786	0.174	133 ROBINSON ST	6
149	8605-73-4647	BACH 3 ENTERPRISES LLC		235 GREEN DR		WAYNESVILLE, NC 28785	0.268	95 ELYSINIA AVE	4
150	8605-74-3177	FORGA, VIOLA N/TR	FORGA, LANA CHRISTINE, TR	PO BOX 188		HAZELWOOD, NC 28738	1.3505	43 FORGA PLAZA LOOP	0
151	8615-07-7427	BONNER, PAULA RENEE		553 SMATHERS ST		WAYNESVILLE, NC 287863641	0.3851	553 SMATHERS ST	7
152	8615-07-7498	MATHIS, BILLIE GENE		533 SMATHERS ST		WAYNESVILLE, NC 28786	0.3994	533 SMATHERS ST	7
153	8605-96-5437	COMMON AREA OWNERS		PO BOX 8392		NORFOLK, VA 23505-0392	0.123	KILLIAN ST	7
154	8615-06-0888	JONES, NED	JONES, WILLIE JEAN	81 JONES DR		WAYNESVILLE, NC 28786	0.121	456 BOYD AVE	8
155	8605-74-7120	INMAN, VIRGIE MARY		PO BOX 332		HAZELWOOD, NC 28738	0.2514	587 WESTWOOD CIR	2
156	8605-84-1809	PRICE, THELMA RATHBONE		316 BROWNING RD		WAYNESVILLE, NC 28786	0.1967	436 WESTWOOD CIR	4
157	8605-84-2575	ROBINSON, REBECCA JEAN		47 KELLER ST		WAYNESVILLE, NC 28786	0.2126	275 WESTWOOD CIR	3
158	8615-06-5874	SWANGER, COLEMAN	SWANGER, EDWIN COLEMAN	93 KILLIAN ST		WAYNESVILLE, NC 28786	0.3906	93 KILLIAN ST	8
159	8615-06-9585	FORGA, LANA CHRISTINE		PO BOX 773		HAZELWOOD, NC 28738	0.1404	333 RICHLAND ST	8
160	8605-61-5710	RUIZ, LUZ MARIA		275 HYATT ST		WAYNESVILLE, NC 28786	0.2771	356 HYATT ST	6

See Parcel Analysis Maps for Property ID



## APPENDIX B - PARCEL ANALYSIS TABLE (BY PROPERTY ID)

PROP- ERTY ID	PIN	OWNER	OWNER (2)	OWNER ADDRESS		OWNER CITY, STATE, ZIP CODE	PROPERTY AREA (Acres)	PROPERTY ADDRESS	PARCEL ANALYSIS SCORE
161	8605-62-7367	ROBINSON, TIMOTHY JOSEPH		4302 CARLOS CT		POWDER SPRINGS, GA 30127	1.2005	15 AMANDA RD	4
162	8615-07-4464	PARRIS, GALE LINN	PARRIS, ROBERT	591 SMATHERS ST		WAYNESVILLE, NC 28786	0.1759	591 SMATHERS ST	6
163	8615-16-0590	WAYNESVILLE PROPERTIES LLC		PO BOX 11		WAYNESVILLE, NC 28786	0.33	213 BOYD AVE	8
164	8605-36-8457	SINGLETONS INVESTMENTS LLC		55 NEW CLYDE HWY		CANTON, NC 28716	0.2	951 SULPHUR SPRINGS RD	3
165	8615-07-5491	GONZALEZ, JOSE CARMEN RAYA	JUAREZ, CRISTOPHER RAYA	25 NOLAND DR		WAYNESVILLE, NC 28786	0.1951	25 NOLAND DR	6
166	8605-36-2432	FURLONG, DIANA MCCALL	MCCALL, TIMOTHY RAY	997 SULPHUR SPRINGS RD		WAYNESVILLE, NC 28786-4244	0.1654	362 KILLIAN ST	7
167	8615-07-8361	PUTNAM, ROBERT ATKINS	PUTNAM, MARY ETTA	521 SMATHERS ST		WAYNESVILLE, NC 28786	0.432	521 SMATHERS ST	7
168	8605-97-6343	BOYER, RICHARD LEWIS	BOYER, VIRGINIA BERTRAND	724 SMATHERS ST		WAYNESVILLE, NC 28786	2.384	724 SMATHERS ST	8
169	8605-72-1065	BURGIN, CHARLES HURST/TR	CHARLES HURST BURGIN REV TRUST	120 HY-VU DR		WAYNESVILLE, NC 28786	0.1935	29 TERRELL ST	6
170	8605-72-1180	BURGIN, CHARLES HURST/TR	CHARLES HURST BURGIN REV TRUST	120 HY-VU DR		WAYNESVILLE, NC 28786	0.1602	17 TERRELL ST	6
171	8605-74-9227	DAVIS, EDWARD L/TR	IVA LEE DAVIS IRREVOCABLE TRUST	11 ZEMERY LN		WAYNESVILLE, NC 28786	0.2596	WESTWOOD CIR	2
172	8605-72-5147	CAPPS, DEBORAH L		2708 COLLEGE FARM RD		MOORESBORO, NC 28114-9727	0.24	78 ROBINSON ST	6
173	8605-72-8140	GREENE, MICHAEL		2 RAILROAD STREET		WAYNESVILLE, NC 28786	0.4371	2 RAILROAD ST	4
174	8605-73-4566	BURGIN, JOHN H	BURGIN, ANITA H	275 WILDCAT MOUNTAIN RD		WAYNESVILLE, NC 28786	0.3744	79 ELYSINIA AVE	4
175	8605-74-3545	NORMAN, MICHAEL D	NORMAN, ROBERT BRUCE/TR	PO BOX 482		WAYNESVILLE, NC 28786	0.7847	1387 SULPHUR SPRINGS RD	6
176	8605-74-6726	NORMAN, MICHAEL D	NORMAN, ROBERT BRUCE/TR	PO BOX 432		WAYNESVILLE, NC 28786	0.305	1359 SULPHUR SPRINGS RD	2
177	8605-74-7860	SCRUGGS, STUART E		PO BOX 604		HAZELWOOD, NC 28733	0.73	1345 SULPHUR SPRINGS RD	2
178	8615-16-0760	TATE HOUSE INVESTMENTS LLC		94 TATE ST		WAYNESVILLE, NC 28786	0.078	301 MEADOW ST	7
179	8605-96-3409	DAVIS, TERRY	DAVIS, DORIS L	338 KILLIAN ST		WAYNESVILLE, NC 28786	0.4	338 KILLIAN ST	7
180	8615-17-5627	HANEY, JAMES CRAWFORD		371 SMATHERS ST		WAYNESVILLE, NC 28786	0.3247	371 SMATHERS ST	6
181	8605-83-3950	HAYWOOD VOCATIONAL OPPORTUNITIE		PO BOX 7	NP	HAZELWOOD, NC 28733	5.57	150 WESTWOOD CIR	3
182	8605-84-0209	DAVIS, EDWARD L/TR	IVA LEE DAVIS IRREVOCABLE TRUST	11 ZEMERY LN		WAYNESVILLE, NC 28786	0.1217	431 GEORGIA AVE	2
183	8605-84-1945	LEDFOED, APRIL BARNETT	LEDFOED, WILLIAM DEWAYNE	428 WESTWOOD CIR		WAYNESVILLE, NC 28786	0.3806	428 WESTWOOD CIR	4
184	8605-85-2741	LYTCHFIELD, LINDA		2409 SAVANNAH HWY		CHARLESTON, SC 29414	0.2664	1159 SULPHUR SPRINGS RD	3
185	8605-86-5223	LUND, IOLENE A		1035 SULPHUR SPRINGS RD		WAYNESVILLE, NC 28786	0.2519	1035 SULPHUR SPRINGS RD	2
186	8605-86-9532	CAROLINA MOUNTAIN BUILDERS INC		1402 DELLWOOD RD		WAYNESVILLE, NC 28785	0.2136	941 SULPHUR SPRINGS RD	3
187	8615-07-3378	FAITH TABERNACLE OF WAYNESVILLE		RT 3 BOX 457	CH	WAYNESVILLE, NC 28786	0.3918	617 SMATHERS ST	6
188	8615-28-5168	MARVEL PROPERTIES OF LENIOR INC		131 STUYVESANT RD		ASHEVILLE, NC 28803	0.925	86 SIVETA PARK DR	7
189	8615-29-6543	ENSLEY, L KEVIN	ENSLEY, ALICE S	PO BOX 1401		WAYNESVILLE, NC 28786	0.3782	432 DELLWOOD RD	2
190	8615-29-7544	L & N BUILDERS		1210 STATE ST		VERMILION, OH 44089	1.5579	450 DELLWOOD RD	2
191	8615-28-4683	WADHAM, JACK G		137 IRIS LANE		CANTON, NC 28716	0.314	10 COMMERCE ST	2
192	8615-29-4113	BURGIN, CHARLES HURST/TR	CHARLES HURST BURGIN REV TRUST	120 HY-VU DR		WAYNESVILLE, NC 28786	0.0837	DELLWOOD RD	1
193	8605-84-2836	NELSON, SANDRA D		412 HYATT ST		WAYNESVILLE, NC 28786	0.17	429 WESTWOOD CIR	4
194	8605-84-3918	LEDFOED, WILLIAM DEWAYNE		428 WESTWOOD CIR		WAYNESVILLE, NC 28786	0.1109	394 WESTWOOD CIR	4
195	8605-84-4813	RUIZ, ROSITA		275 HYATT ST		WAYNESVILLE, NC 28786-283	0.253	335 WESTWOOD CIR	3
196	8605-96-6649	QUEEN, LOIS P	QUEEN, LOIS P/EXR	2180 DELLWOOD RD		WAYNESVILLE, NC 28786	0.288	412 KILLIAN ST	8
197	8605-96-6989	HARRELL, CLIFFORD M JR		49 HERITAGE CT		WAYNESVILLE, NC 28785	0.2756	777 SULPHUR SPRINGS RD	8
198	8615-28-2402	COFFEY, ELEANOR	COFFEY, KRISTIN	165 VALLEY VIEW TER		WAYNESVILLE, NC 28786	0.1994	70 COMMERCE ST	5
199	8615-28-3791	CORN, JOHNNY LYNN	CORN, JANICE M	91 FORD RD		WAYNESVILLE, NC 28786	0.1143	275 DEPOT ST	2
200	8615-49-0510	BISHOP, JACK C JR/TR	BISHOP, EVE K/TR	95 HARMON AVE		LAKE JUNALUSKA, NC 28745	0.3507	209 WALNUT ST	2
201	8616-30-5014	MOORE, MARGARET A		190 HARRIS ST		WAYNESVILLE, NC 28786	0.1723	180 HARRIS ST	3
202	8616-30-5180	PITTS, WILLIAM G	PITTS, GERALD L	196 HARRIS ST		WAYNESVILLE, NC 28786	0.1762	196 HARRIS ST	3
203	8615-06-4735	EVANS, REBECCA		135 KILLIAN ST		WAYNESVILLE, NC 28786	0.3107	135 KILLIAN ST	8
204	8615-07-2396	ROBERTS, LINDA B		131 AMHERST RD		MORGANTON, NC 28655	0.3	625 SMATHERS ST	5
205	8615-07-6483	BONNER, PAULA RENEE		553 SMATHERS ST		WAYNESVILLE, NC 28786-3641	0.39	559 SMATHERS ST	7
206	8615-16-0700	BENSON, SAMUEL K		70 OAK ST		WAYNESVILLE, NC 28786	0.1557	307 RICHLAND ST	7
207	8615-16-0632	CLEMMONS, EDWARD RONNIE	CLEMMONS, BETTY LORRAINE	736 COUNTRY MADOW RD		FUQUAY-VARINA, NC 27526	0.1637	306 MEADOW ST	7
208	8615-17-6818	BRADLEY, EARL	BRADLEY, SALLY C	34 QUINCY ST		WAYNESVILLE, NC 28786	0.3959	357 SMATHERS ST	6
209	8615-06-3761	LINTNER, PATRICIA/LT	MICHAEL D & PATRICIA A LINTNER	145 KILLIAN ST		WAYNESVILLE, NC 28786	0.471	145 KILLIAN ST	8
210	8616-30-6353	HARDEE'S RESTAURANTS LLC		1325 N ANAHEIM BLVD		ANAHEIM, CA 92801-1202	0.323	HARRIS ST	0
211	8615-28-4647	BEST, TAYLOR DEAN	BEST, NANCY	6 PAYNE LN		WAYNESVILLE, NC 28786	0.0776	263 DEPOT ST	2
212	8615-29-4263	BURGIN, CHARLES HURST/TR	CHARLES HURST BURGIN REV TRUST	120 HY-VU DR		WAYNESVILLE, NC 28786	0.1578	370 DELLWOOD RD	2
213	8615-29-9658	WAYNESVILLE BPO ELKS LODGE		510 DELLWOOD RD	NP	WAYNESVILLE, NC 28786	4.48	510 DELLWOOD RD	2
214	8615-06-4799	SOUTHERLAND, NELL DEAN/LT	PRICE, DOROTHY	117 KILLIAN ST		WAYNESVILLE, NC 28786	0.21	117 KILLIAN ST	8
215	8615-07-0048	MILLER, RENEE BOSTIC		PO BOX 1317		WAYNESVILLE, NC 28786-1317	0.29	OFF BOYD AVE	6
216	8615-07-6332	COLE, JACKIE WAYNE		37 NOLAND DR		WAYNESVILLE, NC 28786	0.3213	37 NOLAND DR	7
217	8615-06-2730	LEDBETTER, JEREMY T	LEDBETTER, SABRINA S	418 BOYD AVE		WAYNESVILLE, NC 28786	0.394	418 BOYD AVE	6
218	8615-16-0879	DIETIKER, JOHN MICHAEL		PO BOX 1823		CLYDE, NC 28721	0.258	275 RICHLAND ST	7
219	8615-06-3519	OWEN, JERRY WAYNE		PO BOX 1525		WAYNESVILLE, NC 28786	0.357	392 BOYD AVE	8
220	8615-29-4393	SPENCER, FREDERICK R SR	SPENCER, JACKIE T	414 DELLWOOD RD		WAYNESVILLE, NC 28786	0.113	392 DELLWOOD RD	3
221	8615-16-0632	BRADLEY, BETTY BRUTON		PO BOX 57		EAGLE SPRINGS, NC 27242	0.178	325 RICHLAND ST	8
222	8615-28-3808	HAYWOOD GROCERY CO INC		PO BOX 473		WAYNESVILLE, NC 28786	0.9764	65 BOUNDARY ST	2
223	8615-29-3072	BURGIN, CHARLES HURST/TR	CHARLES HURST BURGIN REV TRUST	120 HY-VU DR		WAYNESVILLE, NC 28786	0.2517	344 DELLWOOD RD	1
224	8615-29-4285	SPENCER, FREDERICK R SR	SPENCER, JACKIE T	414 DELLWOOD RD		WAYNESVILLE, NC 28786	0.0836	380 DELLWOOD RD	3
225	8615-17-1620	TAYLOR, JOSEPH E JR	TAYLOR, CAROLYN S	100 CHICKERING LN		WAYNESVILLE, NC 28786	2.0771	459 SMATHERS ST	5
226	8615-39-6938	MUELLER, JOHN P	MUELLER, THEA M	97 OAK HILL RD		CANDLER, NC 28715	0.27	28 REBE ST	3
227	8615-27-3839	WAYNESVILLE VFV POST 5202 INC		216 MILLER ST	NP	WAYNESVILLE, NC 28786	0.6045	216 MILLER ST	6
228	8615-29-6406	ENSLEY, L KEVIN	ENSLEY, ALICE S	PO BOX 1401		WAYNESVILLE, NC 28786	0.2	428 DELLWOOD RD	2
229	8615-29-5452	SPENCER, FREDERICK R SR	SPENCER, JACKIE T	414 DELLWOOD RD		WAYNESVILLE, NC 28786	0.1147	414 DELLWOOD RD	3
230	8615-06-9488	BIRCHFIELD, BETTY JEAN		236 BOYD AVE		WAYNESVILLE, NC 28786	0.2223	236 BOYD AVE	8
231	8615-39-3824	RASH, WILLIAM C	RASH, DELORES JANE	109 HENRY ST		WAYNESVILLE, NC 28786	0.172	109 HENRY ST	3
232	8615-06-8675	HAYWOOD RENTALS		58 PIGEON ST		WAYNESVILLE, NC 28786	0.28	316 RICHLAND ST	7
233	8615-07-5560	HERNANDEZ, MARIA RAYA		569 SMATHERS ST		WAYNESVILLE, NC 28786	0.1832	569 SMATHERS ST	6
234	8615-39-2857	MILLER, JAMES ROBERT SR		270 HYATT ST		WAYNESVILLE, NC 28786	0.1561	101 HENRY ST	3
235	8615-06-6991	DIPPY, PHILIP A		316 MESSER RD		WAYNESVILLE, NC 28786	0.1655	75 KILLIAN ST	5
236	8615-16-1700	BLAIR, DAVID H	BLAIR, NEVA A	1405 CRABTREE RD		WAYNESVILLE, NC 28785	0.1361	293 MEADOW ST	7
237	8615-16-1821	GADDIS, KARLA		290 MEADOW ST		WAYNESVILLE, NC 28786	0.1094	290 MEADOW ST	7
238	8615-17-3734	HARTLEY, MICHAEL C	HARTLEY, ANNETTE	107 MOSEY MTH LANE		CANTON, NC 28716	0.413	423 SMATHERS ST	5
239	8615-16-0985	FIE, ANNE F		231 HAMER AVE		WAYNESVILLE, NC 28786	0.1685	259 RICHLAND ST	7
240	8615-17-4941	ENLOE, SAMUEL POTTS	ENLOE, SAMUEL ABRAM	C/O SAMUEL P ENLOE	440 POTTS DR	WAYNESVILLE, NC 28785	0.1857	405 SMATHERS ST	5

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## APPENDIX B - PARCEL ANALYSIS TABLE (BY PROPERTY ID)

PROP- ERTY ID	PIN	OWNER	OWNER (2)	OWNER ADDRESS		OWNER CITY, STATE, ZIP CODE	PROPERTY AREA (Acres)	PROPERTY ADDRESS	PARCEL ANALYSIS SCORE
241	8615-28-6974	BURGIN, SARA M		C/O SARA TYBORSKI	713 S MAIN ST	WAYNESVILLE, NC 28786	0.14	48 WATER ST	2
242	8615-07-4432	HANEY, JAMES C		607 SMATHERS ST		WAYNESVILLE, NC 28786	0.1695	607 SMATHERS ST	6
243	8615-17-3799	ENLOE, SAMUEL POTTS	ENLOE, SAMUEL ABRAHAM	C/O SAMUEL P ENLOE	440 POTTS DR	WAYNESVILLE, NC 28785	0.2413	419 SMATHERS ST	5
244	8615-28-2476	COLOR COLLECTIONS LIMITED		425 BIG STOMP ROAD		WAYNESVILLE, NC 28786	0.334	66 COMMERCE ST	2
245	8615-28-4619	HAYWOOD BUILDERS SUPPLY CO INC		PO BOX 187		WAYNESVILLE, NC 28786	0.07	267 DEPOT ST	2
246	8616-30-5186	KEENER, GERALD	KEENER, MARY	208 HARRIS ST		WAYNESVILLE, NC 28786	0.172	208 HARRIS ST	3
247	8616-40-7835	CLAYTON, CAROLYN B		126 BURGIN SPRINGS RD		WAYNESVILLE, NC 28786	6.3841	205 WAYNESVILLE PLZ	2
248	8615-06-1940	JONES, NED	JONES, WILLIE JEAN	81 JONES DR		WAYNESVILLE, NC 28786	0.1861	OFF BOYD AVE	6
249	8615-39-3789	HOWARD, VICTORIA LYNN		144 HARRIS ST		WAYNESVILLE, NC 28786	0.7601	144 HARRIS ST	3
250	8615-39-5918	GILCHRIST, LINDA		15970 AQUA CIR		PORT CHARLOTTE, FL 33931	0.1558	172 HARRIS ST	3
251	8615-49-0537	OVERBAY, STACY H		PO BOX 449		WAYNESVILLE, NC 28786	0.649	219 WALNUT ST	6
252	8616-30-6235	WOOD, GEORGE T	WOOD, KAREN D	164 ALICE TRL		CLYDE, NC 28721	0.3367	218 HARRIS ST	2
253	8615-17-8929	BRADLEY, EARL	BRADLEY, SALLY C	34 QUINCY ST		WAYNESVILLE, NC 28786	0.23	103 SMATHERS ST	6
254	8616-30-6481	YOUNTS PROPERTIES INC		PO BOX 1767		WAYNESVILLE, NC 28786	0.473	437 RUSS AVE	6
255	8615-28-3544	WAYNESVILLE PROPERTIES LLC		PO BOX 11		WAYNESVILLE, NC 28786	1.01	40 COMMERCE ST	2
256	8615-28-3786	CORN, JOHNNY LYNN	CORN, JANICE M	91 FORD RD		WAYNESVILLE, NC 28786	0.2441	283 DEPOT ST	2
257	8616-40-0526	RODGERS FAMILY HOLDINGS LLC		385 ST GEORGE DR		ATHENS, GA 30606	1.382	424 RUSS AVE	0
258	8616-30-6160	PREWITT, BRIAN M		3420 FARMINGDALE RD		ORMOND BEACH, FL 32174	0.22	31 REBE ST	3
259	8604-78-0442	MULL, KENNETH R	MULL, RICHARD G	2145 S MAIN ST		WAYNESVILLE, NC 28786	0.5287	5 MAIN ST	4
260	8605-61-5107	ALLISON, ARNOLD	ALLISON, JOSEPHINE	443 TARHEEL DR		WAYNESVILLE, NC 28786	0.3403	443 TARHEEL DR	6
261	8605-61-7860	COOK, RONNIE L		335 HYATT ST		WAYNESVILLE, NC 28786	0.342	335 HYATT ST	6
262	8605-62-8639	HATTAWAY, AMBERLY T		25 ROCK ST		WAYNESVILLE, NC 28786	0.136	25 ROCK ST	7
263	8605-72-2097	BURGIN, CHARLES HURST/TR	CHARLES HURST BURGIN REV TRUST	120 HY-VU DR		WAYNESVILLE, NC 28786	0.1682	16 AVALON CT	6
264	8605-73-6874	TRUITT, SYLVIA/LT	MOORE, CAROL TRUITT	PO BOX 463		HAZELWOOD, NC 28733	0.277	120 ELYSINIA AVE	2
265	8605-74-9771	CRAWFORD, WAYNE		476 WESTWOOD CIR		WAYNESVILLE, NC 28786	0.3861	476 WESTWOOD CIR	4
266	8605-82-0848	BOWEN, PAUL KEVIN		971 LAUREL RIDGE DR		WAYNESVILLE, NC 28786	0.7255	533 HAZELWOOD AVE	4
267	8605-84-0554	SNYDER, KENNETH RAY/TR	KENNETH RAY SNYDER FAMILY TRUST	551 SUMMERSET DR		CLYDE, NC 28721	0.5918	479 WESTWOOD CIR	3
268	8605-94-1643	CRAWFORD, HAROLD	CRAWFORD, BARBARA	473 WESTWOOD CIR		WAYNESVILLE, NC 28786	0.3883	473 WESTWOOD CIR	4
269	8605-85-1691	HENSON, MARION T		1165 SULPHUR SPRINGS RD		WAYNESVILLE, NC 28786	0.3003	1165 SULPHUR SPRINGS RD	4
270	8605-86-8015	HICKORY, HOLLOW APTS LTD		C/O D & K MGT INC	PO BOX 22349	KNOXVILLE, TN 37933-0849	7.5	420 KILLIAN ST	4
271	8605-96-5463	WEFFEL, DEAN A		PO BOX 8392		NORFOLK, VA 23505-0392	0.025	309 KILLIAN ST	7
272	8605-97-9134	SMATHERS, STEPHEN H	SMATHERS, LAURA H	47 BUNGALOW DR		WAYNESVILLE, NC 28786	0.76	SMATHERS ST	8
273	8615-07-1372	BOYER, RICHARD LEWIS	BOYER, VIRGINIA BERTRAND	724 SMATHERS ST		WAYNESVILLE, NC 28786	0.603	649 SMATHERS ST	6
274	8615-28-2876	BIGGERSTAFF, ROBERT STEPHEN		222 WESTOVER DR		ASHEVILLE, NC 28801	0.162	313 DEPOT ST	1
275	8615-28-4587	WADHAM, JACK G		137 IRIS LANE		CANTON, NC 28716	0.0507	COMMERCE ST	2
276	8615-29-5337	SPENCER, FREDERICK R SR	SPENCER, JACKIE T	414 DELLWOOD RD		WAYNESVILLE, NC 28786	0.1003	406 DELLWOOD RD	3
277		JAMES, JIM SHEEK	JAMES, FREIDA F				0.3749	115 WESTWOOD CIR	2
278		OLIVER, FRANKLIN DUANE/LT	TITTLE, MERCEDES OLIVER/LT				0.2113	556 WESTWOOD CIR	2
279		SMITH, JACK E/LT	HIGGINBOTHAM, THEADUS ANN SMITH				0.3202	251 WESTWOOD CIR	2
280		SMITH, JACK E/LT	HIGGINBOTHAM, THEADUS ANN SMITH				0.2147	261 WESTWOOD CIR	2
281		BURGIN, CHARLES HURST/TR	CHARLES HURST BURGIN REV TRUST				0.1728	159 ROBINSON ST	6
282		BURGIN, JOHN H	BURGIN, ANITA H				0.3928	209 WESTWOOD CIR	2
283		BURGIN, JOHN H/TR	WILLIAM P BURGIN TRUST				0.684	4 ELYSINIA AVE	6
284		LIFE CHURCH OF WAYNESVILLE INC					0.29	WESTWOOD CIR	2
285		STEVENSON, MACK LEE	STEVENSON, LINDA CHARLENE				0.3688	185 WESTWOOD CIR	2
286		HAYWOOD BUILDERS SUPPLY CO INC			SCHOOL		0.15	KILLIAN ST	12
287		FISH AWHILE LLC					0.2575	111 WESTWOOD CIR	6
288		MCCORD, RONALD J	MCCORD, MICHELLE W				0.3871	191 WESTWOOD CIR	2
289		RAY, JANET MAXINE					0.1874	13 BRANKRIS DR	4
290		WASER, LEE A	WASER, SHERRY L				0.1784	317 KILLIAN ST	7
291		MIGLIARINI, PHILLIP JOSEPH	MIGLIARINI, PHILLIP J				0.0988	364 WESTWOOD CIR	3
292		SMITH, ZETA KAYE					0.1971	269 WESTWOOD CIR	3
293		DUERR, GLENN E	DUERR, JENNIFER A				1.921	48 OLD HICKORY ST	4
294		BURGIN, CHARLES HURST/TR	CHARLES HURST BURGIN REV TRUST				0.175	30 TERRELL ST	6
295		ROBINSON, REBECCA JEAN					0.2128	275 WESTWOOD CIR	3
296		OMAPA LLC					1.0454	40 OLD HICKORY ST	4
297		RUFF, EDNA REECE					0.3759	87 WESTWOOD CIR	6
298		MCCALL, CHRISTIAN ANTHONY	MCCALL, KAYLA STARR				0.3872	171 WESTWOOD CIR	2
299		WAYNESVILLE VFW POST 5202 INC			NP		0.29	244 MILLER ST	6
300		WAYNESVILLE VFW POST 5202 INC			NP		0.2348	OFF MILLER ST	6
301		STOVALL, GEORGE DEWEY JR	STOVALL, MARY HELEN				0.34	244 DEPOT ST	2
302		CLAYTON, CAROLYN BURGIN	OSTROM, MARY BURGIN				0.0423	DEPOT ST	2
303		NORRIS INVESTMENTS LLC					0.386	188 DEPOT ST	2
304		HAYWOOD BUILDERS SUPPLY CO INC					1.38	160 BOUNDARY ST	3
305		CLAYTON, CAROLYN B					0.2587	237 DEPOT ST	2
306		HAYWOOD BUILDERS SUPPLY CO INC					2.506	100 CHARLES ST	3
307		SPENCER, FREDERICK R SR	SPENCER, JACKIE T				0.691	167 BUFFALO LN	2
308		JUGIS, PETER J					2.89	214 CHURCH ST	6
309		BURGIN, JOHN H/TR	WILLIAM P BURGIN FAMILY TRUST				0.2678	282 DEPOT ST	2
310		CLAYTON, CAROLYN B					0.143	DEPOT ST	2
311		SOUTHERN CONCRETE MATERIALS INC					0.8436	SHACKFORD ST	2
312		BURGIN, CHARLES HURST/TR	CHARLES HURST BURGIN REV TRUST				0.164	100 BOUNDARY ST	2
313		H T HACKNEY CO INC					0.808	WATER ST	2
314		HAYWOOD BUILDERS SUPPLY CO INC					1.963	408 WATER ST	3
315		BURGIN, CHARLES HURST/TR	CHARLES HURST BURGIN REV TRUST				0.3088	28 WATER ST	2
316		WAYNESVILLE TOWN OF			TOWN		0.899	44 BOUNDARY ST	7
317		BELL, LENORA B CATHEY					0.0917	240 DEPOT ST	2
318		PENDLEY, KIMBERLY					0.549	145 SHACKFORD ST	1
319		WAYNESVILLE TOWN OF			TOWN		20.46	285 VANCE ST	10
320		FORGA, DONNA					0.5918	85 WATER ST	3
321		HALL, RUFUS DENNIS					0.41	19 FARGO LN	2
322		NORRIS, BARBARA HECK					0.61	W MARSHALL ST	1
323		BURGIN, CHARLES HURST/TR	CHARLES HURST BURGIN REV TRUST				0.167	20 TERRELL ST	6
324		LEATHERWOOD, ROBERT RAY	MEDFORD, VICKIE SMITH				0.29	141 WESTWOOD CIR	2

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## APPENDIX B - PARCEL ANALYSIS TABLE (BY PROPERTY ID)

PROPERTY ID	PIN	OWNER	OWNER (2)	OWNER ADDRESS		OWNER CITY, STATE, ZIP CODE	PROPERTY AREA (Acres)	PROPERTY ADDRESS	PARCEL ANALYSIS SCORE
325		WHIDDON, NORMAN E	WHIDDON, BRENDA S				0.253	151 WESTWOOD CIR	2
326		JONES, GEORGE STEVEN					0.17	335 KILLIAN ST	7
327		BURGIN, JOHN H	BURGIN, ANITA H				0.1475	270 DEPOT ST	2
328		RICHLAND BAPTIST CHURCH			CHURCH		0.4173	107 WATER ST	2
329		COFFEY, KRISTIN					0.9	N RICHLAND ST	2
330		MUSE, BARBARA I					1.25	19 BUFFALO LN	2
331		SOUTHERN CONCRETE MATERIALS INC					2.3092	201 BOUNDARY ST	2
332		WAYNESVILLE BYPASS LLC					1.38	HYATT CREEK RD	4
333		WAYNESVILLE ENTERPRISES LLC					4.36	45 PLAZA PL	4
334		YALE WAYNESVILLE LLC A DELAWARE					12.45	225 TOWN CENTER LOOP	4
335		CALE LLC					1.31	167 LEA PLANT RD	4
336		MARTIN, PHILIP	MARTIN, AIMEE				0.598	162 ROBINSON ST	4
337		GREER, DOUGLAS E	GREER, MARTHA H				1.99	200 ELYSINIA AVE	2
338		HAYWOOD COUNTY			COUNTY		1.169	HEMLOCK ST	9
339		COCHRAN, LOUIE A	COCHRAN, PATRICIA A				4.693	115 COCHRAN ST	6
340		MOORE, JESSE G	MOORE, MARGARET				0.3358	511 WESTWOOD CIR	2
341		ROBINSON, MARY ANN					0.1996	299 WESTWOOD CIR	3
342		MILLER, JAMES ROBERT SR					0.233	345 HYATT ST	6
343		BURGIN, JOHN H/TR	WILLIAM P BURGIN TRUST				0.68	4 ELYSINIA AVE	6
344		JONES, KENNETH L III	JONES, ROBIN D				0.129	497 GEORGIA AVE	2
345		HARGROVE, NINA MYERS	HARGROVE, JAMES CHARLES				0.24	486 WESTWOOD CIR	4
346		FURLONG, DIANA MCCALL	MCCALL, TIMOTHY RAY				0.23	363 KILLIAN ST	3
347		HAYWOOD COUNTY CONSOLIDATED			SCHOOL		9.071	495 BROWN AVE	9
348		QUEEN, LOIS P	QUEEN, JAMES RICHARD JR				1.701	OFF BOYD AVE	6
349		CABE, SIMONE ARLETTE/EXR					0.2683	289 WESTWOOD CIR	3
350		SUTTON, WILLIAM H	SUTTON, MARGIE F				0.14	441 GEORGIA AVE	2
351		BLANTON, ROBERT	BLANTON, PATRICIA				0.37	458 WESTWOOD CIR	4
352		WAYNESVILLE TOWN OF			TOWN		1.124	OFF KILLIAN ST	9
353		WAYNESVILLE BYPASS LLC					14.8404	150 HYATT CREEK RD	4
354		WAYNESVILLE ENTERPRISES LLC					17.131	135 TOWN CENTER LOOP	4
355		JOHN MICHAEL ENTERPRISES					0.26	253 KILLIAN ST	8
356		DAVIS, LINDA G					0.2424	281 KILLIAN ST	6
357		WAYNESVILLE ENTERPRISES LLC					1.11	30 TOWN CENTER LOOP	4
358		SOUTHERN CONCRETE MATERIALS INC					4.8	50 VIGORO LN	4
359		STEARNS, BOBBY RAY					0.2263	658 HAZELWOOD AVE	4
360		UNKNOWN OWNER					0.6	ALLEN ST	4
361		BURGIN, CHARLES HURST/TR	CHARLES HURST BURGIN REV TRUST				0.3836	173 ROBINSON ST	6
362		SCHONFELD, JULIE	BAKER, MICHAEL RICHARD				0.381	509 GEORGIA AVE	2
363		KMW HOLDINGS LLC NC LTD LIABILITY					10.02	LEA PLANT RD	4
364		JINGLES MARKETS INC					5.83	1678 BROWN AVE	5
365		SCHRENK, JOANI EMILY					0.147	528 WESTWOOD CIR	2
366		MIGLIARINI, JEAN MARIE	MIGLIARINI, PHILLIP JOSEPH				4.09	45 LITTLE LN	6
367		MANCILLA, JACQUELINE PENALOZA	SANCHEZ, CARLOS ESQUIVEL				0.2	442 WESTWOOD CIR	4
368		FORGA, VIOLA N/TR	FORGA, LANA CHRISTINE/TR				0.6384	219 WESTWOOD CIR	2
369		SOUTHERN CONCRETE MATERIALS INC					3.071	120 RAILROAD ST	4
370		RUSSELL, JOYCE BROOKS	CORN, JOSHUA BROOKS				0.113	457 GEORGIA AVE	2
371		BOLIN, CLIFFORD					0.19	315 WESTWOOD CIR	3
372		HAYNES, CLARENCE DEWAYNE					1.0926	74 RAILROAD ST	4
373		WELCH, JAMES T	WELCH, JANE S				10.275	105 MASAIC PL	5
374		RICHLAND CREEK LLC					6.06	75 GILES PL	5
375		FORNEY, GEORGIA HALEY					0.3505	297 KILLIAN ST	8
376		KMW HOLDINGS LLC NC LTD LIABILITY					17.83	202 LEA PLANT RD	4
377		HAYWOOD COUNTY			COUNTY		3.903	1620 BROWN AVE	10
378		SINGLETONS INVESTMENTS LLC					5.81	706 HAZELWOOD AVE	1
379		CLAYTON, CAROLYN BURGIN	OSTROM, MARY BURGIN				0.2356	670 HAZELWOOD AVE	4
380		RATHBONE, WILMA C					0.315	532 WESTWOOD CIR	2
381		BOLIN, CLIFFORD					0.19	317 WESTWOOD CIR	3
382		SMATHERS, THOMAS A	SMATHERS, TAMMY L				0.3404	410 WESTWOOD CIR	4
383		WADE, NANCY	TONLINSON, PRISCILLA G				14.0328	OFF KILLIAN ST	6
384		HARGROVE, NINA MYERS	HARGROVE, JAMES CHARLES				0.32	498 WESTWOOD CIR	2
385		WAYNESVILLE TOWN OF			TOWN		3.2412	350 WESTWOOD CIR	12
386		BONO, VICTOR					0.187	303 WESTWOOD CIR	3
387		EARL HOLDING COMPANY LLC					1.114	465 BOYD AVE	6
388		FORGA, VIOLA N/TR	FORGA, LANA CHRISTINE/TR				1.3505	43 FORGA PLAZA LOOP	6
389		JONES, NED	JONES, WILLIE JEAN				1.51	130 KILLIAN ST	8
390		COMMON AREA OWNERS					0.123	KILLIAN ST	7
391		BROWNING, JOHNNY	MEHAFFEY, RHONDA GAIL				0.23	129 RICHLAND ST	7
392		PRICE, THELMA RATHBONE					0.1987	436 WESTWOOD CIR	4
393		WAYNESVILLE TOWN OF			TOWN		0.021	KILLIAN ST	13
394		JONES, NED	JONES, WILLIE J				0.663	OFF KILLIAN ST	8
395		BROCK, RONALD L					0.39	74 KILLIAN ST	7
396		TRAMMELL, WILLIAM					0.3211	387 KILLIAN ST	3
397		WINCHESTER, TONY					0.498	RAILROAD ST	6
398		CULLEN, BARBARA JOAN					0.41	33 ELYSINIA AVE	4
399		WAYNESVILLE PROPERTIES LLC					0.59	COMMERCE ST	8
400		LEDFORD, APRIL BARNETT	LEDFORD, WILLIAM DEWAYNE				0.3806	428 WESTWOOD CIR	4
401		DIXSON, DENNIS W	DIXSON, MILDRED L				0.18	276 RICHLAND ST	7
402		BROCK, HARRY THOMAS	BROCK, ELIZABETH LACKEY				0.42	120 KILLIAN ST	8
403		BRYANT, RONALD T	BRYANT, BRYAN E				0.12	WATER ST	2
404		BRIDGES, JOE J	BRIDGES, JOYCE P				0.29	347 KILLIAN ST	7
405		HAYWOOD BUILDERS SUPPLY CO INC					1.36	160 BOUNDARY ST	3
406		RUIZ, ROSITA					0.253	335 WESTWOOD CIR	3
407		BRYANT, RONALD T	BRYANT, BRYAN E				0.16	310 WATER ST	2
408		HAYWOOD BUILDERS SUPPLY CO INC					2.508	100 CHARLES ST	3
409		SOUTHERN RAILWAY COMPANY					1.1597	233 COMMERCE ST	3
410		MARVEL PROPERTIES OF LENIOR INC					0.374	SUYETA PARK DR	2
411		NORRIS, BARBARA HECK					0.296	21 BUFFALO LN	2
412		MUSE, RONALD C	MUSE, MARIE				1.5034	504 CHURCH ST	6
413		PREMIER CHEMICALS LLC					5.299	102 COMMERCE ST	2
414		BERTRAND, VIRGINIA LONG					0.184	176 KILLIAN ST	8
415		LORNA J BARKER REV TRUST					0.67	191 RICHLAND ST	8
416		FORGA, VIOLA N/TR	FORGA, LANA CHRISTINE/TR				1.4679	182 RICHLAND ST	5
417		COFFEY, ELEANOR	COFFEY, KRISTIN				0.09	RICHLAND ST	7
418		BROCK, HARRY THOMAS	BROCK, ELIZABETH ANN L				0.3197	110 KILLIAN ST	8
419		PIERCE, JIMMY LEE TR					0.2	19 WATER ST	2
420		HAYWOOD BUILDERS SUPPLY CO INC					1.0958	CHARLES ST	2
421		HOWARD, JOHN ROBERT					2.78	339 RUSS AVE	1
422		WAYNESVILLE VFW POST 5202 INC			NP		0.5947	MILLER ST	6

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423		W R BOYD INVESTMENTS					2.37	BOYD AVE	8
424		BROCK, ELIZABETH					0.6	OFF KILLIAN ST	8
425		JORSTAD, JON K	JORSTAD, LEAH R				2.239	KILLIAN ST	5
426		WAYNESVILLE HOUSING AUTHORITY			PUBLIC		1.6683	395 BOYD AVE	13
427		MCALISTER, NANCY LAMM					0.267	266 RICHLAND ST	7
428		294 RICHLAND STREET LLC A NC LL					0.34	296 RICHLAND ST	7
429		MARTONE, MICHAEL WILLIAM	MARTONE, EDITH MARIE				0.324	70 KILLIAN ST	7
430		LORNA J BARKER REV TRUST					0.91	24 GOODYEAR ST	8
431		FORGA CONTRACTING INC					0.2732	RICHLAND ST	7
432		HOPSON, HILLARY M					0.4	243 RICHLAND ST	7
433		INMAN, MELVIN T	INMAN, LAURA L				0.39	215 RICHLAND ST	7
434		BROCK, ELIZABETH LACKEY	BROCK, ELIZABETH L				0.53	92 KILLIAN ST	8
435		RFLP MOUNTAIN CREEK LLC					8.785	358 RUSS AVE	2
436		TRAN, SANG					0.149	111 RICHLAND ST	7
437		QUICK CLEAN INC					0.7531	185 DEPOT ST	2
438		HOWARD, JOHN ROBERT					0.8075	RUSS AVE	1
439		HAYWOOD BUILDERS SUPPLY CO INC					1.693	BUFFALO LN	2
440		FISHER, ROBERT L	FISHER, DORIS				0.0605	HYATT ST	6
441		MESSER, DAVID TERRY					0.53	94 RAILROAD ST	6
442		CRAWFORD, WAYNE					0.3861	476 WESTWOOD CIR	4
443		HICKORY, HOLLOW APTS LTD					7.5	420 KILLIAN ST	4
444		BURKE, BARBARA					0.17	271 KILLIAN ST	8
445		MILNER, JOSHUA WESLEY	MILNER, MELISSA SUZANNE				0.5	52 KILLIAN ST	7
446		PREMIER CHEMICALS LLC					0.979	RICHLAND ST	8
447		MUSE, BARBARA I					1.25	19 BUFFALO LN	2

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