

TOWN OF WAYNESVILLE

Zoning Board of Adjustment

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

Board Members:

Joshua Morgan - Chair
Edward Moore – Vice Chair
Henry Kidder
John Mason
Sam Hyde
Carly Pugh (Alternate)
Jan Grossman (Alternate)

Development Services Director
Elizabeth Teague

Assistant Development Services Director
Olga Grooman

TOWN OF WAYNESVILLE ZONING BOARD OF ADJUSTMENT REGULAR MEETING

**Town Hall – 9 South Main Street, Waynesville, NC 28786
Tuesday, May 6, 2025, 5:30 PM**

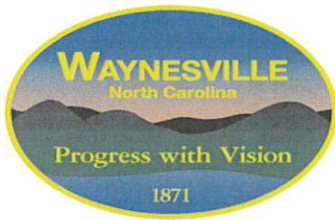
A. CALL TO ORDER:

1. Welcome/Announcements/Introductions
2. Adoption of Minutes (as presented or amended) from the Meeting on March 4, 2025.

B. BUSINESS ITEMS:

1. Two variance requests from the size requirements of one attached sign and one ground sign for the property at 225 Church Street, Waynesville, NC 28786 (“Church Street Studios,” PIN# 8615-27-0218), Land Development Standards (LDS) Section 11.6.1.

C. ADJOURN.



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MINUTES OF THE TOWN OF WAYNESVILLE ZONING BOARD OF ADJUSTMENT

Regular Meeting

Town Hall – 9 South Main St., Waynesville, NC 28786

Tuesday, March 4, 2025

THE TOWN OF WAYNESVILLE ZONING BOARD OF ADJUSTMENT held a Regular Meeting on Tuesday March 4, 2025, at 5:30 p.m., in the Town Hall Board Room at 9 South Main Street, Waynesville, NC 28786.

A. CALL TO ORDER

1. Welcome/Calendar/Announcements

The following members were present:

Joshua Morgan, Chair
Edward Moore, Vice Chair
Sam Hyde
John Mason
Carly Pugh

The following members were absent:

Henry Kidder

The following staff were present:

Olga Grooman, Assistant Development Services Director
Alex Mumby, Land Use Administrator
Esther Coulter, Administrative Assistant

Chairman Joshua Morgan welcomed everyone and called the meeting to order at 5:30 p.m.

A motion was made by Board member John Mason, seconded by Vice Chairman Edward Moore, to approve the November 5, 2024, and December 3, 2024, minutes as presented. The motion carried unanimously.

B. BUSINESS:

1. Vote to appoint one of the alternates as a regular Board Member.

Chairman Joshua Morgan explained to the board that one member, Judi Donovan, had resigned, and the board needs to appoint one of the alternates to be a regular Board Member.

A motion was made by Board member John Mason to nominated Sam Hyde as a regular Board Member. The motion was seconded by Vice Chairman Edward Moore. The motion carried unanimously.

Chairman Joshua Morgan asked Assistant Development Services Director Olga Grooman to give announcements. Ms. Grooman provided updates regarding the members' terms and their expiration dates.

Ms. Grooman introduced a Quasi-Judicial Handbook (2024 Edition) by the D. Owens & A. Lovelady in partnership with the UNC School of Government. Ms. Grooman attached a sample for the members to read. Ms. Grooman told the board that no applications have been received for the April's meeting.

C. ADJOURN

Chairman Joshua Morgan adjourned the meeting at 5:42 p.m.

Joshua Morgan, Chairman

Esther Coulter, Administrative Assistant

Zoning Board of Adjustment Staff Report

Summary Information:

Meeting Date: May 6th, 2025
 Subject: Two variance requests from the size requirements: one for attached sign and one for ground sign, Land Development Standards (LDS) Section 11.6.1
 Property Location: 225 Church Street, Waynesville, NC, 28786 (PIN# 8615-27-0218)
 Acreage of the Site: 1.143 acres
 Zoning District: Main Street Neighborhood Residential Mixed-Use Overlay (MS-NR-MXO)
 Existing Development: Church Street Studios
 Applicant/Owner: Shereen Malek, Church Street Studios
 Application Date: March 14, 2025
 Staff Presenter: Alex Mumby, Land Use Administrator

Staff Report

Background:

The subject property at 225 Church Street (PIN# 8615-27-0218) contains Church Street Studios which houses multiple businesses and artist studios. The building itself is an old school building originally built in the 1950s. Before Church Street Studios, the building was used as a daycare. It is located within a predominantly residential neighborhood and across the street from the St. John the Evangelist Catholic Church.

The property is zoned as Main Street Neighborhood Residential Mixed-Use Overlay. The goal of the signage code within this district is to keep with a residential scale and character of the neighborhood. The current maximum allowed square footage of a ground sign in the district is 16 square feet. The maximum allowable square footage for an attached sign is also 16 square feet. The square footage of the sign is the area of the sign face, which is the area within the smallest square or rectangle that encompasses representation, emblem, logo, or other display of the sign (LDS 11.3.1).

One ground sign is allowed per street frontage, and up to three signs are permitted on each building wall in all districts. The total area of attached signs must not exceed the maximum square footage allowed (LDS 11.7). This means that for each side of the building Church Street Studios may have a total of 16 square feet of attached signs and a 16 square foot ground sign per street frontage.

The applicants are applying for two variances, one from the ground sign maximum size and one from the attached sign maximum size. There will be a separate vote for each variance and the approval of one variance does not necessitate the approval of the other variance.

As Church Street Studios houses numerous businesses, the applicant wishes to be able to display all tenants on their ground sign. When measuring a multi-tenant ground sign, if the tenants are displayed using separate elements, only those elements are measured as part of the square footage. Air gaps between the panels not conveying business information are not taken into consideration. The signage code also requires the display of street addresses on ground signage, and this area of the sign is also not included in the sign face calculation.

The applicant has allotted 16 individual tenant spaces on their ground sign, each being 1.03 square feet. Each element measures 2.75 feet in length and 4.4 inches in height. Together they will be 16.5 square feet. The applicant is asking for an additional half a square foot (1/2 sf) of space to accommodate the maximum number of tenants possible within the building.

The maximum height of a ground sign in the Neighborhood Residential (NR) District is 4 feet. The height is measured from the highest adjacent grade to the top of the sign's face (LDS 11.3.2). The area of the sign which featuring the address is a cap, and it is not counted towards the sign face. The height of the proposed sign to the top of the sign face is less than 4 feet and is compliant.

The applicant is also requesting a variance from the maximum allowed square footage for the attached sign. The proposed sign on the northwest frontage of the building, facing Meadow Street, features the name of the space, "Church Street Studios", spelled out in large letters. Each letter would take up one panel between the bottom and top floors of the building (see attached exhibits). Each panel is approximately 4 feet 3 inches tall and 3 feet 2 inches wide, or 13.46 square feet. Two letters would be greater than the allowable square footage in the district. The sign would be 23 panels long, approximately 309.58 square feet. The size of the proposed attached sign would be about 19 times larger than the allowable size for the attached signs in the district. This calculation only takes into account the size of the panels and not the metal bars which are set in between each of the panels.

Staff offered the applicants alternative options for attached signage, which remain available. For example, murals can be used to decorate building exteriors, and their background areas do not count towards the maximum allowable signage. Only the portion of the mural that clearly displays the business would be counted, as previously explained. This option would allow for visible artistic imagery to be painted onto the building and attract customers without relying on large business logos.

Zoning District:

The subject property lies within the Main Street Neighborhood Residential Mixed-Use District (MS-NR-MXO). This district has the following purpose and intent as defined by LDS Section 2.3.3:

"The Main Street Neighborhood District (MS-NR) is a walkable, in-town neighborhood separating two business districts — the Central Business District and the South Main Street Business District. In addition to the convenient location, the public library, Central Elementary School and many larger, older homes are among the amenities that make this area attractive for residential living. Future development should work to maintain this attractive area, continuing a scale and design that will attract ongoing residential use of this district. The dense tree canopy currently found in the area will be maintained and sensitivity to this canopy and the improvement of pedestrian facilities will be important with any new development."

Surrounding Land Use/Zoning Patterns:

Church Street Studios occupies what was originally a school building built in the 1950s. The building was later used as a daycare. The surrounding properties are predominantly single-family residential dwellings. The Saint John the Evangelist Catholic Church is located across the street. The subject property is located between Downtown Main Street and Frog Level.

All properties directly adjacent are zoned as Main Street Neighborhood Residential (MS-NR). The Main Street Neighborhood Residential Railroad Overlay District (MS-NR-RR) lies approximately 100 feet to the west. Regardless of what overlay a property is in, the signage requirements remain the same within the base district.

Requested Variances:

The applicants are applying for two variances. Neither of the proposed variances is contingent upon the other. The findings of fact for each variance will be separate. There will be a set of votes to approve or deny each variance individually. The finding of a hardship for one variance does not mean that such a hardship is found for the other variance. As with all quasi-judicial hearings, the applicant has a burden of proof for the hardship, and that the proposed variance shall provide the minimum relief necessary from said hardship.

First Proposed Variance- Size of the Ground Sign:

The first variance requested is from the maximum square footage requirement for a ground sign in the district. The maximum allowed square footage is 16 sf. The proposed ground sign would be approximately 16.5 sf. This is what the applicant considers the minimum space required to fit all current and future tenants on the sign facing Church Street. This is the only ground sign proposed for the property currently.

Staff provides the following comments regarding the findings which must be found by the Zoning Board of Adjustment in order to approve, approve with conditions, or deny the variance request (LDS 15.13, NC GS 160D-705(d)):

- a) **Unnecessary hardship would result from the strict application of the regulation. It is not necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.**

225 Church Street is a building unique to its surroundings. The goal of the sign is to be able to display all tenants on the ground sign. The ordinance as written is designed for smaller scale structures with lower intensity.

- b) **The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.**

The topography of Church Street slopes in such a way that it hides the building from users headed west. The ground sign would be an integral part of notifying people of the businesses' location and purpose.

- c) **The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance is not a self-created hardship.**

The building is believed to have been built during the 1950s or 1960s. No additions have been made to increase the number of bays by the applicants.

- d) The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured, and substantial justice is achieved.**

The approval of the variance would allow for all potential tenants to be displayed on the proposed ground sign. This would provide identification signage which would otherwise be unavailable for the tenants of the building. The applicant is asking for a minimal variance to allow each tenant to have signage which is visible from the public right-of-way.

Second Proposed Variance- Size of the Attached Sign:

The second variance requested is from the maximum square footage requirement of 16 sf for the attached sign allowed in the MS-NR district. The applicant wishes to paint “Church Street Studios” across the portion of the building between the first and second stories of the building, facing Meadow Street (see exhibits). Excluding the metal beams between the panels, the proposed sign would measure approximately 309.58 square feet. This is roughly 19 times larger than the size currently permitted in the district.

Provided below, per the applicant, is additional information and context regarding the findings which must be found by the Zoning Board of Adjustment in order to approve, approve with conditions, or deny the variance request (LDS 15.13, NC GS 160D-705(d)):

- a) Unnecessary hardship would result from the strict application of the regulation. It is not necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.**

In the application materials, the applicants submit, “As this building has been used mainly for education, this signage would inform folks about the new usage of this space.”

- b) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.**

According to the applicant, “Its location is isolated from other businesses, which has an impact on foot traffic. The majority of the building is set back from the road and sits below ground, making it difficult for people to find.”

- c) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance is not a self-created hardship.**

In the application materials, the applicant explains, “Feedback from the community over the last two months has provided insight which has led to the request of this variance.”

- d) **The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured and substantial justice is achieved.**

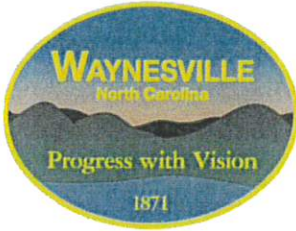
The applicant states, that “This [attached sign] is facing a less-traveled side street, and we feel would not be intrusive to the community, rather it would be a beautiful addition to the space.”

Public Notice:

This hearing was duly advertised. Staff posted the sign on the property on April 22, 2025. The notice was mailed to the property owners within 100 feet on April 14th, 2025. The hearing was advertised in The Mountaineer newspaper on April 16th and 23rd, 2025. The notice was also submitted to the local media.

Items Entered as Evidence:

- Staff Report
- Application with payment
- Town of Waynesville LDS 11.6.1
- Maps
- Site images
- Public notices
- Town of Waynesville LDS, NC Building and Fire Codes, and NC GS 160D by reference



TOWN OF WAYNESVILLE

Development Services Department

PO Box 100

9 South Main Street

Waynesville, NC 28786

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

www.waynesvillenc.gov

*Application
Materials*

Variance Request

Property Address / Location: 225 CHURCH STREET

Property PIN: 8615-27-0218 Property Zoning District: MS-NR-MXO

Flood Zone: _____ Historic Property or District: _____

Signature of property owner of record: *Malek* Date: 3/11/25

Applicant's Name: SHEREEN MALEK Applicant's Phone #: 828-365-8850

Applicant's Address: PO BOX 1164, WAYNESVILLE, NC 28786

Application must be filed by the property owner or by an agent specifically authorized by the owner.

I, Shereen Malek, hereby petition the Board of Adjustment for a variance from the provisions of the Town of Waynesville Land Development Standards for this property as described below.

Applicable Ordinance Section: _____

Ordinance requirement from which relief is sought: _____

Variance requested and why (attach additional sheets, maps, or other information as necessary):

Please see attached.

Applicant's Signature: *Malek* Date: 3/11/2025

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

The undersigned Owner or Party with a contract or option to purchase that real property located at 225 Church Street in Waynesville or the ETJ area of Waynesville, North Carolina, has submitted an application which is to be heard in a proceeding by Board(s) of the Town of Waynesville, North Carolina. I hereby authorize the following named individual to present my application and case, as my agent at such hearings.

Name of Authorized Agent: Samantha Kearney

Title and Company: Owner of Roll Up Herbal Bar, working as Creative Director with Harmony Haus

Address: 225 Church Street, Suite 201, Waynesville NC 28786 (Home: 139 S Hill St, Waynesville)

Phone and email: 828-263-7777 hello@rollupherbalbar.com

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

This the 7th day of March, 2025.

Owner or Party with Contractual Interest in Property:

J Malek

Address and phone number:

PO BOX 1164

WAYNESVILLE, NC 28786

828-365-8850

11

PAYMENT SUMMARY RECEIPT

TOWN OF WAYNESVILLE
16 S MAIN ST

DATE: 03/14/25 CUSTOMER#:
TIME: 16:28:09
CLERK: 2044ecou

RECPT#: 3164706 PREV BAL: 300.00
TP/YR: P/2025 AMT PAID: 300.00
BILL: 3164706 ADJSTMNT: .00
EFF DT: 03/14/25 BAL DUE: .00

Misc Cash Receipts

-----TOTALS-----

PRINCIPAL PAID: 300.00
INTEREST PAID: .00
ADJUSTMENTS: .00
DISC TAKEN: .00

AMT TENDERED: 300.00
AMT APPLIED: 300.00
CHANGE: .00

PAID BY: Harmony Variance
PAYMENT METH: CHECK
PAYMENT REF: 138

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

Church Street Studios

Signage Variance Request

For 225 Church Street, Waynesville NC 28786

Introduction

For Church Street Studios Variance Requests

First and foremost, thank you all for your time and careful consideration for the requests we are about to make.

We do not make these requests lightly, and are being careful not to mar the aesthetics of the building or the surrounding community, or cause any harm therein.

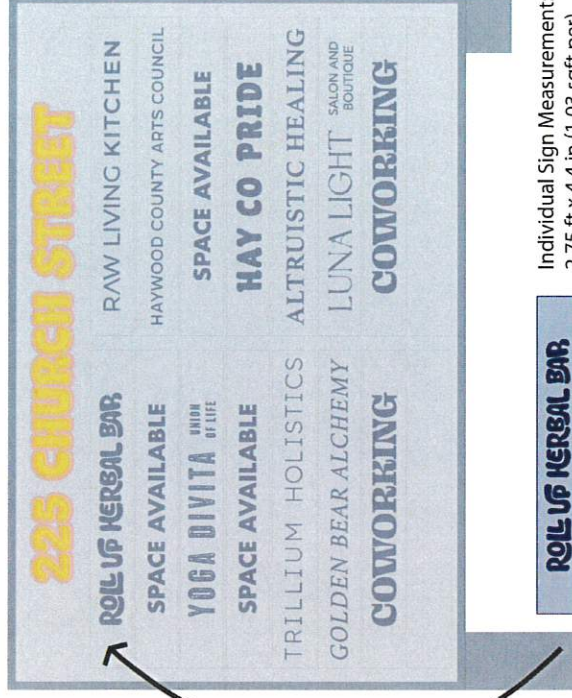
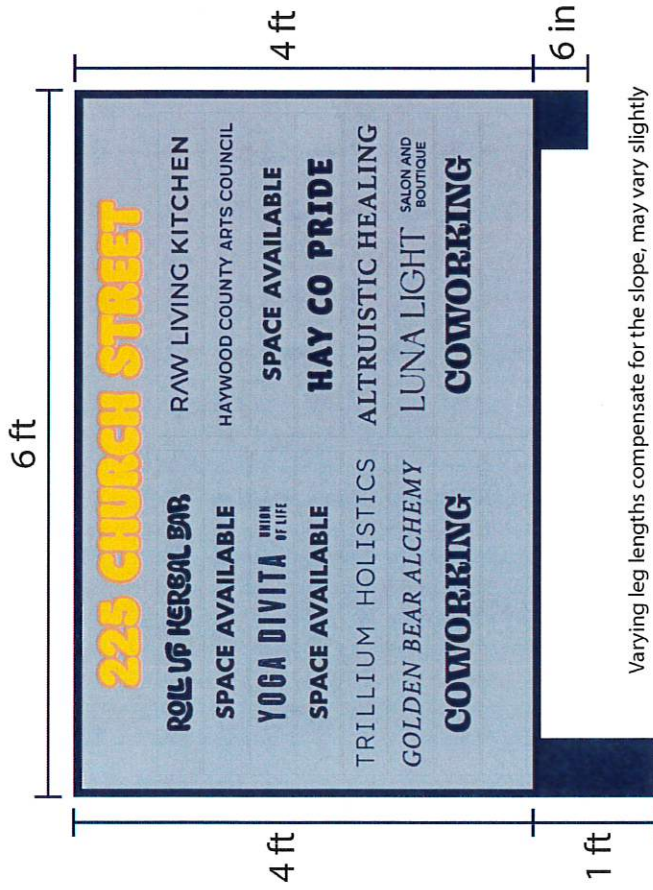
We only seek to support the small businesses located within 225 Church Street (aka Church Street Studios) and help them thrive.

Request #1

Increase Roadside Sign Size

- Strict application of Ordinance of 11.6.1 - maximum sign requirements for mixed use residential - will prove harmful to the businesses located at 225 Church Street, Waynesville (aka "Church Street Studios").
- The hardship results from the peculiar features of the property. Its location is isolated from other businesses, which has an impact on foot traffic. The majority of the building is set back from the road and sits below ground, making it difficult for people to find.
- As foot traffic is poor, the need for the signage to be legible to passing vehicle traffic is imperative. The proposed minimum signage will reduce traffic congestion as well as harm from inattentive drivers trying to read a sign that's much too small.
- The community has only known this building to be a school, without the minimum adequate signage, people will continue to recognize it as a school building, rather than the home to over a dozen local businesses. Until Church Street Studios becomes an established presence, a simple "Church Street Studios" sign will be and has proven to be insufficient.
- The property owner did not create these hardships, nor did they purchase the building without consideration. Feedback from the community over the last two months has provided insight which has led to the request of this variance.

Request #1



Individual Sign Measurement:
2.75 ft x 4.4 in (1.03 sqft per)
16 total spaces required (16.48 sqft total)

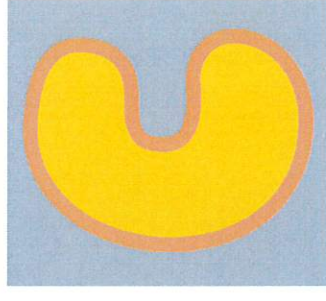
Example of individual sign

- Number of tenants: 13-16, we are still filling available spaces
- The above measurements represent the minimum measurements to adequately display all businesses
- Total square footage: 24 sqft (includes everything in the lilac rectangle, including street address)

Request #2

Lettering on West Side of Building

- For the west side of the building, we are requesting the ability to paint “Church Street Studios” on the side of the building
- As this building has been used mainly for education, this signage would inform folks about the new usage of this space
- This is facing a less-traveled side street and we feel would not be intrusive to the community, rather it would be a beautiful addition to the space
- The image to the right is a mockup of what this request would look like, but we of course are open to feedback about color/composition



- Letterbox dimensions:
 - 4' 3" tall x 3' 2" wide

Conclusion For Variance Approval

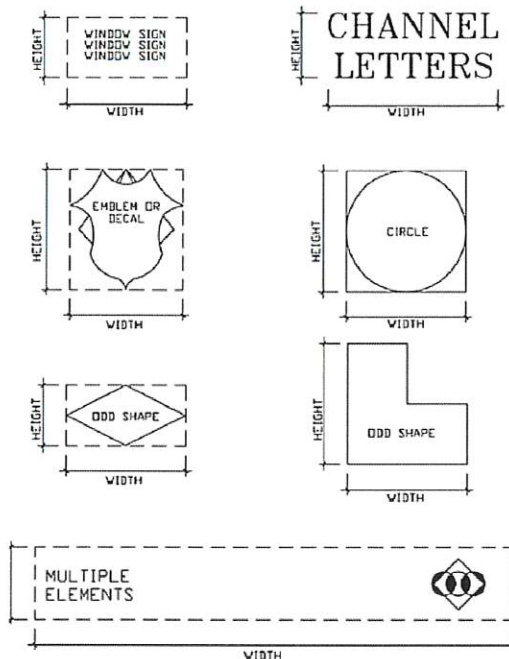
The success of this location will directly impact our town's economy by fueling resident business owners and increased tax revenue. This ultimately creates a stronger community.

We are willing to work with the town to ensure a win-win for everyone involved. We want to be successful not only as individual businesses within the building, but as an ecosystem as a whole.

Thank you for your time and consideration!

11.3 Computation of Signage Area.

11.3.1 Computation of Sign Face.

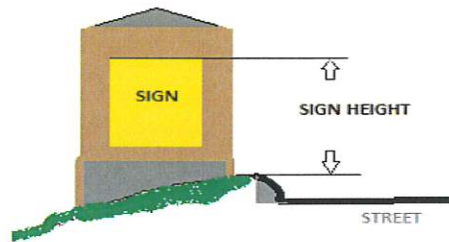


*LDS
Sections*

- A. The area of a sign face shall be deemed to be the entire area within the smallest square or rectangle that will encompass the extreme limits of the writing, representation, emblem, or other display on the sign.
- B. The area shall also include any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed.
- C. Frames or structural members not bearing informational or representational matter shall not be included in computation of the area of a sign face.
- D. Signs attached to walls (other than building walls) or fences shall be treated as ground signs and allowed only where ground signs are permitted. Only that portion of that wall or fence onto which the sign face or letters are placed shall be calculated in the sign area.
- E. Street addressing does not count toward the calculation of the sign face, but use of the street address in the business name does not allow an increase in the area of the sign face.

11.3.2 Computation of Height.

The height of a sign shall be measured from the highest point of a Sign Face to the highest adjacent grade at the base of the sign, provided that height of the sign structure shall not exceed the height of the Sign Face by greater than twenty percent (20%).



(Ord. No. O-15-13, 11-26-2013)

11.4 General Provisions.

11.4.1 Standards Applicable to All Permitted Signs.

Permitted signs shall be located outside of the street right-of-way, behind sidewalk areas and outside of the site triangle as per Sections 6.7.2 for streets and 9.8.3 for driveways.

11.4.2 Noncommercial Messages.

Any sign, display or device allowed under this chapter may contain, in lieu of any other copy, any otherwise lawful noncommercial message.

(Ord. No. O-15-13, 11-26-2013)

11.5 Signs Not Requiring a Permit.

11.5.1 Governmental Signs.

- A. Signs posted by various local, state and federal agencies in the performance of their duties such as, but not limited to, regulatory signs, welcome signs and traffic signs.
- B. Signs installed under governmental authority which note the donation of buildings, structures or streetscape materials (such as, but not limited to benches, park facilities, etc.).

11.5.2 Flags, Etc.

Flags or insignia of any nation, organization of nations, state, county or municipality, any religious, civic or fraternal organization, or any educational or cultural facility and/or any one corporate flag per lot provided the height of any pole shall not exceed the maximum building height for the district.

11.5.3 Temporary Holiday Decorations.

Temporary decorations or displays, when such are clearly incidental to and are customarily and commonly associated with any national, local or religious holiday/celebration.

11.5.4 Window Displays.

Merchandise, pictures or models of products or services that are incorporated as an integral part of a window display.

11.5.5 Building Marker/Identification Signs.

A sign cut or etched into masonry, bronze or similar material on a building that identifies the building and is a permanent and integral part of the building.

11.6 Permitted Signage by District.

11.6.1 Permitted Signage by District.

The following permanently mounted signs and their related maximum dimensions are allowed subject to the issuance of a sign permit.

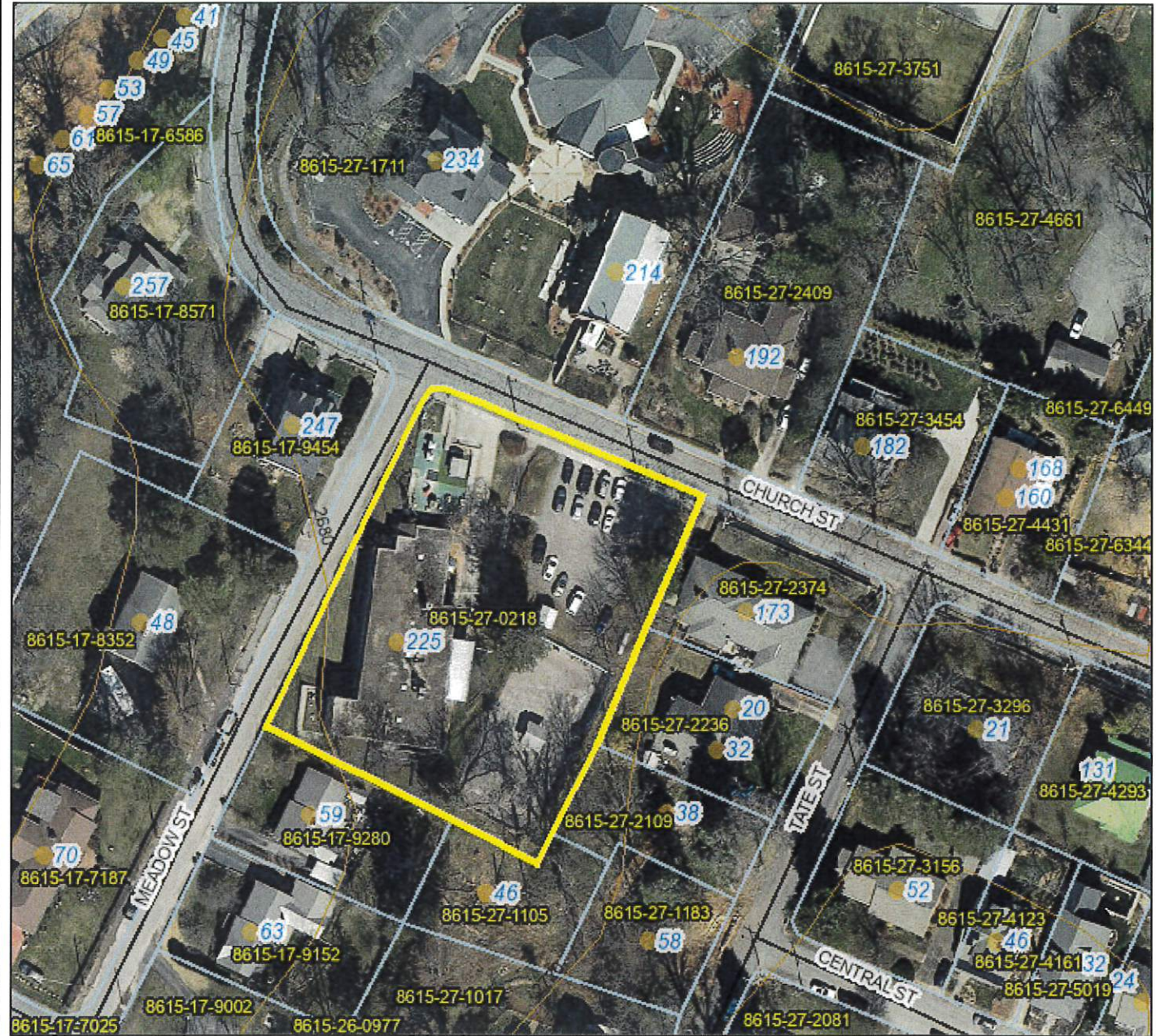
District	Ground Sign	Attached Sign	Permitted Illumination	Other Standards
Residential-Low Density (RL)	16 sq. ft.—4 ft. tall	16 sq. ft.	None permitted	
Residential-Medium Density (RM)	16 sq. ft.—4 ft. tall	16 sq. ft.	External illumination only	
Neighborhood Residential (NR)/Urban Residential (UR)	16 sq. ft.—4 ft. tall	16 sq. ft.	External illumination only	
Neighborhood Center (NC)	24 sq. ft.—6 ft. tall	10% of wall	External illumination only	Pedestrian Sign - 1 per business
Business District (BD)	24 sq. ft.—6 ft. tall Exceptions: Ground signs are not permitted on Main Street from Church Street to Russ Avenue; Ground signs shall be limited to 16 ft.—4 ft. tall along Wall Street from East Street to Howell Street	1 sq. ft. for each 1 linear ft. of wall frontage - maximum of 100 sq. ft.	Internal illumination permitted except within a National Register Historic District	Pedestrian Sign - 1 per business Marquee Sign - 11.7.6
Regional Center (RC)	48 sq. ft.—8 ft. tall	15% of wall	Internal illumination permitted	Pedestrian Sign - 1 per business
Commercial Industrial (CI)	48 sq. ft.—8 ft. tall	15% of wall	Internal illumination permitted	



*Street
Images*

22.





Report For

CHURCH STREET STUDIOS LLC A DAYCARE CENTER

PO BOX 1164

WAYNESVILLE, NC 28786-1164

Commercial Use

225 CHURCH ST

Heated Area: 7024

Year Built: 1930

Total Acreage: 1.14

Township: Town of Waynesville

Land Value: \$64,100

Building Value: \$527,600

Market Value: \$591,700

Deferred Value: \$0

Assessed Value: \$591,700

Sale Price: \$700,000

Sale Date: 6/24/2024

Tax Bill 1: \$3,254

Tax Bill 2:

Account Information

PIN: 8615-27-0218

Deed: 1109/2152
418/758

Maps

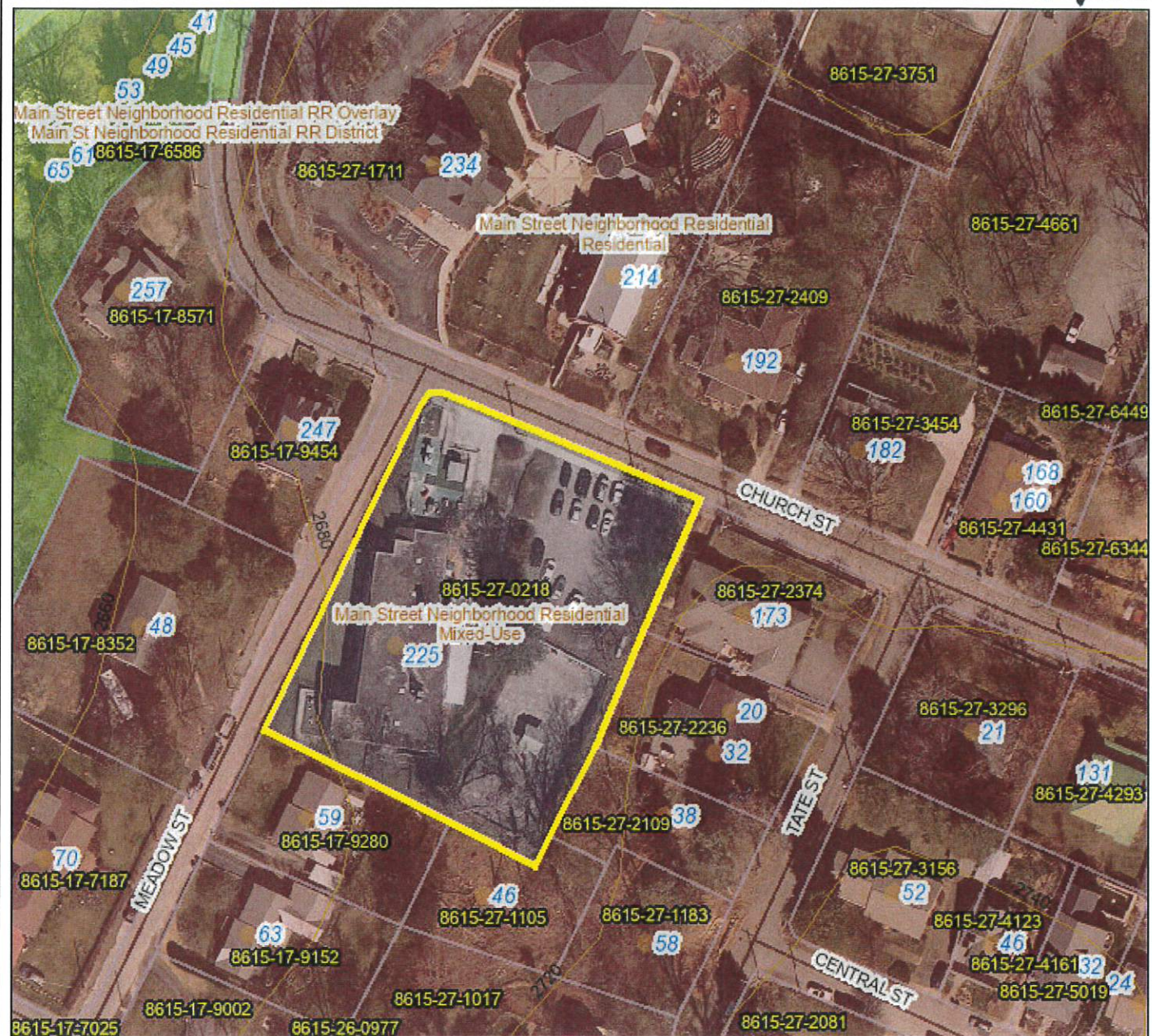


April 28, 2025



1 inch = 100 feet

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



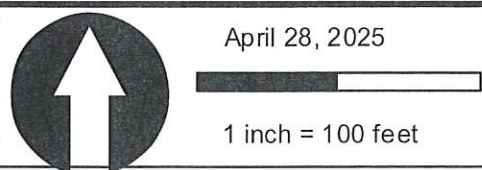
Report For
 CHURCH STREET STUDIOS LLC A DAYCARE CENTER
 PO BOX 1164
 WAYNESVILLE, NC 28786-1164

Commercial Use
 225 CHURCH ST

Heated Area: 7024
Year Built: 1930
Total Acreage: 1.14
Township: Town of Waynesville

Account Information
PIN: 8615-27-0218
Deed: 1109/2152
 418/758

Land Value:
Building Value:
Market Value:
Deferred Value:
Assessed Value:
Sale Price:
Sale Date: 6/24/2024
Tax Bill 1:
Tax Bill 2:



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Report For

CHURCH STREET STUDIOS LLC A DAYCARE CENTER

PO BOX 1164

WAYNESVILLE, NC 28786-1164

Commercial Use

225 CHURCH ST

Heated Area: 7024

Year Built: 1930

Total Acreage: 1.14

Township: Town of Waynesville

Land Value:

Building Value:

Market Value:

Deferred Value:

Assessed Value:

Sale Price:

Sale Date: 6/24/2024

Tax Bill 1:

Tax Bill 2:

Account Information

PIN: 8615-27-0218

Deed: 1109/2152
418/758

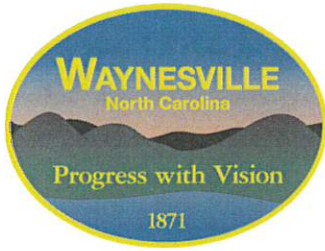


April 28, 2025



1 inch = 100 feet

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



TOWN OF WAYNESVILLE

Development Services Department

9 South Main Street

Suite 110

Waynesville, NC 28786

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

www.waynesvillenc.gov

26.

*Public
Notices*

FOR PUBLICATION IN THE MOUNTAINEER: April 16th and April 23rd (Wednesday) editions

Date: April 11, 2025

Contact: Alex Mumby, (828) 452-0401

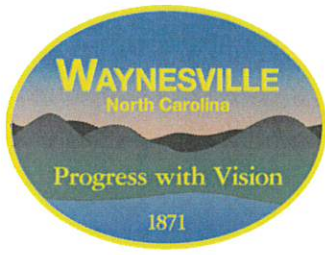
Notice of Public Hearings

Town of Waynesville Zoning Board of Adjustment

The Town of Waynesville Zoning Board of Adjustment will hold two (2) public hearings on Tuesday, May 6th, 2025, at 5:30 pm, in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider two (2) variance requests for Church Street Studios located at 225 Church Street, Waynesville, NC, 28786 (PIN# 8615-27-0218):

1. A ground sign variance from the maximum allowed square footage
2. An attached sign variance from the maximum allowed square footage

For more information contact the Development Services Department at: (828) 452-0401, email: amumby@waynesvillenc.gov mail: 9 South Main Street, Suite 110, Waynesville, NC 28786.



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27.

Date: April 14, 2025

Contact: Alex Mumby, (828) 452-0401

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CHURCH STREET STUDIOS LLC A NC LLC
PO BOX 1164
WAYNESVILLE, NC 28786-1164

SCHWAB, BRANDON EDWARD
SCHWAB, ANGELINE WHITE
192 CHURCH ST
WAYNESVILLE, NC 28786

KOEHRING, RALPH V
KOEHRING, MARYANNA P
182 CHURCH ST
WAYNESVILLE, NC 28786-3768

ROMAN CATHOLIC DIOCESE OF
CHARLOTTE NC
C/O REV MICHAEL T MARTIN, BISHOP
1123 S CHURCH ST
CHARLOTTE, NC 28203-4003

CRONK, REBECCA C
173 CHURCH ST
WAYNESVILLE, NC 28786

BINGHAM, EDGAR ELLIS
BINGHAM, BUFFY ANN
32 TATE ST
WAYNESVILLE, NC 28786-3773

MASI HOMES LLC A NC LLC
PO BOX 944
WAYNESVILLE, NC 28786-0944

SHOPE, JANE ALLEN
59 MEADOW ST
WAYNESVILLE, NC 28786

GREGORY, LAURA
MACON, SUSAN
99 AUBURN RD
WAYNESVILLE, NC 28786-6733

SELLARS, MICHAEL T
SELLARS, ALLISON K
78 TATE ST
WAYNESVILLE, NC 28786

BIRCHFIELD, ERNEST LOWELL
BIRCHFIELD, CATHERINE
70 MEADOW ST
WAYNESVILLE, NC 28786

STERRETT, WILLIAM ADAMS
BROWN/TR
STERRETT, JANICE DIANNE HALL/TR
247 CHURCH ST
WAYNESVILLE, NC 28786-3771

RICHLAND ESTATES LLC A NC LLC
3430 GULF SHORE BLVD N
APT 2J
NAPLES, FL 34103-3681

ACHARYA, QUENTINE
PINTO, JACQUELINE
C/O ASHOK PINTO
335 CAMERON STATION BLVD
ALEXANDRIA, VA 22304-8600

