



TOWN OF WAYNESVILLE

Planning Board

9 South Main Street
Suite 110

Waynesville, NC 28786

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

www.waynesvillenc.gov

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

Development Services
Director
Elizabeth Teague

Special Called Meeting of the Planning Board

Town Hall, 9 South Main Street, Waynesville, NC 28786
Monday, August 25, 2025, 5:30 PM

A. CALL TO ORDER

1. Welcome/Calendar/Announcements

B. BUSINESS

1. Continuation of a Public Hearing to consider a Special Use Permit modification request to add two additional rooms and build a deck at 109 Dolan Rd in Waynesville, NC (PIN 8615-19-4830).

C. PUBLIC COMMENT/CALL ON THE AUDIENCE

D. ADJOURN

Planning Board Staff Report

Special Use Permit Modification for Wildrest Hotel (Formerly “Furry’s Lodge”) Utilization of Two (2) Rooms and Addition of a Deck

Meeting Date: August 18th, 2025
Project: Wildrest Hotel
Location: 109 Dolan Rd, Waynesville, NC 28786 (PIN 8615-19-4830)
Zoning District: Love Lane – Neighborhood Residential
Existing Use: Multi-unit rental property
Owner: 109 Dolan LLC
Applicant: Harshad Lalan
Staff Presenter: Alex Mumby, Land Use Administrator

Background:

Wildrest Hotel sits on an approximately 3.48 acre parcel off of Dolan Rd (PIN 8615-19-4830). The hotel has previously operated under names such as Furry’s Lodge and The Old Stone Inn. The property is on the Study List for the National Register of Historic Places.

In 2017, Furry’s Lodge applied for a special use permit to use the property located at 109 Dolan (PIN 8615-19-4830) as an Inn. The site plan for the existing special use permit used 22 rooms with the Summer House being designated for two rooms and the rest of the building used for storage and office space. The site has an outdoor patio area including fire pits and lounge seats. The addition of any impervious surface to a special use permit master plan requires approval by the Planning Board through a quasi-judicial hearing (LDS 15.2.5).

Per LDS 2.5.3 Inns (Up to 30 rooms) are allowed in the Love Lane Neighborhood Residential zoning district through a special use permit. LDS section 17.3 defines Inns (Up to 30 rooms) as:

Any building or group of buildings in which there are thirty (30) or fewer guest rooms, used for the purposes of offering public lodging on a day-to-day basis.

The applicant is seeking to convert the extra space in the Summer House into two additional rooms. One room in the Hemlock House will be converted into a dedicated innkeeper’s room. The conversion and addition of these rooms will not change the footprint of the existing lodge.

The applicant plans to expand an existing balcony attached to the Azalea Cottage and to add two balconies to the summer house. The expanded balcony will be approximately 165 sqft and the two new balconies will add approximately 350 sqft.

The applicant plans to redevelop the existing outdoor seating area by adding a larger firepit area and stone surface patio, adding more seating, replacing the existing grass area with turf, and adding a small mini-golf area. The mini-golf area will consist of two holes.

The applicant will also expand the existing recreation area with a deck expanding over the hillside which will include hot tubs, saunas, a cold plunge shower, massage rooms. The proposed plan is designed to leave the center of the deck open to preserve the existing large trees. The area of the deck, including the openings for trees, is 3,600 sqft.

Zoning District:

The subject property is within the Love Lane – Neighborhood Residential zoning district. The district’s purpose and intent (LDS 2.3.3) statement includes the following:

“Love Lane – Neighborhood Residential: *The Love Lane Neighborhood District (LL-NR) is an older, traditional neighborhood bordered by the Russ Avenue Town Center on one side and the Central Business District on the other. One of the oldest neighborhoods in the town and one of the first to be settled, it has the advantages of having a great location, sufficient urban facilities and a mixture of housing types and styles. . . “*

The renovation of Furrys Lodge into the Wildrest Hotel does not change the overall compliance with the district requirements or other aspects of the Land Development standards and the supplemental standards that apply to Inns in Chapter 3. Specifically:

2.4 Dimensional Standards by District

- Front and Side setbacks from the adjacent lot are 10 ft, the minimum distance between structures and rear setbacks are 6 feet, and the side-street setback is 5 ft. The new deck will be approximately 90 feet from the side property line.
- The minimum pervious surface required for neighborhood residential is 10%. The addition of the deck, balconies, and trail path will add 10,795 sqft of impervious surface. After the additions the total impervious surface of the site will be 44,335 sqft.

3.3.3 Supplemental Standards for an Inn (Up to 30 Rooms)

- Inns shall be buffered from any adjoining residentially zoned property in accordance with Section 8.4
- An owner/manager shall reside on the property.
 - *The proposed amendments to the special use permit include the addition of a dedicated innkeeper’s room.*
- Each inn constructed in a residentially zoned area shall be on a lot no less than five (5) acres in size.
 - *This inn predates our standards and was approved for a parcel which is 3.48 acres.*
- Inns on properties less than five (5) acres shall provide no more than twenty (20) rooms.
 - *The current inn already exceeds this requirement as the approved site plan allows for 22 rooms.*
- Every inn must located in a residential district must maintain at least 50% of the development for common open space.

- *The proposed addition of the deck and mini-golf area will expand the common open space of the inn.*
- All buildings must be at least 50 feet from the rear and side property lines.
 - *No new buildings are being proposed and the extensions for balconies and the proposed deck are still more than 50' from property lines.*

4.5.2 Table of Standards for Accessory Structures

- There is not maximum number or size for accessory structures on commercial lots.

Infrastructure (LDS Chapter 6)

- No new driveways are proposed. The Lodge is currently accessed off of a driveway connecting to Dolan Rd. The current driveway has been approved by the building inspectors and fire marshal.
- After review of the submission Wayne Bolin, the Town of Waynesville's Sewer/Water Superintendent, feels comfortable that the water capacity will not be a problem with the additions. He feels there is a risk that the 4 inch sewer line currently connected to the property may become overloaded. This can be rectified by increasing the line to a 6 inch line or by adding an additional 4 inch line.

8.4.1 Required Buffer Yards

- Where Neighborhood Residential abuts Neighborhood Residential there is no required buffer yard.
 - *While the addition of the deck will reduce some of the trees which buffer the inn from adjacent residential properties, there will still be a substantial amount of tree canopy preserved.*

9.2 Required Parking Standards

- All lodging uses require 1 parking space per room. The proposed site plan will include 23 guest rooms plus 1 innkeeper's room. Currently the inn has 24 parking spaces. No additional parking spaces will be required.

Lighting (LDS Chapter 10)

10.3.4 Outdoor Recreational Lighting

B. All fixtures used for event lighting shall be fully shielded or be designed or provided with a manufacturer's glare control package, so as to minimize up-light, spill-light, and glare.

E. Fixtures shall be designed and aimed so that their beams fall within the primary play area and the immediate surroundings, so that off-site direct illumination is significantly restricted (spillover levels at the property line must not exceed 1.5 footcandles)

The lighting plan proposes the use of string lights over the parking lot and seating area. These are allowed as long as the lights are festoon lights. A large outdoor light is proposed at the overlook area of the deck. Pendant lights will be placed at both massage areas on the deck.

Signage (LDS Chapter 11)

No new signage has been submitted, but any new or replacement signage will require a separate permit in compliance with this Chapter.

Comprehensive Plan:

Staff submits that the SUP amendments are consistent with the following goals of the Comprehensive Plan, because it allows for the continued re-use of the historic lodge in a way that creates economic opportunity in the tourism economy:

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

- Encourage infill, mixed-use, and context sensitive development
- Reinforce the unique character of Waynesville

Goal 5: Create opportunities for a sustainable economy

- Promote Waynesville's downtown districts, inns, restaurants, and reputation as the "Gateway to the Smokies."

Surrounding Land Uses:

The property is surrounded by residential uses that fall within the Love Lane Zoning District on three sides and by the Chestnut Park Residential Medium Density District on one side. To the northwest of the property is an undeveloped lot which at one time was part of the original property, but which was subdivided out by a previous owner and recently sold. This lot shares the driveway access to Dolan Road.

Special Use Permit Review Process (LDS 15.10):

Special Use Permit is a **quasi-judicial review**. In addition to determining that the application meets all other ordinance requirements, there are six (6) specific findings of facts related to Special Use Permits (LDS 15.10.2.E). This application is to amend the existing Special Use Permit site plan by adding two (2) additional units within an existing building and expanding the existing recreation area with an enhanced seating area, the addition of a deck, and various amenities. The questions before the Planning Board are if these changes to the original SUP for "Furry's Lodge," still comply with the SUP criteria. Staff provides the following comments regarding the findings of facts that the Planning Board must consider in order to approve, approve with conditions, or deny the Special Use Permit request.

- 1. The proposed special use conforms to the character of the neighborhood, considering the location, type and height of buildings or structures and the type and extent of landscaping on the site.**

This application does not change the use of the property, which has functioned as an Inn since 1946. The exterior of the buildings will remain the same except for the addition of two balconies. It does add two new units (from 22 to 24) by internally subdividing two existing units.

Within the recreation area, the applicant is requesting the ability to install an enhanced seating area, a deck, and a pool, hot tub and sauna as amenities. These additions are customary accessories to over-night lodging.

- 2. Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.**

There are no changes proposed to the existing driveway, and the addition of two units for a total of 22 to 24 units will not create traffic congestion.

- 3. Adequate utilities (water, sewer, drainage, electric, etc.) are available for the proposed use.**

There is adequate water capacity for the increase in the number of rooms and addition of hot tubs and saunas. There is the risk of the current 4-inch sewer pipe becoming overloaded. Increasing the existing sewer line to 6 inches or adding an additional 4-inch sewer line would alleviate this risk.

- 4. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.**

The deck and associated uses will not produce odor, dust, smoke, or gas. There may be increased noise from the additional uses on the property, but a large natural buffer will continue to be maintained between the inn and adjacent residences. This will mitigate much of the noise or vibration.

- 5. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the land development district.**

The property has been used as an inn since 1946. Pools, hot tubs, and other recreational facilities are customary accessory uses for inns. The approval of the expansion will not change the primary use of the property.

- 6. The establishment, maintenance or operation of the proposed use shall not be detrimental to or endanger the public health, safety or general welfare.**

The proposal seeks to improve the recreational facilities associated with the inn. The addition of the additional rooms and the deck pose no risk to public health, safety or general welfare.

The applicant submitted an application on July 30th, 2025. Development Services staff provided the notices for today's public hearing by posting the property (8/7/25), via first class mail to the adjacent property owners within 500 ft (8/1/25) and by advertising the hearing in the Mountaineer newspaper (8/6/25 and 8/13/25).

Attachments:

1. Staff Report
2. Application Materials
3. Previous Special Use Permit Materials
4. Maps
5. Public Notices
6. Town of Waynesville LDS, NC Building and Fire Codes, and NC GS 160D by reference

Suggested Motions:

1. Motion to adopt Findings of Fact.
2. Motion to approve / approve with conditions / or deny the modification of the existing Special Use Permit.



Wildrest Hotel

SITE PICTURE

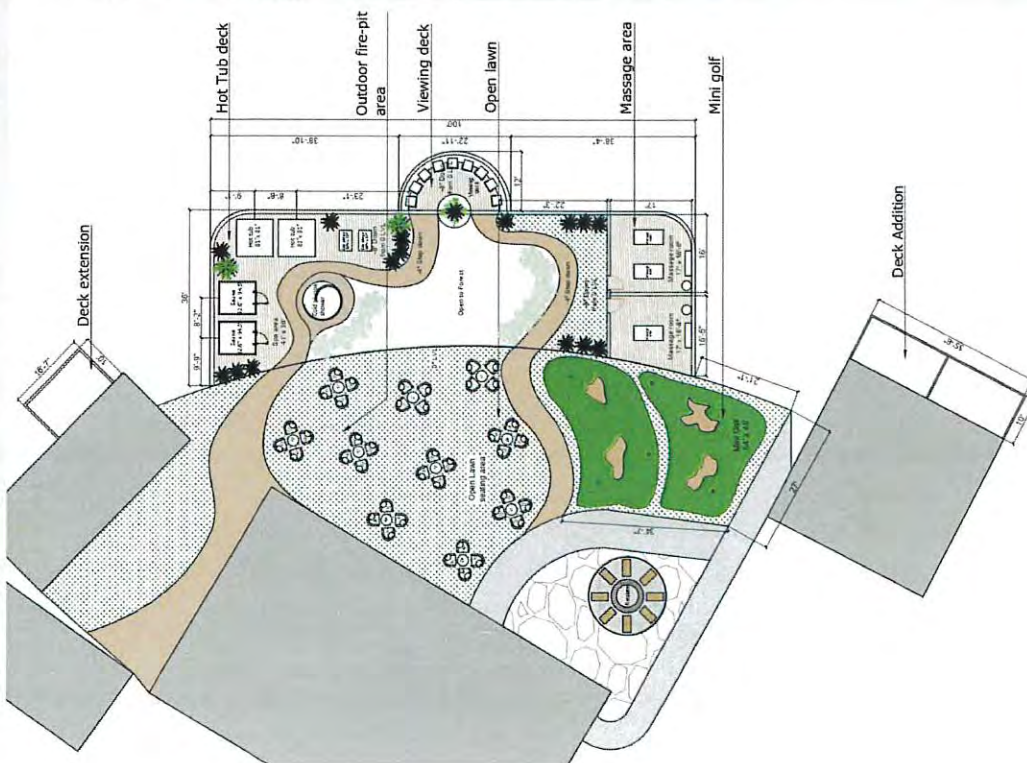
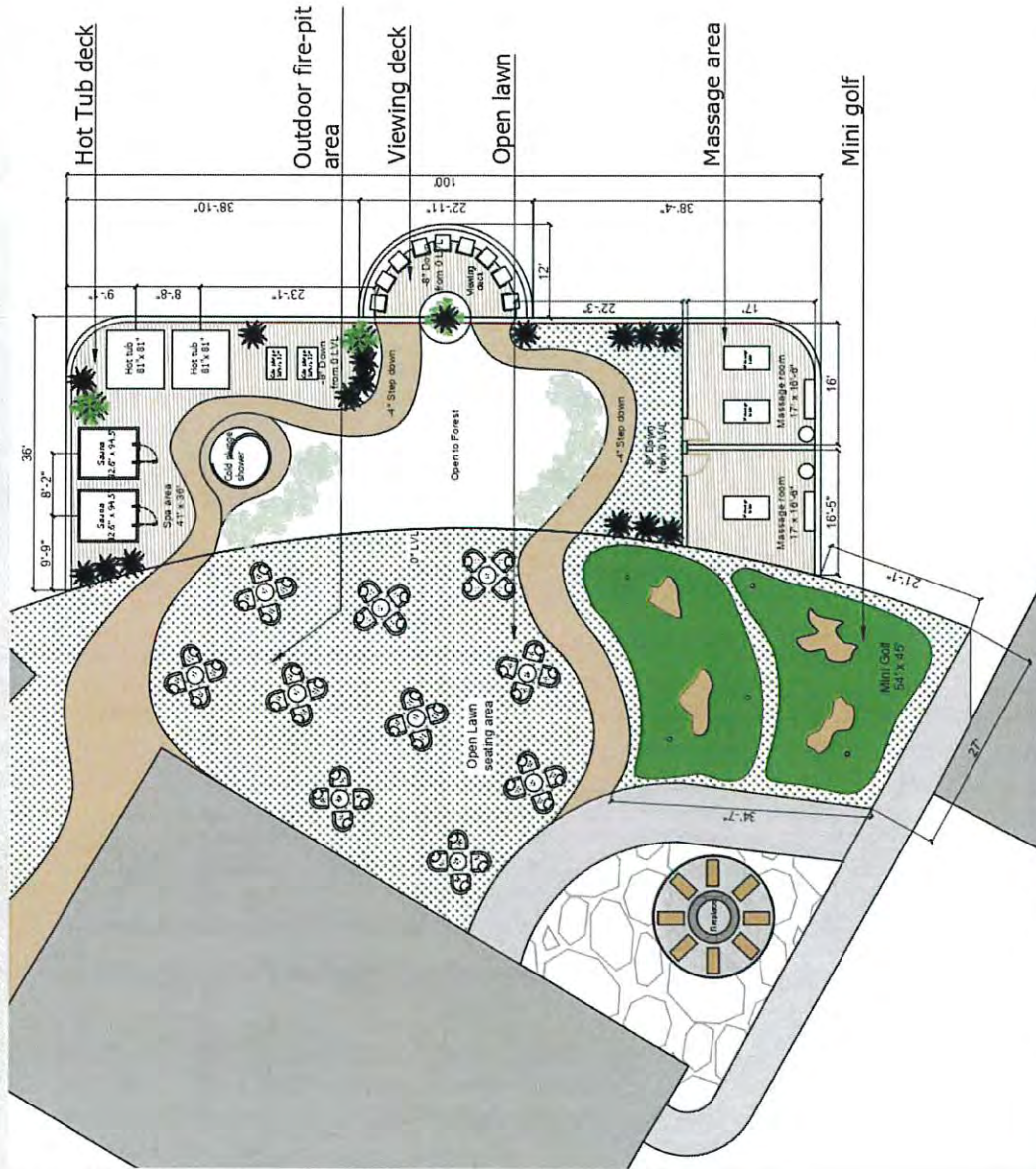


SITE PHOTOS
DESIGN KICK-OFF STAGE

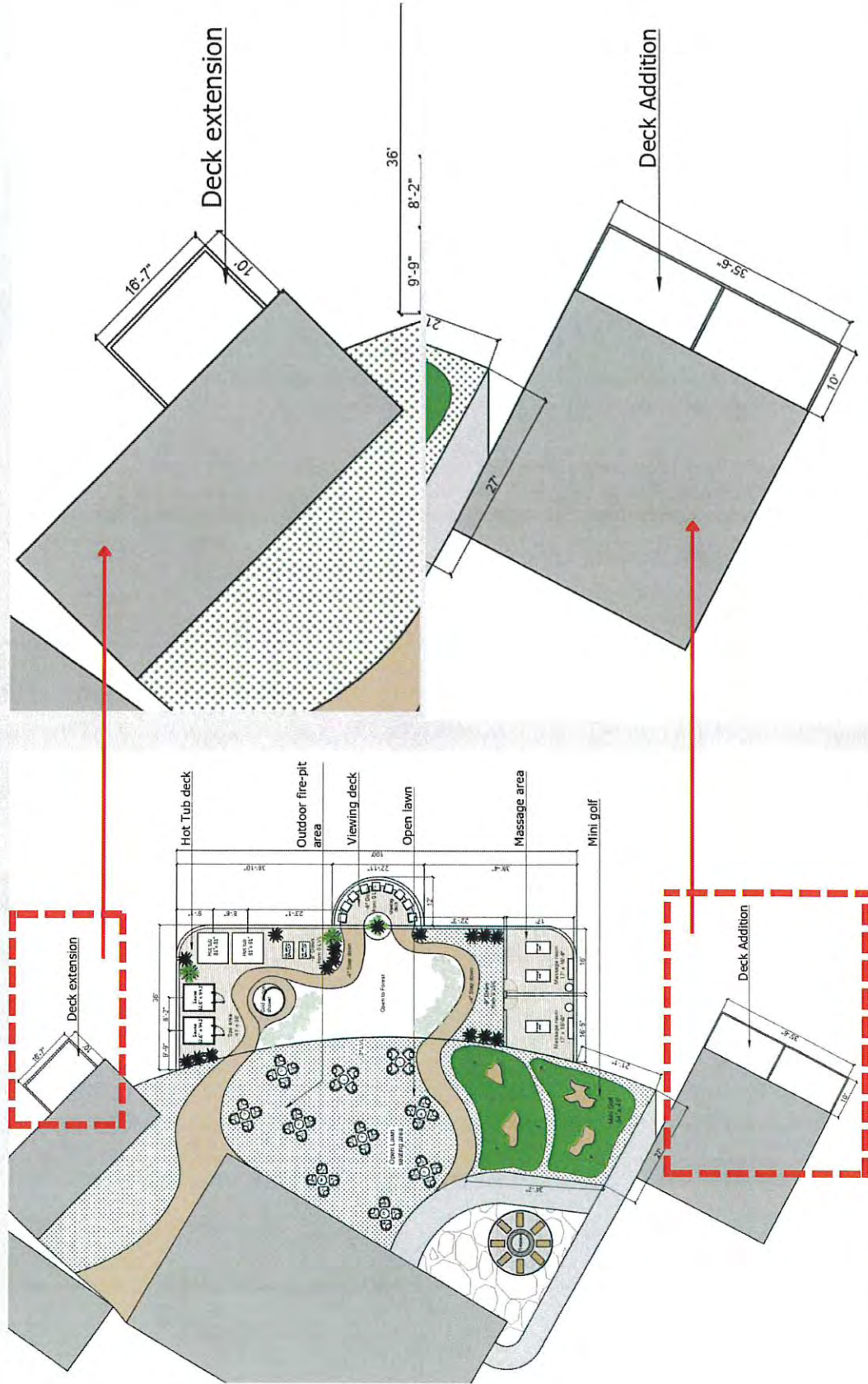
DECK LAYOUT



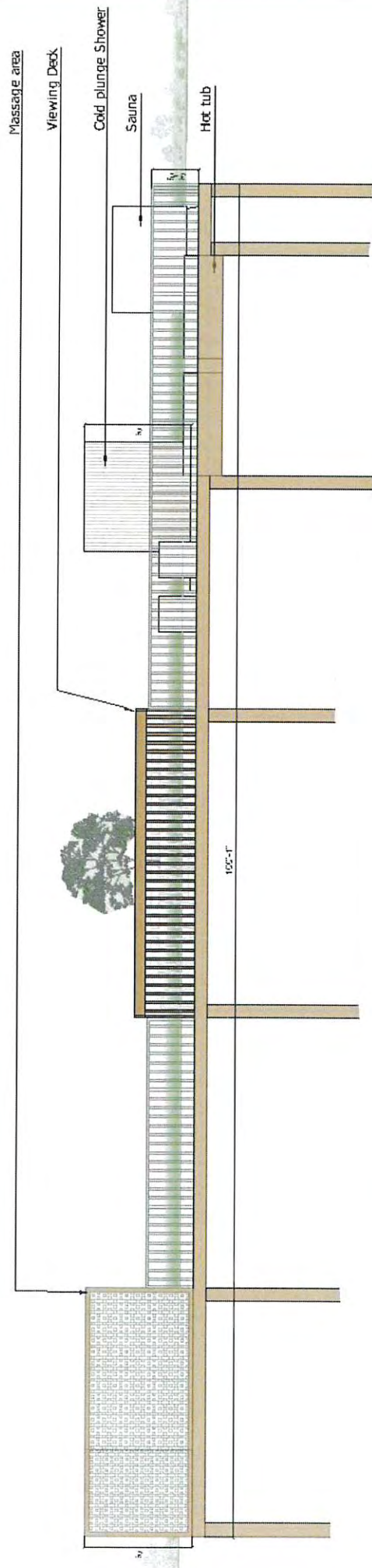
DECK LAYOUT



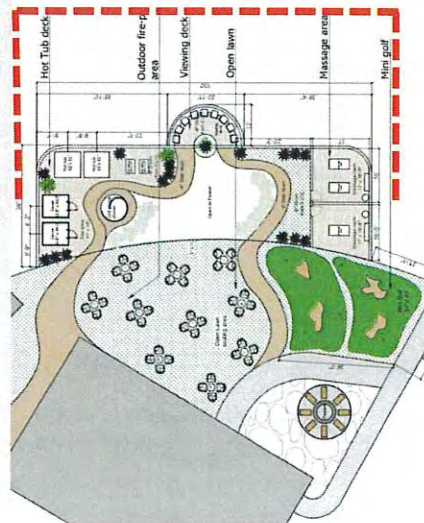
DECK LAYOUT



DECK ELEVATIONS - SPA DECK

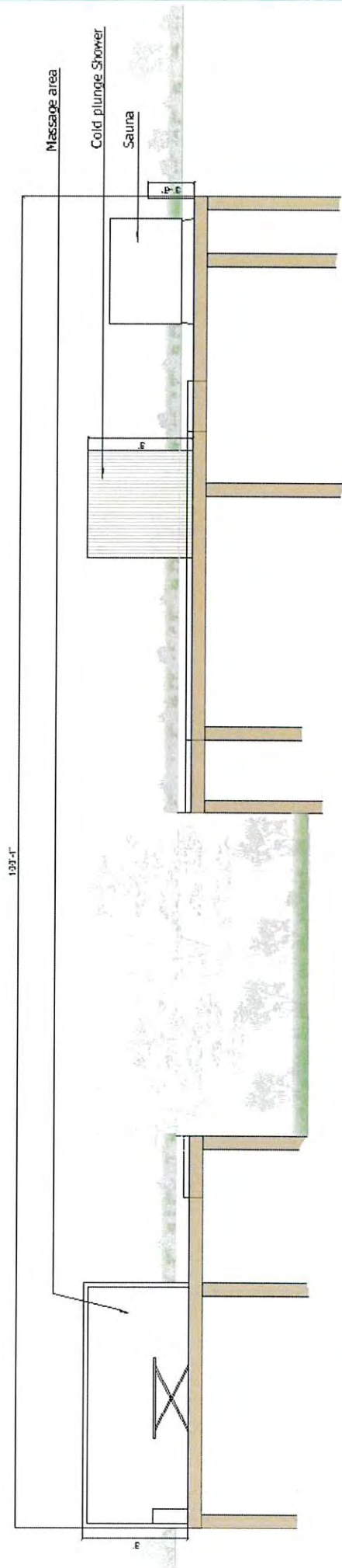


ELEVATION A

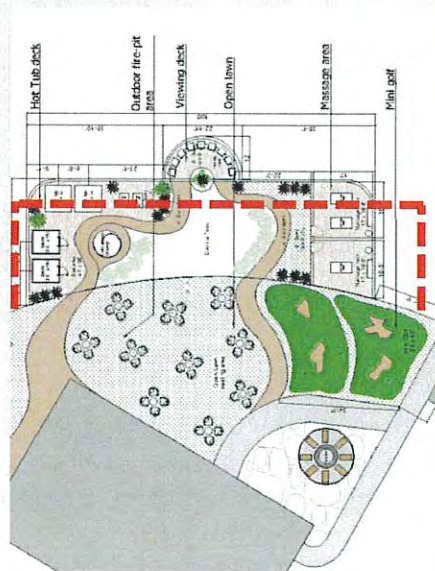


ELEVATIONS

DECK ELEVATIONS

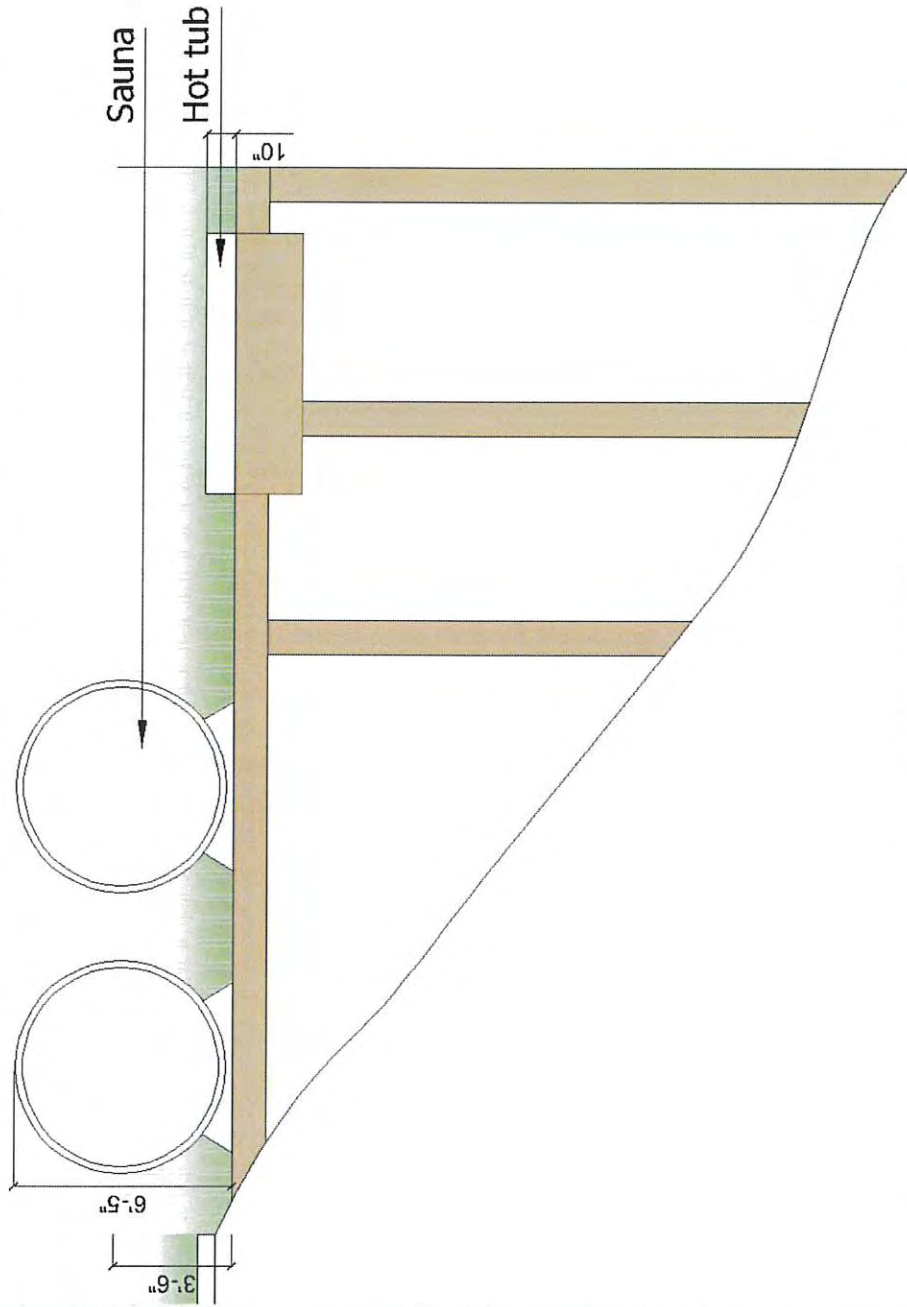


ELEVATION B



ELEVATIONS

DECK ELEVATIONS

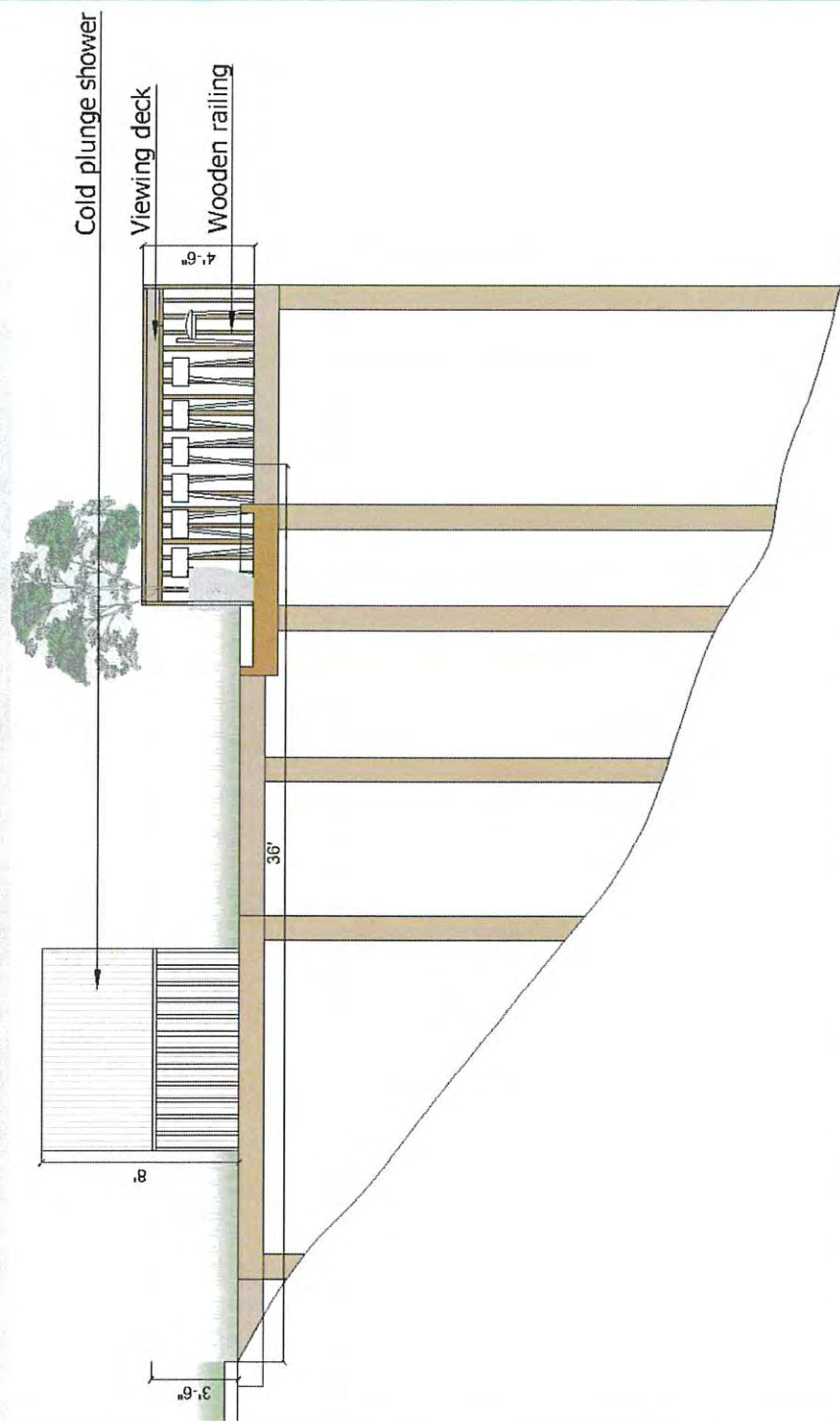


ELEVATION C

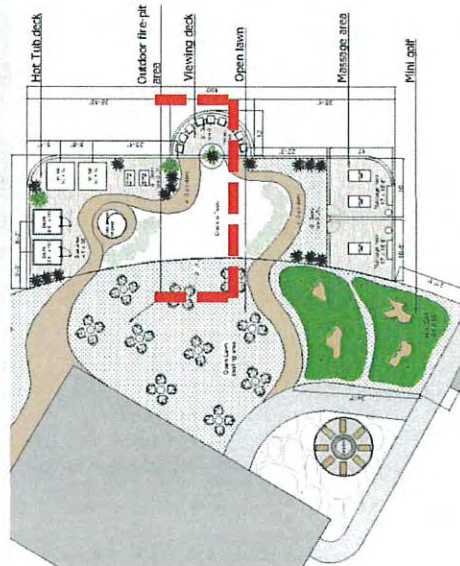


ELEVATIONS

DECK ELEVATIONS

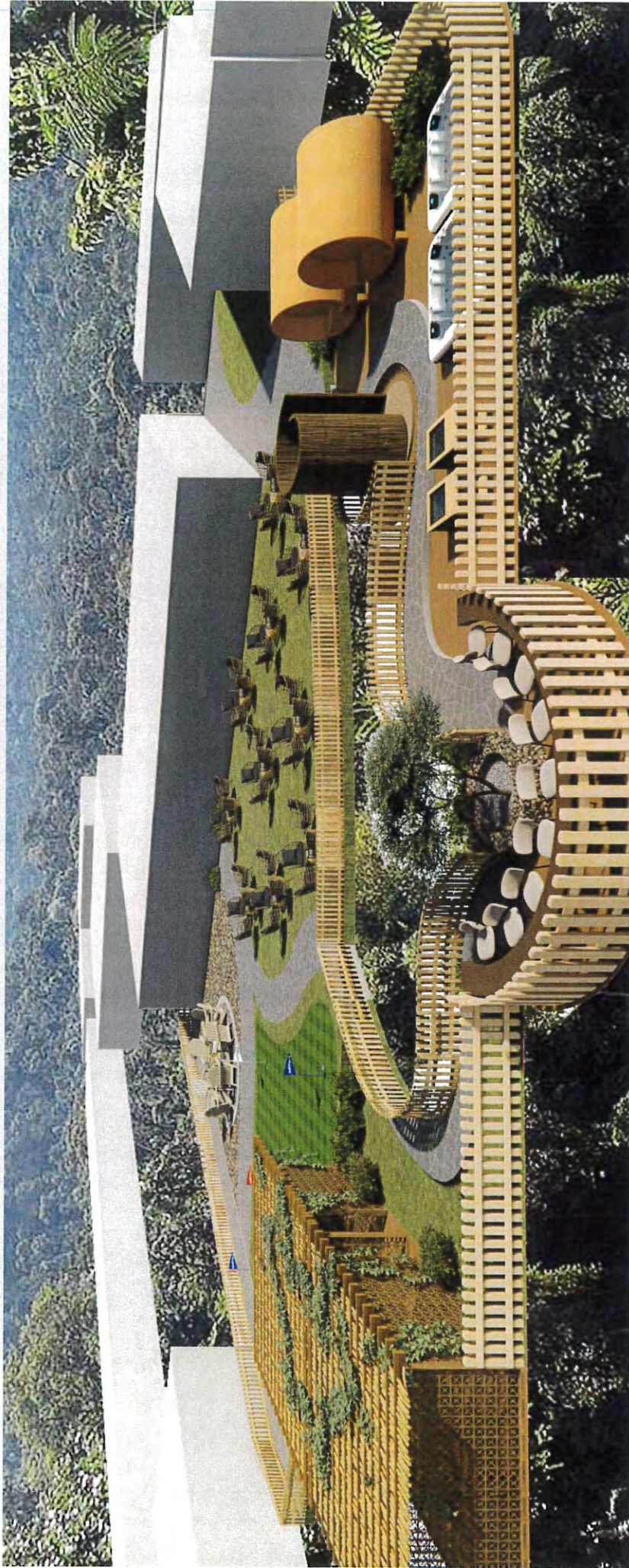


ELEVATION D

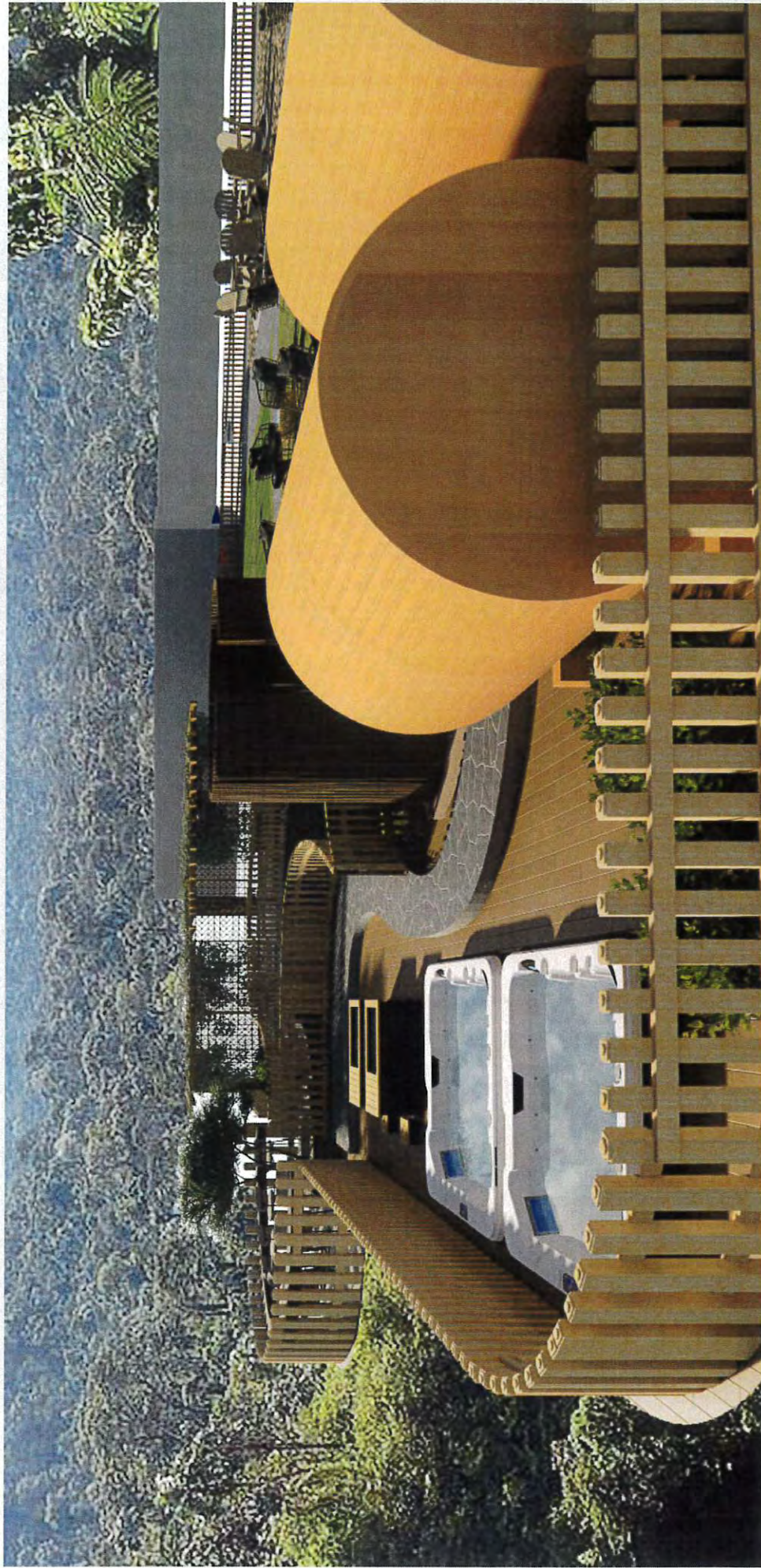


ELEVATIONS

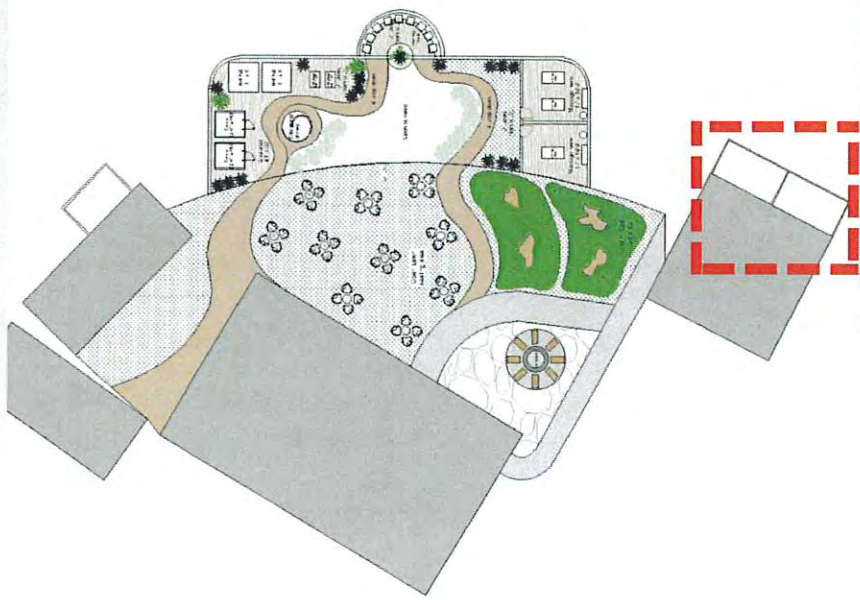
RENDER1



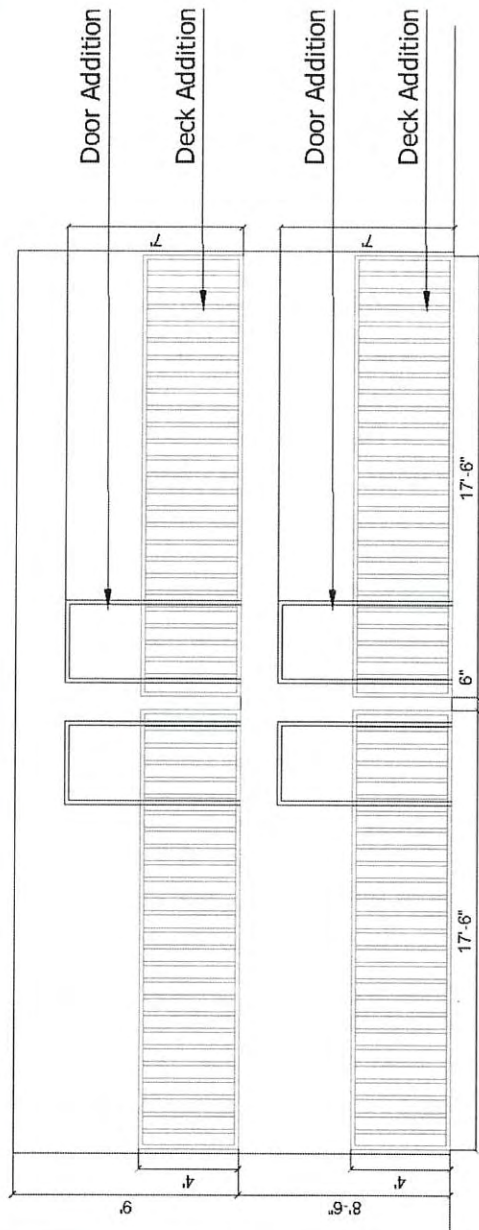
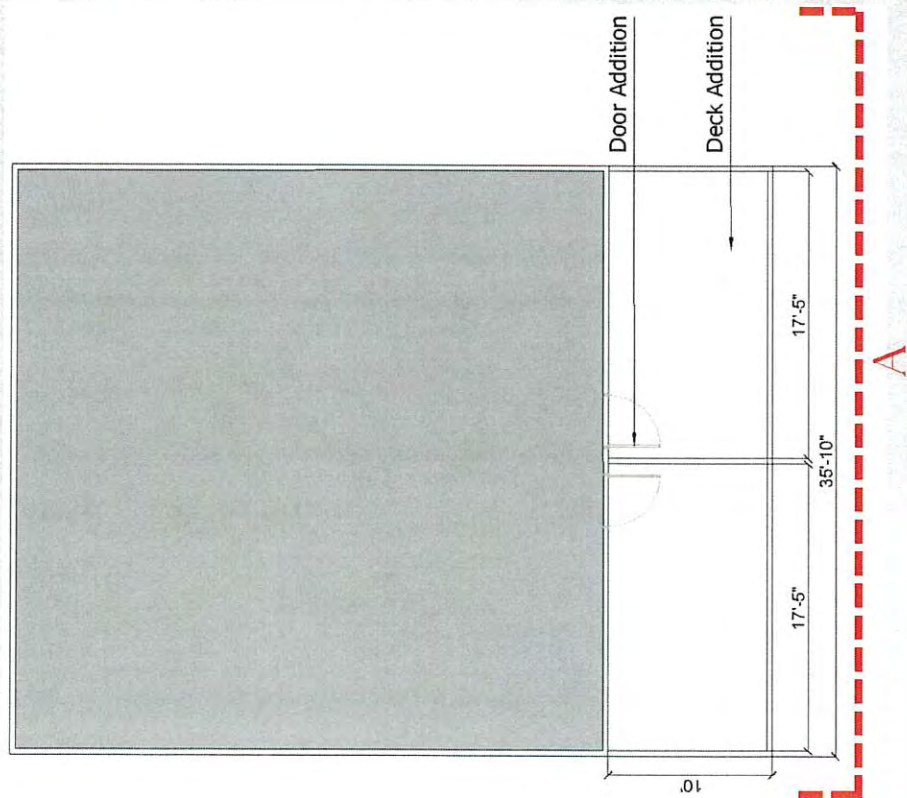
RENDER 2



SUMMER HOUSE DECK EXTENSION

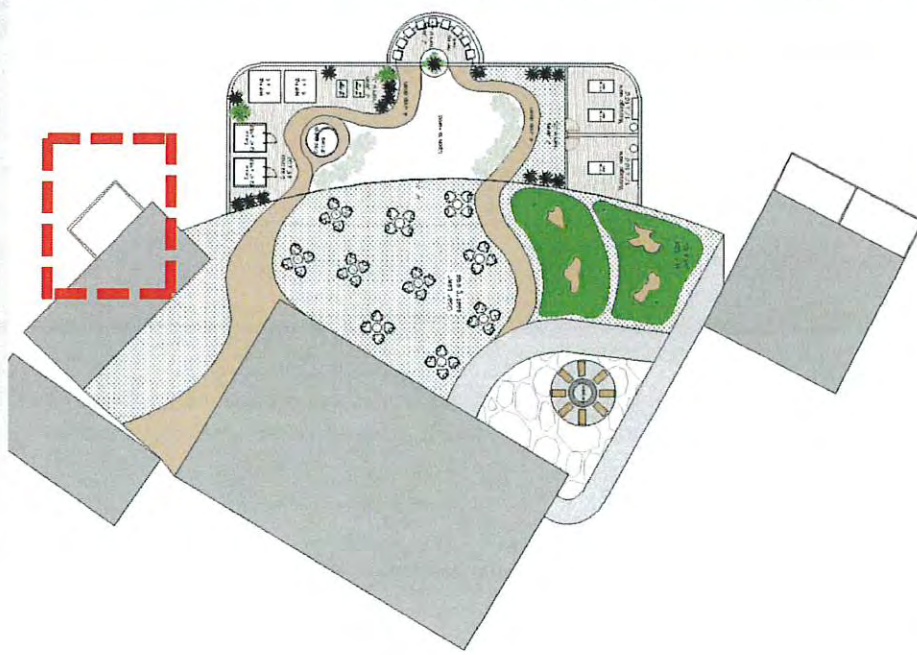


SUMMER HOUSE DECK EXTENSION

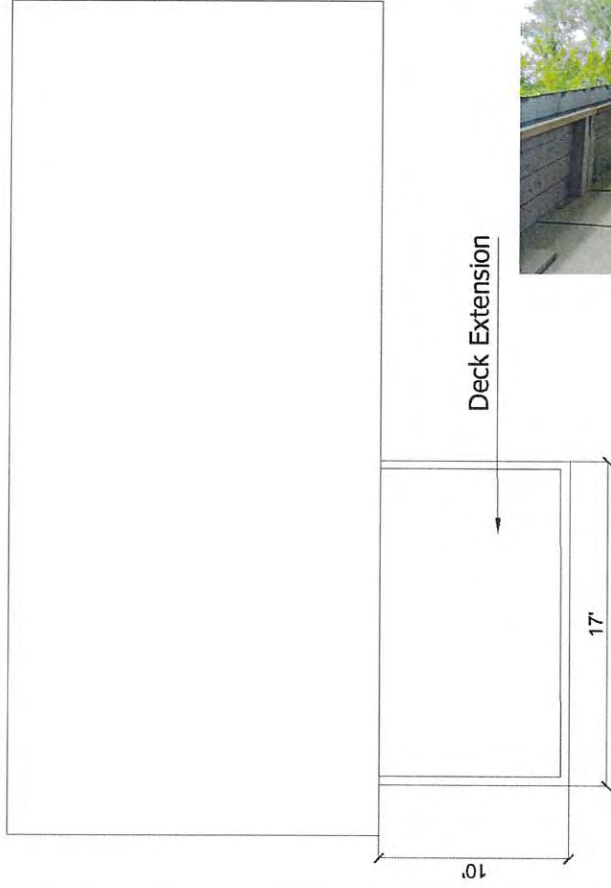
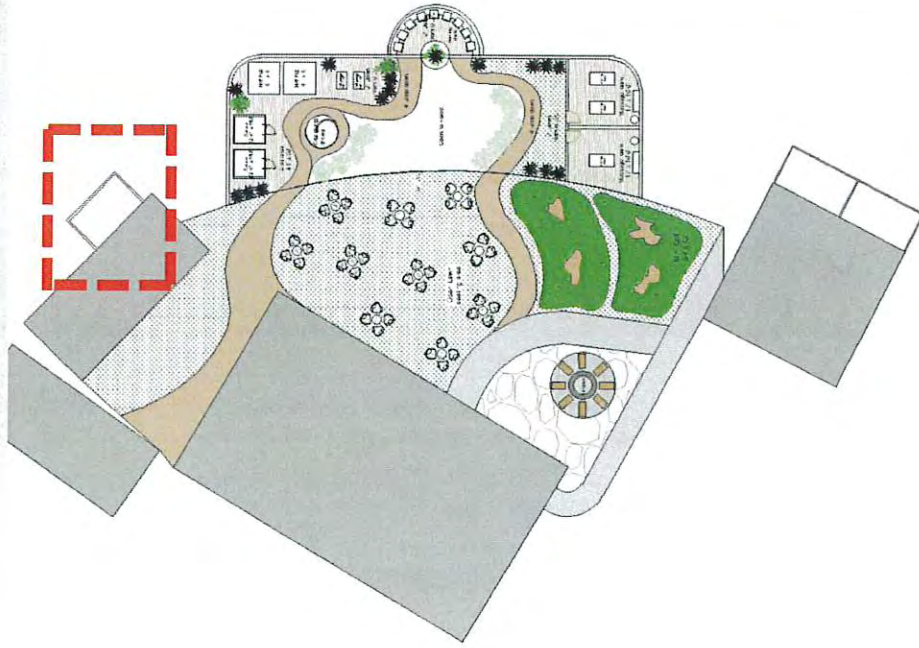


ELEVATION A

AZALEA COTTAGE DECK EXTENSION



CABIN DECK EXTENSION



LAYOUT



INSPIRATION (HOT TUB)



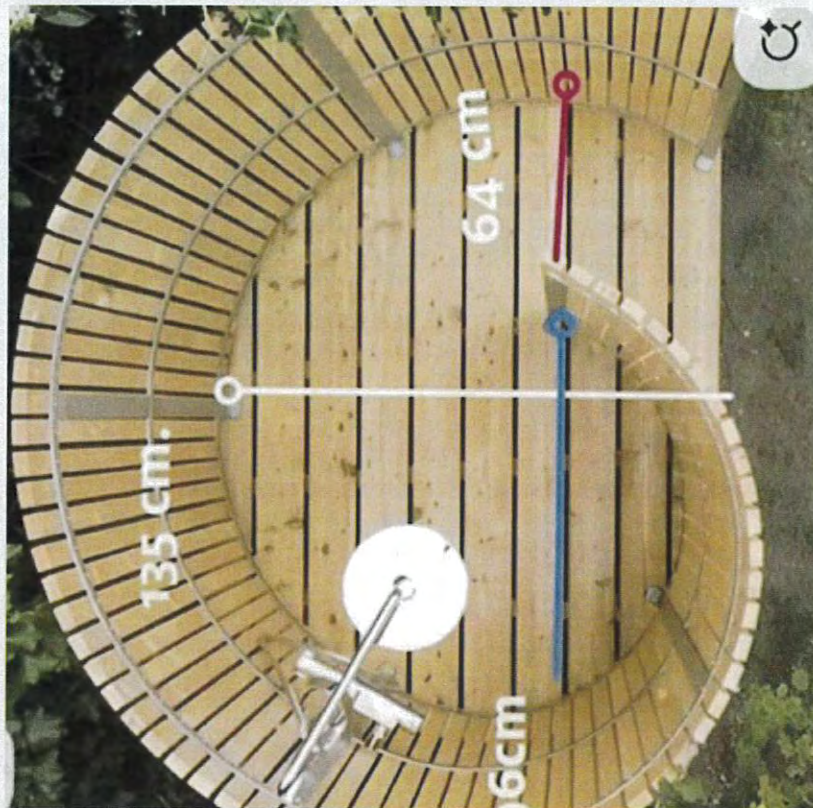
REFERENCE
DESIGN KICK-OFF STAGE

INSPIRATION
(SAUNA AND COLD PLUNGE)



REFERENCE
DESIGN KICK-OFF STAGE

INSPIRATION (COLD PLUNGE SHOWER)



REFERENCE
DESIGN KICK-OFF STAGE

INSPIRATION



REFERENCE

DESIGN KICK-OFF STAGE

INSPIRATION (MASSAGE SPACES)



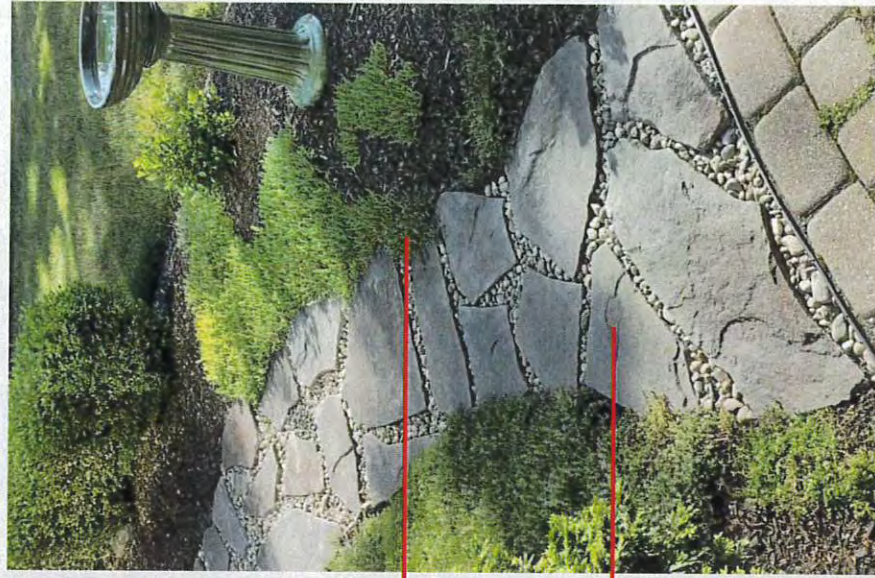
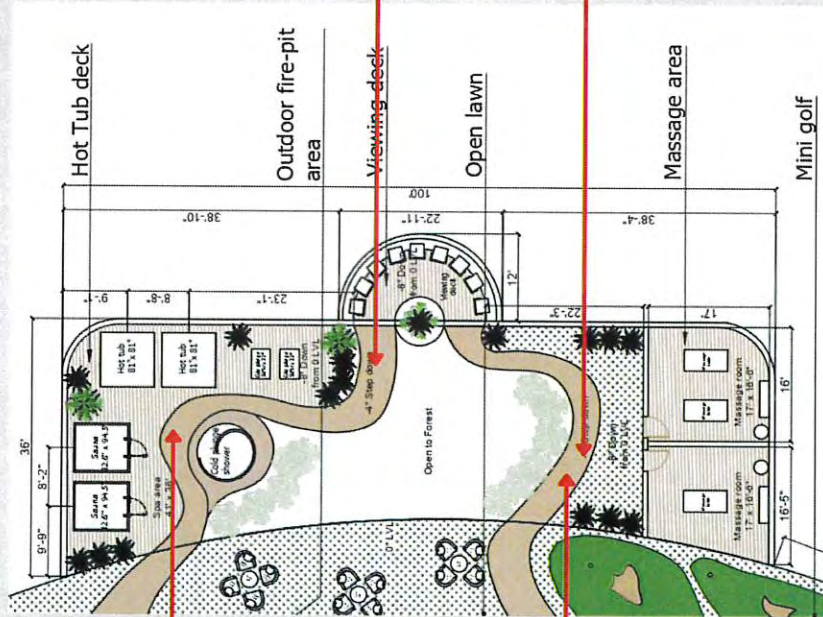
PARTITION REFERENCE

REFERENCE DESIGN KICK-OFF STAGE

INSPIRATION (PARTITION REFERENCE)



REFERENCE DESIGN KICK-OFF STAGE



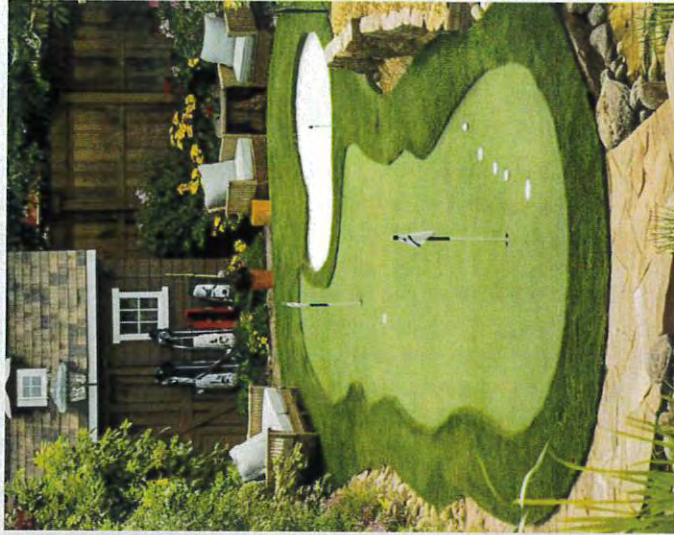
REFERENCE

INSPIRATION
(FIREPLACE)



REFERENCE
DESIGN KICK-OFF STAGE

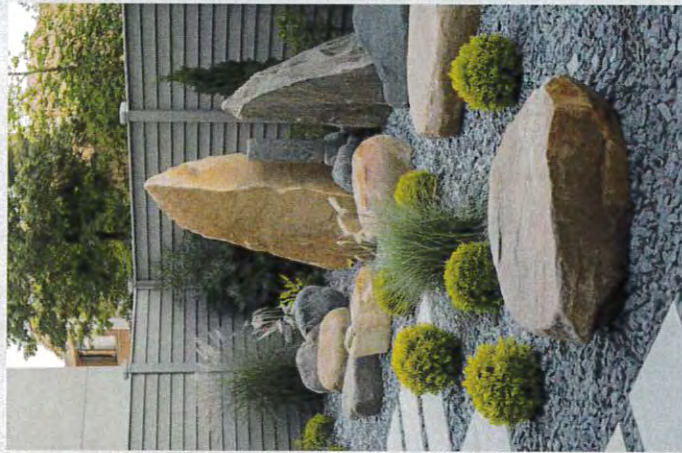
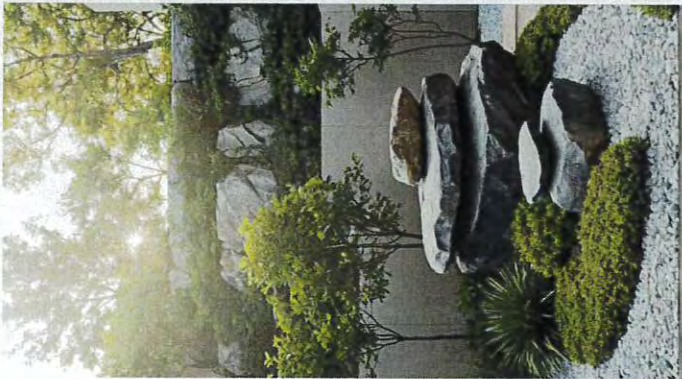
INSPIRATION (GOLF)



[Click Here For More Image](#)

DINING AREA LAYOUT DESIGN KICK-OFF STAGE

INSPIRATION (DECORE)



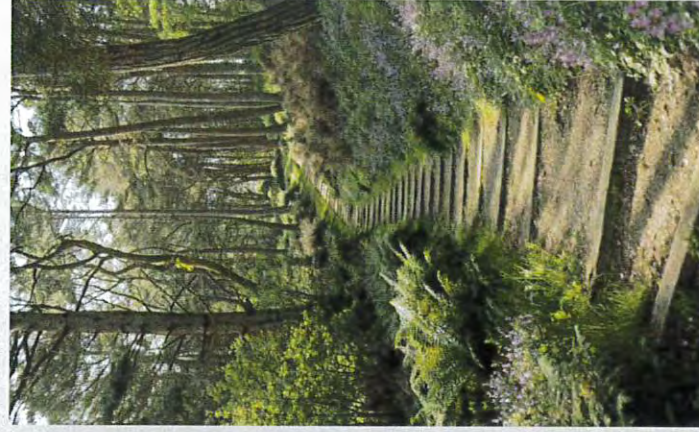
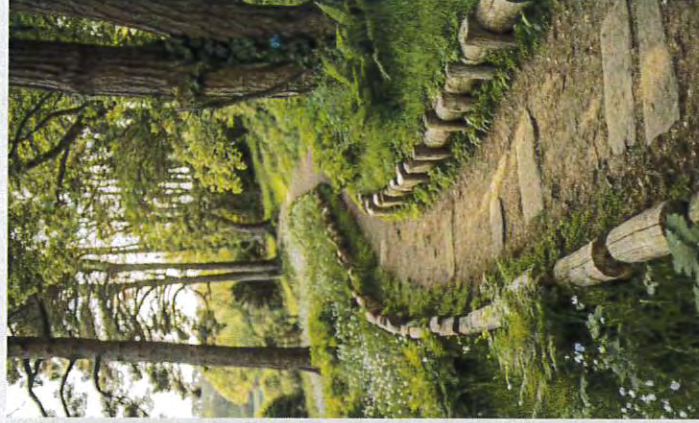
REFERENCE DESIGN KICK-OFF STAGE

INSPIRATION
(DECORE)



DINING AREA LAYOUT
DESIGN KICK-OFF STAGE

BAMBOO FOREST PATHWAY



RESTING SPOTS ALONG PATHWAY



FOREST



END.

Special Use Permit for the Transformation of Fury's Lodge into Wildrest — A Wellness-Focused Retreat in Waynesville

Thank you once again for taking the time to meet with us and discuss the future of Fury's Lodge. We are thrilled to share our vision for the thoughtful transformation of this historic property into **Wildrest** — a wellness-focused boutique hotel designed to immerse guests in nature, relaxation, and elevated comfort, all while preserving the charm and integrity of the original structures.

Our goal is to enhance this special location in a way that supports local tourism, contributes to the community, and positions Waynesville as a destination for wellness travel in the Blue Ridge Mountains. Below is an overview of the key elements of the project:

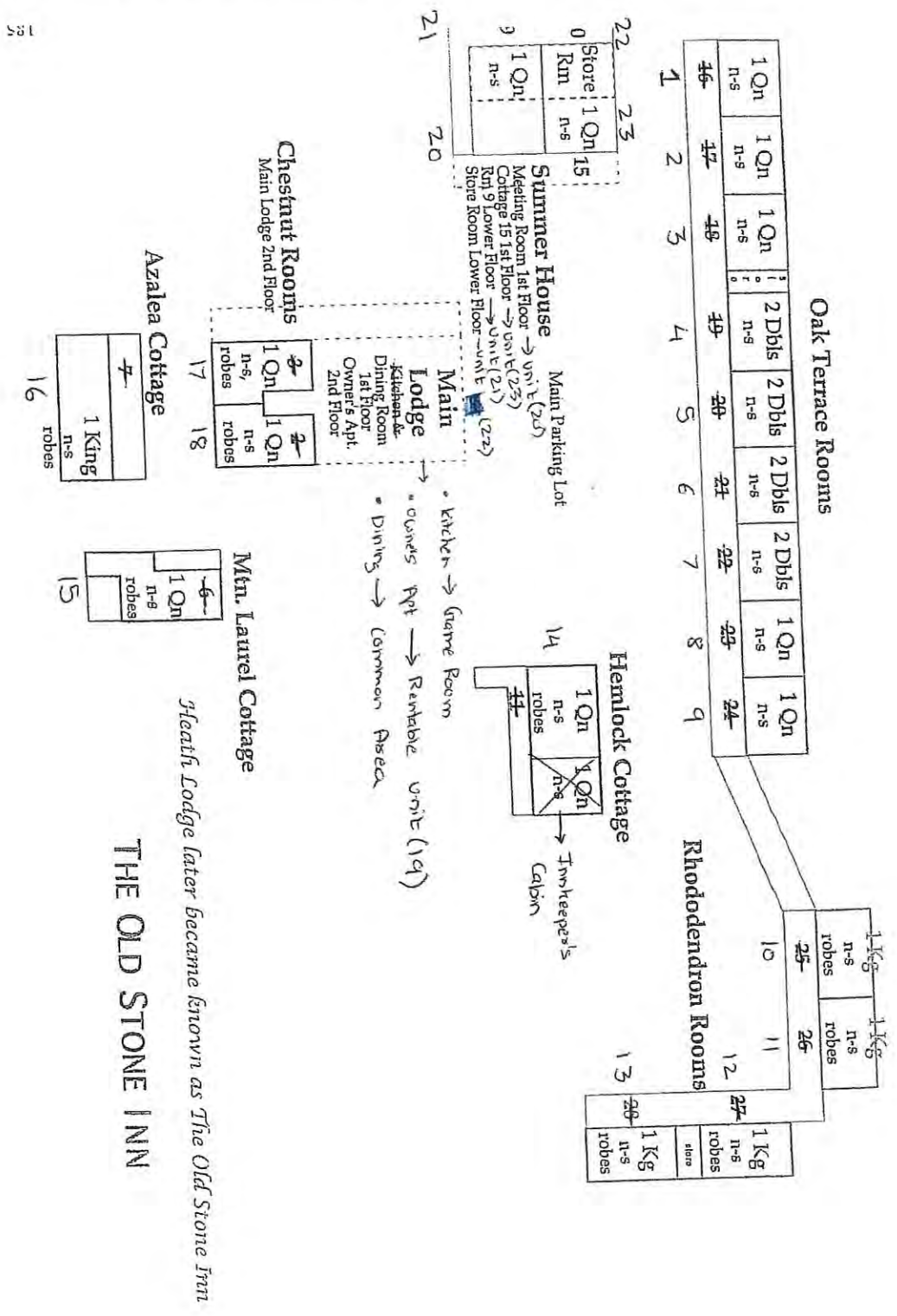
1. Reconfiguration of Existing Units (Total: 23 Rentable + 1 Innkeeper Unit)

We plan to optimize the layout of existing structures without expanding their footprints. Currently, 17 units are operational, but based on historical configurations, up to 24 were previously in use. Through careful reconfiguration, we will establish **23 rentable guest units** and **1 dedicated innkeeper residence**, all within the bounds of existing buildings without changing any of the footprints (except small deck expansions).

Key changes include the following:

- **Oak Terrace Rooms (1-13):** Remains unchanged with 13 guest units with cosmetic upgrades.
- **Hemlock Cottage (14):** Divided into an innkeeper unit and a rental unit; also houses laundry and storage facilities on the lower level.
- **Mount Laurel & Azalea Cottages (15-16):** Each becomes a single rental unit with a small deck additions (see attached presentation and site plan for deck)
- **Main Lodge (17-19):** Two upstairs units retained; downstairs kitchen converted into a shared guest lounge with games. Upstairs unit converted into an additional rentable space.
- **Summer House (20-23):** Remodeled from storage/office space into four operational guest units with addition of a deck for each unit (see attached presentation and site plan)

These changes will maximize the site's potential while maintaining architectural integrity and improving the guest experience.



2. Creation of a Central Wellness Deck & Outdoor Amenity Zone

A central **outdoor deck area** will be developed to serve as the wellness hub of Wildrest. Nestled into the natural slope of the land and designed to blend with its surroundings, the deck will include:

- **Hot tubs, cold plunges, saunas.**
- **Outdoor massage area**
- **Viewing/seating zones**
- **Mini-putt and gathering spaces**, woven into upgraded landscaping

This communal space will serve as a key differentiator for the property, offering guests a memorable wellness experience connected to the natural setting. Please see the attached presentation for site plan and elevations. *Note that the final design may change based on engineering and structural constraints but will be representative of the size.*

3. Bamboo Forest Nature Trail & Gathering Nooks

To deepen the connection with nature, we will create a **pathway** leading down to the **bamboo forest** at the bottom of the property. The trail will include **resting spots and seating areas** designed for reflection, conversation, and immersion in the forest's calming atmosphere. This element will be an important part of the guest journey and core to the Wildrest brand experience. Please see inspirational images in the attached presentation.

We believe this transformation of Fury's Lodge into Wildrest will not only breathe new life into a legacy property but also contribute meaningfully to the local community and economy. Our focus on wellness, sustainability, and adaptive reuse ensures that the project remains in harmony with its environment and surroundings.

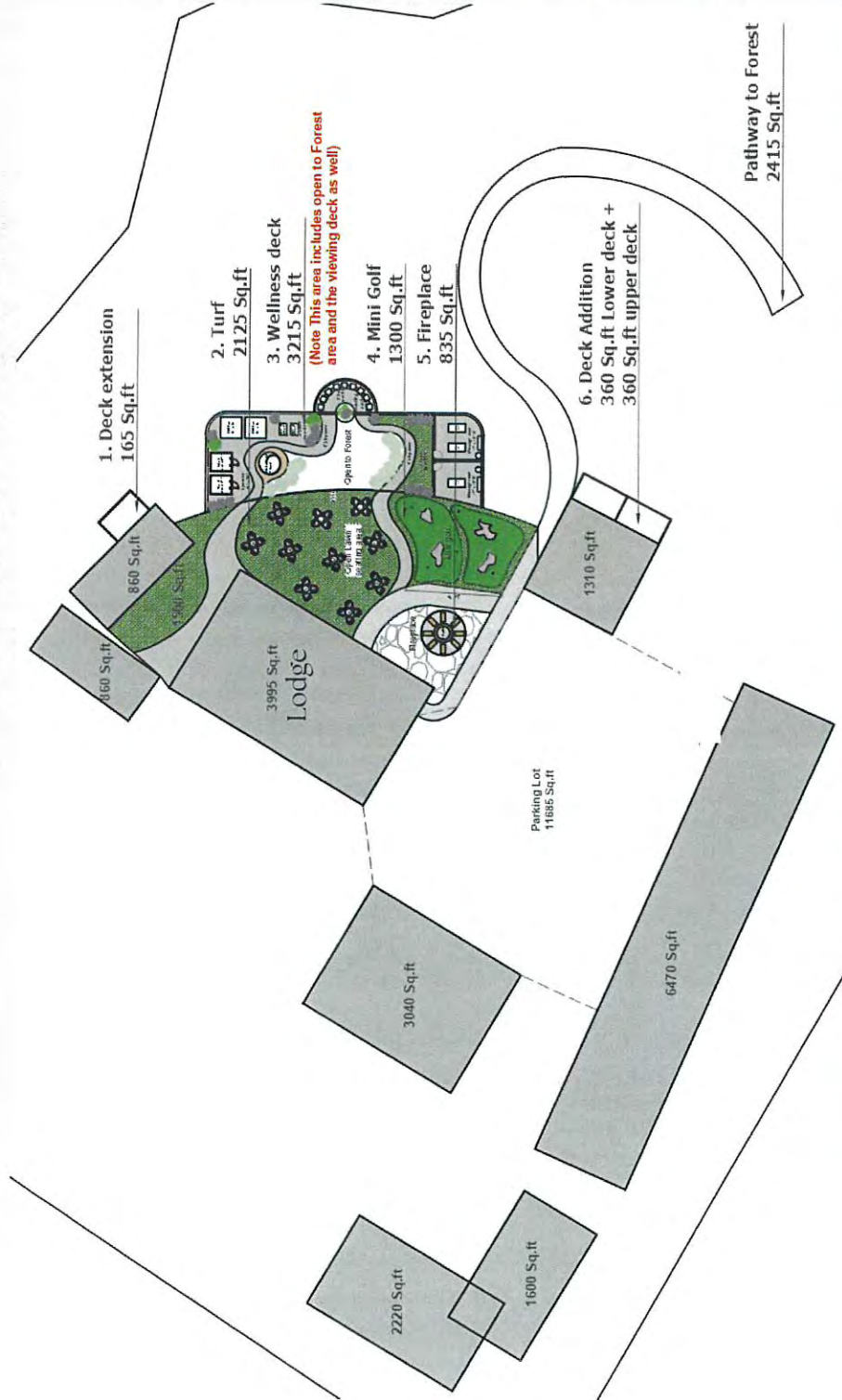
We look forward to continuing this conversation and are happy to provide any further details needed.

Warm regards,

Harshad Lalan



Wildrest Hotel Layout

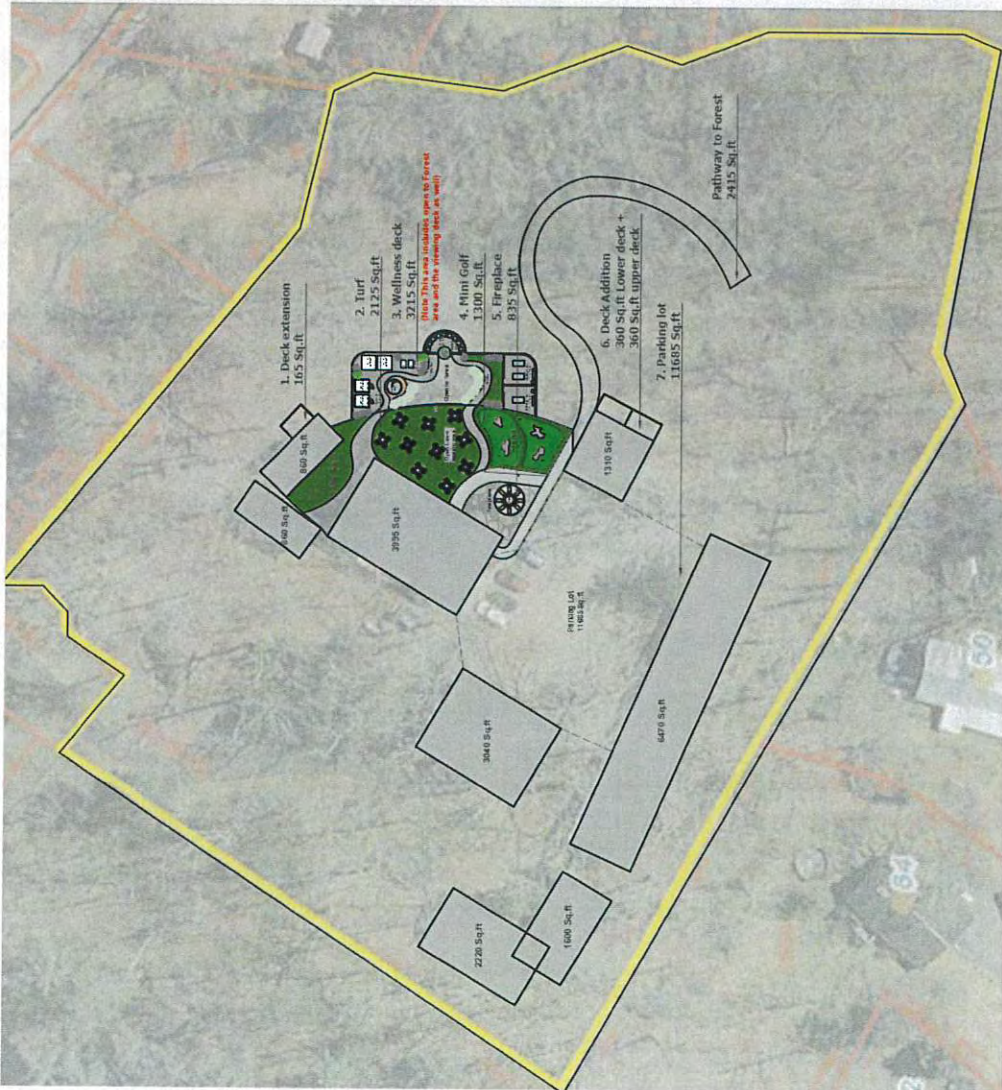


All Additions

1. Deck extension -165 Sq.ft
2. Turf -2125 Sq.ft
3. Wellness deck -3215 Sq.ft
4. Mini Golf -1300 Sq.ft
5. Fireplace - 835 Sq.ft
6. Deck Addition -
360 Sq.ft Lower deck
360 Sq.ft upper deck
7. Pathway to Forest -2435 Sq.ft

Total impervious surface of the additions - 10,795 Sq.ft.

Wildrest Hotel Layout

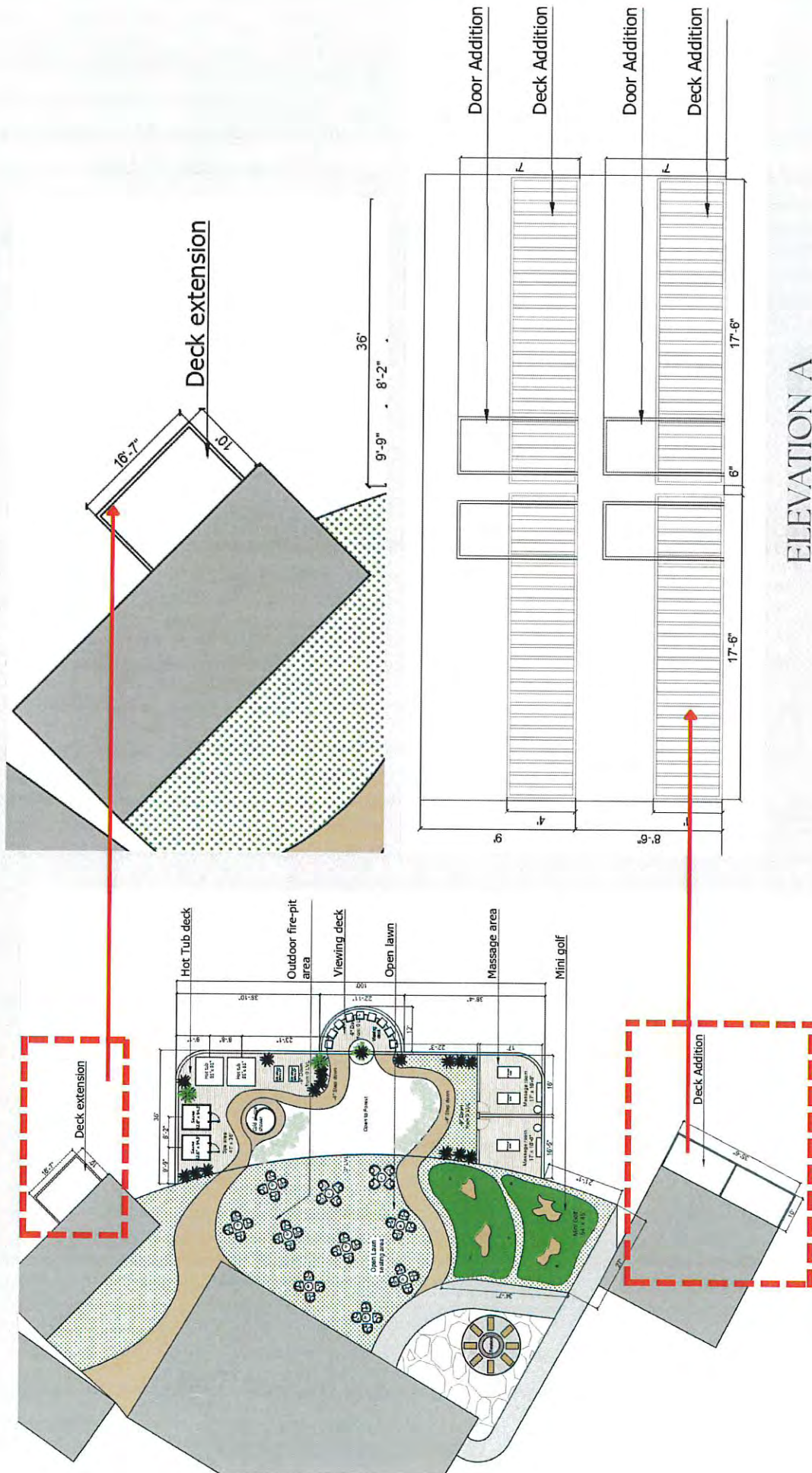


Total impervious surface of the hotel once the additions are complete

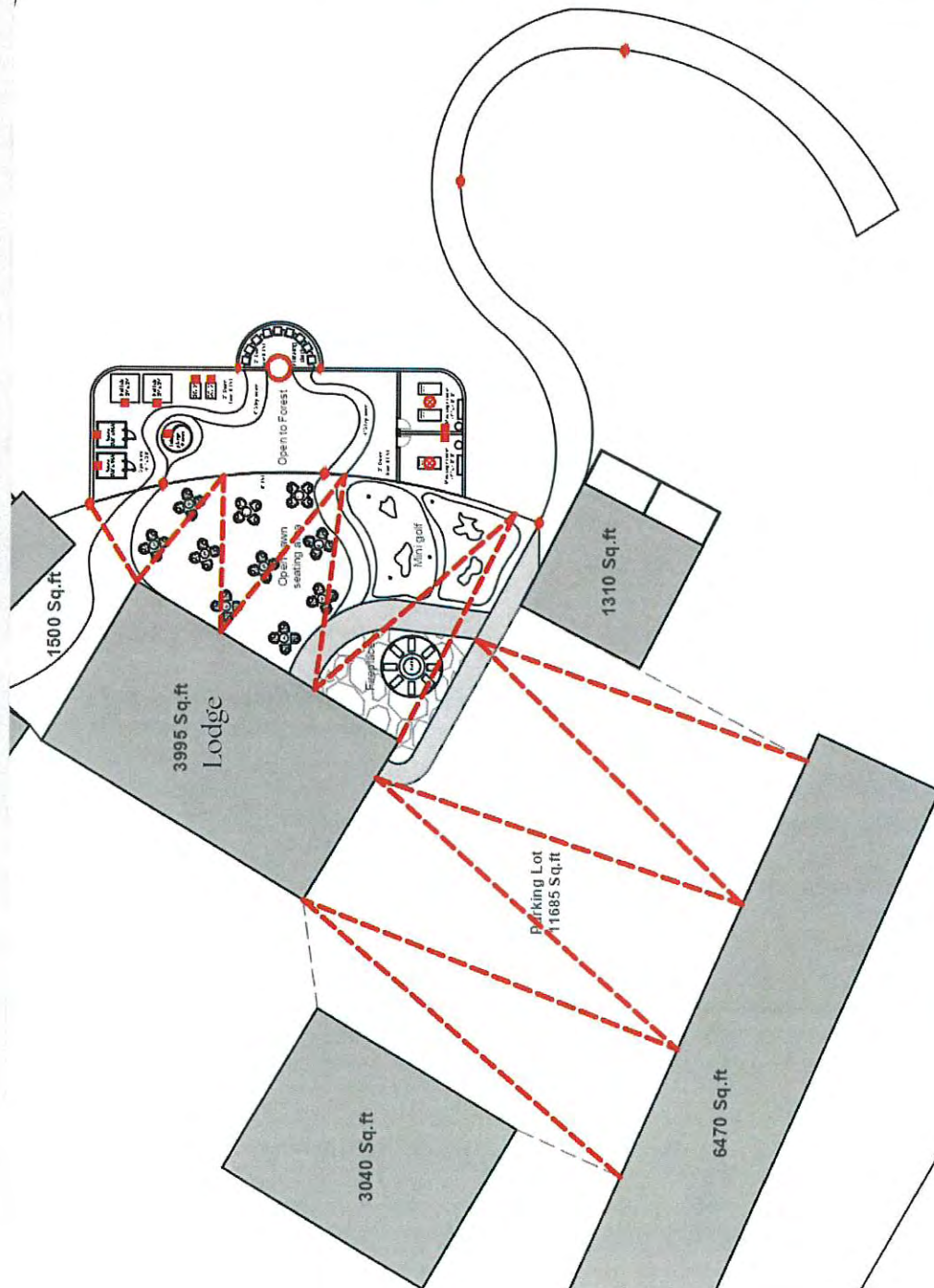
44,335 Sq.ft.

This includes All Buildings, Parking lot, and All the Additions in the Landscape area.

DECK LAYOUT



Lighting Layout



LEGEND	
	String light
	Pendant light
	Outdoor light
	Required electrical connections for Amenities

Lighting Inspiration



END.



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

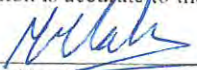
SPECIAL USE PERMIT

Special Uses are land uses that are generally compatible with the land uses permitted by right in a zoning district, but which require individual review of their location, design, and configuration so to evaluate the potential for adverse impacts on adjacent property and uses, see Section 15.10 of the Town of Waynesville Land Development Standards for application requirements and approval process.

Address of Property: 109 Dolan Rd, Waynesville, NC

Proposed Land Use: Inn (modification to existing special use permit)

I certify I am, or authorized to represent, the property owner and all the information presented by me in this application is accurate to the best of my knowledge, information, and belief.

By:  7/29/2025
Signature Date

Name (printed): HARSHAD LALAN
Property Owner Name (printed): 109 DOLAN LLC
Address: 7 PATTON AVE, APT 1502, ASHEVILLE, NC 28806
Phone: 386-334-8823
Email: HARSHAD@ISHITAINTERIORS.COM


Required attachments: (2 hard copies and digital files in .pdf format)

1. Environmental Survey (15.4.1)
2. Master Plan (15.4.3)
3. Building Elevations for Design Review (15.4.7)
4. Application fee

Planning Staff: _____

Type of Special Use / LDS Section: Inn - modification
Zoning District / PIN: CC-NR

Complete application with required attachments and application fee received on:

07/30/25, by 
Date Staff signature

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

The undersigned Owner or Party with a contract or option to purchase that real property located at 109 DOLAN AVE 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: Ishita Lalan

Title and Company: Interior Designer / Ishita Interiors

Address: 7 Patton Ave, Apt 1502, Asheville, NC

Phone and email: 38(319) 320 3662

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 30th day of July, 2025.

Owner or Party with Contractual Interest in Property:

109 DOLAN LLC

Address and phone number:

109 DOLAN AVE

WAYNESVILLE

(386) 334 8823

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

The undersigned Owner or Party with a contract or option to purchase that real property located at 109 DOLAN AVE. WAYNESVILLE 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: HARSHAD LALAN

Title and Company: Partner / member

Address: 7 Patton Ave, Apt 1502, Asheville, NC

Phone and email: (386) 334 8823

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 30 day of July, 2025.

Owner or Party with Contractual Interest in Property:

109 DOLAN LLC

Address and phone number:

109 DOLAN AVE

WAYNESVILLE, NC

(386) 334 8823

PAYMENT SUMMARY RECEIPT

TOWN OF WAYNESVILLE
16 S MAIN ST

DATE: 07/30/25 CUSTOMER#:
TIME: 12:56:30
CLERK: 2044ecou

RECPT#: 3216241 PREV BAL: 200.00
TP/YR: P/2026 AMT PAID: 200.00
BILL: 3216241 ADJSTMNT: .00
EFF DT: 07/30/25 BAL DUE: .00
Misc Cash Receipts

-----TOTALS-----

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

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

PAID BY: 109 Dolan Sp Use Permit
PAYMENT METH: CASH
PAYMENT REF:

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

Town of Waynesville



*Public Works
Letter*

Public Works Department

8/14/25

Mr. Harshad Lalan

109 Dolan Road

Waynesville, NC 28786

Subject: Water & Sewer Capacity Approval – 24-Unit Residential Development with Pool & Hot Tubs

Dear Mr. Lalan

The Town of Waynesville Public Works Department has reviewed your request for water and sewer service capacity for the proposed 24-unit residential development with associated pool and hot tub facilities located at 109 Dolan Road. Based on the information provided and current system capacity, the Town grants conditional capacity approval for the proposed development, subject to compliance with the specifications outlined below.

Sewer Service Requirements

- Minimum Sewer Lateral Size: 6-inch diameter PVC SDR-26 or equivalent, meeting ASTM D3034.
- Preferred Sewer Lateral Size: 8-inch diameter for long-term capacity and maintenance efficiency.
- Slope: Per NC Plumbing Code & Town Standard Details (typically 0.50% min. for 6" and 0.40% min. for 8").
- Maintenance Cleanouts: Installed at a minimum of every 100 feet and at all changes in direction greater than 45°.

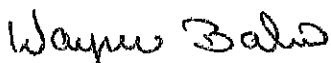
Water Service Requirements

- Service Meter: One 2-inch compound water meter (high/low flow capability) for master metering of the development, meeting AWWA C702 standards.
- Backflow Prevention: RPZ assembly installed downstream of the meter per NC Plumbing Code & Town Standard Details.
- Pool/Hot Tub Supply: Dedicated branch with shut-off and backflow prevention in compliance with state health regulations.
- Testing: Hydrostatic test and chlorination per AWWA C651 before service activation.

This approval is for capacity allocation purposes only and does not constitute final approval for construction. All work must comply with the Town of Waynesville Standard Details, North Carolina Plumbing Code, and applicable regulatory requirements. Final inspection and acceptance by the Town are required prior to service activation.

Please contact the Public Works Department at 828-456-3706 or wbolin@waynesvillenc.gov to coordinate project scheduling, inspections, and final service connection.

Sincerely,



Wayne Bolin

Water & Sewer Superintendent

Town of Waynesville

Planning Board Staff Report

Previous Special Use Permit

Subject: Special Use Permit Request: Inn
Ordinance Section: 3.1.3 Special Use Permits; 3.3.3 Supplemental Standards for Inn; 15.10 Administration of SUP
Applicant: Sean Q. Schuur
Meeting Date: April 17, 2017

Summary Information:

Application Date: March 31, 2017
Proposed Location: 109 Dolan Road, PIN 8615-19-4830
Property Owner: Sean Q. Schuur
Acreage of site: 3.48 acres
Zoning District: Love Lane Neighborhood Residential (LL-NR)
Existing Development: Inn, formerly Furry's Lodge, Heath Lodge, and Old Stone Inn
Other: Existing Inn which is eligible for National Register District Nomination

Background:

Currently known as the "Old Stone Inn," Furry's Lodge was established sometime before 1946 as a destination lodging in the heyday of Waynesville's history as a seasonal tourism destination. It is included in Ann Melton's Book of Waynesville's Early Hotels and Boardinghouses (excerpt attached), and has not changed since the early photographs. Mr. Schuur wishes to restore the Inn for use as lodging for up to 20 units and in accordance with Section 3.3.3 of the Land Development Standards. Inns are permitted with Special Use Permits within the Love Land Neighborhood Residential District.

3.1.3 Special Use Permit Applications (SUP)

- A. Special Uses are uses which are generally compatible with other land uses permitted in a land development district but which, because of their unique characteristics or potential impacts on the surrounding neighborhood and/or the town as a whole, require individual consideration in their location, design, configuration, and/or operation at the particular location proposed.
- B. All Special Uses shall at a minimum meet the standards for the land development district in which they are located and the specific standards set forth in this article for that use.
- C. Individual consideration of the use may also call for the imposition of individualized conditions in order to ensure that the use is appropriate at a particular location and to ensure protection of the public health, safety and welfare.
- D. Approval procedures for Special Use Permits are found in Section 15.10.

3.3.3 Inn (Up to 30 Rooms)

- A. **Development Standards:** Inns shall be buffered from any adjoining residentially zoned property in accordance with Section 8.4.
- B. **Owners/Employee:** An owner/manager of an inn shall reside on the property.

Special Use Permit Request: 109 Dolan Road, "Old Stone Inn" Property

- C. **Parcel Size:** Each inn constructed in a residential district shall be on a lot which is no less than five (5) acres in size. The size limit is waived if the principal building is on the National Register of Historic Places either individually or as a contributing building within a district, is designated as a Local Historic Landmark by the Board of Aldermen, or is on the inventory of historic properties maintained by the Historic Preservation Commission.
- D. **Number of Rooms:** Inns shall provide no more than thirty (30) rooms for lodging; however, inns on properties of less than five (5) acres shall provide no more than twenty (20) rooms for lodging.
- E. **Activities**
 - 1. **Special Events:** Inns may have parties, receptions, or other similar contracted activity provided that these take place on no more than twelve (12) days within a one (1) year period; and that such events take place on no more than three (3) consecutive days. A temporary use permit (see Section 15.4) must be obtained for each such event.
 - 2. **Meals Open to non-Overnight Guests:** In addition to the special events above, the inn may also have up to one (1) meal per month open to non-overnight guests.
 - 3. **Personal, non-commercial use of the inn by the resident owner or manager is not subject to the limitations of this section.**
- F. **Open Space:** Every inn located in a residential district must maintain at least fifty percent (50%) of the development for common open space.
- G. **Building Setbacks:** All buildings shall be located no closer than fifty (50) feet from the rear and side property lines.

In addition to determining that the application meets ordinance requirements, the Planning Board must make findings related to the proposed SUP criteria in the ordinance (below), and a worksheet is provided for you to make notes for each criteria. The Planning Board may place conditions on the SUP as part of the approval to assure that mitigation measures are associated with the development. Such imposed conditions become part of the permit approval and shall be included in the final site plan application.

A pre-application meeting was held with Sean Schuur on multiple occasions prior to submittal and in the course of Mr. Schuur purchasing the property. Town building inspections, public works and fire safety staff have all made multiple inspections on the site and provided Mr. Schuur with information on restoring the property and meeting current codes. The request is to re-use existing buildings without any expansion to the building footprint, therefore there is no new site plan or environmental considerations.

Consistency with 2020 Land Development Plan:

The adopted comprehensive land development plan for Waynesville is "Waynesville Our Heritage, Our Future, 2020 Land Development Plan," which lays out several goals that apply to this request.

- "Promote the orderly growth, development and enhanced land values of the Town of Waynesville by preserving and improving Waynesville's existing neighborhoods, creating more attractive commercial centers, maintaining a strong downtown area, taking steps to reduce urban sprawl and protecting the natural beauty of the community." (2020 LDP, p 4-2)

Special Use Permit Request: 109 Dolan Road, "Old Stone Inn" Property

- Promote infill development in the Town of Waynesville as an alternative to continued outward expansion.(4-4)
- Preserve and rehabilitate Waynesville’s historic neighborhoods and Commercial Centers (4-6)
- Preserve and rehabilitate Waynesville’s historic resources. (4-15)
- Assess the potential of the local economy and marshal the resources to design programs to develop a strong economy providing a broad range of employment opportunities.
 - Define and develop the tourism sector of the economy. (4-20)

The proposed project will rehabilitate and re-energize one of Waynesville’s historic Inn properties which will:

- bring the structure up to code, improving community safety,
- provide a commercial service and lodging to tourists and creating a small number of jobs.
- Prevent an existing lodging facility from disappearing., and
- be an infill development project which will renovate a historic property within an historic neighborhood.

Staff submits that this project is consistent with the 2020 Plan.

Surrounding Land Use/ Zoning Patterns:

The site is within the Love Lane Neighborhood Residential District zoning which allows Inns as Special Use Permits.. As described in Section 2.3.3 of the Land Development Standards, the purpose and intent of the LL-NR District:

- B. The Love Lane Neighborhood District (LL-NR)** is an older, traditional neighborhood bordered by the Russ Avenue Town Center on one side and the Central Business District on the other. One of the oldest neighborhoods in the town and one of the first to be settled, it has the advantages of having a great location, sufficient urban facilities and a mixture of housing types and styles. The area between Richland Creek and Dellwood Road has an excellent stock of smaller bungalow style homes on small lots. This is an enormous asset to the Town due to its proximity to Russ Avenue and Downtown, as it contains good, affordable housing within walking distance of many amenities. This asset will only improve as Russ Avenue develops into a more pedestrian friendly area. For this reason, this type of development should be encouraged, maintained and continued in this area. Connectivity to the ball fields, Downtown, The Richland Creek Greenway and Russ Avenue should be improved, both for vehicles and pedestrians. Sidewalks and street trees will be required throughout the district. Development along Richland Creek should be sensitive to the location. The area to the northwest of Dellwood Road enjoys some of the oldest housing stock in Waynesville. Maintaining this stock and enhancing any additional development will continue to be important. Street trees will be required throughout the district. Dellwood Road, containing a mix of office, residential and service uses, needs to maintain a pedestrian scale and any improvements should enhance the comfort level of the pedestrian. Driveways accessing Dellwood Road should be kept to a minimum for this reason. Future plans are to improve this corridor as part of a connector (including Smathers Street and Brown Avenue) to alleviate some of the traffic along Main Street.

Special Use Permit Request: 109 Dolan Road, “Old Stone Inn” Property

This site sits on a hill surrounded on all sides by LL-NR zoned property and has a well established buffer of trees. In fact the Inn itself is hardly visible from Dolan Road or adjacent properties because of the established vegetation. Redevelopment of this site will contribute to the inventory of lodging for tourism and be within walking distance of Frog Level.

Proposed Development:

The project is within the required yard setbacks for the District and conforms to the LL-NR dimensional requirements. However, if this Inn were to be constructed new, it would require up to 5 acres. As an existing Inn on property less than 5 acres, only 20 rooms are allowed. Other considerations for the SUP are below (criteria found on worksheet) along with suggested findings by staff.

1. Conforms to the character of the neighborhood, considering the location, type and height of buildings or structures and the type and extent of landscaping on the site?
 - The proposed use as an Inn has been a functioning part of this neighborhood and its character since before 1946. Restoration of this property will add to the historic structures that can contribute to the official designation of Love Lane as a National Register Historic District and is an historical part of the area. The purpose and intent statement of the LL-NR District states that the District “enjoys some of the oldest housing stock in Waynesville . Maintaining this stock and enhancing any additional development will continue to be important.
 - There is another historic Bed and Breakfast/Inn nearby within this neighborhood, Oak Hill on Love Lane.
 - This use is permitted within this district by SUP and must comply with supplemental guidelines for Inns up to 20 Rooms and all building codes. A residential or office use accessory to and part of the Inn function is also allowed.
 - The applicant proposes to live on site and manage the property.
 - This proposal will not change the footprint of the building nor introduce lighting or signage that would not otherwise be allowed.
 - Building codes will require several buildings and electrical systems to be updated. The Town can work with Mr. Schuur through a phase process to restore these buildings, allowing some parts of the property to be utilized, even as other parts are still under renovation.
 - Mr. Schuur is proposing to retain the existing buffer and landscaping and is not proposing any new structures or infrastructure on the site.
2. Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads?
 - The existing driveway entrance will remain the same with minor improvements to meet the requirements of emergency vehicles.
 - Dolan Road is a local two lane road, which has limited ability for traffic flow, but which has handled past Inn traffic.
3. Adequate utilities (water, sewer, drainage, electric, etc.) are available for the proposed use?
 - Adequate utilities for water and sewer and electricity are available. Electrical systems internal to the site will be updated in accordance with current codes.

Special Use Permit Request: 109 Dolan Road, “Old Stone Inn” Property

4. Shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas?
 - The owner is proposing to use the property according to the supplemental use guidelines, and not to restore the lodge to the previous full-scale restaurant, limiting the number of special events and traffic impacts to the neighborhood. Inn usage should not generate vibration, odor, dust, smoke or gas.
5. Shall not impede the orderly development and improvement of surrounding property for permitted uses within the land development district?
 - The proposed use is pre-existing and allowed within the LL-NR District with a Special Use Permit..
 - The re-use of this site is consistent with the 2020 Land Use Plan.
6. The establishment, maintenance or operation of the use shall not be detrimental to or endanger the public health, safety or general welfare?
 - The restoration of this site to its original use will prevent further deterioration of a potentially historic property. Additionally, new owner will bring buildings up to building safety and fire codes, addressing ,any existing safety issues..

Staff Recommendations:

Staff recommends that this proposed project is consistent with the Town's 2020 Plan and that the Planning Board has enough evidence to suggest findings of fact that will support this request.

Attachments:

1. Location and Zoning Maps
2. SUP Checklist
3. Application Materials Submitted

Suggested Actions:

1. Motion to adopt Findings of Fact.
2. Motion to recommend approval (or approval with conditions, or denial) of the Special Use Permit.



TOWN OF WAYNESVILLE SPECIAL USE PERMIT APPLICATION

Special uses are land uses that are generally compatible with the land uses permitted by right in a zoning district, but which require individual review of their location, design, and configuration so to evaluate the potential for adverse impacts on adjacent property and uses, see Section 15.10 of the Town of Waynesville Land Development Standards for application requirements and approval process.

Address of Property: 109 Dolan Road Waynesville, NC

Proposed Land Use: 20 unit rooms for lodging
Activities under an inn

I certify I am, or authorized to represent, the property owner and all the information presented by me in this application is accurate to the best of my knowledge, information, and belief.

By: [Signature] 3/31/17
Signature Date

Name (printed): Sean Q. Schurr
Property Owner Name (printed): Sean Q. Schurr
Address: 124 South Halcyon Suite B Arroyo Grande CA 93420
Phone: 805-489-1257
Email: Sureloan@AOL.com

Required attachments: (2 hard copies and digital files in .pdf format)

1. Environmental Survey (15.4.1)
2. Master Plan (15.4.3)
3. Building Elevations for Design Review (15.4.7)
4. Application fee

Planning Staff Elizabeth Teague

Type of Special Use / LDS Section: SUP - Inn up to 20 rooms
Zoning District / PIN: LOVE LWB NR / 8615-19-4830

Complete application with required attachments and application fee received on:

4/4/17, by [Signature]
Date Staff signature

Thanks for taking time to discuss the future of the Furry's Lodge

We are excited and honored to be part of bring this jewel back to Waynesville.

The plan is to change the name of property from the Stone Inn back to the original name Furry's Lodge.

Per our conversation please see attached the over view of the building layout.

There will be no changes to the footprints of the buildings.

The hotel will be a 20 unit hotel.

The plan if approved will be as follows :

1 stage

The main lodge building on line Chestnut Rooms – 2 rooms upstairs

Azalea and Mountain Laurel cottages- 1 suite each cottage

Hemlock building – laundry facility and 2 rooms

2 stage

Rhododendron – 4 rooms

3 stage

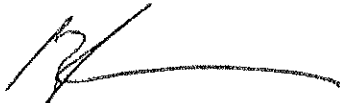
Summer House – bring the office on line the office and the 1 room

4 stage

Oak Terrace – bring on line- 9 rooms

Please let me know what additional information needed?

Respectfully,



Sean Schuur

Property Included In Sale
(Approximately 3.3 Acres)

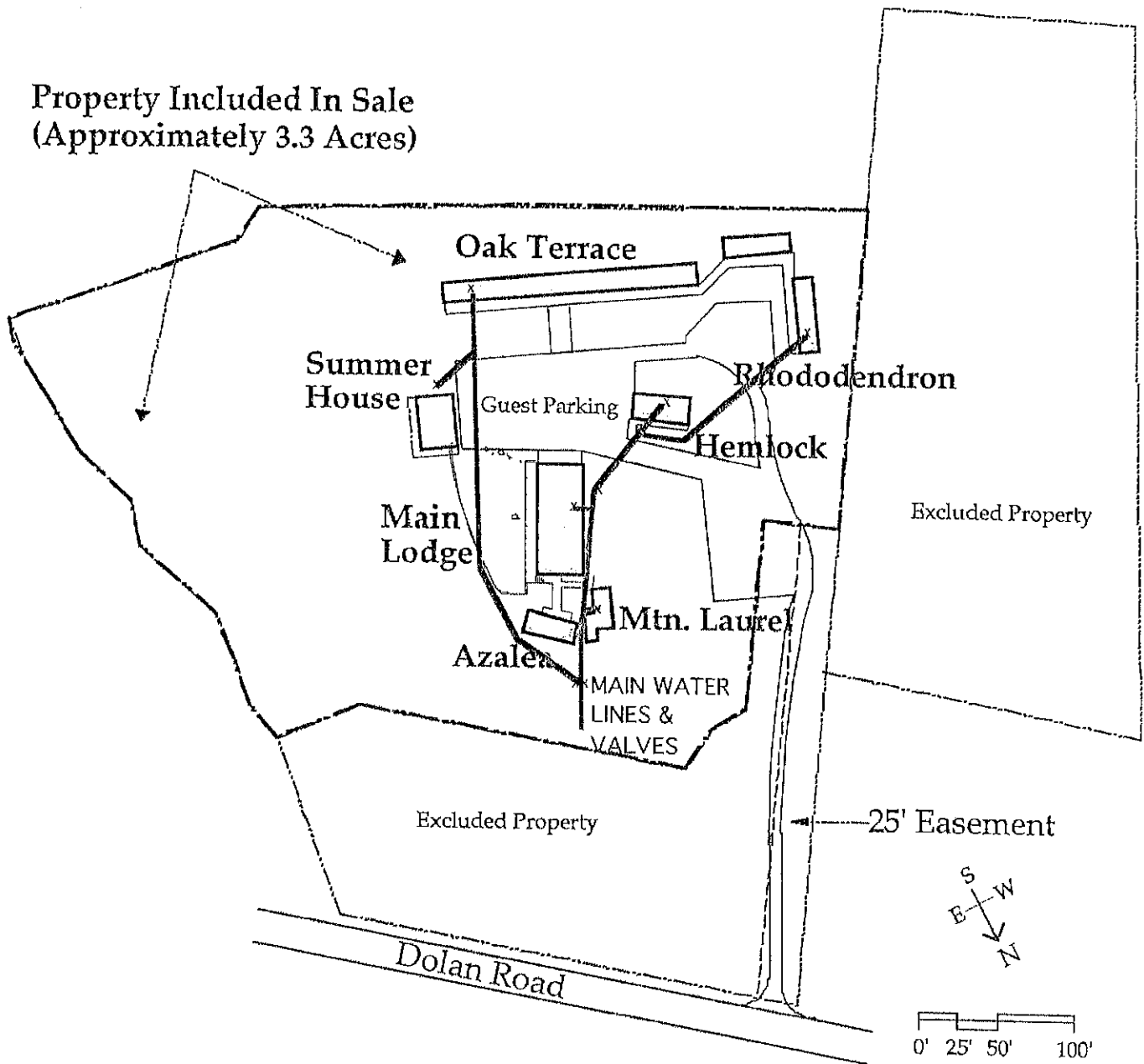


EXHIBIT A

109 Dolan Road
Waynesville, NC

Oak Terrace Rooms

1 Qn n-s	1 Qn n-s	1 Qn n-s	2 Dbls n-s	2 Dbls n-s	2 Dbls n-s	2 Dbls n-s	1 Qn n-s	1 Qn n-s
-------------	-------------	-------------	---------------	---------------	---------------	---------------	-------------	-------------

Rhododer

Store Rm	1 Qn n-s	15
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Summer House
Meeting Room 1st Floor
Cottage 15 1st Floor

Main Parking Lot

1 Qn n-s robes	1 Qn n-s
-------------------	-------------

Hemlock Cottage

Main Lodge Kitchen & Dining Room 1st Floor Owner's Apt. 2nd Floor	
1 Qn n-s, robes	1 Qn n-s robes

Chestnut Rooms
Main Lodge 2nd Floor

1 King n-s robes

Azalea Cottage

1 Qn n-s robes

Mtn. Laurel Cottage

TOWN OF WAYNESVILLE
COUNTY OF HAYWOOD

BEFORE THE WAYNESVILLE
PLANNING BOARD

In the Matter of the Application of)
Sean Q. Shuur for a Special Use Permit)
to Operate an Inn at 109 Dolan Road)

ORDER AND SPECIAL USE
PERMIT

THIS CAUSE, coming on to be heard before the Planning Board for the Town of Waynesville in the Town Hall Board Room at 9 South Main Street in Waynesville, North Carolina, on April 17, 2017, at 5:30 p.m. on the application of Sean Q. Shuur for a Special Use Permit to construct and operate an inn at 109 Dolan Road.

Nine members of the Planning Board were in attendance and reviewed the physical and documentary evidence, heard testimony by Elizabeth Teague, Director of Development Services for the Town of Waynesville, and Sean Q. Shuur, the Applicant, and owners of neighboring properties.

The Planning Board of the Town of Waynesville, having heard the testimony and having reviewed the evidence, makes the following

FINDINGS OF FACT

1. The Planning Board has jurisdiction to hear this application for special use permit pursuant to Section 14.3.1.E.3 of the Land Development Standards of the Code of Ordinances for the Town of Waynesville (hereafter called the Land Development Standards.)

2. The Applicant desires to restore, renovate and operate an Inn in the town limits of Waynesville, North Carolina, at 109 Dolan Road. The current PIN number for that property is 8615-19-4830.

3. The described real property is owned by the Applicant, Sean Q. Shuur, and as the owner he has standing to make this application.

4. The subject property is located in the Love Lane Neighborhood Residential District (LL-NR).

5. A special use permit is required by Section 2.5.3 of the Land Development Standards for the property to be used for an inn, and inns are subject to those supplemental standards set

out in Section 3.3.3.

6. Proper notice of the hearing was posted and published as required by the North Carolina General Statutes and by the ordinances of the Town of Waynesville.

7. The property at 109 Dolan Road consists of approximately 3.84 acres and several structures which have been used and operated by previous owners as an inn, but the use of such property for the operation of an inn has ceased for more than a year so that it cannot be re-opened as a legal non-conforming use and must obtain a special use permit.

8. Being situated on a parcel of land that is less than five acres, the inn, if permitted, can have no more than twenty (20) rooms.

9. The property has been used and operated in the past, since 1946 or earlier, as an inn.

10. The applicant plans to renovate and use the existing structures on the property and no new buildings are planned.

11. The plans as submitted with the application and the evidence offered by the applicant show that twenty or fewer room to be rented will be put into use when the project is completed.

12. Based on testimony by the applicant, there are no plans to have special events in excess of the twelve per year allowed by ordinance and meals will not be offered for non-overnight guests.

13. The use requested is for the use of structures already in place on the property, so that no new structures are planned that will reduce the common space or encroach into the required setback. Existing buildings do encroach into the current required setback, but those are legal nonconforming structures which can remain where they are. A well established vegetative buffer between structures on the property and neighboring properties already exists.

14. The intended use is consistent with the 2020 Land Development Plan as it promotes infill development and preserves and rehabilitates Waynesville's historic neighborhoods.

15. The proposed special use as described in the application and as shown in the photographs and other information that was provided with the application conforms to the character of the neighborhood as the proposed use as an inn has been a functioning part of the neighborhood and its character since before 1946, restoration will add to the historic structures that can contribute to the official designation of Love Lane as a National Register Historic District, there is another historic bed and breakfast / inn within the neighborhood, the proposal will not change the footprint nor introduce lighting or signage that would not otherwise be allowed, and the existing buffer is to be maintained.

16. Adequate measures are in place to provide ingress and egress designed to minimize traffic hazards and to minimize traffic congestion in that the existing access driveway will remain with minor improvements to meet requirements for emergency vehicles and the adjacent

road, Dolan Road, is a two lane road that has safely handled inn traffic in the past.

17. Adequate utilities are available for the proposed use, as utilities are already available and connected to the property, and on site systems will be updated to comply with current codes.

18. Inn operations do not usually generate excessive vibration, odor, dust, smoke or gas, and the plans as submitted and testified to by the applicant show that the proposed use will be in compliance with the supplemental guidelines, that the previous full scale restaurant will not be restored and that there are limits on special events, all of which help prevent the generation of vibration, odor, dust, smoke or gas.

19. The use will not impede the orderly development and improvement of surrounding property for permitted uses within the land development district as the proposed use is similar to other properties along this section of Dolan Road and is a use which has existed in the past without detrimental effects on the neighborhood.

20. The use will not be detrimental to or endanger the public health, safety or general welfare as it is the re-use of an existing building which will prevent degradation of the site and further deterioration of a historic property, bringing the building up to current building and safety codes, reducing safety risks.

BASED UPON THE FOREGOING FINDINGS OF FACT, by a vote of 9 to 0, this Board concludes as a matter of law that the Applicant should be granted a special use permit to operate an inn at 109 Dolan Road.

IT IS NOW, THEREFORE, ordered that a Special Use Permit shall and hereby is granted to the Applicant for the construction and operation of an inn on the property located at 109 Dolan Road in Waynesville, North Carolina, subject to those limitations set out in Section 3.3.3 of the Land Development Standards.

This the _____ day of _____, 2017

Patrick McDowell, Chairman

If you are dissatisfied with this decision of the Board, an appeal may be taken to the Superior Court of Haywood County within 30 days after the date this order is received by you.



TOWN OF WAYNESVILLE Planning Board

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

Chairman
Patrick McDowell
Planning Board Members
Danny Wingate (Vice)
Anthony Sutton
Marty Prevost
Robert Herrmann
Phillip Gibbs
H.P. Dykes, Jr.
Pratik Shah
Ginger Hain

Development Services
Director
Elizabeth Teague

MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD Regular Meeting Town Hall – 9 South Main St., Waynesville, NC 28786 April 17, 2017

THE WAYNESVILLE PLANNING BOARD held its regular meeting on April 17, 2017, at 5:30 p.m. in the board room of the Town Hall, 9 South Main Street, Waynesville, NC.

A. CALL TO ORDER

1. Welcome/Calendar/Announcements

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

The following members were present:

Patrick McDowell – Chairman
Danny Wingate – Vice Chairman
Bucky Dykes
Ginger Hain
Phillip Gibbs
Robert Herrmann
Pratik Shah
Marty Prevost
Anthony Sutton

The following staff members were present:

Elizabeth Teague, Development Services Director
Eddie Ward, Deputy Clerk
Jill Howell-Shook, Administrative Assistant
Attorney Ron Sneed

2. Adoption of Minutes

A motion was made by Board Member Robert Herrmann, seconded by Board Member Bucky Dykes, to approve the minutes of the February 20, 2017 regular meeting, as presented. The motion passed unanimously.

B. NEW BUSINESS

Chairman McDowell told the Board that the agenda had been adjusted to hear the Special Use request for Furry's Inn, 109 Dolan Road, first and the Special Use request for 1914 Dellwood Road second.

A motion was made by Board Member Anthony Sutton, seconded by Board Member Danny Wingate to open the Public Hearing at 5:34 pm. The motion passed unanimously.

Chairman McDowell explained the Quasi-Judicial Protocols to the Board. He asked anyone who wished to speak concerning either request to come forward and be sworn in.

Chairman McDowell asked Ms. Elizabeth Teague, Development Services Director, to give background information on the first item for 109 Dolan Road.

1. Special Use Permit Hearing to re-establish an Inn at 109 Dolan Road, PIN 8615-19-4830+

Ms. Teague entered into evidence the following items for the Hearing:

- #1. The public notice that was published in the newspaper advertising both hearings
- #2. Listing of names the notice was mailed of residents within 500 feet of the boundary lines of the properties
- #3. Pictures of signs posted on properties
- #4. Planning Board Staff Report with reference to Ordinance Section 3.1.3 – Special Use Permits, Ordinance Section 3.3.3 - Supplemental Standards for Inns, and Chapter 15.10 Administration of a Special Use Permit
- #5. Special Use Application from Mr. Sean Shuur, 124 South Hampton, Arroyo Grande, CA 93420

Ms. Teague said this request is for re-establishment of an Inn at 109 Dolan Road. Because the Inn has not been operational in several years, the Board will need to approve or disapprove a new Special Use Permit for this request. The applicant is Sean Q. Shuur. The property is located on 3.48 acres in the Love Lane Neighborhood Residential District (LL-NR). The existing development is formerly known as Furry's Lodge, Heath Lodge, and The Old Stone Inn, and is eligible for National Register District Nomination. Ms. Teague said Furry's Lodge was established sometime before 1946 as a seasonal tourism destination. She referred the Board to photographs in the agenda packets and said the Inn has not changed since the early photographs. The applicant, Mr. Sean Shuur wishes to restore the Inn for use as lodging for up to 20 units in accordance with Section 3.3.3 of the Land Development Standards. Ms. Teague explained that Inns are permitted but require a Special Use Planning Board Minutes
April 17, 2017

Permit within the Love Lane Neighborhood Residential District and must comply with Supplemental Standards.

1.1.3 Special Use Permit Applications

- A. Special Uses are uses which are generally compatible with other land uses permitted in a land development district but which, because of their unique characteristics or potential impacts on the surrounding neighborhood and/or the town as a whole, require individual consideration in their location, design, configuration, and/or operation at the particular location proposed.
- B. All Special Uses shall at a minimum meet the standards for the land development district in which they are located and the specific standards set forth in this article for that use.
- C. Individual consideration of the use may also call for the imposition of individualized conditions in order to ensure that the use is appropriate at a particular location and to ensure protection of the public health, safety, and welfare.
- D. Approval procedures for Special Use Permits are found in Section 15.10

3.3.3 Inn (Up to 30 Rooms)

- A. Development standards: Inns shall be buffered from any adjoining residentially zoned property in accordance with Section 8.4
- B. Owners/Employee: An owner/manager of an inn shall reside on the property.
- C. Parcel Size: Each Inn constructed in a residential district shall be on a lot which is no less five (5) acres in size. The size limit is waived if the principal building is on the National Register of Historic Places wither individually or a contributing building within a district, is designated as a Local Historic Landmark by the Board of Aldermen, or in on the inventory of historic properties maintained by the Historic Preservation Commission.
- D. Number of Rooms: Inns shall provide no more than thirty (30) rooms for lodging; however, Inns on properties of less than (5) acres shall provide no more than twenty (20) rooms for lodging.
- E. Activities:
 - 1. Special Events: Inns may have parties, receptions, or other similar contracted activity provided that these take place on no more than twelve (12) days within a one (1) year period; and that such events take place on no more than three (3) consecutive days. A temporary use permit must be obtained for each such event.
 - 2. Meals open to non overnight guests; In addition to the special events above, the inn may also have up to one (1) meal per month open to non-overnight guests.
 - 3. Personal, non-commercial use of the inn by the resident owner or manager is not subject to the limitations of this section.
- F. Open Space: Every Inn located in a residential district must maintain at least fifty percent (50%) of the development for common open space.
- G. Building Setbacks: All buildings shall be located no closer that fifty (50) feet from the rear and side property lines.

Ms. Teague reminded the Board that the application must meet ordinance requirements, and that they must make Findings of Facts related to the proposed criteria in the ordinance. She said the Planning Board may place conditions on the Special Use Permit as part of the approval to assure that mitigation measures are associated with the development. Such imposed conditions become part of the permit approval and shall be included in the final site plan.

Ms. Teague said she had held pre-application meetings with Sean Shuur on multiple occasions prior to submittal and in the process him of purchasing the property. Multiple inspections have been made by building inspectors, public works, and fire safety staff, and information concerning the restoration of the Inn and meeting current codes have been provided to Mr. Shuur. Ms. Teague told the Board that this request is to re-use existing buildings without any expansion to the building footprint, thus there is no new site plan or environmental considerations.

Consistency with 2020 Land Development Plan:

Ms. Teague told the Board that goals that apply to this request are explained in the Town's comprehensive plan "Waynesville Our Heritage, Our Future, 2020 Land Development Plan" as follows:

- Bring the structure up to code, improving community safety.
- Provide a commercial service and lodging to tourists and creating a small number of jobs.
- Prevent an existing lodging facility from disappearing.
- Be an infill development project which will renovate a historic property within an historic neighborhood

Ms. Teague stated that staff submits that this project is consistent with the 2020 Plan.

Surrounding Land Use/Zoning Pattern:

Ms. Teague said the site is within the Love Lane Neighborhood Residential District zoning which allows Inn with a Special Use Permit. The site sits on a hill surrounded by all sides by LL-NR zoned property and has a well established buffer of trees. Redevelopment of the property will promote lodging for tourism and is within walking distance of Frog Level.

Proposed Development:

Because this is an existing Inn on property less than five acres, only twenty rooms are allowed. Other considerations and suggested findings by staff are as follows:

1. Conforms to the character of the neighborhood, considering the location, type and height of buildings or structures and the type and extent of landscaping on the site?
 - The proposed use as an Inn has been a functioning part of this neighborhood and its character since before 1946. Restoration of this property will add to the historic structures that can contribute to the official designation of Love Lane as a National Register Historic District and in a historical part of the area. The purpose and intent statement of the LL_NR District states that the District "enjoys some of the oldest housing stock in Waynesville". Maintaining this stock and enhancing any additional development will continue to be important.
 - There is another historic Bed and Breakfast/Inn nearby within this neighborhood, Oak Hill, on Love Lane.

- This use is permitted within this district by Special Use Permit and must comply with supplemental guidelines for Inns up to 20 rooms and all building codes. A residential or office use accessory to and part of the Inn is also allowed.
 - The applicant proposes to live on site and manage the property.
 - This proposal will not change the footprint of the building nor introduce lighting or signage that would not otherwise be allowed.
 - Building codes will require several building and electrical systems to be updated. The Town can work with Mr. Shuur through a phase process to restore these buildings, allowing some parts of the property to be utilized, even as other parts are still being renovated.
 - Mr. Shuur is proposing to retain the existing buffer and landscaping and is not proposing any new structures or infrastructure on the site.
2. Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads?
- The existing driveway entrance will remain the same with minor improvements to meet the requirements of emergency vehicles.
 - Dolan Road is a local two lane road, which has limited ability for traffic flow, but which has handled past inn traffic.
3. Adequate utilities (water, sewer, drainage, and electric) are available for the proposed use?
- Adequate utilities for water and sewer and electricity are available. Electrical systems internal to the site will be updated in accordance with current codes.
4. Shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas?
- The owner is proposing to use the property according to the supplemental use guidelines, and not to restore the lodge to the previous full-scale restaurant, limiting the number of special events and traffic impacts to the neighborhood. Inn usage should not generate vibration, odor, dust, smoke or gas,
5. Shall not impede the orderly development and improvement of surrounding property for permitted uses within the land development districts?
- The proposed use is pre-existing and allowed within the LL_NR District with a Special Use Permit.
 - The re-use of this site is consistent with the 2020 Land Development Use Plan.

6. The establishment, maintenance or operation of the use shall not be detrimental to or endanger the public health, safety, or general welfare?

- The restoration of this site to its original use will prevent further deterioration of a potentially historic property. Additionally, new owner will bring buildings up to building safety and fire codes, addressing any existing safety issues.

Staff Recommendation:

Ms. Teague said that staff has found that this proposed project is consistent with the Town's 2020 Plan and the Planning Board has enough evidence to suggest Findings of Fact that will support this request.

Chairman McDowell asked the applicant to come forward and present his testimony.

**Sean Shuur
124 South Hampton, Suite B
Arroyo Grande, CA 93420**

Mr. Shuur said he was originally from Georgia, and came to Lake Junaluska as a child. He is now living in California, and has purchased the property at 109 Dolan Rd to refurbish the existing buildings and bring them up to current building and safety codes, and move back to North Carolina. He has experience with rentals he owns in California. Mr. Shuur says he feels that the Inn is a magical place, and he wants to bring back the Inn like it has been in the past. He showed several pictures of the Inn with the original owners, Mr. and Mrs. Furry and guests from years ago. Mr. Shuur plans to rename the Inn to Furry's Lodge. He is very excited and honored to be a part of bringing the Inn back to life in Waynesville.

Mr. Shuur provided the Board with copies of plans showing the four stages of the rebuilding of the Inn.

Stage 1 – The main lodge which includes the old Kitchen and Dining Room and Owners Apartment on the second floor
Two rooms upstairs called the Chestnut Rooms
Azalea and Mountain Laurel Cottages – 1 suite each cottage
Hemlock Building – laundry facility and 2 rooms

Mr. Shuur says he will not have a restaurant at the Inn any time in the near future. He just does not feel it is feasible.

Stage 2 – Rhododendron – 4 rooms

Stage 3 – Summer House which include the office and 1 room

Stage 4 – Oak Terrace – 9 rooms

Mr. Shuur said some of the rooms cannot be used in the winter because they cannot be heated enough because of the stone. He does not intend to add any buildings or change the footprint of the building in any way. The only changes will be to bring the buildings up to current building codes for safety. He hopes to maintain the character of the Inn. Mr. Shuur said he will be hiring several local people as employees. He told the Board that he is starting to have several break-ins at the Inn, and he wants to get started on the project soon so maybe that will deter any further damage to the property.

The Board had several questions concerning the driveway and parking for the Inn. Mr. Shuur said the driveway would be road base instead of pavement. He said there are two parking areas and also parking to accommodate smaller and larger cars and handicap parking.

Board Member Robert Herrmann asked about any plans to open the restaurant. Mr. Shuur said no, he has no plans for a restaurant, but the kitchen may become a “warming station” or “staging station”, and possibly have a continental breakfast.

Board Member Danny Wingate asked if a building permit would be required for each phase of the project or would just one building permit cover everything. Ms. Teague said Mr. Shuur would be allowed to do a phased type of renovation. That means he could get a building permit for the first phase, and then when his budget allows, he can get a second permit for the second phase. She explained that the Special Use Permit would apply to each phase of the project.

Board Member Ginger Hain asked about the growth around the existing Inn, and if Mr. Shuur be removing the overgrowth. Mr. Shuur said there are a few dead trees he is planning to remove, and the Town has cut some along a power line. He is not planning to do a lot of clearing of trees or the bamboo.

Chairman McDowell asked Mr. Shuur is he is support of each of the Findings of Fact presented by Ms. Teague in her staff report. Mr. Shuur said yes he is in support of the Findings of Fact in the report, and he feels they are fair.

Robert Zinser
2011 River Ridge Rd
Asheville, NC 28803

Mr. Zinser stated he is a proponent of the restoration of the Inn by Mr. Shuur. He and his wife Cindy owned the Inn from 1992 – 2008. Mr. Zinser owns 2 acres of land abutting the western side and to the north of the Inn. Mr. Zinser stated he had concerns pertaining to set backs and buffering along the property lines of his land if he decides to develop it. Chairman McDowell explained to Mr. Zinser that depending on how the property is developed, zoning standards would apply to that property only, and not the neighboring property.

Another concern of Mr. Zinser’s was that not having a restaurant at the Inn would preclude any future owners from having one also. He feels that a big drawing point of any Inn is food and a restaurant. Ms. Teague explained to Mr. Zinser that if in the future someone wanted to operate a restaurant, they would need to go through a Conditional District Rezoning to allow that intensive commercial use in the residential district.

**David Probst
Weaverville, NC**

Mr. Probst said he and his wife had owned the Inn 1980 – 1992. Mr. Probst wanted the Board to know how pleased he is to see the Inn coming back to life. He told the Board that he and his wife were very disappointed to see the decay of the Inn over the years. Mr. Probst said he had gotten to know Mr. Shuur and was very impressed with him and the plans for the renovation he presented. He encouraged the Board to work with Mr. Shuur to get the property back in shape so it can be an asset to the Town of Waynesville.

**Angel Kirkpatrick Benson
Waynesville, NC 28786**

Ms. Benson stated she was representing the Kirkpatrick family from Love Lane. Ms. Benson said she plans to live on Love Lane in the near future, and she is very supportive of Mr. Shuur bringing back the Inn. She feels that the Inn is a big part of the community, and is excited about the future plans.

Board Member Anthony Sutton asked about the feasibility of bringing back the restaurant in order to make the Inn more profitable. Ms. Teague said the Mr. Shuur has not asked for this Board to consider the possibility of a restaurant. If in the future Mr. Shuur decides to open a restaurant he will need to come before the Planning Board and the Board of Aldermen to obtain a Conditional Use Permit and would include additional buffering and parking standards for restaurant use.

Mr. Shuur stated he would be allowed to serve guests on the property with the Special Use Permit, so there could be a facility for dining for guests that are staying at the Inn, but not the general public.

**Mary Clampitt
118 Dolan Road
Waynesville, NC 28786**

Mr. Clampitt said she has lived across the street from the Inn for 46 years. She is very happy that there are plans to renovate the Inn and make it look better. Ms. Clampitt had concerns about her property taxes being raised because of the projected renovation of the Inn. Chairman McDowell assured Ms. Clampitt that the Planning Board had nothing to do with property taxes.

A motion was made by Board Member Robert Herrmann, seconded by Board Member Phillip Gibbs to close the Public Hearing at 6:42 pm. The motion passed unanimously.

A motion was made by Board Member Robert Herrmann, seconded by Board Member Anthony Sutton to adopt the Findings of Fact as proposed by staff. The motion passed unanimously.

A motion was made by Board Member Robert Herrmann, seconded by Board Member Bucky Dykes, to approve the Special Use request to re-establish an Inn at 109 Dolan Road, PIN 8615-19-4830. The motion passed unanimously.

2. Special Use Permit Hearing for a mini-storage warehouse at 1914 Dellwood Road, PIN 8617-01-8142.

A motion was made by Board Member Anthony Sutton, seconded by Board Member Robert Herrmann, to open the Public Hearing at 6:45 pm. The motion passed unanimously.

Background:

Chairman McDowell asked Development Services Director Elizabeth Teague to present background information on this item. Ms. Teague stated that this property is located on Dellwood Road between Russ Avenue and the Maggie Valley boundary, and is within the Dellwood-Junaluska District. The site is currently developed as an Antique-Mart storage building owned by AI LLC (Michael Sandy, managing partner). Acreage of this site is 0.79.

Ms. Teague entered into evidence the following:

- #1. The notices that were published in the newspaper
- #2. The notices that were mailed to surrounding residents within 500 feet of the boundary line of the properties
- #3. Pictures of the posting of the property
- #4. Planning Board staff report with reference to Ordinance Section 3.1.3 Special Use Permits, Section 3.8.2 in regards to mini-warehouses, and Section 15.10 Administration of a Special Use Permit
- #5. Special Use Application submitted by Mr. Michael Sanchez and Ms. Susan Murphy

Ms. Teague explained that the applicants would like to convert the former "Gene Ferguson's Auction" building into an indoor storage facility with an office. There is a residential apartment currently on the second floor of the building, and they would like to maintain this apartment if building code compliance can be achieved.

Mini-warehouse storage is allowed in the DJ-RC District with a Special Use Permit and must meet the following Supplemental Standards:

3.1.3 Special Use Permit Application (SUP)

- A. Special Uses are uses which are generally compatible with other land uses permitted in a land development district but which, because of their unique characteristics or potential impacts on the surrounding neighborhoods and/or the Town as a whole, require individual consideration in their location, design, configuration, and/or operation at the particular location proposed.
- B. All Special Uses shall at a minimum meet the standards for the land development district in which they are located and the specific standards set forth in this article for that use.
- C. Individual consideration of the use may also call for the imposition of individualized conditions in order to ensure that the use is appropriate at a particular location and to ensure protection of the public health, safety and welfare.
- D. Approval procedures for Special Use Permits are found in Section 15.10.

3.8.2 Mini-Warehouses

Other Districts (not including Business Districts)

A. Lighting: Lighting must be deflected, shaded and focused away from any adjoining residentially zoned property.

B. Uses Permitted

1. It shall be unlawful for any owner, operator or lessee of any self-storage warehouse or portion thereof to offer for sale, or to sell any item of personal property or to conduct any type of commercial activity of any kind whatsoever other than leasing of the storage units.

2. No portion of any self-storage warehouse shall be used, on a temporary or permanent basis, as a dwelling.

3. Repair of stored items is not permitted on the self-storage warehouse property.

C. Outside storage: No outside storage shall be permitted except the storage of recreational vehicles. (Note: outdoor storage also has buffer requirements).

Ms. Teague explained to the Board that in addition to determining that the application is meeting ordinance requirements, the Planning Board must make findings related to the proposed SUP criteria in the ordinance; the Board may place conditions on the Special Use Permit as part of the approval to assure that mitigation measures are associated with the development. If a condition is imposed, those conditions become part of the permit approval and shall be included in the final site plan.

Ms. Teague said she held a pre-application meeting with Michael Sandy and Susan Murphy, owners of the property, on multiple occasions prior to submittal. They plan to use the building without any expansion to the building footprint, and this means that there is no new site plan or environmental considerations.

Consistency with 2020 Land Development Plan:

Ms. Teague quoted from the Town of Waynesville's Land Development Plan, "Waynesville Our Heritage, Our Future, 2020 Land Development Plan" concerning goals that apply to this request. She said this proposed project will re-use the Gene Ferguson Auction House structure and convert it into individual storage units. The applicants will be required to:

- Bring the structure up to code, improving community safety
- Provide a commercial service to residents of that area
- Re-use an existing site along an established transportation corridor, and
- Be an infill development project

Proposed Development:

Ms. Teague stated this project is within the required yard setbacks for the District and conforms to the DJ-RL dimensional requirements. She gave considerations for the Special Use Permit along with suggested findings by the staff.

1. Conforms to the character of the neighborhood, considering the location, type and height of buildings or structures and the type and extent of landscaping on the site?

- The location of this proposed use is within the DJ-RC District which is the Town's least restrictive commercial district. The purpose and intent statement of the DJ-RC District states that the District "will develop into a hub for retail, service, and employment uses serving Waynesville and the region."
 - This use is permitted within this district by Special Use Permit and must comply with supplemental guidelines for mini-warehouse storage and all building codes. A residential or office use of the second floor would also be allowed within this District as long as all building codes are met.
 - The applicant proposes to subdivide the interior of the existing Auction building into individual rental units. This proposal will not change the foot print of the building nor introduce lighting or signage that would not otherwise be allowed or that is not otherwise located along this section of Dellwood Road.
 - Building codes will require a 20 foot access area around the building which will limit excess parking or outdoor storage of vehicles.
2. Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads?
- The existing driveway entrances will remain the same.
 - Dellwood Road which is a five lane, regional arterial corridor with a large capacity for traffic flow. The Institute of Traffic Engineers table of Common Trip Generation Rated indicates that a 1,000 square foot mini-warehouse storage unit generates on average 0.26 trips per day. Therefore the introduction of a mini-warehouse storage use will not disrupt or over-burden the existing transportation corridor.
3. Adequate utilities (water, sewer, drainage, and electricity are available for the proposed use?
- Adequate utilities for water, sewer, and electricity are available along this section of Dellwood Road.
4. Shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas?
- The rental units would be governed by a lease agreement which is provided and which regulated the items stored. Storage use should not generate vibration, odor, dust, smoke or gas. Storage units should also not generate noise.
5. Shall not impede the orderly development and improvement of surrounding property for permitted uses within the land development district?
- The proposed use is within the same district as other properties along this section of Dellwood Road.

6. The establishment, maintenance or operation of the use shall not be detrimental to or endanger the public health, safety or general welfare?
 - The re-use of an empty building will prevent degradation of the site and will bring the current building up to building safety and fire codes.
 - The re-use of this site is consistent with the 2020 Land Use Plan.

Staff Recommendations:

Ms. Teague told the Board that staff recommends that this proposed project is consistent with the Town's 2020 Plan and that the Planning Board has enough evidence to suggest Findings of Fact that will support this request.

Chairman McDowell asked the applicants to speak.

Susan Murphy
101 Starlight Lane
Maggie Valley, NC 28751

Michael Sanchez
101 Starlight Lane,
Maggie Valley, NC 28751

Ms. Murphy and Mr. Sanchez stated that this property was formally owned by Mr. Gene Ferguson as an auction house, and warehouse with used furniture. Ms. Murphy told the Board they would like to turn the building on the property into mini-warehouses. The mini-warehouses will be 10 by 10 or 10 by 20 in size and will be rented to individuals. She explained that there is quite a need for this type of storage in this area. Mr. Sanchez and Mr. Murphy own a facility with 66 units in Maggie Valley, and those units are 100% sold out daily.

A question was asked by the Board concerning fencing around the building. Ms. Murphy said there would be ingress and egress issues, and also it would have to be a fence that could be seen through. If they decide to place a fence they will work with code enforcement to make sure everything is done to building code. They do plan to have web cams in place around the building, and they feel this is more secure than a fence.

Board Member Ginger Hain had a question concerning the sale of items left in the unit because of non payment. Ms. Murphy stated that if that there were a case that an auction had to be held because of non payment, an option would be that the items be moved to another location for sale.

The Board had questions concerning the units being climate controlled. Ms. Murphy said some of the units would be climate controlled.

Ms. Murphy said she understood that the outside of the building needed to be dressed-up. Her vision is to paint the building beige in color with white doors to keep with the character of the area. They will comply with all building codes concerning fire walls inside the building.

Board Member Ginger Hain asked about the security of the building once an individual enters the building. Mr. Sanchez said the area would be well lit, and a key pad will be in place to open the door. The project will be done in sections. The first section to be completed is approximately 3000 square feet. When that section is done, they will begin work on the second section which is 1500 square feet. The third section is the Gateway Road section and that will be the last phase. By doing this section by section, there will be an egress pattern so no one can be "caught" in the building. He also said that they wanted to get the apartment up to current codes and rented before the one year time frame so it will be grandfathered in.

Chairman McDowell asked is anyone else wished to speak. No one spoke

Chairman McDowell asked the applicants is they are in support of the Findings of Fact presented by the staff. They agreed they are in full support of the staff.

Board Member Anthony Sutton made a motion, seconded by Board Member Danny Wingate, to close the Public Hearing at 7:14 pm. The motion passed unanimously.

A motion was made by Board Member Anthony Sutton, seconded by Board Member Bucky Dykes, to accept the Findings of Fact as proposed by the staff. The motion passed unanimously.

A motion was made by Board Member Anthony Sutton, seconded by Board Member Bucky Dykes, to approve the Special Use Permit request for a mini-storage warehouse at 1914 Dellwood Road, PIN 8617-01-8142. The motion passed unanimously.

C. PUBLIC COMMENT/CALL ON THE AUDIENCE

No one addressed the Board.

D. ADJOURN

With no further business, Chairman McDowell adjourned the meeting at 7:16 pm.

Patrick McDowell, Chairman

Planning Board Minutes

April 17, 2017

Eddie Ward, Deputy Clerk



Report For

109 DOLAN LLC
30 N GOULD ST STE R
SHERIDAN, WY 82801-6317

Account Information

PIN: 8615-19-4830
Deed: 1130/1214

CABC/5003

RESTAURANT WALK-IN, APARTMENT, OFFICE GENERAL, APARTMENT, APARTMENT
Commercial Use, Apartment, Commercial Use, Apartment, Apartment, Commercial Use, C
109 DOLAN RD

Heated Area: 576
Year Built: 1964
Total Acreage: 3.48
Township: Town of Waynesville

Land Value:

Building Value:
Market Value:

Deferred Value:
Assessed Value:

Sale Price:
Sale Date: 6/13/2025
Tax Bill 1:
Tax Bill 2:



August 13, 2025



1 inch = 200 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

Public Notices

FOR PUBLICATION IN THE MOUNTAINEER: August 6 and August 13 (Wednesday) editions

Date: July 31st, 2025

Contact: Alex Mumby, (828) 452-0401

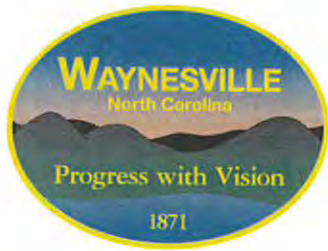
Notice of Public Hearing

Special Use Permit Modification Request

Waynesville Planning Board

The Town of Waynesville Planning Board will hold a public hearing on Monday, August 18, 2025, at 5:30 p.m. in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider a Special Use Permit Modification request to add two additional rooms and build a deck at 109 Dolan Rd in Waynesville, NC (PIN 8615-19-4830).

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



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

Date: August 1st, 2025

Contact: Alex Mumby, (828) 452-0401

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CROWDER, DAVID FRANCIS VAN WINKLE, JENNY LEIGH 144 LOVE LN WAYNESVILLE, NC 28786	RUSK, KIM HARDINS RUSK, JAMES G 191 CHESTNUT PARK DR WAYNESVILLE, NC 28786	109 DOLAN LLC 30 N GOULD ST STE R SHERIDAN, WY 82801
SPOTTED TROUT LLC 119 DOLAN RD #1 WAYNESVILLE, NC 28786	MANEY, ANITA DARLENE 102 CHEROKEE ST WAYNESVILLE, NC 28786	ROGERS, BLAKE DIANNA PO BOX 1318 WAYNESVILLE, NC 28786
GIBSON, JEFFREY A GIBSON, TOMMY RAY 459 THORPE DR TUCKASEGEE, NC 28783	DILLARD, KENNETH JACK JR DILLARD, KIMBERLY MICHELLE 34 CHEROKEE ST WAYNESVILLE, NC 28786	MILLER, ZELDA K 114 DOLAN RD WAYNESVILLE, NC 28786
FREEMAN, PEGGY ANN WAGNER, GAREY 1236 BROWN AVE WAYNESVILLE, NC 28786	GLAS CRAG LLC 200 HOWARD ST NE ATLANTA, GA 30317	MINIK, CHRISTOPHER J JR MINIK, ROBIN R 50 CHEROKEE ST WAYNESVILLE, NC 28786
ROSS, BEVERLY ELIZABETH 147 CHESTNUT PARK DR WAYNESVILLE, NC 28786	ANTRAM LLC A NC LLC HOPPER, ALLEN E 160 N MAIN ST STE 12B WAYNESVILLE, NC 28786	CALDWELL, NATHANIEL C/O ZELA MILLER 114 DOLAN RD WAYNESVILLE, NC 28786
MEHAFFEY, RICKY WAYNE MEHAFFEY, JACQUELINE T 338 CHESTNUT PARK DR WAYNESVILLE, NC 28786	NICHOLS, JACK THOMAS 224 DOLAN RD WAYNESVILLE, NC 28786	BROWNING, MERITHA J 126 CHESTNUT PARK WAYNESVILLE, NC 28786
STRICKLER, ANITA 185 OAK RIDGE DR CLYDE, NC 28721	ZINSER, ROBERT L ZINSER, CINDY E 108 RIVER RIDGE DR ASHEVILLE, NC 28803	MCCLURE, HAROLD ADEL MCCLURE, CATHERINE P 123 LOVE LN WAYNESVILLE, NC 28786
SEQUOIA EQUITE STONEGATE LLC 42 SCHENCK PKWY STE 306 ASHEVILLE, NC 28803	MANEY, ANITA DARLENE 102 CHEROKEE ST WAYNESVILLE, NC 28786	CTW MOUNTAIN PROPERTIES LLC 409 GOODWIN RD DURHAM, NC 27712
ERWIN, MICHAEL D PO BOX 2453 ANDREWS, NC 28901	BRIGGS, CYNTHIA S 215 LOVE LN WAYNESVILLE, NC 28786	MCCLURE, ANN H MILLER, JAMES H II 31 AUGUSTA CIR WAYNESVILLE, NC 28786
SCHNELL, RONALD S MCCRANIE, LEAH 86 RAY ST WAYNESVILLE, NC 28786	GRANTHAM, ROY C GRANTHAM, MARGARET P 20 ANTHONY ST WAYNESVILLE, NC 28786	SILVER, ETHAN LAKE 1990 E BURMA RD NEBO, NC 28761

STANLEY, REBA W
115 ANDREW LN
WAYNESVILLE, NC 28786

WE KIRK FARMS NORTH LLC
448 LITTLE MOUNTAIN RD
WAYNESVILLE, NC 28786

HANNAH, DAVID L
HANNAH BARBARA L
106 HILLTOP RD
CLYDE, NC 28721

AUSTEN LEE PROPERTIES LLC
PO BOX 283
LK JUNALUSKA, 28745

RATHBONE, FRED H/LT
RATHBONE, EDNA ARLENE/LT
209 CHESTNUT PARK DR
WAYNESVILLE, NC 28786

HARGETTE, RUPERT H
HARGETTE, JOY 2
C/O JOHN HARGETTE
307 COMMONWEALTH DR
NINETY SIX, SC 29666

COFFEY, KRISTEN
30 CAROLINA AVE
WAYNESVILLE, NC 28786

BLANTON, ADAM T
BLANTON, KRISTEN B
169 LOVE LN
WAYNESVILLE, NC 28786

HOWELL, LOYCE
HOWELL, EDDIE MARK
PO BOX 526
LK JUNALUSKA, NC 28745

GIBSON, SAMANTHA D
YATES, AUSTIN STEVEN
5 CAROLINA LN
WAYNESVILLE, NC 28786

RAY, DAVID ROBERT
60 DOLAN RD
WAYNESVILLE, NC 28786

SPARROW, DAVID PEARSON
SPARROW, STEPHANIE
806 HARWARD LN
CHAPEL HILL, NC 27516

WILLIAMS, WALTER F JR
WILLIAMS, SHEILA M
112 ANDREW LN
WAYNESVILLE, NC 28786

ROPER, MARY REEVES
111 CHESTNUT PARK DR
WAYNESVILLE, NC 28786

MARTINIS, JONATHAN MARIO
63 KERLEY ST
WAYNESVILLE, NC 28786

BOBER, DAVID W
BOBER, NICOLE L
56 ANDREW LN
WAYNESVILLE, NC 28786

LOWDERMILK, CHRIS E
LOWDERMILK, TAMMY M
153 DOLAN RD
WAYNESVILLE, NC 28786

KENDALL, RICHARD
KENDALL, RICKIE SUE
56 ANTHONY ST
WAYNESVILLE, NC 28786

HUDSON, ALBERT T
HUDSON, LOUISE P
81 ANDREW LN
WAYNESVILLE, NC 28786

FLETCHER, EMILY
FLETCHER, JOHN STEVEN JR
60 LOVE LN
WAYNESVILLE, NC 28786

FRADY, TONY ALAN
49 KERLEY ST
WAYNESVILLE, NC 28786

CHURCH, BRENDANN LOZANE
PO BOX 362
WAYNESVILLE, NC 28786

GEENEN, JAMES R
GEENEN, JANINE
231 LOVE LANE
WAYNESVILLE, NC 28786

CLAMPITT, MARY ELIZABETH/LT
CLAMPITT, TONY RUSS
PO BOX 975
WAYNESVILLE, NC 28786

BURGIN, BOYD E
61 CIDER LN
WAYNESVILLE, NC 28786

ROGERS, BLAKE DIANNIA
PO BOX 1318
WAYNESVILLE, NC 28786

MINTZ, TIMOTHY ALLEN
64 ANTHONY ST
WAYNESVILLE, NC 28786

SWANGER, LAVONE M
122 CHEROKEE ST
WAYNESVILLE, NC 28786

MESSER, BOBBY JEROME
MESSER, KELLEY ROGERS
41 SONORA LN
WAYNESVILLE, NC 28786

HICKS, SANDRA LOU
98 ANDREW LN
WAYNESVILLE, NC 28786

BLANKENSHIP, FRANCES C
BLANKENSHIP, JAMES E JR
135 DOLAN RD
WAYNESVILLE, NC 28786

LEDBETTER, MICHAEL D
LEDBETTER, ANNA M
85 MOCKINGBIRD LN
CLYDE, NC 28721

NIDIFFER, EMILEE ALEXANDRIA
NADEL, D'VORAH RACHEL
84 CHEROKEE ST
WAYNESVILLE, NC 28786

MCCLURE, HAROLD ADEL
MCCLURE CATHERINE P
123 LOVE LN
WAYNESVILLE, NC 28786

MELTON, LAMBERT FRANKLIN/TR
MELTON, ELIZABETH ANN DAVIS/TR
203 LOVE LN
WAYNESVILLE, NC 28786

YOPS, MARC R
YOPS, DONNA L
95 LOVE LN
WAYNESVILLE, NC 28786

CALDWELL, GLORIA L
63 ANDREW LN
WAYNESVILLE, NC 28786

HANEY, PHILLIP F
HANEY, SHIRLEY R
45 ANDREW LN
WAYNESVILLE, NC 28786

CROWDER, DAVID FRANCIS
VAN WINKLE, JENNY LEIGH
144 LOVE LN
WAYNESVILLE, NC 28786

LEDBETTER, PHYLLIS A
6 CAROLINA LN
WAYNESVILLE, NC 28786

ENSLEY, L KEVIN
ENSLEY, JARED K
PO BOX 1401
WAYNESVILLE, NC 28786

ARRINGTON, BRYAN KEITH
ARRINGTON, CARRIE LYNN
40 ANDREW LN
WAYNESVILLE, NC 28786

BRIDGES, MELVIN E
30 RAY ST
WAYNESVILLE, NC 28786

SMITH, REBECCA MESSER
SMITH, CLINTON
235 E LAKEWOOD RD
WEST PALM BEACH, FL 33405

KITZIS HOLDINGS LCC
224 LOVE LN
WAYNESVILLE, NC 28786

MERRELL, TREVOR R
99 ANDREW LN
WAYNESVILLE, NC 28786

NATIONS, FLORIA WYATT
186 CHESTNUT PARK DR
WAYNESVILLE, NC 28786

BILLINGS, ROBERT D JR
90 ANDREW LN
WAYNESVILLE, NC 28786

ZHENG, JINYU
334 TEIGUE COVE RD
WHITTIER, NC 28789

AUTREY, KARI
236 CHESTNUT PARK DR
WAYNESVILLE, NC 28786

HANEY, TERRY LEE
86 DOLAN RD
WAYNESVILLE, NC 28786

HANNAH, JUDITH ELAINE
163 CHESTNUT PARK DR
WAYNESVILLE, NC 28786

HANNAH, JUDITH ELAINE
163 CHESTNUT PARK DR
WAYNESVILLE, NC 28786

KINDRED, MARY SUE
64 DOLAN RD
WAYNESVILLE, NC 28786

ROGERS, DAVID EDWARDS
25 SONORA LN
WAYNESVILLE, NC 28786

MEHAFFEY, RICKY W
164 CHEROKEE ST
WAYNESVILLE, NC 28786

CLAIBORNE, TIMOTHY E/TR
CLAIBORNE, RAYLENE J/TR
97 COMANCHE TRL
WAYNESVILLE, NC 28785

SULICK, AMANDA KERLEY
8162 WINDOVER WAY
TITUSVILLE, FL 32780

SHEETS, RICHARD W
SHEETS, CYNTHIA S
247 LOVE LN
WAYNESVILLE, NC 28786

