

TOWN OF WAYNESVILLE Zoning Board of Adjustment

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

Board Members:

Edward Moore – Chair
John Mason – Vice Chair
Sam Hyde
Jan Grossman
Mary Ford
Carly Pugh (Alternate)

Development Services

Director
Elizabeth Teague

Assistant Development

Services Director
Olga Grooman

TOWN OF WAYNESVILLE ZONING BOARD OF ADJUSTMENT REGULAR MEETING

**Town Hall – 9 South Main Street, Waynesville, NC 28786
Tuesday, March 3, 2026, 5:30 PM**

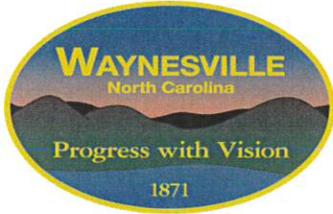
A. CALL TO ORDER:

1. Welcome/Announcements.
2. Adoption of Minutes (as presented or amended) from the January 6, 2026, regular meeting.

B. BUSINESS ITEMS:

1. A variance request for the ground level glazing/transparency zone requirements at 1700 Russ Avenue (PIN 8616-36-7164), Land Development Standards Section 5.10.3.B and Section 5.10.3.C.

C. ADJOURN.



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**MINUTES OF THE TOWN OF WAYNESVILLE ZONING BOARD OF ADJUSTMENT
Regular Meeting
Town Hall – 9 South Main St., Waynesville, NC 28786
Tuesday, January 6th, 2026**

THE TOWN OF WAYNESVILLE ZONING BOARD OF ADJUSTMENT held a Regular Meeting on Tuesday January 6th, at 5:30 p.m., in the Town Hall Board Room at 9 South Main Street, Waynesville, NC 28786.

A. CALL TO ORDER

1. Welcome/Calendar/Announcements

The following members were present:

Edward Moore, Vice Chairman
Mary Ford
Jan Grossman
Sam Hyde
John Mason

The following staff were present:

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

Vice Chairman Edward Moore welcomed everyone and called the meeting to order at 5:30 p.m.

A motion was made by Board Member Sam Hyde, seconded by Board Member John Mason, to approve October 7th, 2025, minutes. The motion carried unanimously.

Zoning Board of Adjustment Minutes
Regular Meeting
January 6th, 2026

A motion to nominate Edward Moore as Chairman was made by Board Member John Mason. Mr. Moore was willing to accept. The motion was seconded by Board Member Sam Hyde. The motion carried unanimously.

A motion to nominate John Mason as Vice Chairman was made by Sam Hyde. Mr. Mason was willing to accept. The motion was seconded by Chairman Edward Moore. The motion carried unanimously.

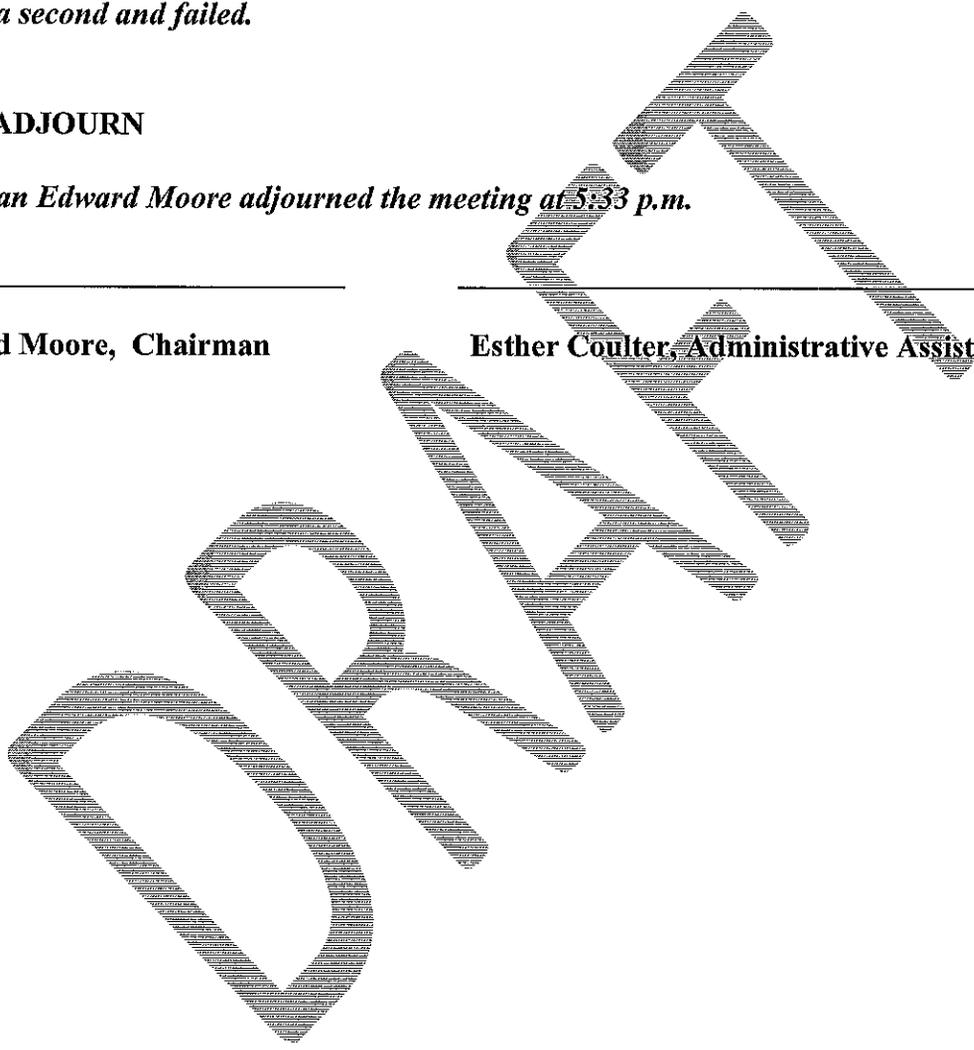
A motion to nominate Mary Ford as Vice Chairman was made by Jan Grossman. The motion did not receive a second and failed.

B) ADJOURN

Chairman Edward Moore adjourned the meeting at 5:33 p.m.

Edward Moore, Chairman

Esther Coulter, Administrative Assistant



Zoning Board of Adjustment Staff Report

Summary Information:

Meeting Date: March 3, 2026
Subject: Variance request for the ground-level glazing/transparency zone requirements; Land Development Standards Section 5.10.3.B and Section 5.10.3.C.
Subject Property: 1700 Russ Avenue, Waynesville, NC 28786 (PIN 8616-36-7164)
Proposed Project: 14,609-sf, 3-story Mountain Credit Union office building
Existing Development: Mountain Credit Union bank/office building
Property Owner: Mountain Credit Union
Applicant: Charles Reece on behalf of the Mountain Credit Union
Authorized Agent: Odell Thompson, Architect
Application Date: February 11, 2026
Staff: Olga Grooman, Assistant Development Services Director

Background:

On February 11, 2026, Development Services received an application for a variance for the ground-level glazing/transparency requirements of the façade for the Mountain Credit Union’s new primary building at 1700 Russ Avenue in Waynesville, NC. The proposed project consists of a 3-story 14,609-sf (heated area) office building, parking lot, additional landscaping, and stormwater improvements. The total exterior square-footage of the proposed building under the roof is 16,674 sf.

The property is approximately 6.23 acres and is owned by the Mountain Credit Union. There is already an existing 2-story, 14,028-sf (heated area) bank/office building with a covered drive-through area on the property. This original building was constructed in 2019.

While the existing building will continue to serve as a financial institution, the newly proposed 3-story building will encompass offices, conference rooms, break rooms, training rooms, storage areas, workspaces, and bathrooms. The proposed building will become the new primary building for the Mountain Credit Union’s property, and the existing building will remain the same as it is now in structure and function.

On February 16, 2026, the Planning Board held a public hearing and approved a major site plan for the newly proposed building and related site improvements. This approval, however, is contingent upon the Zoning Board of Adjustment granting a variance from the ground-level glazing requirements of the façade, as specified in the LDS 5.10.3.

LDS 5.10.3.B-C- Ground-Level Glazing- requires that “window glazing and doorways shall be the predominant features in the street-level façade. All ground level windows shall provide direct views to the building's interior...” Additionally, “at least fifty (50) percent of the length of building along the side street building façade” of a commercial building shall have transparent glass.

The street-level façade of the proposed building along Russ Avenue is 80 feet long, which requires 40 linear feet of transparency zone along the first-floor windows and doors. The project shows approximately 12 linear feet of transparent windows, 4 linear feet of door windows, and 3 linear feet of a fake window glass, which together is below the required 40 feet of glazing. The use of a fake window does not meet the

transparency requirement either. The applicant is seeking a variance to alleviate these glazing/transparency requirements.

Surrounding Land Use / Zoning Patterns:

The property is located in Dellwood Residential Medium Density Mixed-Use Overlay District (D-RM-MXO). The purpose and intent of the base D-RM district is specified in the LDS 2.3.2.B:

“The Dellwood Residential—Medium Density District (D-RM) shall develop predominately as a low to medium density residential district separating the Russ Avenue and Dellwood/Junaluska Town Centers. Promoting a mixture of residential densities, this district shall be developed with such enhancements to residential living as pedestrian access and the provision of open space. Higher density development and **limited business and professional services shall be promoted along Russ Avenue with larger lots** and cluster development promoted throughout the district. Nonresidential uses typically found in residential areas are permitted, however, development in this district shall be designed to clearly define the residential appearance and scale of the area and to define the differences between this area and the Russ Avenue Town Center and Dellwood/Junaluska Area Center.”

“The Mixed-Use Overlay District (MXO) is a zoning overlay district established to permit certain limited mixed-uses within residential neighborhoods.

The D-RM-MXO stretches along the northern section of Russ Avenue from the properties just north of the intersection of Russ Avenue and the Great Smoky Mountain Expressway at Phillips Road, and Bradley Street northward to Dayton Drive/June Noland Drive. This overlay corridor stretches for approximately 1.3 miles and encompasses properties on both sides of Russ Avenue within this stretch.

The property is surrounded by residential uses as well as other commercial uses along the corridor in close proximity that include, but not limited to consulting firm, professional services, church, vet clinic, dentist office, and other professional offices. Collectively, the development along this portion of Russ Avenue reflects the intent of the D-RM-MXO district, functioning as a transitional corridor characterized by a blend of single-family residences as well as office-oriented, lower-intensity commercial uses.

Proposed Variance:

LDS 5.10 has specific requirements for commercial building designs. The building complies with all other design requirements specified in the ordinances, such as façade materials (architectural composition shingles, fiber cement trim, stone veneer, masonry-covered first floor, cast stone sills, stucco, and fiber cement siding), projected canopies, vertical and horizontal façade articulation and changes in pane, building height, and architecturally distinct sections/bays. The building in question is designed to be architecturally compliant on all four sides, and not just the façade facing the street, exceeding the architectural guidelines.

The requested variance would allow a deviation from the requirement in the LDS 5.10.3.C that “at least fifty (50) percent of the length of building along the side street building façade” should be transparent glass. The 80-ft long façade along Russ Avenue would require 40 linear feet of transparent glass, or 50% of the street facing façade, and the project proposes 16 linear feet of transparent glass, or 20%. A variance of 30% of the transparent glass requirement.

Additionally, there is one window of 3-linear feet of fake glass, which does not meet the transparency requirement, set forth in the LDS 5.10.3.B that states that “all ground level windows shall provide direct views to the building's interior extending a minimum of 6 feet behind the window.”

Staff offers the following comments regarding the findings that must be considered by the Zoning Board of Adjustment (*LDS 15.13, NC GS 160D-705(d)*):

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

The proposed building will include offices for the financial institution, where privacy of financial information is needed. The applicant submits that “this building may have less than 50% glazing facing Russ Ave. on the ground floor, and that it does not require views 6 feet into the building. The proposed building is over 50 feet from the sidewalk, with landscaping and a covered walkway with decorative columns. This is different than a downtown setting with foot traffic adjacent to the windows as implied by the diagram in the ordinance. The proportions of the glazing for the proposed building are consistent with the existing building approved and constructed in 2020, and this proposed building is intended to coordinate aesthetically with the existing building.”

The building’s design would remain consistent with the existing bank’s building. The applicant explains that “the main "hardship" would be aesthetic inconsistency between the two buildings on this campus, the first of which was granted a variance in 2018 for the same reduction of glazing on the ground floor facing Russ Avenue.”

Staff suggests that there is no need to force design compliance on the ground level glazing and transparency of windows along the roadway frontage of the proposed building. The building meets the design guidelines in all other ways, and to force full compliance on the windows, would create an un-necessary security/privacy issue for the bank offices.

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

The applicant explains that “the existing building and the proposed building are more than 50 feet from the sidewalk along Russ Avenue, and there is an existing and a proposed landscape buffer between the sidewalk and the facade of each building. The distance to the facades as well as the buffer makes the reason for the glazing requirement less important because the foot and vehicular traffic is so distant. The use of the building is also such that public views into the financial offices is not desirable.”

Staff agrees with the applicant that the location of the proposed building on the lot, set back from the sidewalk and buffered by landscape, removes the need and opportunity for people on a sidewalk to interact with the building which is in the spirit of the ordinance. Further, the location of the building is the most favorable based on the site itself, and other development requirements that are being imposed. Specifically, NCDOT and the Town approve the use of a shared driveway entrance that meets fire code and emergency vehicle access, in order to create the safest condition for accessing the building off of Russ Avenue, a relatively high speed corridor. The Town also requires parking behind the building, and the applicant has submitted a design so that the main building entrance faces that parking lot. Because of the proposed parking layout, the roadway facing façade is functionally the rear of the building, and therefore the reduction in windows and transparency makes sense.

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

The applicant states that: "Financial institutions are allowed in this zoning district. Security and privacy are required for financial institutions." The applicant is seeking to expand a compliant use in a sensitive way within an existing site. A strict enforcement of the glazing and transparency design guidelines would create a hardship, that does not result in a design benefit in this case.

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

Staff agrees with the applicant's statement that, "the purpose of the glazing regulation is to encourage transparency on the ground level of commercial buildings such as shops where window shopping enhances the experience of foot traffic along the sidewalks and streets adjacent to those buildings. This building is not that type of street front building. As the existing building approved in 2018 and completed in 2020 was successful in obtaining a variance for the same regulation, we feel that seeking this variance for the proposed building is consistent with precedent."

Additional Comments:

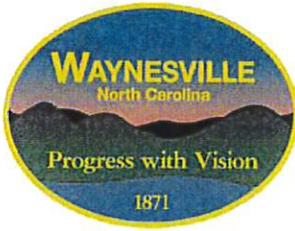
No change in permitted uses may be authorized by variance, and this variance will not change the use of the property. Appropriate conditions may be imposed on any variance, provided that the conditions are reasonably related to the variance (*LDS 15.13*).

Public Notice:

Staff provided notice of this public hearing by posting both subject properties and mailing the notice to the adjacent property owners within 100 ft on 02/12/2026. The hearing was advertised in the *Mountaineer* newspaper for two (2) consecutive weeks on 02/15/2026 and 02/22/2026. The notice was also submitted on the local media on 02/16/2026.

Items Entered as Evidence:

- Staff report
- Application materials with payment
- LDS 5.10.3- Ground Level Detailing
- Property map
- Street view images
- Public notices
- Town of Waynesville Land Development Standards and NC G.S. 160D by reference



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

Variance Application

Property Address / Location: 1700 Russ Avenue

Property PIN: 8616-36-7164 Parcel Size (ac): 6.23 acres

Property Zoning District: D-RM Historic Property or District: no

Flood Zone: no Elevation of the property is at 2,900 ft or more (circle): Yes No

Applicant

Application must be completed by the property owner or by an agent specifically authorized by the owner. If the applicant is an agent, the Agent Authorization Form (attached) must also be completed.

Printed Name of Applicant: Mountain Credit Union

Applicant's Phone #: (828) 588-2165 Applicant's Email: chuckreece@mountaincu.org

Applicant's Address: P.O. Box 390, Waynesville, NC 28786

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

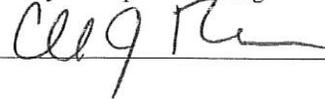
Applicable Ordinance Section: 5.10.3, section B and C

Ordinance requirement from which relief is sought: 50% of the length of the ground floor of the building facing Russ Avenue shall have glazing, and that glazing shall provide direct views to 6 feet inside the building.

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

That this building may have less than 50% glazing facing Russ Ave. on the ground floor, and that it does not require views 6 feet into the building. The proposed building is over 50 feet from the sidewalk, with landscaping and a covered walkway with decorative columns. This is different than a downtown building with foot traffic adjacent to the windows as implied by the diagram in the ordinance. The proportions of the glazing for the proposed building are consistent with the existing building approved and constructed in 2020, and this proposed building is intended to coordinate aesthetically with the existing building.

By signature below, I hereby acknowledge my understanding that this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Zoning Board of Adjustment, except through sworn testimony at the public hearing.

Applicant's Signature:  Date: 2-11-2026

In the following spaces, indicate FACTS that demonstrate to the Board of Adjustment you meet all the standards for granting a variance (use additional sheets, if necessary):

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

The main "hardship" would be aesthetic inconsistency between the two buildings on this campus, the first of which was granted a variance in 2018 for the same reduction of glazing on the ground floor facing Russ Avenue.

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

The existing building and the proposed building are more than 60 feet from the sidewalk along Russ Avenue, and there is an existing and a proposed landscape buffer between the sidewalk and the facade of each building. The distance to the facades as well as the buffer makes the reason for the glazing requirement less important as the foot and vehicular traffic is so distant. The use of the building is also such that public views into the financial offices is not desirable.

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

Financial institutions are allowed in this zoning district. Security and privacy are required for financial institutions.

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

The purpose of the glazing regulation is to encourage transparency on the ground level of commercial buildings such as shops where window shopping enhances the experience of foot traffic along the sidewalks and streets adjacent to those buildings. This building is not that type of street front building.

As the existing building approved in 2018 and completed in 2020 was successful in obtaining a variance for the same regulation, we feel that seeking this variance for the proposed building is consistent with precedent.

Standards of Review for Variances

1. **General Variance Requests:** The Board of Adjustment shall not grant a variance unless and until it makes all of the following findings:
 - a) Unnecessary hardship would result from the strict application of the regulation. It is not necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
 - b) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.
 - c) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance is not a self-created hardship.
 - d) The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured and substantial justice is achieved.

No change in permitted uses may be authorized by variance. Appropriate conditions may be imposed on any variance, provided that the conditions are reasonably related to the variance.

2. **Floodplain Development Regulation Variance Requests:**
 - a) Variances from the standards set forth in this ordinance for flood damage prevention may be granted. The town must notify the North Carolina Secretary of Crime Control and Public Safety at least thirty (30) days prior to granting the variance.
 - b) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result or when the variance will make the structure in violation of other federal, state or local laws.
 - c) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
 - d) Variances shall only be issued upon: a showing of good and sufficient cause; a determination that failure to grant the variance would result in exceptional hardship; and, a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing laws or ordinances.
 - e) In passing upon variances, the Board of Adjustment shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this chapter and:
 - The danger that material may be swept onto other lands to the injury of others.
 - The danger to life and property due to flooding or erosion damage.
 - The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
 - The importance of the services provided by the proposed facility to the community.
 - The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use.
 - The compatibility of the proposed use with existing and anticipated development.
 - The relationship of the proposed use to the land development plan and flood damage prevention program for that area.
 - Safety of access to the property in times of flood for ordinary and emergency vehicles.
 - The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site.

- The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges.

3. Additional Conditions:

In granting any variance, the Board of Adjustment may attach such conditions to the approval as it deems necessary and appropriate to satisfy the purposes and objectives of this ordinance. The board may also attach conditions in order to reduce or minimize any injurious effect of such variance upon other property in the neighborhood and to ensure compliance with other terms of this chapter.

4. Notification Requirements:

Planning Staff will provide written notice of the hearing to all property owners within one hundred (100) feet of the subject property. Staff will also:

- Publish a notice in a newspaper of general circulation in the Town once a week for two (2) consecutive weeks;
- Prominently post a notice on the subject property or on an adjacent public street or highway right-of-way; and
- Distribute a notice to local media contacts.

Additional notification requirements may apply.

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

The undersigned Owner or Party with a contract or option to purchase that real property located at 1700 Russ Avenue 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: Odell Thompson, AIA

Title and Company: Owner, Mahaley Odell Thompson, Architect, PLLC

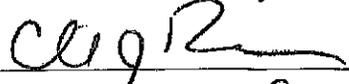
Address: PO Box 1983 Sylva, NC 28779

Phone and email: (828) 586-8686 motarch@aol.com

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

This the 11TH day of FEBRUARY, 2026.

Owner or Party with Contractual Interest in Property:

Mountain Credit Union 
CHARLES J. REECE

Address and phone number:

PO Box 390

Waynesville, NC 28786

(828) 588-2168

14.

PAYMENT SUMMARY RECEIPT

TOWN OF WAYNESVILLE
16 S MAIN ST

DATE: 02/11/26 CUSTOMER#:
TIME: 14:42:09
CLERK: 2044ecou

RECPT#: 3294598 PREV BAL: 300.00
TP/YR: P/2026 AMT PAID: 300.00
BILL: 3294598 ADJSTMNT: .00
EFF DT: 02/11/26 BAL DUE: .00

Misc Cash Receipts

-----TOTALS-----

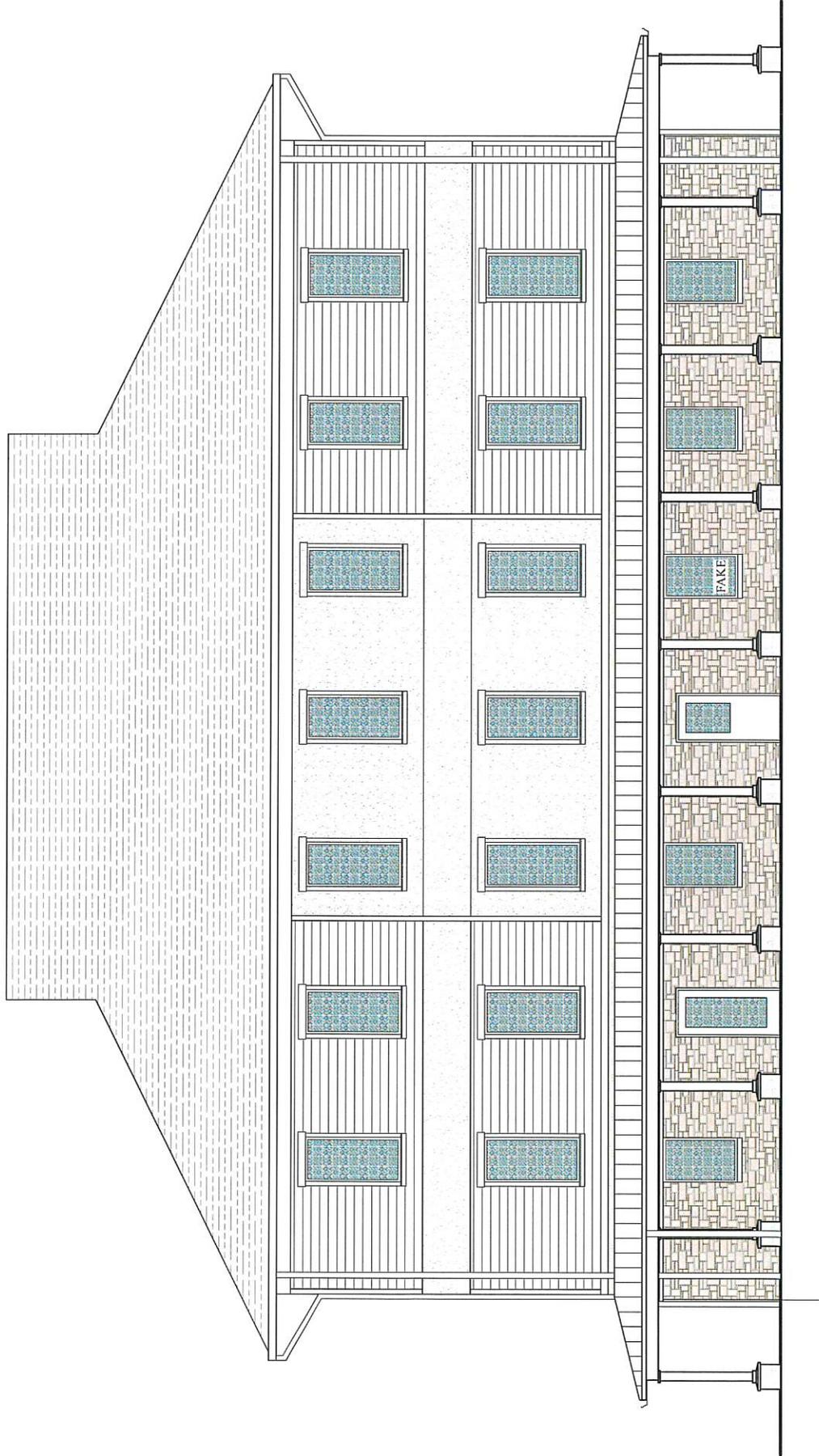
PRINCIPAL PAID: 300.00
INTEREST PAID: .00
ADJUSTMENTS: .00
DISC TAKEN: .00

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

PAID BY: Mountain Cr Variance
PAYMENT METH: CASH
PAYMENT REF:

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

Current Design Under Board's Consideration



1 WEST ELEVATION (FACING RUSS AVE.)

Scale: 1/8" = 1'-0"

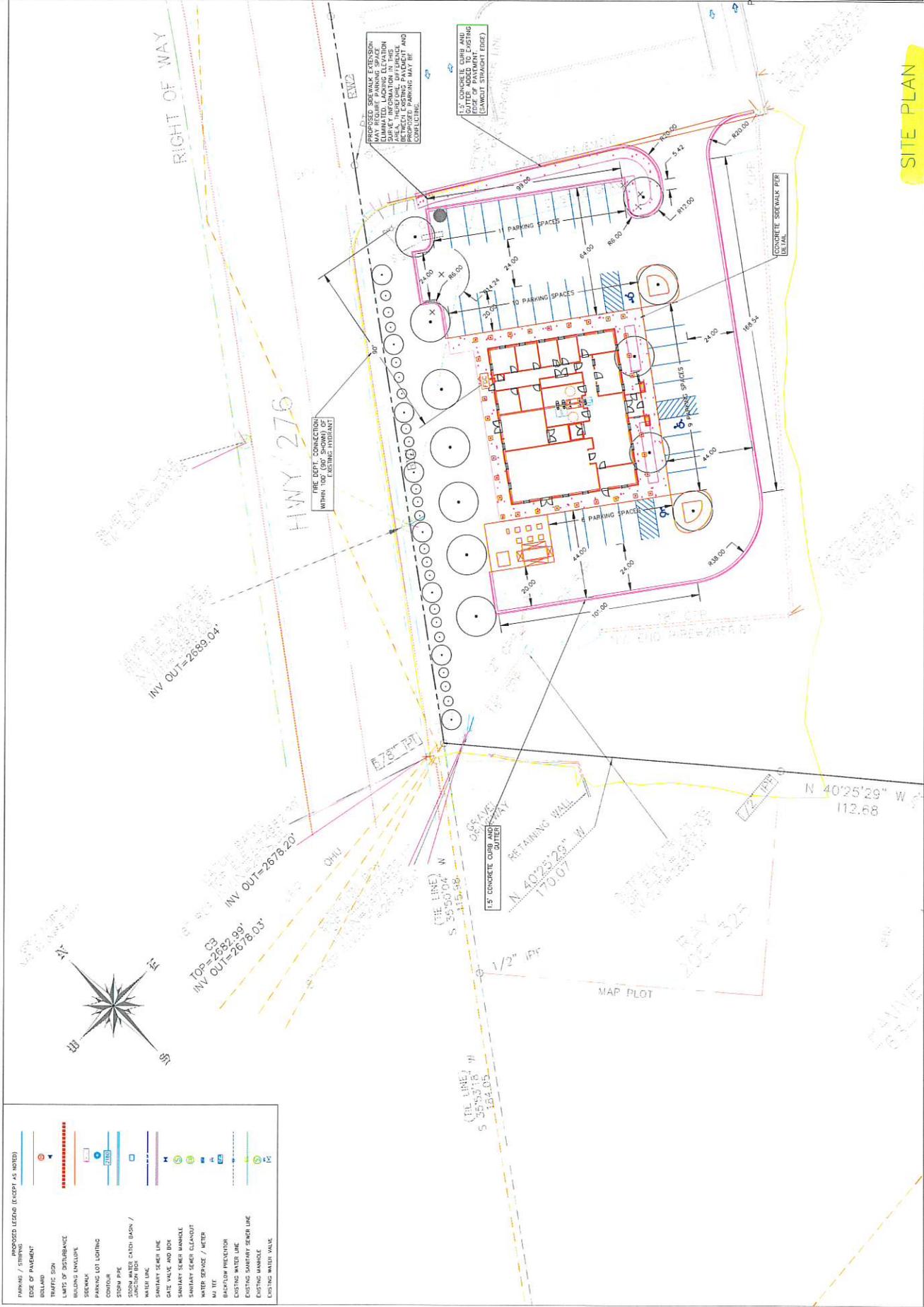
Mountain Credit Union
 1700 Russ Avenue
 Waynesville, North Carolina 28786

MR ENGINEERS
 1700 Russ Avenue
 Waynesville, NC 28786
 P: 828-282-2025
 F: 828-282-2025
 E: info@mrengineers.com
 P: 828-282-2025
 F: 828-282-2025
 E: info@mrengineers.com

ARCHITECT
 ARCHITECT P.L.L.C.
 1700 Russ Avenue
 Waynesville, NC 28786
 P: 828-282-2025
 F: 828-282-2025
 E: info@mrengineers.com

DATE: 1/21/2025
 C.1.1

REVISIONS



PROPOSED LEGEND (EXCEPT AS NOTED)

	PARKING / STRIPING
	EDGE OF PAVEMENT
	BELLAND
	TRAFFIC SIGN
	LIMITS OF DISTURBANCE
	BUILDING ENVELOPE
	SIDEWALK
	PARKING LOT LIGHTING
	CONTOUR
	STORM PIPE
	CATCH BASIN
	WATER LINE
	SANITARY SEWER LINE
	GATE VALVE AND BOX
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	WATER SERVICE / METER
	MU TEE
	BACKFLOW PREVENTION
	DISTING WATER LINE
	DISTING SANITARY SEWER LINE
	DISTING MANHOLE
	DISTING WATER VALVE

SITE PLAN

5.10.3 Ground Level Detailing.

- A. **Minimize Blank Walls:** Expanses of blank walls facing streets (excluding rear access drives or alleys) or public civic spaces may not exceed 20 feet in length. (A "blank wall" is a façade that does not contain transparent windows or doors.)
- B. **Ground-Level Glazing:** Window glazing and doorways shall be the predominant features in the street-level façade. Exterior burglar bars, fixed "riot shutters," or similar security devices shall not be visible from the public right-of-way. All ground level windows shall provide direct views to the building's interior extending a minimum of 6 feet behind the window.



- C. **Transparency Zone:** Glazing that is transparent under all lighting conditions shall extend from a base of contrasting material (not exceeding four (4) feet in height above the adjacent grade) to at least the height of the door head. However, spandrel or colored glass may be used above the height of the door head. Glazing shall extend from the corner of the front façade for a depth equal to:
1. **Mixed-Use Buildings:** At least sixty-five (65) percent of the length of building along the side street building façade.
 2. **Commercial Buildings:** At least fifty (50) percent of the length of building along the side street building façade.
 3. **Commercial Buildings with Uses Greater than 100,000 sq ft:** At least twenty-five (25) percent of the length of building along the side street building façade. (from 154.212.E)
- D. **Canopies/Awnings:** A building canopy, awning, or similar weather protection may be provided and should project a minimum of 5 feet from the façade.
- E. **Ventilation Grates and Emergency Exit Doors:** Ventilation grates or emergency exit doors located at the first floor level in the building façade, which are oriented to any public street, shall be decorative. Unless otherwise required by the building code, such grates and doors shall be located away from pedestrian spaces (sidewalks and pedestrian paths).

5.10.4 Utilities.

- A. **Rooftop Equipment:** All rooftop equipment shall be screened from view to the extent practical given the varied topography of Waynesville. If, due to the topography of the site, a physical screen would not suffice, alternative methods to minimize the negative aesthetics of the otherwise utilitarian equipment (e.g., painting the equipment to match the building) may be approved by the Administrator.

Property Card

Report For

MOUNTAIN CREDIT UNION
PO BOX 390
WAYNESVILLE, NC 28786-0390

Account Information

PIN: 8616-36-7164
Deed: 934/1552

937/2020
CABC/7663

Site Information

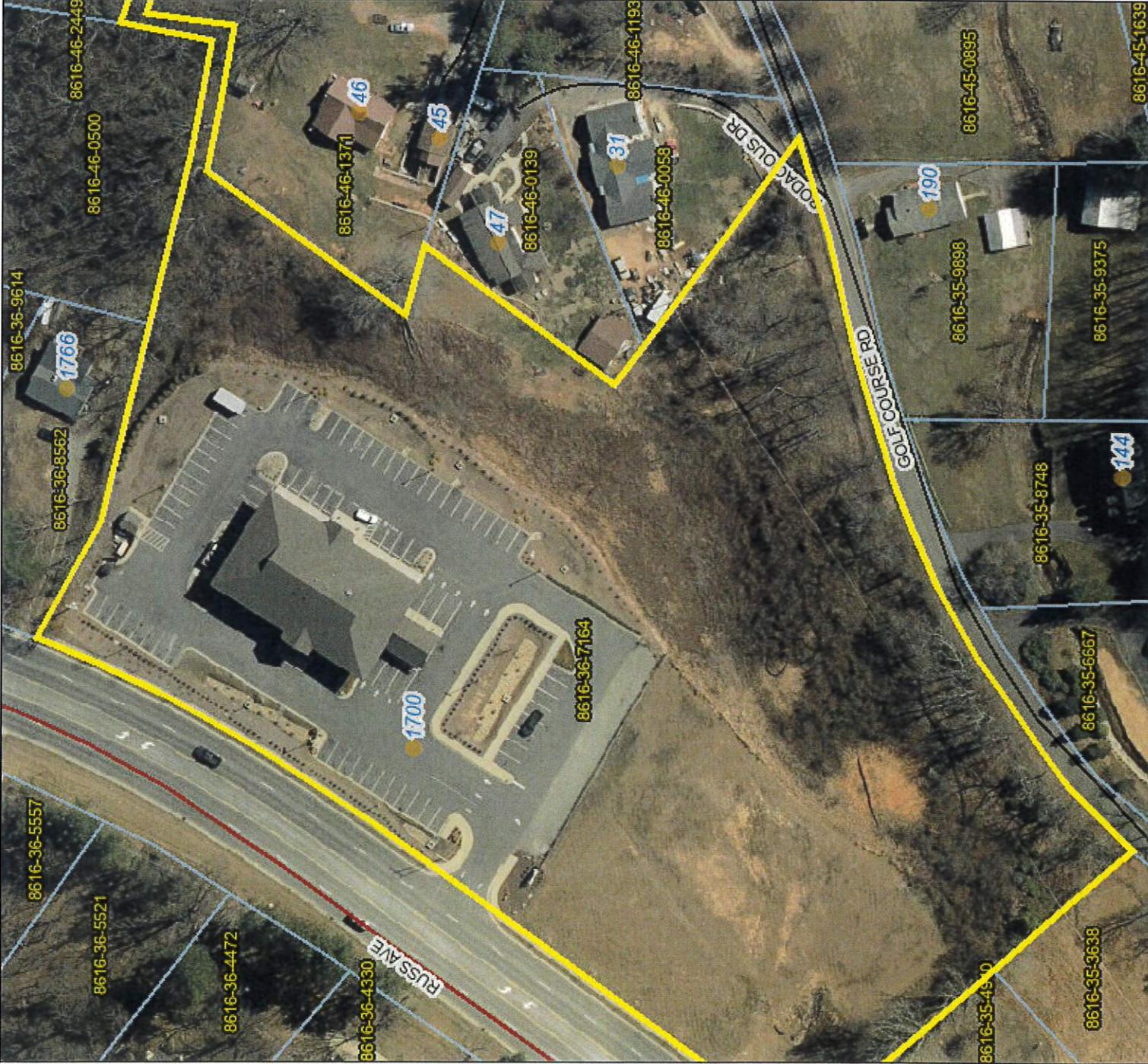
BANK
Commercial Use
1700 RUSS AVE

Heated Area: 14028
Year Built: 2019
Total Acreage: 6.23

Township: Town of Waynesville

Site Value Information

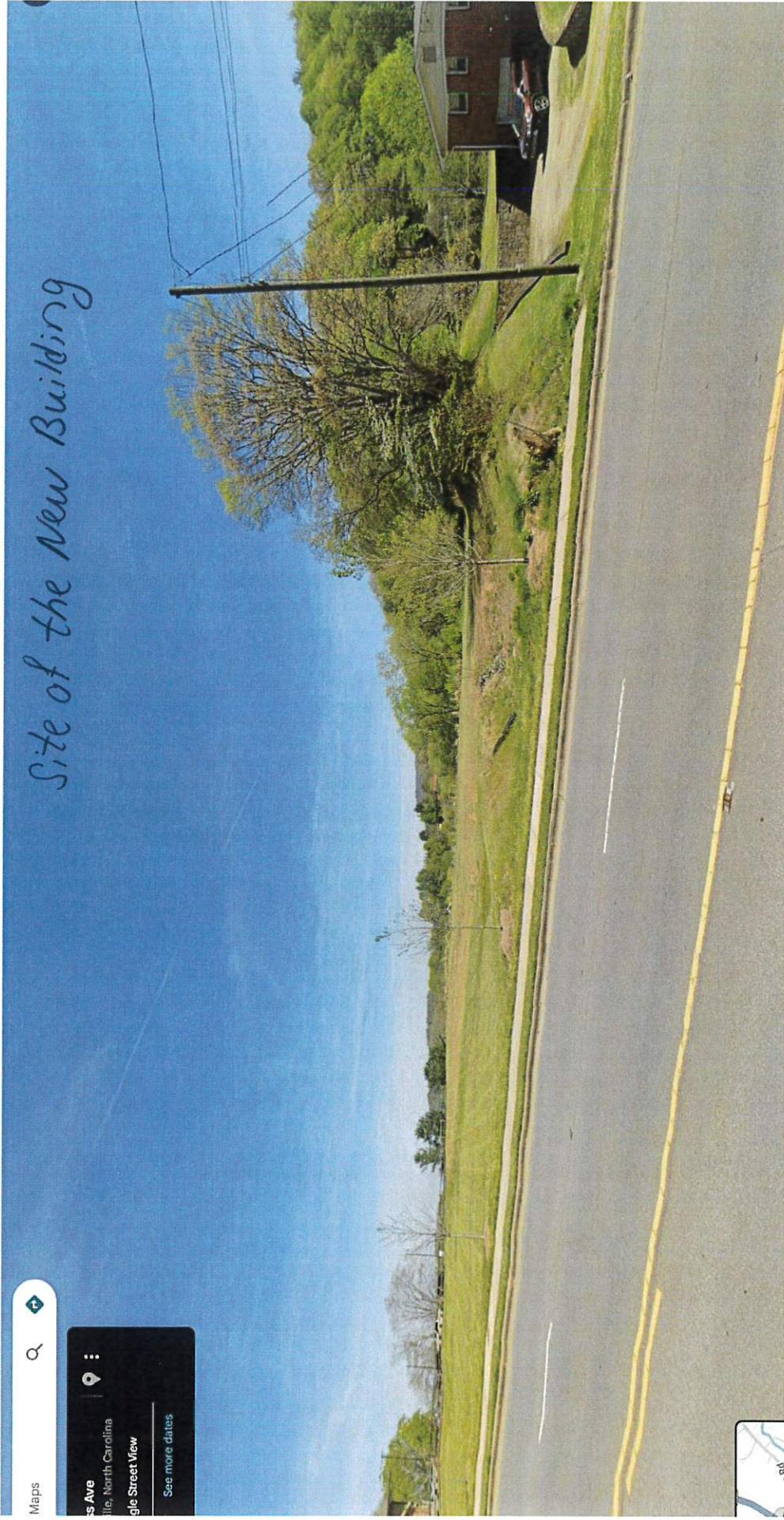
Land Value: \$686,400
Building Value: \$2,657,800
Market Value: \$3,344,200
Deferred Value: \$0
Assessed Value: \$3,344,200
Sale Price: \$750,000
Sale Date: 8/18/2017
Tax Bill 1: \$18,393
Tax Bill 2: \$18,393



1 inch = 100 feet
January 28, 2026

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

PO Box 100

9 South Main Street

Waynesville, NC 28786

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

www.waynesvillenc.gov

FOR PUBLICATION IN THE MOUNTAINEER: February 15 and February 22 (Sunday) editions

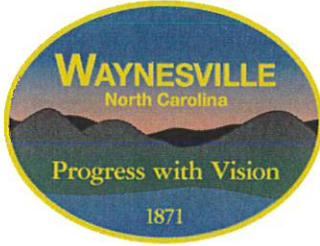
Date: February 12, 2026

Contact: Olga Grooman, (828) 356-1172

**Notice of Public Hearing
Waynesville Zoning Board of Adjustment
Variance Request**

The Town of Waynesville Zoning Board of Adjustment will hold a public hearing on Tuesday, March 3, 2026, at 5:30 pm in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider a variance request for the ground level glazing/transparency zone requirements at 1700 Russ Avenue (PIN 8616-36-7164), Land Development Standards Section 5.10.3.B and Section 5.10.3.C.

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



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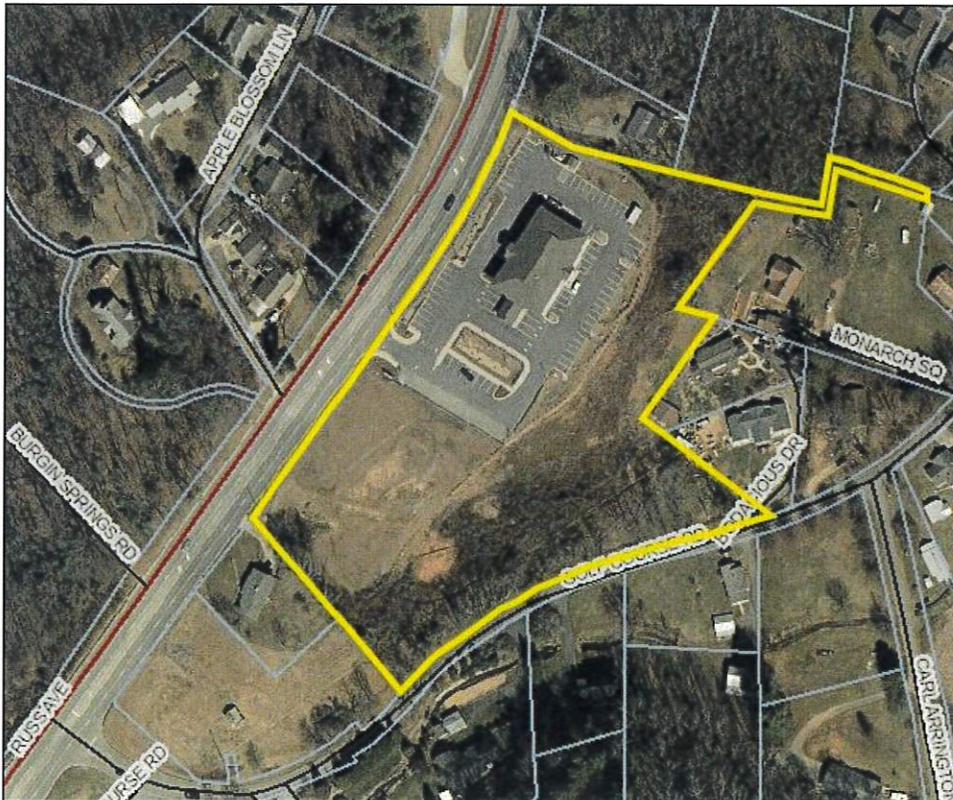
Phone (828) 456-8647 • Fax (828) 452-1492

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Date: February 12, 2026

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

MOUNTAIN CREDIT UNION
ATTN: CHUCK REECE
PO BOX 390
WAYNESVILLE, NC 28786

MARKHAM, SARAH E
PO BOX 865
WAYNESVILLE, NC 28786

SCHLAPKOHL, ROGER H
SCHLAPKOHL, JOYCE L
126 DEER RUN DR
WAYNESVILLE, NC 28786

SCHLAPKOHL, ROGER HELWEG/TR
ROGER HELWEG SCHLAPKOHL REVOCAB
126 DEER RUN DR
WAYNESVILLE, NC 28786

PENNANT PLACE LLC A NC LLC
964 UNDERWOOD COVE RD
WAYNESVILLE, NC 28786

NOLAND, BETTY S
287 GOLF COURSE RD
WAYNESVILLE, NC 28786

HENRY, DAVISON DALLAS
HENRY, CARLA WOOD
266 GOLF COURSE RD
WAYNESVILLE, NC 28786

COCHRAN, CHARLES RAY
COCHRAN, KATHERINE CONNER
46 MONARCH SQ
WAYNESVILLE, NC 28786

ERWIN, RHONDA SHIRLENE SHULER
47 BODACIOUS DR
WAYNESVILLE, NC 28786

BOLIN, MARTHA P
BOLIN, JOHN CHRISTOPHER
C/O JOHN BOLIN
205 GOLF COURSE RD
WAYNESVILLE, NC 28786

GREENARCH, ROGER E
GREENARCH, DEBRA S
31 BODACIOUS DR
WAYNESVILLE, NC 28786

ARRINGTON, ROBERT E
52 CARL ARRINGTON RD
WAYNESVILLE, NC 28786

COCHRAN, RUTH G
246 GOLF COURSE RD
WAYNESVILLE, NC 28786

MCELROY REAL ESTATE LTD PTNRP R
PO BOX 1365
LAKE JUNALUSKA, NC 28745

GUTIERREZ, EDWARD
GUTIERREZ, SHARON D
144 GOLF COURSE RD
WAYNESVILLE, NC 28786

O'BRIEN, THOMAS E
JACOBSEN, BEVERLY K
PO BOX 614
LAKE JUNALUSKA, NC 28745

HAMMETT, KRISTEN/TR
KRISTEN HAMMETT LIVING TRUST
164 AUGUSTA CIR
WAYNESVILLE, NC 28786

RAY, RETTA R
132 BRIER LN
MAGGIE VALLEY, NC 28751

OSTROM, MARY B
CLAYTON, JAMES PATRICK
5 WHITE OAK RD
ASHEVILLE, NC 28803

SCHULHOFER, WILLIAM A/TR
MARY ELIZABETH SCHULHOFER REV TRUST
146 BETSY ACRES LN
WAYNESVILLE, NC 28786

BIRTHRIGHT PROPERTIES LLC
1855 RUSS AVE
WAYNESVILLE, NC 28786



THE TOWN OF WAYNESVILLE
ZONING BOARD OF ADJUSTMENT
WILL HOLD A PUBLIC HEARING
ON MARCH 3, 2026, AT 5:30 PM
IN THE TOWN HALL BOARD ROOM
AT 9 SOUTH MAIN ST.
TO CONSIDER
A VARIANCE REQUEST
CONTACT THE DEVELOPMENT SERVICES DEPARTMENT
T: 828-456-8647

From: [Candace Poolton](#)
To: [Media Contacts](#)
Subject: Notice of Public Hearing-Waynesville Zoning Board of Adjustment
Date: Monday, February 16, 2026 8:28:48 AM

**Notice of Public Hearing
Waynesville Zoning Board of Adjustment
Variance Request**

The Town of Waynesville Zoning Board of Adjustment will hold a public hearing on Tuesday, March 3, 2026, at 5:30 pm in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider a variance request for the ground level glazing/transparency zone requirements at 1700 Russ Avenue (PIN 8616-36-7164), Land Development Standards Section 5.10.3.B and Section 5.10.3.C.

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[Candace Poolton, CMC | Town Clerk/Assistant to the Manager](#)
Town of Waynesville, NC
16 S. Main Street | PO Box 100 | Waynesville, NC 28786
(o) 828.452-2491 | (f) 828.456.2000
cpoolton@waynesvillenc.gov | www.waynesvillenc.gov