



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
Tommy Thomas
John Mason
Alex McKay
Tommy Rose
Kathy Lalonde

Development Services
Director
Elizabeth Teague

Regular Meeting of the Planning Board

Town Hall, 9 South Main Street, Waynesville, NC 28786
Monday, April 20, 2026, 5:30 p.m.

A. CALL TO ORDER

1. Welcome/Calendar/Announcements
 - Meeting of “Procedural Work Group” to examine Chapter 15 of LDS
 - School of Government Training for Planning Boards April 28th or 30th
2. Approval of Minutes as presented (or as amended):
 - April 6, 2026, Special Called Meeting

B. BUSINESS

1. Public hearing for a special use permit (SUP) request for a multi-family housing development at 38 Hall Top Road in Waynesville, NC 28786, PIN 8616-13-3822. (Quasi-judicial procedure).
2. Public hearing for a site plan amendment to the Russ Avenue Regional Center Conditional District (RA-RC) for the Chick-fil-A property at 45 Barber Blvd, Waynesville, NC 28786, PIN 8616-22-6393. (Legislative procedure).

C. PUBLIC COMMENT/CALL ON THE AUDIENCE

D. ADJOURN

The Town’s Land Development Standards (LDS) may be found at:
<https://www.waynesvillenc.gov/departments/development-services/land-use-zoning-ordinances>

Minutes and agendas from Planning Board and Town Council meetings may be found at:
<https://www.egovlink.com/waynesville/>

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MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD

Special Called Meeting

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

Thursday, April 6th, 2026

THE WAYNESVILLE PLANNING BOARD held a Special Called Meeting on April 6th, 2026, at 5:30 p.m., in the boardroom of the Town Hall at 9 South Main Street, Waynesville, NC 28786.

A. CALL TO ORDER

1. Welcome/Calendar/Announcements

The following members were present:

Ginger Hain (Chair)
John Baus
John Mason
Alex McKay
Tommy Rose
Tommy Thomas

The following members were Absent:

Travis Collins (Vice Chair)
Michael Blackburn

The following Staff were present:

Elizabeth Teague, Development Services Director
Olga Grooman, Assistant Development Services Director
Alex Mumby, Land Use Administrator
Esther Coulter, Administrative Assistant
Ron Sneed, Attorney

Others present:

Steve Coffey-Architect, Authorized Agent for Applicant

Planning Board SP Called Minutes
April 6th, 2026

Chair Ginger Hain welcomed everyone and called the meeting to order at 5:35 p.m. Ms. Hain asked Development Services Director Elizabeth Teague if there were any announcements, Ms. Teague introduced the new board member Kathy LaLonde who was greeted by everyone.

A motion was made by Board member Tommy Thomas, seconded by Board member John Baus to approve the February 16th, 2026, regular minutes. The motion passed unanimously.

A motion was made by Board member Alex McKay, seconded by Board member Tommy Rose to approve the February 19th, 2026, special called minutes. The motion passed unanimously.

Ms. Hain read the process and procedure for the quasi-judicial public hearing for a special use permit. No one stepped forward to request standing other than the applicant and staff. No board members declared a conflict of interest.

Ms. Hain opened the public hearing at 5:43 p.m. All parties were sworn in by the Chair.

B. BUSINESS

1. Public Hearing to consider a Special Use Permit request for the expansion of two existing storage buildings located at 187 W. Marshall St., Waynesville, NC 28786 (PIN 8616-40-9101).

Assistant Development Services Director, Olga Grooman read from the staff report.

The site is approximately 3.25 acres and is one of the two parcels associated with the same storage unit business that were built in 1989, which predates current ordinances. The upper property contains one storage unit building that was constructed in 1950. The project will add new additions to Buildings A and B yielding 75-80 new storage units and 7,820 sf of new impervious pavement.

The applicant submitted an environmental survey and concluded that no environmentally sensitive areas are present on site, including wetlands, surface waters, or streams. Soil classification indicates that the property is moderately well-drained. The northwestern portion of the property is in the floodplain and approximately 300 ft from Richland Creek at its closest point. The new additions will be elevated one foot above the regulatory base flood elevations to comply with the floodplain requirements.

Ms. Grooman suggested that the SUP request is consistent with the 2035 Comprehensive Land Use Plan because it encourages infill and promotes the growth of an existing local business which has served the community for many decades. The property is also designated as "Mixed-Use-Community" on the Future Land Use Map.

She reminded the Board that there are specific findings of facts related to Special Use Permits (LDS 15.10.2.E) that the Planning Board must consider and provided information from the application materials with staff comment for consideration.

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.

In the application materials, the applicant explains that “The proposed project is to add additions to the rear 2 of 8 existing storage, which face the south side of West Marshall Ave. Neither of the expansions will be visible from the street. Thus, the character, height, color of the street scape will not change. The landscaping was upgraded when the original structures were constructed, the front street elevations and entry will not be changed.”

The project will preserve the existing vegetation along the northern, western, and southern portions of the property that will continue to serve as a buffer between the new expansions and adjacent properties.

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

The existing 20'-0" wide entry will remain unchanged. The entry point has an 8'-0" painted CMU masonry wall flanking each side of the entry. Patrons to the storage units traditionally visit the facility at all hours of the day and evening so there is not a rush or peak traffic period which would affect West Marshall.

The proposed expansion will not alter the existing driveway, West Marshall Street, or current traffic pattern. The LDS does not require minimum parking for this type of use, and so the project will not create parking that would attract additional traffic.

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

The additions will not have toilets or other water-consuming elements. Although not needed for this expansion, the site has access to municipal water and sewer services on site. The site is served by the Town's power utility and will be provided from existing power lines.

The building is within the 100-year floodplain and new additions will comply with current codes by having a finished floor elevation 1'-0" above the floodplain elevation, or 2618.

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

The additions will be uninhabited. The only operable equipment will be air handling equipment comparable to normal commercial installations. No hazardous nor toxic material will be stored at this facility.

The property is surrounded by a mix of residential, commercial and recreational uses, and has been serving the needs of the residents for decades.

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 additions are to the rear of the property and are not visible from the street. A railroad track borders the entire west property line, and the south property line abuts the rear delivery area of a strip commercial development elevated approximately 30' above the grade of the new additions.

The applicant stated that this addition to the existing development will not have an adverse impact on surrounding property. Most of the surrounding property is already developed. The expansion will stay within the same site. The addition to create new storage units reflects the demand for this type of business.

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 location of the proposed additions is surrounded by storage facilities to the east and west. The north side of the street is a public park and parking which is away from the development entry. The volume of traffic is very limited and scattered throughout the day. The applicant stated that the project would not endanger public safety.

Ms. Grooman summarized materials submitted as evidence, including the staff report, application materials, maps, public notices and the Land Development Standards by reference.

Ms. Grooman and Attorney Ron Sneed responded to questions from the board.

Chair Ginger Hain asked for the applicant to speak. Mr. Steve Coffey introduced himself as the architect for the project and the authorized agent to represent the property. He complimented Ms. Grooman for her presentation. He told the board that the buildings were just going to be expanded length wise and would be the same width as what exists now.

He stated that they would be to the rear of what exists now and less visible from the road. The railroad is the primary neighbor to the west, and the apartment complex has put up an 8ft visual barrier fence. Mr. Coffey said the elevation would be done on the interior part of the building.

Ms. Hain asked if there were any questions from the board and closed the public hearing at 6:29 p.m.

A motion was made by Board member John Baus, seconded by Board member Tommy Thomas, to adopt the findings of fact one through six as recommended in the staff report. The motion passed unanimously.

A motion was made by Board member John Baus, seconded by Board member Tommy Thomas to approve the Special Use Permit with conditions; The applicant shall obtain permission in writing from the Railroad to confirm the location and limits of the railroad right-of-way and to ensure that construction of the proposed additions within or near the right-of-way is allowed. (to be turned in with the building application)

2. Planning Board review of Comprehensive Plans and a timeline of decisions.

Development Services Director, Elizabeth Teague brought a memorandum to the Planning Board for review of the legal parameters for decision-making. These are authorized by State Statute in NCGS 160D that was updated in 2019 (formally NCGS 160 A). Ms. Teague stated that Planning Board members are sometimes faced with applications with development that board members don't like and is controversial, however, the board still needs to apply the ordinance as it exists.

Ms. Teague explained the types of decisions the Planning Board is asked to interpret. Administrative decisions apply the Land Development Standards to determine if an application is compliant or not compliant. Legislative decisions apply the Comprehensive Plan to determine if text or map amendments are appropriate. Quasi-judicial decisions are used in Special Use Permits and require the board to provide "finding of facts" and will allow conditions to be put in place. The procedures for each type of decision can be found in the Land Development Standards in chapter 15.

Board member Tommy Rose commented that when Ms. Hain reads the opening statement, it would be helpful to include a short explanation on which the application can be denied or approved. He also suggested to place a link on the agenda to the LDS and in the newspaper notice so that expectations are clear prior to the meeting. He recommends to explain that if an application meets the ordinance that the board is required to approve it, and at the same time to encourage public input and how their comments can be most effective. He wants the public to know what can impact the board's decision.

There was additional board discussion related to process and when the Comprehensive Plan is applied. Attorney Ron Sneed answered questions regarding legislative and administrative decisions, and noted that the ordinance reflects regulatory decisions that have already been established. John Mason expressed concern about the public's frustration when they hear that their comments can't change the outcome of a board decision. He raised the issue of safety for everyone. John Baus reflected that staff reports state how projects are consistent with the plan, but don't state how a project might be inconsistent with the plan. He thinks presentations could be more balanced.

Chair Ginger Hain gave a recommendation to form a committee to gather information to look at other municipalities, work with staff, and come up with recommendations on procedures to bring back to the board. Tommy Rose, John Baus, Tommy Thomas, and Alex McKay volunteered. Attorney Ron Sneed said he would go back and look into 160D to bring back more information on consistency statements.

A motion was made by Board member John Mason, seconded by Board member Alex McKay, to form a committee to address the administrative procedure, the impact on the community and board, and to improve the consistency statement. The members of subcommittee are John Mason, Tommy Rose, John Baus, Alex McKay. The motion passed unanimously.

3. Discussion of Rural Conservation District Draft Ordinance.

Land Use Administrator, Alex Mumby reported that the Planning Board and Town Council established a committee to examine areas of the 2035 Future Land Use Map of the Comprehensive Plan. The recommendation which came out of the Density Workgroup was for a Rural Conservation district to include primarily rural, undeveloped, and agricultural land in these areas. He stated that he is presenting zoning recommendations from the workgroup which could be placed in the ordinance. These include changes to the dimensional standards and the table of permitted uses. He also is recommending some formatting changes to the tables to make them easier to understand.

Mr. Mumby explained that the proposed Rural Conservation District, or "RCON" district, would allow uses which are commonly allowed in Waynesville's low-density districts. The maximum base density allowed has been set at 2.5 units per acre with a maximum allowed density with a special use permit set at 6 units per acre. Minimum lot size is half an acre, but developers may request a conservation design which reduces the minimum lot size to 4,000 square feet as long as the development sets aside 40% of land for civic, agricultural, or open conservation space. The ordinance would also decrease the maximum building height in the RCON to 45' in elevation from adjacent grade. This change in building height could also apply to other in the low and medium density districts as recommended by the consultant and the committee.

Mr. Mumby demonstrated what these changes would look like in the text of the ordinance and asked for comments. There was board discussion related to a possible ordinance and when to call for a public hearing. The Board determined that there should be more discussion on this subject.

The Board then discussed future agenda items and the timing of the next meeting.

A motion was made to cancel May 18th, 2026, and hold a special called meeting May 11th, 2026 at 5:30 p.m. in the boardroom. Motioned by Chair Hain, seconded by Tommy Rose. The motion passed unanimously.

C. AJOURN

A motion to adjourn at 8:07 p.m. by John Baus, seconded by Tommy Rose. All voted in favor.

Ginger Hain, Chair

Esther Coulter, Administrative Assistant

Special Use Permit Staff Report

Meeting Date: April 20, 2026
Subject: Quasi-Judicial Public Hearing for a Special Use Permit
Project: 60 unit multifamily development, "Saxony Manner Apartments"
Location: 38 Hall Top Road, Waynesville, NC 28786
Zoning: Dellwood Residential Medium Density
Owner: Jack Chambers and Dale Plemmons
Authorized Agent: Bobby Funk, Mills Construction
Staff: Alex Mumby, Land Use Administrator

Background:

On February 24th, the Town Council approved the rezoning of 38 Hall Top Road (PIN 8616-13-3822) from Hall Top Residential Low Density to Dellwood Residential Medium Density. This increased the base density from 6 to 8 units per acre while keeping the maximum density allowed by a special use permit at 12 units per acre. The rezoning also allowed for multi-family housing on the property.

On March 30th, Town Staff received an application for a 60-unit affordable senior housing project on the 5.532 acre property, a density of 10.8 units per acre. This is above the base density allowance of 8 units per acre, but below the 12 units per acre maximum density allowance with a special use permit.

Therefore, this application requires a Special Use Permit hearing, a **quasi-judicial** process in which the Planning Board holds approval authority. In accordance with Section 15.10 of the Land development standards (LDS), "Special uses are land uses that are generally compatible with the land uses permitted by right in a zoning district, but which require individual review of their location, design, and configuration so as to evaluate the potential for adverse impacts on adjacent property and uses. Special uses ensure the appropriateness of the use at a particular location within a given zoning district." The planning board must produce findings of fact to meet criteria specified in the ordinance related to those impacts, specifically:

1. Use conforms to the character of the neighborhood considering its location, type and height of buildings, and the type and extent of landscaping on the site;
2. Adequate measures are taken to provide ingress/egress so designed to minimize traffic hazards and congestion on the public roads;
3. Adequate utilities are available for the proposed use; and
4. Use is not noxious, or offensive by reason of vibration, noise, odor, dust, smoke or gas.

Town Staff, including planning, building, fire, public works, and DOT, met with the applicant through the technical review committee process to provide feedback on the site plan. Staff analysis provided in this report incorporates their comments and feedback on the site plan.

Project Overview:

The applicant is requesting 60 units of affordable senior housing on a property of 5.532 acres, and would be accessed off of Hall Top Road, near its intersection with Phillips Road. These roads are used to access the site and are maintained by NCDOT. NCDOT must approve the driveway permit and any infrastructure in the NC DOT right-of way (sidewalks, curb and gutter, drainage, utilities, or streetlights).

The property itself is flat, especially compared to the surrounding lots. Currently there are four buildings on the lot which would be removed for the construction of the apartments. The property is behind and above the shopping center on Russ Ave which contains Big Lots and Firestone.

The site plan consists of a single building which would contain all 60 units, plus a parking lot, driveway, civic space and stormwater management area. A stormwater pond is proposed on the western end of the property to contain the stormwater from the site. Before building permits are issued the applicant will be required to submit an engineered stormwater plan to maintain and control runoff created by the increase in impervious surface created by the development. The parking lot in front of the building has a gazebo that will also serve as a waiting area for shuttle access. To the north of the building is a field that will serve as the primary civic space for the property. The applicant has yet to determine if this will feature a walking path or other improvement.

Consistency with Zoning and Comprehensive Plan:

The property was recently rezoned to Dellwood Medium Density which has the following purpose and intent statement per LDS 2.3.2B:

“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 project meets Goals 1 and 2 of the Comprehensive Plan in that it is an infill project which will promote new options for housing, specifically affordable housing for seniors.

Surrounding Context:

The subject property is surrounded by single-family, residential uses to the north, south, and west. To the east is a multi-tenant shopping center and Russ Avenue is approximately 350 feet to the east. The property is accessed from Hall Top Road which connects to Phillips Road and then to Russ Avenue. The Smoky Mountain Expressway is 470 feet to the south with the on-ramp being just 130 feet to the south.

Zoning Compliance:

Chapter 2: District Provisions

Dwelling – Multifamily is permitted in the Dellwood Residential Medium Density district.

- Density: 8 units/acre base and up to 12 units/acre with a Special Use Permit. The applicant is requesting 60 units on 5.532 acres which would be 10.8 units/acre.
- Minimum Lot Size: ¼ acre. The subject property is 5.532 acres.
- Pervious Surface Minimum: 20%. The site plan proposes to leave 66.97% of the site as pervious surface and is compliant.
- Building Setbacks: The site plan is compliant with required setbacks.
 - Front: 10 ft
 - Side Street: 5 ft
 - Side: 10 ft
 - Between Buildings: 6 ft
 - Rear 6 ft

Chapter 4: General Provisions for All Districts

The building will front onto the internal private road of Saxony Place. There is significant grade between the majority of flat area of the site and Hall Top Rd. There will be an internal parking lot along with internal sidewalks which will connect to Hall Top Road.

Chapter 5: Building and Development Design Standards

5.8.2 Roofs and Eaves

- Buildings must have sloped roofs and all rooftop equipment must be screened from view. The roof is sloped with eaves and is compliant.

5.8.3 – 5.8.6 Façade Design and Materials

- At least 15 percent of the area of each façade that faces a street must be comprised of windows or main entrance doors.
- Apartment design shall also include at least 5 design details. Details provided in this façade are:
 - Gables
 - Recessed entries
 - Entry porticos with pillars
 - Window trim and shutters
 - Decorative patterns on exterior finishes that include brick masonry and vinyl siding in a board and batten pattern.

The façade and construction materials are compliant.

- Residential roofs shall be clad in wood shingles, standing seam metal, terne, slate, asphalt shingles, or synthetic materials similar in appearance and/or superior in appearance and durability. The roof is proposed as architectural shingles and is compliant.

Chapter 6: Infrastructure Standards

Hall Top Road is classified as a Conservation or Hillside Street. This is a street type used to accommodate environmental constraints and encourages minimal grading and disturbance. 5 ft sidewalks are required, but 4 ft sidewalks may be permitted where there is environmental constraint. The applicant is proposing 4 foot sidewalks internally and along Hall Top Road from the entry point of Saxony Place south to the end of the property at the intersection with Phillips Road. A 5 foot sidewalk along Hall Top would be preferred, but staff submits that 4 feet would be acceptable to minimize disturbance along the roadway because of its steep and rural design.

Rather than constructing sidewalk north of the Saxony Place entrance, Staff feels it would be appropriate for the applicant to pay a fee-in-lieu for those sidewalks, as the road north of the entrance becomes increasingly steep and the sidewalk would not connect to other development than the existing single family homes. The money from the fee in lieu could be used to build sidewalks along Phillips Road within the NCDOT right-of-way. This would provide a pedestrian connection to the multi-tenant shopping center and improve pedestrian connectivity to Russ Avenue for the neighborhood.

Due to the addition of 60 units onto Hall Top Road and the public comments shared during the re-zoning hearing, staff requested that the applicant perform a traffic impact analysis (TIA) to understand the impacts of the development. The TIA estimates that 198 daily trips will be generated by the apartments. It will add 12 AM peak trips and 15 PM peak trips. One vehicle trip will be generated approximately every 7 minutes and 30 seconds and 99% of the time there will be 1 or fewer cars queued at the intersection. This demonstrates that there would be minimal impact on Hall Top and Phillips Road from the proposed apartments. As there would be a negligible impact, no street improvements are required for mitigation of traffic impacts. However, the Town defers to what NCDOT would require for its driveway permits and recommends that a stop bar and stop sign be added to the Hall Top and Phillips Road intersection..

Chapter 7: Civic Space

All major residential subdivisions and site plans are required to offer civic space for the recreational and aesthetic enjoyment of the residents. As the proposed development will contain 60 units, 13% of the lot must be dedicated to Civic Space (LDS 7.3).

The site plan proposes a large civic space area to the north of the building. In discussions with Staff the applicant proposed that this could be a walking trail or picnic area. They were hesitant to commit to it being a walking trail due to the topography of the area and the need for the trail to be ADA accessible. The Planning Board acting as the administrator may require specificity as to the content of the civic space. The applicant has also proposed a gazebo in the center of the parking lot to count towards their civic space as well.

Chapter 8: Tree Protection, Land Scaping, and Screening

8.4.1 Required Buffer Yards

- Where Medium Density and Low Density abut, no buffer yard is required, however, for special use permits in all districts, a Type B buffer yard is required adjacent to side and rear lot lines, not including road frontage. Site plan shows adequate space to meet the Type B buffer requirements.

B. Type B Buffer Yard	<i>A Type B buffer yard is medium density screen which is intended to create a visual separation between uses and zoning districts.</i>			
	Minimum Depth	Minimum Plantings per 100 linear feet	Wall, Fence, or Berm	Required Opacity
1. Option A	20 feet	2 Evergreen Trees 1 Canopy Tree 2 Understory Trees 12 Shrubs	Not Required	Semi opaque (i.e., having only seasonal horizontal openings not exceeding 10% of the total width from the ground to a height of 8 feet within two 2 years of planting)
2. Option B	10 feet	1 Evergreen Tree 1 Canopy Tree 3 Understory Trees 24 Shrubs	Not Required	

8.5 Street Tree Requirements

- In Medium Density districts, one street tree is required for every 40 feet of street frontage. The applicant will maintain the existing vegetative buffer along Hall Top.

8.6 Parking Lot Landscaping

- One canopy tree is required for every 12 parking spaces. The applicant is proposing 92 parking spaces and so 8 canopy trees are required. The applicant is proposing 16 trees which is compliant.
- Each parking space must be no more than 40 feet from a canopy tree, and the landscape plan for the parking lot is compliant.

8.7 Screening of Dumpsters

- All dumpsters are required to be screened from the public street and adjacent property. The site plan is compliant

Chapter 9: Parking and Driveways

1.5 parking spaces are required per unit of multifamily housing. With 60 units the applicant would be required to provide 90 car parking spaces and 5 bike parking spaces. The applicant is proposing 92 parking spaces and 5 bike parking spaces which is compliant.

Chapter 10: Lighting

A lighting plan can be submitted separately and must comply with the Town's ordinance.

Chapter 11: Signage

Site plan shows where a sign will be placed. Approval of the sign will be handled administratively by a separate sign permit application and must comply with sign regulations for the district: a maximum of 16 square feet in size and 4 ft tall in height.

Chapter 12: Environmental Conservation Standards

The applicant submitted an environmental survey as part of their application packet. The property is outside of the Flood Hazard Area and is not located on a steep slope. The property is relatively flat, especially compared to the surrounding topography. There were no ecologically sensitive areas found on the site.

Prior to issuance of a building permit the applicant will have to submit an engineered stormwater plan which to control runoff created by the increase in impervious surface. The applicant will also need to receive a sedimentation and erosion control permit from the State of North Carolina for grading and disturbance over an acre.

Chapter 15: Administration

On April 7th, the applicant held a neighborhood meeting at Haywood County Library for neighbors to learn about the project, ask questions, and provide feedback. Two neighbors attended the meeting, both curious about what would be happening. The notes from the meeting were provided by the applicant and are found in the agenda packet.

In addition to the requirements that all major site plans are held to, Special Use Permits must also meet an additional six standards through approval by the planning board. The following are the six standards along with staff comments and recommendations for potential findings of fact (bulleted for Planning Board consideration):

1. The proposed use conforms to the character of the neighborhood, considering the location, type, and height of the buildings or structures and the type and extent of landscaping on site.
 - The project is bordered by the Big Lots multi-tenant shopping center to the east and is in close proximity to both Russ Ave and the Smokey Mountain Expressway. The proximity to these high intensity uses makes the Residential – Multifamily use appropriate.
 - The project site is lower than Hall Top Road with existing buffer on all sides. This will lower the height of the roof and the visibility of the structure from the roadway.
 - The buffer will be enhanced along side and rear yard lot lines as needed to comply with the requirement for a Type B buffer.
 - The architecture of the proposed building is of typical residential materials and design with a sloped roof with gables, and a combination of brick and vinyl siding with window trim and shutters, and muted colors.
2. Adequate measures shall be taken to provide ingress and egress so designed to minimize traffic hazards and to minimize traffic congestion on public roads.

- The project is below the Traffic Impact Analysis threshold requirements for NCDOT, and the TIA and traffic count projections which the Town required indicates that there would be minimal impact onto Hall Top Road, Phillips Road, and Russ Avenue.
 - Sidewalks will be constructed on Hall Top Road with fee-in-lieu being used to build sidewalk along Phillips Road in the future which will improve pedestrian connectivity and safety from the current condition.
 - A potential condition of the SUP could be to ask the developer to work with NCDOT to examine the need for uniform traffic control and install proper intersection features such as a stop bar and a stop sign at Phillips Road and Hall Top.
3. Adequate utilities (water, sewer, drainage, electric, etc) are available for the proposed use.
- The Town of Waynesville's Public Works Department has provided a letter confirming adequate sewer capacity for this project. The applicant will be responsible for the cost of extending the water and sewer lines to the property.
4. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.
- The project will be residential units for seniors which should not produce any noxious or objectionable impacts.
5. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within land development district.
- The proposed use will not impact the use of any of the surrounding properties.
 - Stormwater catchment and treatment should address erosion and run-off concerns reported by the downhill neighbors.
 - The project will replace 4 residential structures with a single, large residential structure surrounded by green space.
6. The establishment, maintenance, or operation of this use shall not be detrimental to or endanger the public health, safety, or general welfare.
- The residential use for elderly housing poses no threat to public health, safety or general welfare.
 - Development of this site plan and use will ensure on-going operations and maintenance of the grounds, and will require continued stormwater management with regular inspections.

Staff Recommendations:

Staff submits that the Board can make findings to approve the proposed site plan and the additional density, from base allowance of 8 units/acre to requested 10.8 units/acre, by the Special Use Permit.

Further, staff recommends consideration of the following conditions:

1. That the units be developed and maintained as affordable, senior housing since that is the stated intention of the applicant;
2. That the applicant be allowed to provide a fee-in-lieu of sidewalk construction for the portion of the property along Hall Top Road frontage above their driveway, but still construct sidewalk to the intersection with Phillips Road, and that the sidewalk could be constructed at 4' wide to minimize grading and disturbance.
3. That the applicant implement NCDOT recommendations for improvements at the intersection of Hall Top and Phillip Roads.

Suggested Motions:

1. Motion to adopt findings of fact (as identified).
2. Motion to approve / approve with conditions / deny the Special Use Permit.

Public Notices:

Staff duly advertised this hearing by:

- Publishing advertisements in the Mountaineer newspaper for two consecutive weeks on April 5th, 2026 and April 13th, 2026.
- Mailing notices to adjacent property owners within 500 ft on March 31st, 2026.
- Posting the property by placing a sign along S Main St on April 7th, 2026.

Items Entered as Evidence:

1. Staff report
2. Application materials submitted with payment, including
 - a. Environmental survey, site plan, and elevations
 - b. Property data and maps
 - c. Traffic Impact Analysis materials:
 - i. NCDOT Scoping Document
 - ii. JM Teague Study
 - d. Letter to Neighbors and notes from neighborhood meeting
3. Town of Waynesville Sewer and Water Allocation Letter
4. Public notices
5. Town of Waynesville LDS, NC Building and Fire Codes, and NC GS 160D by reference

3/30/2026

To: Elizabeth Teague
Development Services Director
Town of Waynesville



Mills Property Development is pleased to submit our SUP application for Saxony Manor Apartments, a 60-unit affordable senior housing development for Waynesville residents aged 55 and up on Hall Top Road.

Our team has been developing, constructing, and managing similar housing developments across North Carolina for over 30 years and we have an excellent track record of building high quality apartments with excellent property management and maintenance over the life of the property, not just during initial development. Based on our initial market analysis we believe there is a significant need for high quality affordable housing in Waynesville for the Town's older population aged 55 and up. Included in our materials is a list of properties our team has built over the past 30 years along with addresses to give you a sense of how our properties look both when they are newly built as well as properties that have been managed and maintained by the Mills team for many years.

Based on the independently conducted market analyses completed for this proposed development, there is a current need for over 1,000 new apartments targeted to Waynesville's current senior population earning up to 60% of Haywood County's Area Median Income, which this development will serve. This means that the proposed 60-unit development for this property will satisfy less 6% of the current need for affordable senior housing in Waynesville.

Included in our application materials are an environmental survey, site plan, building elevations, and traffic impact analysis memorandum. The findings and plans indicate that this proposed development will be in harmony with surrounding land uses and cause no negative impacts on the surrounding neighborhood, while meeting a significant need for high quality affordable housing in Town. We believe our proposed development is consistent with the Town of Waynesville's adopted plans and policies and meets the standards outlined in the Code of Ordinances for adoption of a Special Use Permit. As a condition of this SUP, we will commit to this being an age-restricted housing development for seniors aged 55 and up.

Thank you for your consideration and please feel free to contact me with any questions.

Regards,

A handwritten signature in black ink, appearing to read 'Bobby Funk', is written above the typed name.

Bobby Funk, Development Director
Mills Property Development, LLC
bobby@millsconstructionco.com



TOWN OF WAYNESVILLE
Development Services Department

PO Box 100
9 South Main Street, Suite 110
Waynesville, NC 28786
Phone (828) 456-8647 • Fax (828) 452-1492
www.waynesvillenc.gov

APPLICATION FOR SPECIAL USE PERMIT

DESCRIPTION

NAME OF PROJECT: Saxony Manor Apartments

PROPERTY OWNER(S) OF RECORD: Jack Chambers & Dayle Plemmons

PARENT PARCEL IDENTIFICATION NUMBER(S): PIN 8616-13-3822

PROPERTY LOCATION: 38 Hall Top Road

ZONING: Current: Hall Top Residential Low Density Residential; Requesting Rezoning to Dellwood Road Medium Density

LAND USE AT TIME OF APPLICATION: Single Family Residential

APPLICANT (IF DIFFERENT FROM OWNER): Bobby Funk, Mills Property Development

Note: Authorization to apply form must be submitted with the application if applicant is different from owner.

MAILING ADDRESS: PO Box 6171, Raleigh, NC 27628

PHONE NUMBER: 828-551-6511

RELATIONSHIP TO PROPERTY OWNER: Under contract to purchase property

NUMBER OF UNITS/DENSITY: 60 units

REGISTERED LAND SURVEYOR/DRAWING NUMBER: Jared K. Ensley, P.L.S : B-007-26 (attached)

APPLICATION COMPLETENESS (See LDS Section 15.10 and 15.4): (YES/NO)

<u> </u> ENVIRONMENTAL SURVEY	
FLOODPLAIN (SFHA):	<u> None</u>
STEEP SLOPE: (At/ above 2,900 elev and 25% slope or greater):	<u> No - elevation 2780'</u>
WETLANDS SHOWN AND SF:	<u> None</u>
NATURAL FEATURES SHOWN:	<u> None</u>

<u> </u> MASTER PLAN	
CIVIC SPACE ESTABLISHED (Cannot be wetland or buffer):	<u> Yes</u>
TOWN STANDARD STREETS (incl. landscaping and sidewalk):	<u> Yes</u>
DRIVEWAY LOCATIONS AND PARKING:	<u> Yes</u>
UTILITY PLAN (water, sewer, hydrants, power)	<u> Yes - (preliminary)</u>
PERVIOUS/IMPERVIOUS RATIO AND STORMWATER MGT AREAS	<u> Yes</u>

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

SIGNATURE OF APPLICANT:



DATE: 1/27/26

**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 38 Hall Top Road ; PIN 8616-13-3822 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: Bobby Funk

Title and Company: Development Director, Mills Property Development, LLC

Address: PO Box 6171, Raleigh, NC 27628

Phone and email: 828-551-6511 - bobby@millsconstructionco.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 28 day of January, 2026.

Owner or Party with Contractual Interest in Property:

Dayle Edwin Plemmons Jack Allen Chambers

Address and phone number:

Jack Chambers (828) 226-0534

Dayle Plemmons 404-621-9800



TOWN OF WAYNESVILLE
Development Services Department
PO Box 100
9 South Main Street
Waynesville, NC 28786
Phone (828) 456-8647 • Fax (828) 452-1492
www.waynesvillenc.gov

Application for Land Development Standards Map Amendment

Application is hereby made on January 27, 2026 to the Town of Waynesville for the following map amendment:

Property owner of record: Jack Chambers & Dayle Plemmons
Address/location of property: 38 Hall Top Road
Parcel identification number(s): PIN 8616-13-3822
Deed/Plat Book/Page, (attach legal description): D/B 949/350
The property contains 4.96 acres.
Current district: Hall Top Residential Low Density Residential
Requested district: Dellwood Road Medium Density

The property is best suited for the requested change for the following reason(s), (attach additional sheets if necessary):

This property is adjacent Dellwood Residential Medium Density zoned property and would allow for the development of much needed new housing for senior citizens in Waynesville on a property that is topographically suitable for development of multifamily housing with sufficient utilities infrastructure to serve the property.

Applicant Contact Information

Applicant Name (Printed): Bobby Funk - Mills Property Development, LLC
Mailing Address: PO Box 6171, Raleigh, NC 27628
Phone(s): 828-551-6511
Email: bobby@millsconstructionco.com

Signature of Property Owner(s) of Record Authorizing Application:

Dayle Edwin Plemmons 02/02/2026 Jack Allen Chambers 02/02/2026

Note: Map Amendment Requests require a fee based on the size and number of lots being requested for amendment. The request will be scheduled for the next agenda opening for the Waynesville Planning Board. Please submit application to: Town of Waynesville Development Services Department, 9 South Main Street, Waynesville, NC 28786.

PAYMENT SUMMARY RECEIPT

TOWN OF WAYNESVILLE
16 S MAIN ST

DATE: 04/02/26 CUSTOMER#:
TIME: 10:57:34
CLERK: 2044ecou

RECPT#: 3313837 PREV BAL: 200.00
TP/YR: P/2026 AMT PAID: 200.00
BILL: 3313837 ADJSTMNT: .00
EFF DT: 04/02/26 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: Mills Con Hall Top sup
PAYMENT METH: CHECK
PAYMENT REF: 2282

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

January 30, 2026

Special Use Permit Application – Town of Waynesville
Project: Saxony Manor Senior Apartments
Applicant: Bobby Funk, Mills Property Development, LLC

Environmental Study

Parcel Information

Address: 38 Hall Top Road
PIN: 8616133822
Acreage: 4.96 acres

Site Information

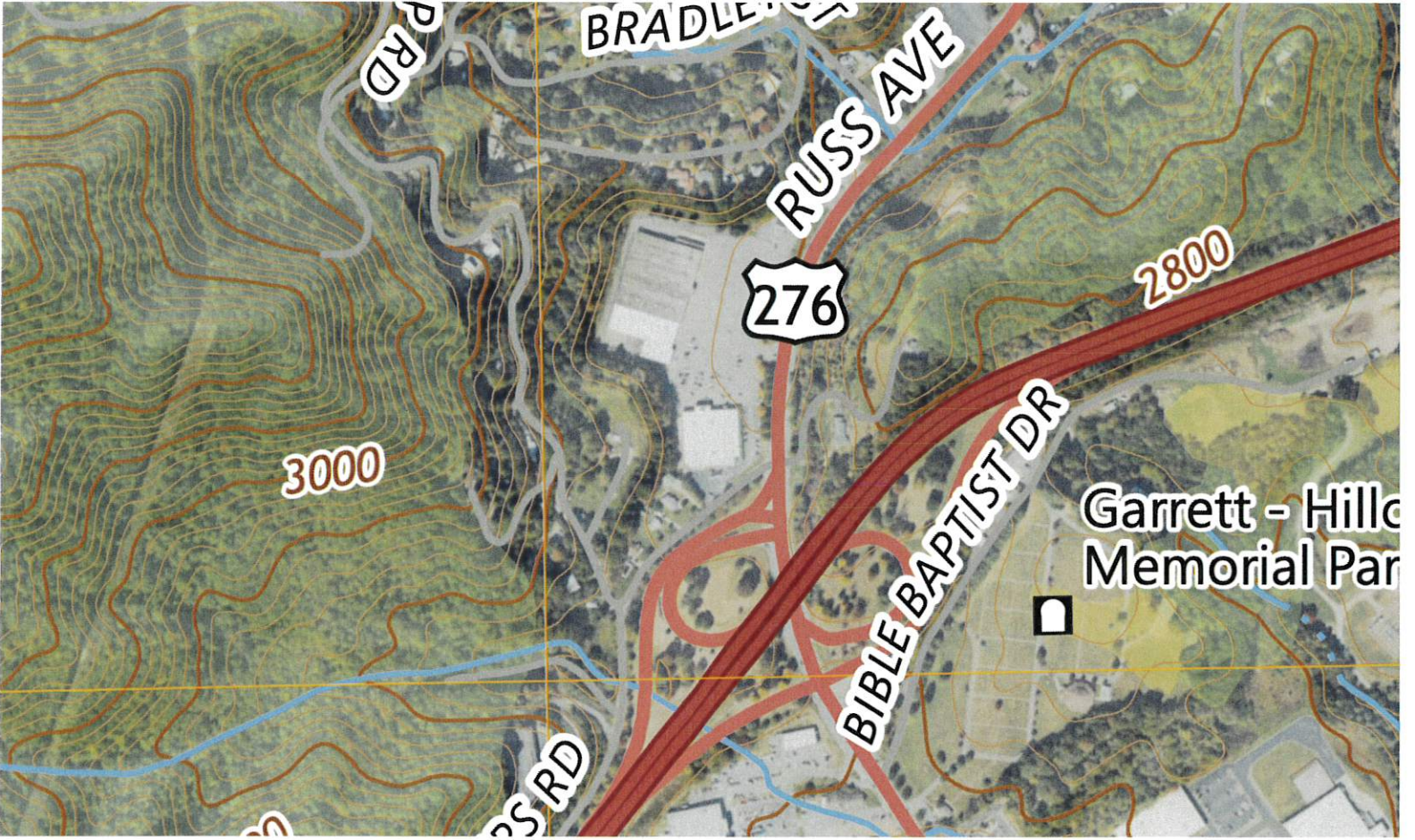
The 4.96-acre property at 38 Hall Top Road in Waynesville, NC is a largely cleared parcel with four residential structures, one of which is occupied. The other three structures have significant structural damage and would be considered uninhabitable. The highest elevation on the property is on the north-west corner and is 2,825 feet above sea level. The lowest elevation on the site is on the eastern edge of the property at 2,740 feet above sea level abutting the shopping center to the east. The parcel is relatively even across the center two thirds of the property running north to south with the primary grade changes occurring on the north-eastern property line which abuts the Big Lots shopping center. All structures on property will be removed if the development moves forward.

There are no streams or other bodies of water on or adjacent to the parcel.

The eastern slope of the property transitioning to the Big Lots Shopping Center has existing vegetation which is generally low brush and a mix of hardwoods. The northwest edge of the property contains a similar mix of brush and small hardwoods along the slope.

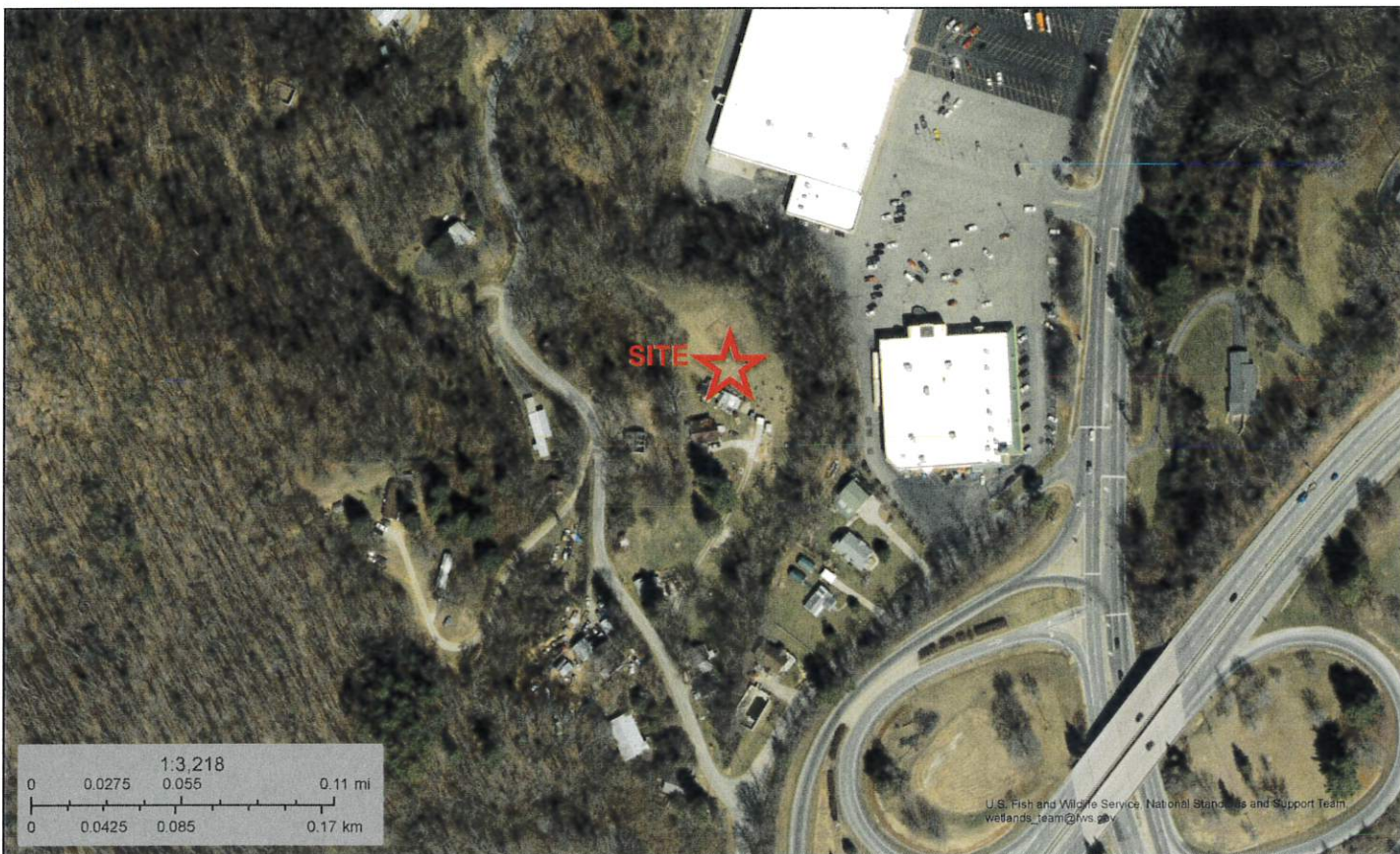
There are no areas of the property with a sensitive land designation. There are no areas considered as steep slopes, water supply watershed, farmland preservation area, flood hazard areas, wetlands, or natural heritage area.

Efforts will be made to retain as much existing vegetation and minimizing the areas of disturbance on the site through the erosion control permitting process with NCDEQ. Because the center of the property is largely clear and graded, the existing vegetation along the edge of the property can likely be protected, particularly on the sloped portions of the property.




U.S. Fish and Wildlife Service
National Wetlands Inventory

Hall Top Road



January 29, 2026

Wetlands

- | | | | | | |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland |  | Lake |
|  | Estuarine and Marine Wetland |  | Freshwater Forested/Shrub Wetland |  | Other |
| | |  | Freshwater Pond |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



This digital Flood Insurance Rate Map (FIRM) was produced through a unique partnership between the State of North Carolina and the Federal Emergency Management Agency (FEMA). The State of North Carolina has implemented a long term approach to floodplain management to decrease the costs associated with flooding. This is demonstrated by the State's commitment to map flood hazard areas at the local level. As a part of this effort, the State of North Carolina has entered into a Co-Operating Technical Zone agreement with FEMA to produce and maintain this digital FIRM.

FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR ZONE DESCRIPTIONS AND INDEX MAP
 THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING
 DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTP://FRIS.NC.GOV/FRIS](http://FRIS.NC.GOV/FRIS)

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone AE, A99
 - With BFE or Depth Zone AE, AO, AH, V0, VE, VEI, XE
 - Regulatory Floodway
 - 0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with Average Depth Less Than One Foot or With Drainage Areas of Less Than One Square Mile
 - Future Conditions 1% Annual Chance Flood Hazard
 - Area with Reduced Flood Risk due to Levee See Notes
 - Area Determined to be Outside the 0.2% Annual Chance Floodplain
- OTHER AREAS OF FLOOD HAZARD**
- OTHER AREAS**
 - Channel, Culvert, or Storm Sewer
 - Accredited or Provisionally Accredited Levee, Dike, or Floodwall
- GENERAL STRUCTURES**
 - Non-accredited Levee, Dike, or Floodwall
 - North Carolina Geodetic Survey bench mark
 - BMS510 National Geodetic Survey bench mark
 - BMS510 National Geodetic Survey bench mark
 - Contractor Est. NCFMP Survey bench mark
 - Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)
 - Coastal Transect
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
 - Limit of Study
 - Jurisdiction Boundary
- OTHER FEATURES**

NOTES TO USERS

For information and questions about this map, available products associated with this FIRM including future releases of this FIRM, please contact the National Flood Insurance Program in general, please call the FEMA Map Information Center at 1-877-FEMA-8827 or visit the FEMA Map Service Center website at www.fema.gov for downloading Flood Insurance Study report Letter of Map Change (LOMC) or Letter of Map Amendment (LOMA) using portions of this panel, and digital versions of this FIRM by the available. Visit the North Carolina Floodplain Mapping Program website at www.ncfmp.com or contact the FEMA Map Service Center.

Community planning and an adjacent FIRM panel must obtain a current copy of the adjacent panel as well as the current FIRM code. These maps are obtained from the Map Service Center at the URL listed above.

For community and countywide maps, please refer to the Flood Insurance Study report for production.

To determine if flood insurance is available in the community, contact your insurance agent or call the National Flood Insurance Program at 1-800-368-5850.

State map information shown on this FIRM was provided in digital format to the North Carolina Floodplain Mapping Program (NCFMP). The source of this information can be determined from the metadata available in the digital FIRM metadata and in the Technical Support Document (TSD).

ACCREDITED LEVEE NOTES TO USERS: If an accredited levee now appears on this panel check with your local community to obtain more information, such as the estimated level of protection provided (which may vary from the actual level of protection provided) and the emergency action plan, or the levee's condition and its ability to provide protection. To mitigate flood risk, the community should be encouraged to consider flood insurance and floodplain management measures. For more information on flood insurance and floodplain management, please visit the FEMA website at www.fema.gov.

PROVISIONALLY ACCREDITED LEVEE NOTES TO USERS: A Provisionally Accredited Levee (PAL) now appears on this panel check with your local community to obtain more information, such as the estimated level of protection provided (which may vary from the actual level of protection provided) and the emergency action plan, or the levee's condition and its ability to provide protection. To mitigate flood risk, the community should be encouraged to consider flood insurance and floodplain management measures. For more information on flood insurance and floodplain management, please visit the FEMA website at www.fema.gov.

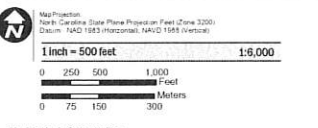
LIMIT OF MODERATE WAVE ACTION NOTES TO USERS: For some coastal flooding zones, the AE Zone category has been divided by a Limit of Moderate Wave Action (LIMWA). The LIMWA represents the maximum windward limit of the 1% flood during a wave. The fields of wave heights between the VE Zone and the LIMWA represent the probability and the criteria for areas where VE Zones are not identified, with a warning that such areas may be in the VE Zone.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) NOTE
 This map may include separate boundaries of the CBRS for informational purposes only. Flood insurance is not available in the CBRS areas for structures that are newly built or substantially improved on or after the effective date of this FIRM. For more information on the CBRS, please visit the FEMA website at www.fema.gov.

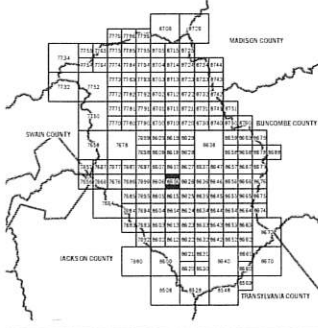
Limit of Moderate Wave Action (LIMWA)

CBRS Area **Otherwise Protected Area**

SCALE



PANEL LOCATOR



FEMA
 National Flood Insurance Program

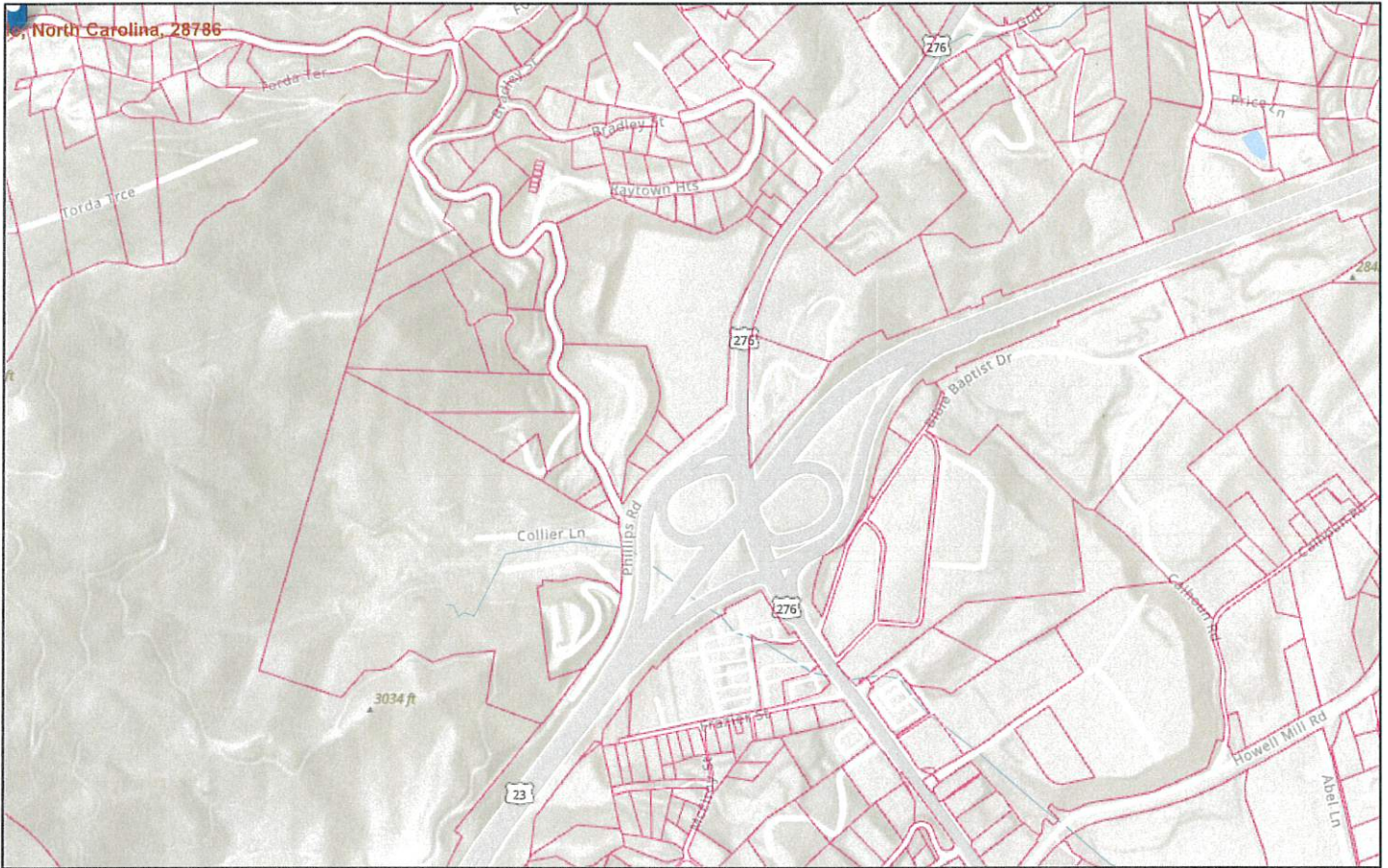
NORTH CAROLINA FLOODPLAIN MAPPING PROGRAM
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
NORTH CAROLINA
PANEL 8616

CID PANEL SUFFIX

HAYWOOD COUNTY	370120	8616	J
MARBLE VALLEY TOWNSHIP OF WAYNEVILLE TOWNSHIP	370208	8616	J
	370124	8616	J

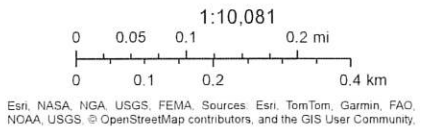
MAP NUMBER: 3700B61600J
 MAP REVISED: 4/3/2012

Natural Heritage Areas - Hall Top Road



February 3, 2026

- | | | | | |
|---------------------------|--------------------------|----------------------------|----------------------|----------|
| Parcels (polys) | Registered Heritage Area | State Ownership | Natural Areas | Moderate |
| North Carolina Boundary | Conservation Easement | Local Government Ownership | Exceptional | General |
| Managed Areas | Other Protection | Private | Very High | Unranked |
| Dedicated Nature Preserve | Federal Ownership | | High | |



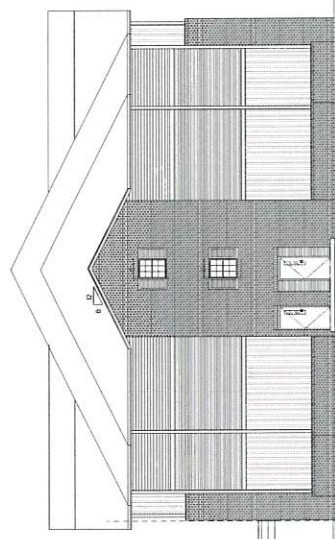
- 1 Architectural Profile Shingles - Certainteed Weathered Wood
- 2 5" Horizontal Vinyl Siding - Certainteed Granite Gray
- 3 5" Horizontal Vinyl Siding - Certainteed Pacific Blue
- 4 Board and Batten Vinyl Siding - Certainteed Herringbone
- 5 Vinyl Shutters - Gray
- 6 Brick Masonry - Lee Scotsdale 740
- 7 Entry Portico with Pillars
- 8 Gable Ends
- 9 16" Eave Overhangs and Returns
- 10 3'-4" Gable Offsets
- 11 4" Window Trim at Siding



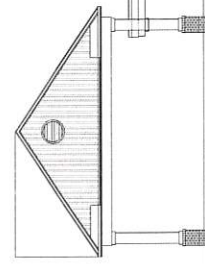
FRONT (EAST) LEFT END ELEVATION
 SCALE: 1/8" = 1'-0"



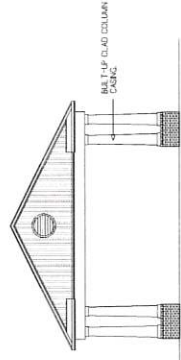
FRONT (EAST) RIGHT END ELEVATION
 SCALE: 1/8" = 1'-0"



RIGHT END (NORTH) ELEVATION
 SCALE: 1/8" = 1'-0"



ENTRY PORTICO SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



FRONT ELEVATION - ENTRY PORTICO
 SCALE: 1/8" = 1'-0"



HAZELWOOD BLUFF
 WAYNESVILLE
 NORTH CAROLINA
 60 RESIDENTIAL UNITS

THIS DOCUMENT IS THE
 PROPERTY OF JONES ARCHITECTURE, PLLC
 AND IS NOT TO BE REPRODUCED
 OR TRANSMITTED IN ANY FORM OR BY ANY MEANS
 WITHOUT THE WRITTEN PERMISSION OF JONES ARCHITECTURE, PLLC

JASW 2701 B3C
 DATE: 06/20/22
 REV: 01
 BY: JASW

IF'S FINAL APPLICATION
 IT FOR CONSTRUCTION
 BUILDING ELEVATIONS

A5.01

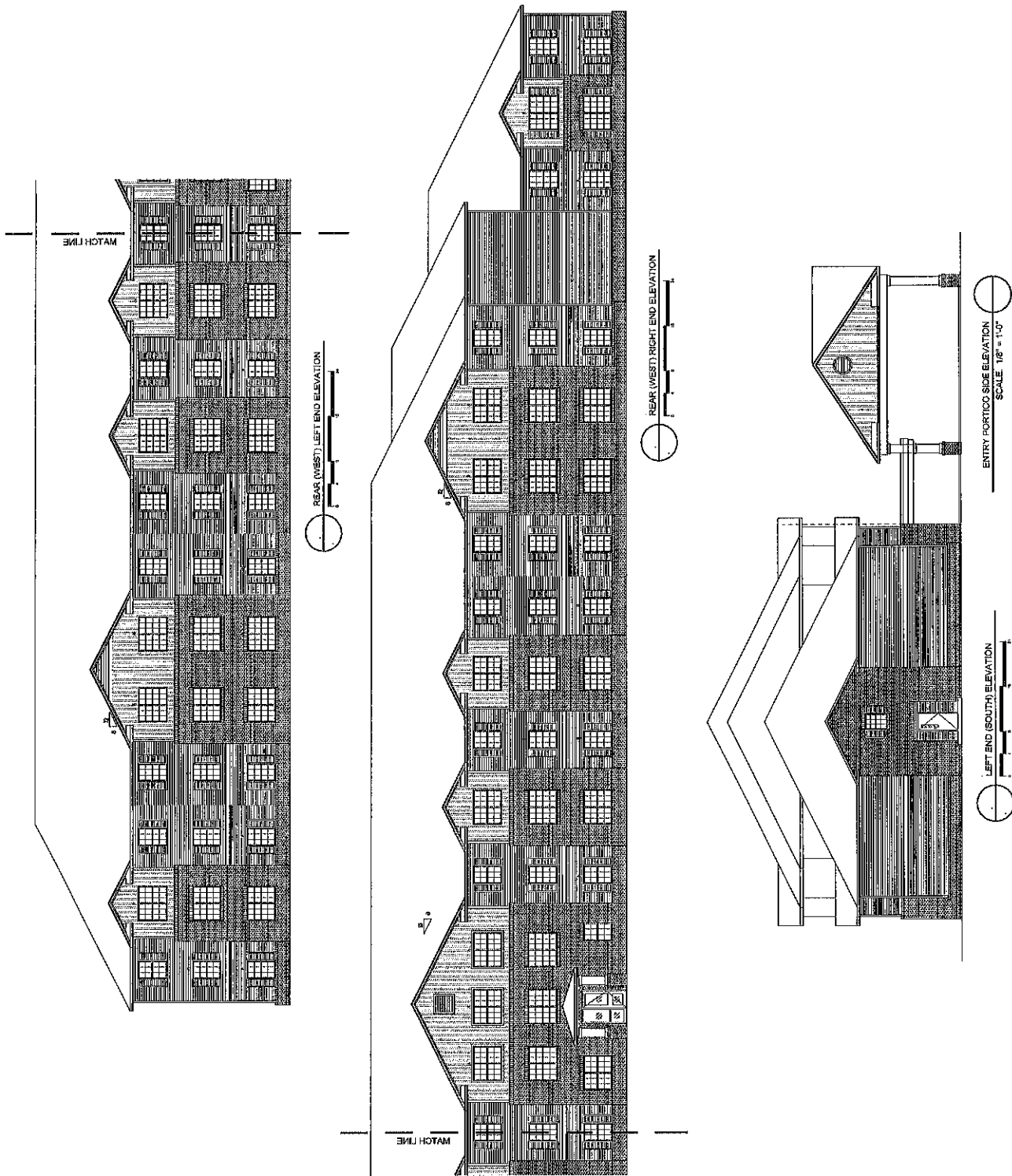


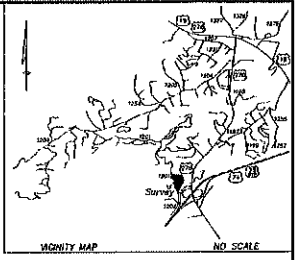
SAXONY MANOR
SENIOR APARTMENTS
WAYWOOD COUNTY
WAYNESVILLE, NC
60 RESIDENTIAL UNITS

THIS DOCUMENT IS THE PROPERTY OF JONES ARCHITECTURE, PLLC AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.
DATE: 08/12/12
DRAWN BY: JJA
CHECKED BY: JJA
SCALE: AS SHOWN

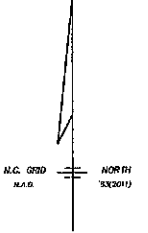
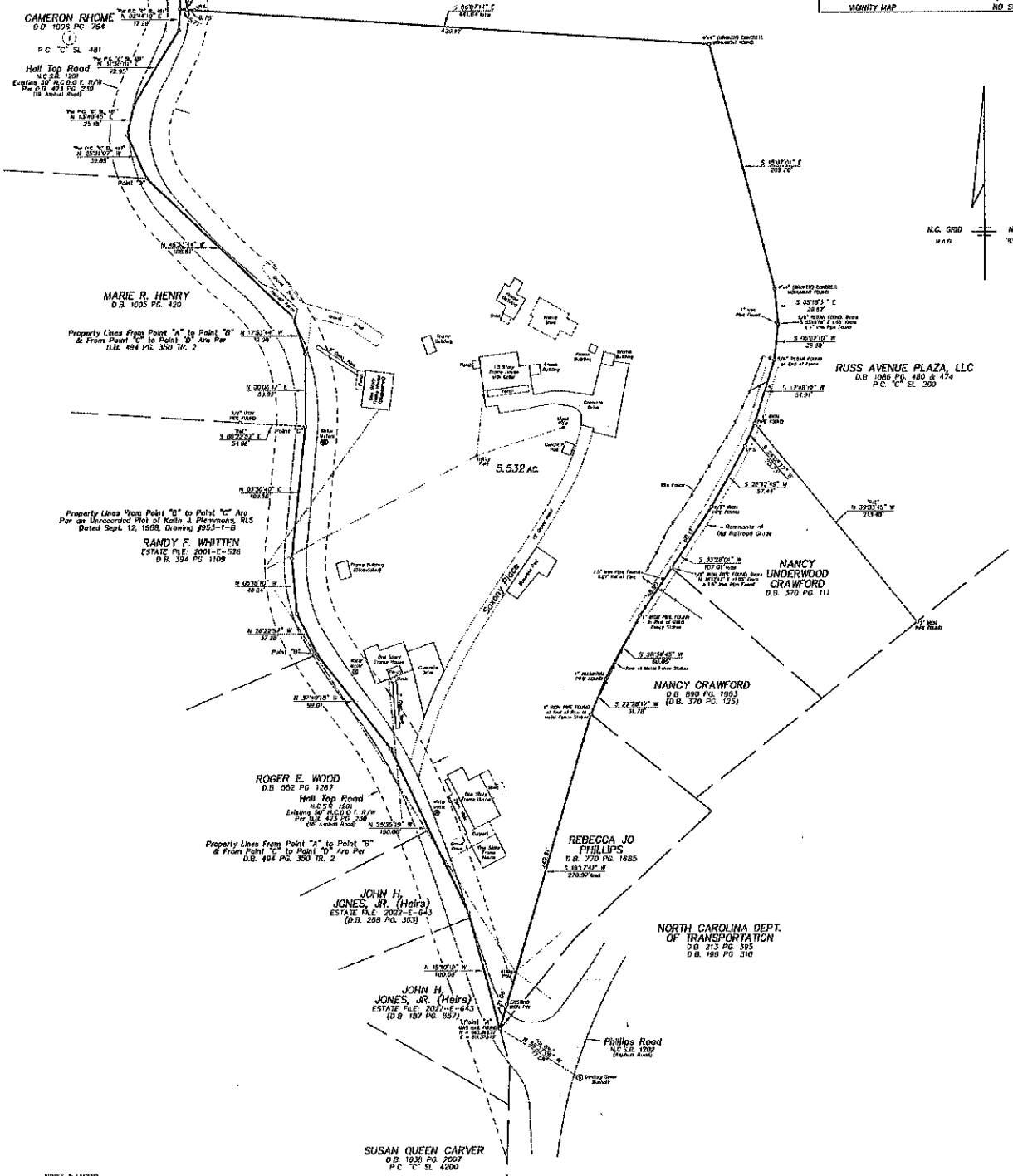
PRELIMINARY DRAWINGS
BUILDING ELEVATIONS

A5.02





RUSS AVENUE PLAZA, LLC
D.B. 1086 PG. 480
P.C. 1° 51' 20.0"



- NOTES & LEGEND**
- 1.) ALL BOUNDS ARE PROVIDED, UNLESS OTHERWISE NOTED.
 - 2.) ALL CORNERS ARE CALCULATED POINTS (NOTHING FOUND OR SET) UNLESS OTHERWISE NOTED - o
 - 3.) TOTAL AREA = 5.532 ACRES.
 - 4.) I.P.S. = HIGH P.M. SET = 5/8" REBAR WITH LD CAP
 - 5.) EXISTING HIGH P.M. = 5/8" REBAR WITH LD CAP
 - 6.) ALL GRID INFORMATION IS PLACED "AS SHOWN"
 - 7.) ALL DISTANCES ARE HORIZONTAL DISTANCE
 - 8.) ALL COORDINATES ARE GRID.
 - 9.) EDGE OF R/W = - - - - -
 - 10.) FENCE = - - - - -
 - 11.) EDGE OF ASPHALT = - - - - -
 - 12.) PROPERTY LINE = - - - - -
 - 13.) EDGE OF GRAVEL = - - - - -
 - 14.) ADJACENT PROPERTY LINE (NOT SURVEYED) = - - - - -
 - 15.) OVERHEAD UTILITIES = - - - - -
 - 16.) ADJACENT PROPERTY LINE (REFERENCE LINE) = - - - - -
 - 17.) WEATHER STRUCTURES & UTILITIES HAVE BEEN LOCATED

I, JAMES K. ENGLISH, P.L.S. CERTIFY THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL CROSS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED IN PREPARING THE SURVEY:

- 1.) CLASS OF SURVEY: A
- 2.) POSITIONAL ACCURACY: 1:000
- 3.) TYPE OF GPS FIELD PROCEDURE: RTK
- 4.) DATES OF SURVEY: 03/08/2025 - 03/12/2025
- 5.) ORANGE ROAD 1:50000
- 6.) PURPOSE: PLANNED COMMERCIAL USE: VES
- 7.) CROSS-MONITOR: ONE
- 8.) COMBINED GRID FACTOR: 0.99975835
- 9.) UNITS: US SURVEY FEET

JAMES K. ENGLISH, P.L.S. (Seal)
Professional Land Surveyor, N.C.

SURVEY FOR
MILLS PROPERTY DEVELOPMENT, LLC
DAVID EDWIN ALLENBACH & JACQUELINE ALLEN CRAWFORD - OWNERS
WAYNESVILLE, NC HAYWOOD CO., NC
REFERENCE: D.B. 810 PG. 350 TR. 2
D.B. 812 PG. 368

SCALE: 1" = 40'
DATE: MARCH 15, 2025



B-007-26

SEAL/STAMP - ORIGINAL REQUIRED



Report For

CHAMBERS, JACK ALLEN
 PLEMMONS, DAYLE EDWIN
 3192 admiral dr
 atlanta, ga 30341

Account Information

PIN: 8616-13-3822
Deed: 949/350
 842/968
 DC104/203
 564/2170

DWELLING, DWELLING, DWELLING, DWELLING

Single-Family,,
 130 HALL TOP RD WAYNESVILLE NC 28786

Heated Area: 0
Year Built: 1925
Total Acreage: 4.96
Township: Town of Waynesville

Land Value:

Building Value:

Market Value:

Deferred Value:

Assessed Value:

Sale Price:

Sale Date: 04/04/2018

Tax Bill 1:

Tax Bill 2:



April 15, 2026



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.



Report For

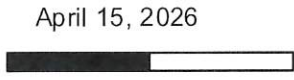
CHAMBERS, JACK ALLEN
 PLEMMONS, DAYLE EDWIN
 3192 admiral dr
 atlanta, ga 30341

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 Single-Family,,
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April 15, 2026

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Report For

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 PLEMMONS, DAYLE EDWIN
 3192 admiral dr
 atlanta, ga 30341

Account Information

PIN: 8616-13-3822
Deed: 949/350
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Single-Family,,,
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April 15, 2026



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NCDOT Traffic Impact Analysis Need Screening / Scoping Request



Site Plan/Vicinity Map Requirement for TIA Need Screening: While the site plan may not be finalized during the TIA scoping stage, the graphic representation of the proposed development shall provide adequate details on the development scope and context. More specifically, the site plan/map shall clearly show the location and type of each access point, spacing to adjacent and opposing driveways or intersections, internal street network, proposed buildings/parcels with their anticipated uses and sizes at full build-out and, if applicable, any nearby interstate, US, NC or Secondary Roads (SR).

Project Name: Saxony Manor Senior Apartments Tia **Project Reference Number:** _____

- A TIA is Required by the Local Government.** In addition, the study area is expected to include NCDOT maintained transportation facilities.
- A TIA is Required by NCDOT,** per the [Policy on Street and Driveway Access to North Carolina Highways](#).

If either or both of the boxes above are checked, the Applicant/TIA Consultant is hereby requested to fill out as much as possible of the following TIA scoping checklist, and return it along with the supporting documents to NCDOT prior to the scoping meeting.

- A TIA is NOT required.** This decision is based on the development information presented above. Changes in the development plan will require re-evaluation of the TIA need, and may necessitate a TIA. The Applicant should inform the District Engineer of any significant changes in a timely fashion to avoid delays or rejections of the driveway permit / encroachment agreement applications.

Additional Comments:

The TIA need decision is made by the NCDOT Division 14 District 2 on _____.

 NCDOT District Representative's Signature
 Email concurrence may be used in lieu of the signature.

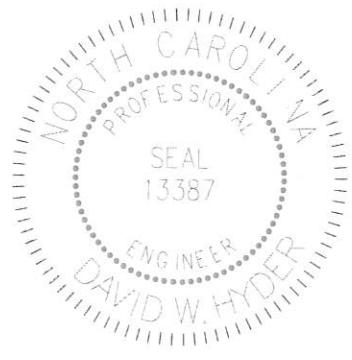
 Cody Weddle
 Print Name



— Est. 2010 —

JMTE WAYN 1723
TECHNICAL MEMORANDUM
MARCH 24, 2026

1155 North Main Street
Waynesville, NC 28786
(P) 828.456.8383
(F) 828.456.8797
www.jmteagueengineering.com



To: Bobby Funk
Mills Construction
P.O. Box 6171
Raleigh, NC 27628
bobby@millsconstructionco.com

From: David Hyder, P.E., Engineering Director *David W. Hyder*
J.M. Teague Engineering & Planning

SUBJECT: WAYN 1723 Saxony Manor Senior Apartments Traffic Impact Analysis Technical Memorandum

Executive Summary

Mills Construction retained J.M. Teague Engineering & Planning (JMTE) to complete a Traffic Impact Analysis (TIA) memorandum for the proposed Saxony Manor Senior Apartments development. The development is planning to add 60 affordable multifamily senior apartments. Based on a review of the Town of Waynesville Ordinance, discussions with Town of Waynesville Staff, and NCDOT Division 14, District 2, and analysis of trip generation and travel patterns JMTE found the following:

- Traffic generated by the Saxony development is below the TIA thresholds for both the Town of Waynesville and the North Carolina Department of Transportation,
- The Saxony Senior Apartments development will not negatively impact the adjacent roadway network, and
- The report recommends specific pedestrian upgrades to improve the public safety of pedestrians in the immediate area in compliance with the town ordinance.

The anticipated trips generated by the proposed development fall below NCDOT and the Town’s thresholds for a traffic impact analysis. Following coordination with the Town of Waynesville and NCDOT Division 14, District 2, it was determined that a Technical Memorandum was sufficient to evaluate potential impacts and to document whether any mitigation measures are warranted.

The development will construct sidewalks along the site frontage south of Saxony Place. A “fee in lieu of” has been agreed upon for the sidewalks required for the site frontage north of Saxony Place.

Introduction

This Traffic Impact Analysis (TIA) Technical Memorandum has been prepared for the proposed Saxony Manor Senior Apartments development. The project will add 60 multifamily senior apartment units (ITE Land Use Code 252) on Saxony Place.

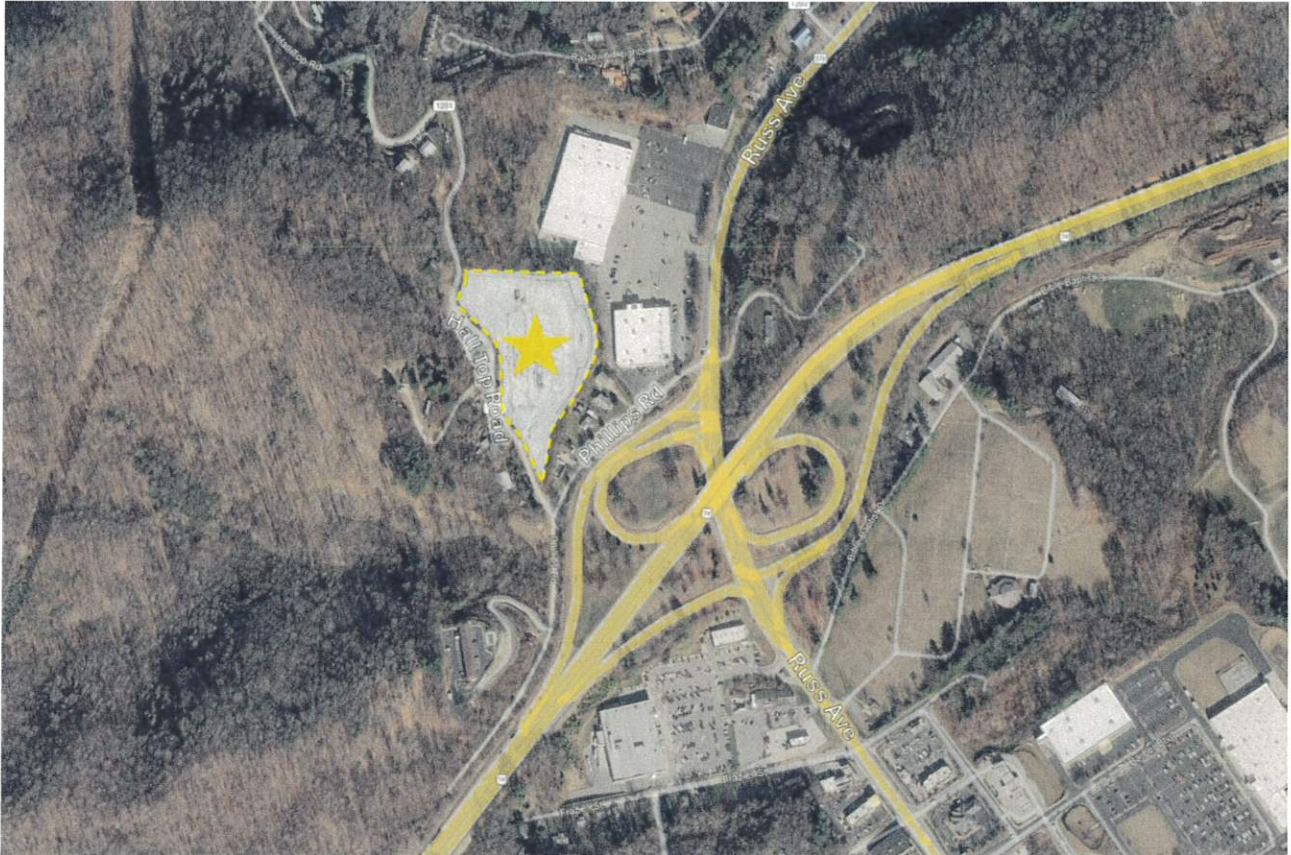


Figure 1: Study Location (Source: WGLA)

Agency Coordination and Scoping

J.M. Teague Engineering & Planning developed the TIA Technical Memorandum in coordination with NCDOT Division 14, District 2, and the Town of Waynesville. The trip generation threshold for a traffic impact analysis for the Town of Waynesville is either 500 daily trips or 50 peak hour trips and the trip generation threshold for a traffic impact analysis for NCDOT is 3,000 daily trips. The projected traffic falls well below the thresholds for a traffic impact analysis from both NCDOT and the Town of Waynesville.

It was agreed to by the Town of Waynesville and the NCDOT to allow a Technical Memorandum detailing potential impacts of the development on surrounding roadways. No additional traffic counts were taken at the original study intersections.

Existing Conditions

Roadway Network

- US-276 (Russ Avenue) is classified by NCDOT's Online GIS as 'Other Principal Arterial'. US-276 (Russ Avenue) is a four-lane undivided road with a two-way left-turn lane beginning north of its intersection with SR 1202 (Phillips Road). South of its intersection with SR 1202 (Phillips Road), US-276 (Russ Avenue) is a four-lane divided roadway. According to NCDOT data, the Average Annual Daily Traffic (AADT) roadway was 19,500 vehicles per day (vpd) in 2022. US-276 (Russ Avenue) has a posted speed limit of 35 mph within proximity to the site.
- SR 1201 (Hall Top Road) is classified by NCDOT's Online GIS as a local road. SR 1201 (Hall Top Road) is a two-lane bi-directional road with a posted speed limit of 25 mph. The roadway is 18' wide with two 8' lanes. There is no AADT data available for SR 1201 (Hall Top Road).
- SR 1202 (Phillips Road) is classified by NCDOT's Online GIS as a local road. Phillips Road is a two-lane bi-directional road with an unposted speed limit¹ of 35 mph from US-276 (Russ Avenue) to the shopping center driveway and an unposted speed limit¹ of 55 mph from the shopping center driveway to the end of the roadway. The roadway is 20' wide with two 10' lanes. There is no AADT data available for SR 1202 (Phillips Road).

¹Unposted speed limits were obtained from NCDOT Speed Limit Map for State Maintained Roadways.

Site Access

The proposed site consists of 60 dwelling units of senior adult housing-multifamily (LUC 252). Figure 2 on the following page shows the site plan with the site access and proposed sidewalk improvements.

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Sight Distance

The standard sight distance requirement in North Carolina is 100 feet for each 10 miles per hour of posted speed (i.e. 250 feet assuming a 25 miles per hour posted speed limit.) Hall Top Road has a posted speed limit of 25 miles per hour. Below are figures showing the existing sight distance conditions from the existing Saxony Place. The required sight distance of 250 feet in each direction should be verified as part of the driveway permit process.



SR 1201 (Saxony Place) looking towards SR 1202 (Phillips Road)



SR 1201 (Saxony Place) looking North

Figure 3: Sight Distance (Source: JMTE)

Trip Generation

Trip estimates were calculated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*, based on the proposed land use categories. Table 1 shows the project trip generation.

Table 1: Projected Trip Generation

ITE Land Use Code	Unit	Daily Trips	AM Peak Trips		PM Peak Trips	
			IN	OUT	IN	OUT
252 – Senior Adult Housing- Multifamily	60 DU	198	4	8	8	7

The analysis indicates that the proposed development will add 198 daily trips to the roadways. The development will add 12 AM peak trips and 15 PM peak hour trips. NCDOT TIA trip threshold is 3,000 daily trips and the Town of Waynesville trip threshold is 500 daily trips or 50 peak hour trips. The overall trip generation remains modest and does not meet the NCDOT or Town of Waynesville TIA thresholds.

Analysis Results

The next section of this report presents the analysis performed for the peak hour traffic related to the development.

Key Findings

- The development will generate one vehicle trip approximately every 7 minutes and 30 seconds
- 99% of the time any given movement will have 1 or fewer cars queued in one minute

The peak hourly movement for the proposed development is the inbound PM peak hour trips (8 vehicles). Assuming all 8 vehicles are making the same turning movement and are distributed amongst the entire hour, one vehicle will be making the inbound movement approximately every 7 minutes and 30 seconds.

Poisson Distribution

Assuming vehicles from the development arrive and depart in a random and independent manner, the Poisson distribution can be used to determine the probability of the number of vehicles queued from the trips generated by the development.

Eight vehicles in an hour average to approximately 0.133 vehicles per minute. Applying this average in the Poisson Distribution gives the percentage chance there will be any given number of vehicles present during one minute. Figure 3 below is a summary of the percent chance there will be between zero and three vehicles generated by the development at any given minute.

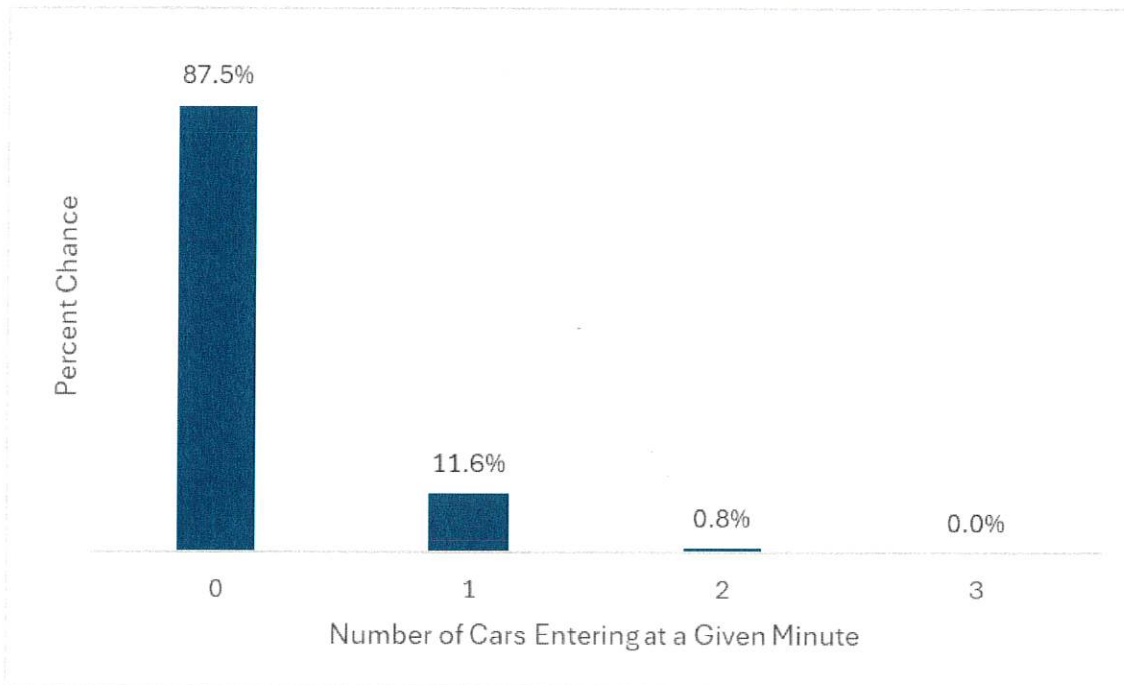


Figure 4: Poisson Distribution

Assuming the random and independent manner of vehicles arrival and departure to and from the development, the chance of more than two vehicles generated by the development queuing at any given minute is statistically insignificant.

Intersection Impacts

- SR 1201 (Hall Top Road) at Saxony Place
 - o Trips generated by development should have negligible effect on roadway/intersection
 - o Development will provide sidewalks to promote connectivity and pedestrian safety on SR 1201 (Hall Top Road) along site frontage, south of Saxony Place (See Figure 2)
- SR 1201 (Hall Top Road) at SR 1202 (Phillips Road)
 - o Trips generated by development should have negligible effect on roadway/intersection
- US-276 (Russ Avenue) at SR 1202 (Phillips Road)
 - o Trips generated by development should have negligible effect on roadway/intersection

Mitigations

The development is anticipated to have a negligible effect on the surrounding roadway network and should not require any roadway improvements.

The Town of Waynesville requires sidewalks along the site frontage to promote pedestrian safety. It has been discussed that a “fee in lieu of” this improvement will be provided by the developer for the sidewalks required for the site frontage north of the site driveway (Saxony Place). Sidewalks will be provided by the development on the site frontage south of Saxony Place for pedestrian safety.

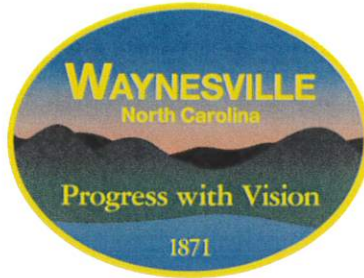
Conclusions and Recommendations

The proposed development is planned to have 60 senior apartment dwelling units. The development is anticipated to generate 198 daily trips, with 12 AM peak hour trips (4 inbound, 8 outbound) and 15 PM peak hour trips (8 inbound, 7 outbound).

These traffic volumes generated by the proposed development fall below the thresholds for the state and town traffic impact analysis requirements. It is the opinion of J.M. Teague Engineering & Planning that the added volumes will be modest and will have a negligible impact on traffic operations of the adjacent street network.

To promote pedestrian connectivity as well as to comply with the Town of Waynesville’s development ordinance standards, the development is planning to construct sidewalks connecting the proposed senior apartment building to the site frontage on SR 1201 (Hall Top Road), south of Saxony Place. “Fee in lieu of” will be provided for the site frontage on SR 1201 (Hall Top Road), north of Saxony Place.

Gary Caldwell, Mayor
 Chuck Dickson, Mayor Pro Tem
 Julia Freeman, Councilmember
 Jon Feichter, Councilmember
 Anthony Sutton, Councilmember



Robert W. Hites, Jr., Town Manager
 Martha Sharpe Bradley, Town Attorney

April 16, 2026

Re: Utility Service Verification, PIN 8616-13-3822

Dear Bobby Funk,

The Town of Waynesville will approve the water and sewer allotments for the Saxony Manor Apartments, in accordance with the revised State rule 15A NCAC 02T. Approval is contingent upon compliance with all applicable state and local regulations.

The developer shall be solely responsible for the payment of all applicable water and sewer capacity fees associated with this project. In connection with this approval, a total of 4,500 gallons per day (gpd) will be deducted from the Town's allowable wastewater treatment plant allocation.

The Town of Waynesville reserves the right to withhold or delay the issuance of building permits in the event the wastewater treatment plant is unable to accept additional flows at the time of permit application.

Using the maximum 60 Bedrooms, The water capacity fees is \$11,790.00 and the sewer capacity fees is \$15,120.00 . Additional water and sewer taps fees will be applied if the Town performs the work.

Water capacity fees	\$11,790.00
<u>Sewer capacity fees</u>	<u>\$15,120.00</u>
TOTAL	\$26,910.00

This property is served by Duke Power Company.

Please do not hesitate to contact us should you require additional information or clarification.
 Sincerely,

Wayne Bolin
 Water & Sewer Superintendant
 129 Legion Drive,
 Waynesville, NC 28786
 T: (561) 523-1693
wbolin@waynesvillenc.gov

16 South Main Street • P.O. Box 100 • Waynesville, NC 28786 Phone (828) 452-2491 Fax (828)456-2000

Web Address: www.waynesvillenc.gov

This institution is an equal opportunity provider



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: April 5 and April 12 (Sunday) editions

Date: March 31, 2026

Contact: Alex Mumby, Land Use Administrator

**Notice of Public Hearing:
Special Use Permit
Waynesville Planning Board**

The Town of Waynesville Planning Board will hold a public hearing on Monday, April 20, 2026, at 5:30 p.m. in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider a Special Use Permit request for an affordable senior housing development at 38 Hall Top Road in Waynesville, NC 28786 (PIN 8616-13-3822).



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.

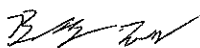
Saxony Manor Senior Apartments
Neighborhood Meeting Notes

April 8, 2026

Our development team held a neighborhood meeting for the proposed Saxony Manor Senior Apartments development on Hall Top Road on Tuesday, April 7 at the Waynesville Public Library. We mailed an invitation to the neighborhood meeting to all surrounding property owners using the mailing list provided by Town Staff. The letter was mailed on March 23 to all property owners, a copy of the letter is attached below.

At the meeting there were two people who attended, not including Bobby Funk and Fred Mills on our development team. One was a property owner who was curious about the proposed development, but not opposed to the development. The other was the buyer's real estate broker interested in learning more about the project. No one brought up questions or concerns related to the project as currently proposed, and no changes were made to the proposed site plan following the meeting.

Sincerely,



Bobby Funk
Development Director

Attachment

Mills Property Development, LLC
PO Box 6171
Raleigh, NC 27628

March 23, 2026

Dear Neighbor:

Our company, Mills Property Development has filed an application for a special use permit at the property at 38 Hall Top Road, Waynesville, NC. The purpose of our application is to allow the development of a new senior housing apartment development for residents aged 55 and up. The primary access for this property would be on Hall Top Road near the intersection of Phillips Road. As a part of our process for requesting a special use permit, we will be holding a drop-in style neighborhood outreach meeting on Tuesday, April 7 from 2:30 to 4:45 at the Waynesville Branch of the Haywood County Public Library at 678 S Haywood Street, Waynesville. Our team will have specific information about our proposed development with site plans, building elevations, floor plans, stormwater management information, development timelines and several other details for the project. We'd be happy to talk with you about the proposal and discuss any questions or concerns you may have about the project.

We have a long track record of successful housing developments in Western North Carolina including Perry Lane Apartments in Arden, Soco Creek Apartments in Cherokee and our newly opened Riverbend Apartments in Morganton, and we are very proud of the contributions we have made to various communities in North Carolina over the past 30+ years. We believe there is a significant need for new high quality and affordable housing for older residents of Waynesville. We also recognize that the existing housing need was only exasperated by the impacts of Hurricane Helene, and we hope this development will provide high quality housing to replace some small portion of housing damaged or lost in the storm. We intend to manage this property and will be available to answer any questions or address any concerns as they may arise.

As a neighbor of this property, I wanted to reach out and provide my contact information in case you had questions or concerns about this possible project. If you cannot attend the neighborhood meeting, I would be happy to discuss any questions you have over the phone or via email at (bobby@millsconstructionco.com | 828-551-6511) at your convenience.

Sincerely,



Bobby Funk
Development Director

CHAMBERS, JACK ALLEN
PLEMMONS, DAYLE EDWIN
3192 admiral dr
atlanta, ga 30341

PHILLIPS, REBECCA JO
114 PHILLIPS RD
WAYNESVILLE, NC 28786

PHILLIPS, ROY
CRAWFORD, NANCY
PO BOX 232
WAYNESVILLE, NC 28786

CRAWFORD, NANCY UNDERWOOD
BOX 232
WAYNESVILLE, NC 28786

RUSS AVENUE PLAZA LLC A NC LLC
PO BOX 397
SWANNANOVA, NC 28778-0397

JONES, HOWARD OTIS/EXR
JONES, JOHN H JR ESTATE
380 TOWERY TRCE
ELLENBORO, NC 28040-5769

WOOD, ROGER E
79 HALL TOP RD
WAYNESVILLE, NC 28786

WHITTEN, RANDY F
118 LOIS LN
WAYNESVILLE, NC 28786

HENRY, MARIE R
JONES, STEPHANIE D
161 HALL TOP RD
WAYNESVILLE, NC 28786-2507

RHOME, CAMERON
SARTAIN, CHELSEA
145 REDCLOUD AVE
BERTHOUD, CO 80513-3815

LAIL, DANIEL S
8177 FRYTOWN RD
WARRENTON, VA 20187-4333

CONNER, DONALD EUGENE
CONNER, THOMASINE JUDITH
315 HALL TOP RD
WAYNESVILLE, NC 28786-2523

CONNER, FLOYD E JR
CONNER, CATHY C
359 HALL TOP RD
WAYNESVILLE, NC 28786-2523

CARVER, SUSAN QUEEN
234 QUEEN COVE RD
WAYNESVILLE, NC 28785-8979

SK HOSPITALITY LLC
232 PHILLIPS RD
WAYNESVILLE, NC 28786

**Planning Board Staff Report
Amendment to the Conditional District for Chick-fil-A Restaurant
Legislative Hearing**

Meeting Date: April 20, 2026
Project: Chick-fil-A Drive-Thru Restaurant
Location: 1.26-acre property at 45 Barber Boulevard in Waynesville, NC 28786 (PIN 8616-22-6393)
Zoning District: Russ Avenue Regional Center Conditional District (RA-RC-CD)
Owner: Ingles Markets Inc.
Applicant: Jacob Smith on behalf of Ingles Markets
Presenter: Olga Grooman, Assistant Development Services Director

Background:

The subject property at 45 Barber Boulevard is located within the corporate limits of Waynesville and Russ Avenue Regional Center Conditional District (RA-RC-CD). It is a site of the Chick-fil-A drive-through restaurant.

The original Conditional District (CD) for Ingles Markets- that included a grocery store (Ingles), I-market, gas station, and a site for a drive-thru restaurant- was approved by the Waynesville's Board of Aldermen on February 8, 2011. The original Conditional District Ordinance and site plan are attached to this agenda packet.

On October 19, 2015, Chick-fil-A requested changes to the plan to relocate the restaurant building from the center of the parcel to the southeastern side of the lot, a reduction in the number of driveways from three (3) to two (2), and a change in the driveway locations for safety and better traffic flow. The modified site plan is also attached to this agenda. The Chick-fil-A restaurant was built in 2016.

Conditional District Application and Ordinance Request:

“Conditional Districts (LDS 2.7) are districts with conditions voluntarily added by the applicant and approved in a legislative procedure by the Town Council in accordance with G.S. 160D. Conditional Districts (CDs) provide for orderly and flexible development under the general policies of this Ordinance without the constraints of some of the prescribed standards guiding by-right development. This Conditional District may be used in any district but is not intended to relieve hardships that would otherwise be handled using a variance procedure.”

Conditional Districts are handled in the same way as a text or map amendment. The Planning Board holds a hearing and has to determine if this request is consistent with the Comprehensive Land Use Plan and is reasonable and in the public interest. Per LDS 15.2.3 and 15.15.2. A-B, Conditional District is a legislative procedure where “the Planning Board shall review the application and make a recommendation relevant to the following: uses proposed, compatibility with surrounding property, area impacts and adequate facilities, infrastructure, building and site design, immediate context and compatibility, etc.” If approved, the site plan and CD designation will replace any development regulations which would otherwise apply.

Per LDS 15.2.5.D, “any substantial change to a Conditional District ... needs to be reviewed by the Planning Board and approved or denied by the Town Council as an amended Conditional District.” The addition of a second drive-thru lane will require removal of existing landscaping and paving of currently green

landscaped areas. This will increase the impervious surface on site. An increase in impervious surface is considered a substantial change under LDS, as noted above.

Conditional Districts allow for flexibility in development standards and leniencies. Any amendment to the originally approved CD must follow the original two-step process- Planning Board and then Town Council.

Proposed Changes:

The subject of today's public hearing is the modification to the existing Conditional District. The applicant proposes the following changes:

1. **Second drive-thru lane:** Addition of a second drive-thru lane along the southeastern side of the building, which would increase "the drive-thru queueing capacity from its current (Lane 1) +/- 200 linear feet and (Lane 2) +/- 320 linear feet to the proposed (Lane 1) +/- 295 linear feet and (Lane 2) +/- 332 linear feet." This will result in two (2) ordering and order fulfillment lanes in the drive-thru area and "will increase standing queue of onsite vehicles."

This expansion, in combination with additional striping, will increase the drive-thru efficiency and throughput "and provide space to expedite guests' departure from the queue..."

2. **Sidewalk, curb and gutter, and retaining wall:** The addition of a second drive-thru lane will require the removal of the sidewalk along this side of the property, the installation of a retaining wall, the replacement of the existing curb and gutter, and the installation of a proposed NC DOT vehicle impact guardrail.

The applicant also proposes a new section of the sidewalk across the eastern corner of the building at the end of the drive-thru lane, which will connect to the existing internal sidewalk via an on-site crosswalk.

3. **Landscaping:** The addition of the lane will also result in the elimination of some existing landscaping, specifically five (5) Maple Trees and various ornamental shrubs along the southeastern portion of the site, as indicated on the attached Landscape Plan.

The Landscaping Plan notes that "the site will undergo a comprehensive replanting phase to restore green space and provide visual buffering. The new Plan includes:

- **Tree Replacement:** Two (2) new trees will be installed to anchor the updated landscape islands.
- **Evergreen Screening:** A selection of evergreen shrubs will be planted to provide year-round screening and a "green wall" effect between the drive-thru and adjacent areas.
- **Ornamental Elements:** The base of the planting areas will be filled with a mix of ornamental grasses and ground cover to add texture and visual interest."

The applicant intends "to return the site as close to existing conditions as possible, ensuring that the functional improvements to the Waynesville location are complemented by a refreshed and professionally maintained landscape."

The landscaping plan indicates the proposed location and plant species of trees with almost half being species that are either native to North Carolina or native to southeastern United States.

Zoning Compliance:

The property lies within the Russ Avenue Regional Center Conditional District (RA-RC-CD). The underlying RA-RC district has the following purpose and intent in LDS 2.3.7.C:

- “a gateway for the community and often defines the first image a visitor has of the town;
- a setting for high intensity land uses addressing the needs of the Waynesville community and surrounding areas;
- supporting dense development options due to the ample infrastructure in place and the proximity to downtown and the other municipalities in the county.
- The standards for future development along this corridor will also be important to this transformation, incorporating principles designed to manage access along Russ Avenue.
- The development of an accessway connecting the rear portions of lots fronting on Russ Avenue will further reduce traffic congestion along the Russ Avenue corridor.
- Building development in the area is designed to create a comfortable streetscape and public realm by bringing buildings closer to the street, providing sidewalks and street trees and providing access between development and public areas.”
- Development shall be sensitive to the appearance of the corridor.

The addition of a second drive-through lane reflects the district’s intent to accommodate high-intensity commercial uses, improving on-site traffic stacking and reducing vehicle congestion along the corridor. The additional lane will help to maintain safe and efficient traffic flow for the drive-thru restaurant.

There are no proposed changes to parking, building design, or signage. Any new lighting fixtures installed on site will require a lighting plan for staff review.

Consistency with the 2035 Comprehensive Land Use Plan

Staff submit that this amendment to the Conditional District is consistent with the 2035 Comprehensive Plan’s Goals 1 and 5:

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

- Encourage in-fill, mixed use, and context-sensitive development.

Goal 5: Create opportunities for a sustainable economy.

- Promote the growth of existing local businesses and Waynesville’s “maker economy.”

Additionally, the property is designated as *Mixed Use - Regional* on the Future Land Use Map. This designation has the following purpose in the Comp. Plan:

- “Major nodes of activity located on major thoroughfares or adjacent to highways include commercial, lodging, entertainment, manufacturing, warehousing, tech-flex, research and development, health care facilities and light industrial uses. Uses draw visitors from the town and adjacent communities. They typically require high visibility, high traffic counts, connectivity to the region, and are sited on larger parcels. ...” (p. 27)

The restaurant will continue its role in providing dining services to residents and visitors, supporting economic activity along Russ Avenue corridor. The addition of a second drive-thru lane is designed to improve traffic flow, increase vehicle stacking capacity, and alleviate traffic congestion on site.

Public Notices:

Staff duly advertised this hearing by:

- Posting the property on March 31, 2026;
- Mailing notices to adjacent property owners within 500 ft on March 31, 2026;
- Publishing the advertisements in the *Mountaineer* newspaper for two (2) consecutive weeks on April 5 and April 12, 2026; and
- Submitting the notice to local media and posting it on the Town's website on April 6, 2026.

Motions for Consideration:

1. Motion to find the amended Conditional District as being consistent with the 2035 Land Use Plan and reasonable and in public interest.
2. Motion to recommend approval/denial/approval with conditions to the Town Council.

Staff recommend the following conditions for the Board's consideration:

- Coordinate with Home Trust Bank at 800 Russ Avenue and continue the sidewalk along the bank's property on Barber Boulevard, replacing the sidewalk section to be removed for the subject property's drive-thru lane (LDS 6.8.1) or pay a fee in-lieu to the Town for the construction.
- Replace the landscaping removed from the subject property, with final landscaping species and placement to be approved by Town staff (LDS Chapter 8).

Attachments:

- Application materials: application form, site plan, payment, agent authorization forms
- Consistency Statement Worksheet
- Property maps and images: street view, zoning, property card
- Draft ordinance
- Public notices
- Original Conditional District Ordinance (2011) and additional changes (2015)
- LDS, 2035 Comp. Plan, NC GS 160D, Building and Fire codes are incorporated by reference

EXHIBIT "A"

Copy of Ingles-Approved Application



TOWN OF WAYNESVILLE
Development Services Department
PO Box 100
9 South Main Street
Waynesville, NC 28786
Phone (828) 456-8647 • Fax (828) 452-1492
www.waynesvillenc.gov

Application for Land Development Standards Map Amendment: Conditional District

Application is hereby made on April 10th, 2026 to the Town of Waynesville for the following map amendment to establish or amend a Conditional District:

Property owner of record: Ingles Markets, Incorporated, a North Carolina corporation

Address/location of property: 45 Barber Blvd, Waynesville, NC 28786

Parcel identification number(s): 8616-22-6393

Deed/Plat Book Page. (attach legal description): DB. 985 PG. 1202 Plat Reference: SLIDE D PG 435

The property contains 1.43 acres, shown as 1 number of lots under unified control.

Current district: Russ Avenue

Conditional Districts are zoning overlays with conditions voluntarily added by the applicant onto specified properties and approved in a legislative procedure by the Board of Aldermen in accordance with G.S. 160D. Conditional Districts provide for orderly and flexible development under the general policies of this Ordinance without the constraints of prescribed standards guiding by-right development. Conditional Districts are not intended to relieve hardships otherwise handled with a variance procedure.

Conditional District application requirements attached:

Environmental Survey (15.4.1)

Master Plan (15.4.3)

Other plans, drawings, renderings, elevations, maps and documents included as development documents for approval by the Board of Aldermen.

Full list of proposed uses consistent in character with the underlying zoning district and any conditions requested as part of the Master Plan.

A proposed development schedule if the project is to be phased.

Applicant Contact Information

Applicant Name (Printed): Jacob Smith

Mailing Address: 5200 Buffington Road Atlanta, GA 30349

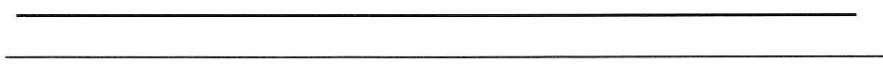
Phone(s): 404-295-1023

Email: jacob.smith@cfacorp.com

Signature of Property Owner(s) of Record Authorizing Application: _____

Please submit application to: Town of Waynesville Development Services Department, 9 South Main Street, Waynesville, NC 28786.

This institution is an equal opportunity provider





Chick-fil-A
 Chick-fil-A
 5200 Buffington Road
 Atlanta, Georgia
 30349-2586



Hill Policy Trees & Associates
 ARCHITECTURE + ENGINEERING
 2660 Pleasant Hill Road
 Suite 200
 Durham, NC 27704
 770.522.9538

STATE OF NORTH CAROLINA
 HILL POLICY TREES & ASSOCIATES
 LICENSE NO. 11117 EXPIRES 06/30/2025

CHICK-FIL-A
 FSR#3641
 46 BARBER BLVD.
 WAYNESVILLE, NC 28786

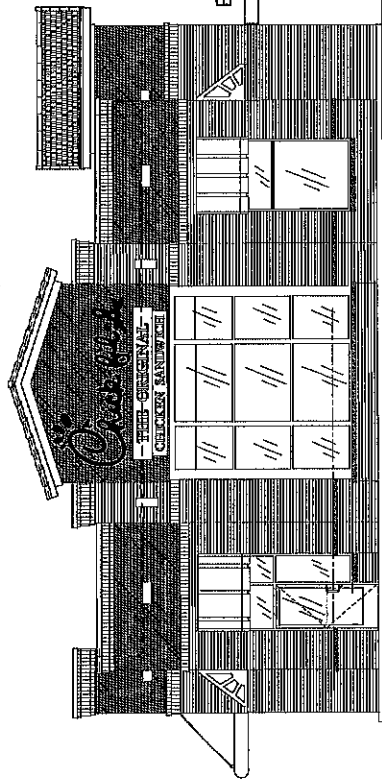
ISSUE NO. 0001
 DATE 08/11/2024
 PROJECT NO. 24-0001

REVISION	DATE	DESCRIPTION
001	08/11/2024	ISSUE FOR PERMIT

PROJECT NO. 24-0001
 SHEET NO. CX.1

CX.1

EX. BUILDING
 (FOR REFERENCE ONLY)



EX. CANOPY

EX. CURB

PR. DUAL-LANE DRIVE-THRU

23'

EX. SIDEWALK

EX. INGLES DRIVEWAY

LEASE LINE



STREET SECTION

SCALE: N.T.S.

PROJECT NO. 24-0001
 SHEET NO. CX.1

CX.1



Chick-File-A
 5200 Bunting Road
 Atlanta, Georgia
 30349-2998

HILLFOLY ROSS
 ARCHITECTS - ENGINEERS
 380 Peachtree Hill Road
 Dunwoody, GA 30095
 770.253.8888

Hill Foley Ross & Associates
 ENGINEERING
 380 Peachtree Hill Road
 Dunwoody, GA 30095
 770.253.8888

CONCRETE
 ALL CONCRETE SHALL BE 4000 PSI STRENGTH WITH 4% AIR ENTRAINMENT UNLESS OTHERWISE NOTED.
 ALL CONCRETE SHALL BE PLACED AND FINISHED WITHIN THE SPECIFIED TIME FRAME.
 ALL CONCRETE SHALL BE CURED WITH WET BURLAP AND PLASTIC SHEETING FOR A MINIMUM OF 7 DAYS.



REINFORCING STEEL
 ALL REINFORCING STEEL SHALL BE A603 GRADE UNLESS OTHERWISE NOTED.
 ALL REINFORCING STEEL SHALL BE PLACED AND TIED ACCORDING TO THE REINFORCING SCHEDULE.
 ALL REINFORCING STEEL SHALL BE PROTECTED WITH A MINIMUM OF 1.5" CONCRETE COVER UNLESS OTHERWISE NOTED.

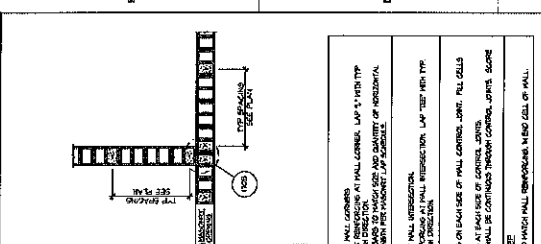
CHICK-FILE-A
 46 BARBER BLVD.
 WAYNESVILLE, NC 28786

FSR#3641
 REVISIONS SCHEDULE
 NO. DATE DESCRIPTION

NO.	DATE	DESCRIPTION
1	11/07/20	ISSUED FOR PERMIT
2	11/07/20	ISSUED FOR PERMIT
3	11/07/20	ISSUED FOR PERMIT
4	11/07/20	ISSUED FOR PERMIT
5	11/07/20	ISSUED FOR PERMIT

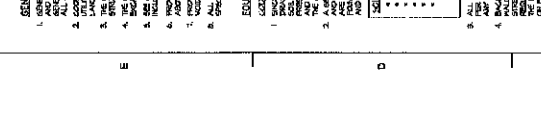
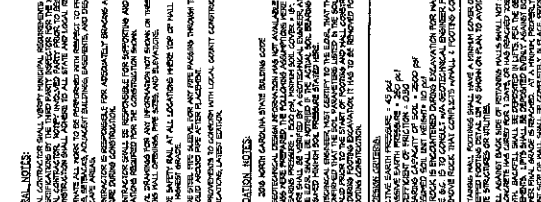
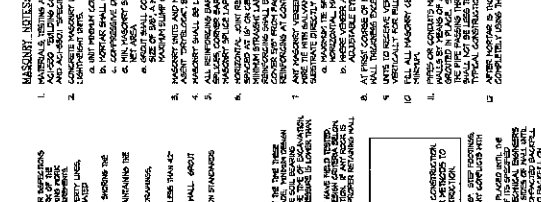
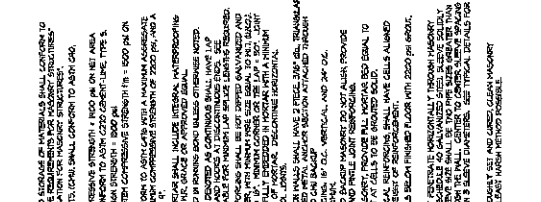
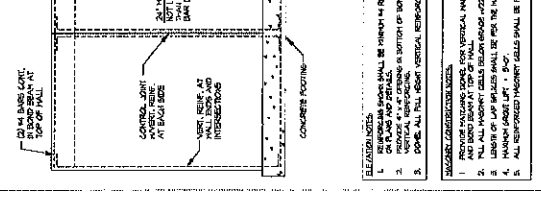
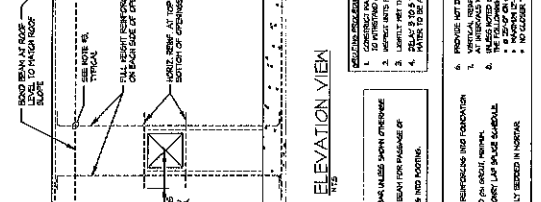
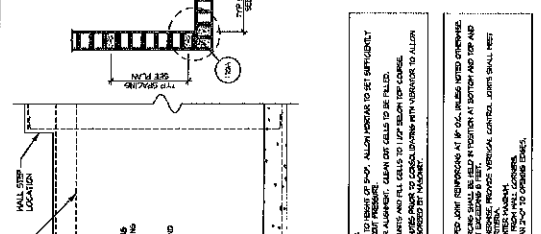
RW-1

57



MACRO REINFORCING LAP

BAR SIZE	MINIMUM LAP LENGTH
#4	36"
#5	42"
#6	48"



GENERAL NOTES:

1. MATERIALS, TESTING AND QUANTITIES OF MATERIALS SHALL CONFORM TO ALL AISC, AASHTO, ACI, AND ASTM REQUIREMENTS FOR REINFORCING STEEL.
2. CONCRETE SHALL BE PLACED AND FINISHED WITHIN THE SPECIFIED TIME FRAME.
3. ALL CONCRETE SHALL BE CURED WITH WET BURLAP AND PLASTIC SHEETING FOR A MINIMUM OF 7 DAYS.
4. ALL REINFORCING STEEL SHALL BE A603 GRADE UNLESS OTHERWISE NOTED.
5. ALL REINFORCING STEEL SHALL BE PLACED AND TIED ACCORDING TO THE REINFORCING SCHEDULE.
6. ALL REINFORCING STEEL SHALL BE PROTECTED WITH A MINIMUM OF 1.5" CONCRETE COVER UNLESS OTHERWISE NOTED.

REINFORCING SCHEDULE:

1. PROVIDE 1" DIA. VERTICAL REINFORCING AT WALL CORNERS. LAP 3" WITH TOP AND BOTTOM REINFORCING.
2. PROVIDE 1" DIA. VERTICAL REINFORCING AT WALL CORNERS. LAP 3" WITH TOP AND BOTTOM REINFORCING.
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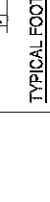
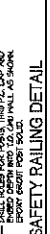
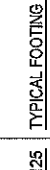
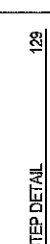
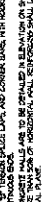
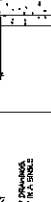
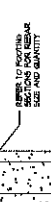
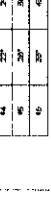
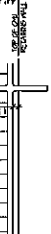
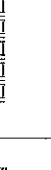
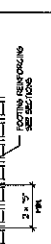
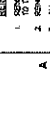
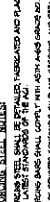
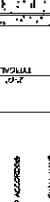
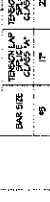
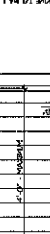
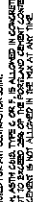
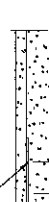
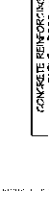
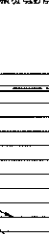
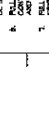
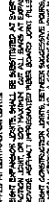
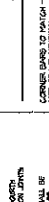
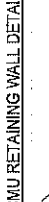
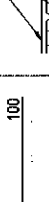
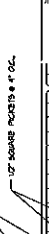
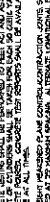
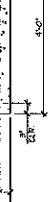
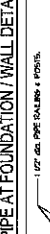
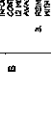
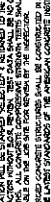
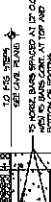
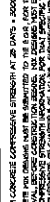
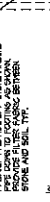
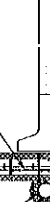
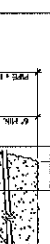
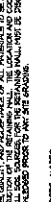
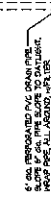
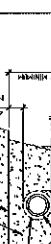
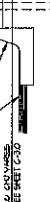
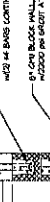
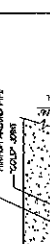
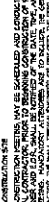
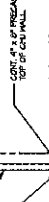
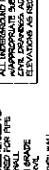
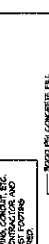
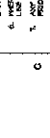
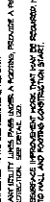
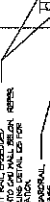
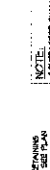
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REINFORCING SCHEDULE

PAYMENT SUMMARY RECEIPT

TOWN OF WAYNESVILLE
16 S MAIN ST

DATE: 03/20/26 CUSTOMER#:
TIME: 15:40:00
CLERK: 2044ecou

RECPT#: 3309176 PREV BAL: 200.00
TP/YR: P/2026 AMT PAID: 200.00
BILL: 3309176 ADJSTMNT: .00
EFF DT: 03/20/26 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: Hill Foley Rossi Pla
PAYMENT METH: CHECK
PAYMENT REF: 13826

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

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

The undersigned, **INGLES MARKETS, INCORPORATED**, a North Carolina corporation ("**Owner**"), being the owner of that real property located at **45 Barber Blvd.** in Waynesville or the ETJ area of Waynesville, Haywood County, North Carolina (the "**Property**"), has submitted or will submit or allow to be submitted, in coordination with **Chick-fil-A, Inc.**, a Georgia corporation, the ground lessee of the Property under Ground Lease dated September 8, 2015, as amended (the "**Lease**"), an application for establishment of a "Conditional District" with respect to the Property (the "**Application**") in the form attached hereto as **Exhibit "A"** and by this reference made a part hereof, which Application is to be heard in a proceeding by Board(s) of the Town of Waynesville, North Carolina. Owner hereby authorizes the following named individual to submit and present such Application and case, as agent of Owner for the limited purposes herein set forth, at such hearings.

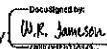
Name of Authorized Agent: **Jacob Smith**
Title and Company: **Restaurant Development Program Lead, Chick-fil-A, Inc.**
Address: **5200 Bluffington Road, Atlanta, GA 30349**
Phone and email: **(404) 295-1023; Jacob.smith@cfacorp.com**

The authorization set forth herein (the "**Authorization**") shall be good through the completion of the project for which the Application is made and Town approval is requested, or until sooner revoked in writing by Owner. The Town of Waynesville may rely on this Authorization until it is given notice of the revocation of this Authorization or until a change of property ownership takes place.

This the 16th day of January 2026.

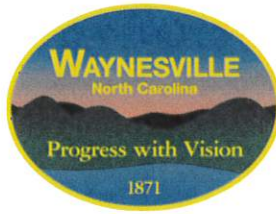
Owner:

INGLES MARKETS, INCORPORATED,
a North Carolina corporation

By  _____
Name: W.R. Jameson
Title: Vice President – Real Estate & Distribution

Address and phone number:

2913 U.S. Highway 70 West
Black Mountain, North Carolina 28711-9103
Attention: Real Estate Department



To: Town of Waynesville Planning Board
 From: Olga Grooman, Assistant Development Services Director
 Date: April 20, 2026
 Subject: Conditional District Rezoning Statement of Consistency
 Description: Chick-fil-A

The Planning Board hereby adopts and recommends to the Town Council the following statement(s):

The zoning amendment **is approved and is consistent with the Town's Comprehensive Land Use Plan** because: _____

The zoning amendment and **is reasonable and in the public interest** because:

The zoning amendment **is rejected because it is inconsistent with the Town's Comprehensive Land Use Plan and is not reasonable and in the public interest** because _____

In addition to approving this zoning amendment, this approval is **also deemed an amendment to the Town's Comprehensive Land Use Plan**. The change in conditions taken into account in amending the zoning ordinance to meet the development needs of the community and why this action is reasonable and in the public interest, are as follows: _____

Planning Board Member _____, made a motion, seconded by _____

The motion passed _____. (*unanimously or vote results here*)

 Ginger Hain, Planning Board Chair

 Date

 Esther Coulter, Administrative Assistant

 Date



Google Maps



Russ Ave
 Asheville, North Carolina
 Google Street View
 33235 See more details

Share

Google Maps



Report For

INGLES MARKETS INC A NC CORP
PO BOX 6676
ASHEVILLE, NC 28816-6676

Account Information

PIN: 8616-22-6393
Deed: 1095/978

1082/80
CABD/435

Site Information

RESTAURANT FAST FOOD
Commercial Use

45 BARBER BLVD WAYNESVILLE NC 28786

Heated Area: 4845
Year Built: 2016
Total Acreage: 1.258
Township: Town of Waynesville

Site Value Information

Land Value:
Building Value:
Market Value:
Deferred Value:
Assessed Value:
Sale Price: 09/28/2023
Sale Date:
Tax Bill 1:
Tax Bill 2:



1 inch = 100 feet
April 15, 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 web site provider assume no legal responsibility for the information contained on these maps.



Report For

INGLES MARKETS INCA NC CORP
PO BOX 6676
ASHEVILLE, NC 28816-6676

Account Information

PIN: 8616-22-6393
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Township: Town of Waynesville

Site Value Information

Land Value:

Building Value:

Market Value:

Deferred Value:

Assessed Value:

Sale Price:

Sale Date: 09/28/2023

Tax Bill 1:

Tax Bill 2:



64



1 inch = 50 feet
April 15, 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 information sources should be consulted for verification of any information contained on these maps. Haywood county and the web site provider assume no legal responsibility for the information contained on these maps.

DRAFT FOR COUNCIL CONSIDERATION

ORDINANCE NO.

**AN ORDINANCE AMENDING THE EXISTING CONDITIONAL DISTRICT ON
WAYNEVILLE'S OFFICIAL LAND DEVELOPMENT MAP**

WHEREAS, the Town of Waynesville has the authority, pursuant to Article 7 of Chapter 160D of the North Carolina General Statutes, to adopt land development regulations, clarify such regulations, and may amend said regulations from time to time in the interest of the public health, safety, and welfare; and

WHEREAS, the Town of Waynesville Planning Board has reviewed the proposed amendment to the existing Conditional District on the Land Development Map (Zoning Map) and recommends that it is consistent with the 2035 Comprehensive Plan and that it is reasonable and in the public interest because it supports the following goals of the Comp. Plan:

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

- Encourage in-fill, mixed use, and context-sensitive development.

Goal 5: Create opportunities for a sustainable economy.

- Promote the growth of existing local businesses and Waynesville's "maker economy."

WHEREAS, the proposed amendment to the Conditional District further supports the 2035 Comprehensive Plan because this property is designated as Mixed Use - Regional on the Future Land Use Map. This designation has the following purpose in the Comp. Plan:

- "Major nodes of activity located on major thoroughfares or adjacent to highways include commercial, lodging, entertainment, manufacturing, warehousing, tech-flex, research and development, health care facilities and light industrial uses. Uses draw visitors from the town and adjacent communities. They typically require high visibility, high traffic counts, connectivity to the region, and are sited on larger parcels. ..." (p. 27)

WHEREAS, this map amendment is reasonable, and it is in the public interest because it is also consistent with the intent of the main underlying zoning district- Russ Avenue Regional Center (RA-RC), as described in Section 2.3.7.C of the Land Development Standards (LDS):

- To serve as gateway to the town;
- "A setting for high intensity land uses addressing the needs of the Waynesville community and surrounding areas;"
- "Supporting dense development options;"
- Improve traffic flow and reduce congestion along the Russ Avenue corridor;
- Development shall "create a comfortable streetscape and public realm" by "providing sidewalks and street trees and providing access between development and public areas."

WHEREAS, the Planning Board has reviewed and recommends the proposed amendment to the existing Conditional District for enactment by the Town Council; and

WHEREAS, the Waynesville Town Council finds this Ordinance consistent with the Town’s 2035 Comprehensive Plan and that it is reasonable and in the public interest to “make decisions about resources and land use in accordance with North Carolina General Statutes;” and

WHEREAS, after notice duly given, a public hearing was held on **April 20, 2026**, at the regular meeting of the Planning Board and on **May 26, 2026**, at the regularly scheduled meeting of the Town Council;

NOW, THEREFORE, BE IT ORDAINED BY THE WAYNESVILLE TOWN COUNCIL, MEETING IN REGULAR SESSION ON MAY 26, 2026, AND WITH A MAJORITY OF THE BOARD MEMBERS VOTING IN THE AFFIRMATIVE, THE FOLLOWING:

To adopt the amendment to the Conditional District for the property located at **45 Barber Boulevard in Waynesville, NC 28786 (PIN 8616-22-6393), for the Chick-fil-A restaurant**, with the following conditions recommended by the Planning Board:

1. Coordinate with HomeTrust Bank at 800 Russ Avenue and continue the sidewalk along the bank’s property on Barber Boulevard, replacing the sidewalk section to be removed for the subject property’s drive-thru lane (LDS 6.8.1) or pay a fee in-lieu to the Town for the construction.
2. Work with Town staff and replace the landscaping to be removed from the subject property (LDS Chapter 8).

ADOPTED this _____ Day of _____, 2026.

TOWN OF WAYNESVILLE

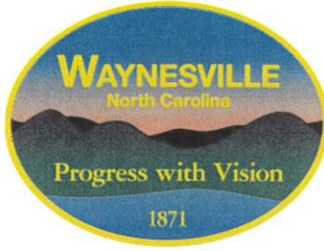
J. Gary Caldwell, Mayor

ATTEST:

Candace Poolton, Town Clerk

APPROVED AS TO FORM:

Martha Bradley, Town Attorney



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: April 5 and April 12 (Sunday) editions

Date: March 30, 2026

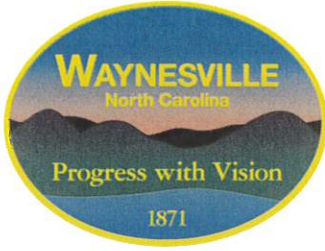
Contact: Olga Grooman, (828) 356-1172

**Notice of Two (2) Public Hearings:
Site Plan Amendment to the Conditional District
Special Use Permit
Waynesville Planning Board**

The Town of Waynesville Planning Board will hold two (2) public hearings on Monday, April 20, 2026, at 5:30 p.m. in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider:

1. A site plan amendment to the Russ Avenue Regional Center Conditional District (RA-RC) for the Chick-fil-A property at 45 Barber Blvd, Waynesville, NC 28786 (PIN 8616-22-6393). The proposed site modification would remove a sidewalk and some landscaping along the southeastern side of the property in order to expand the drive-thru from one lane to two lanes.
2. A Special Use Permit request for an affordable senior housing development at 38 Hall Top Road in Waynesville, NC 28786 (PIN 8616-13-3822).

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.



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

March 31, 2026

Notice of Public Hearing
Site Plan Amendment to the Conditional District
Waynesville Planning Board

The Town of Waynesville Planning Board will hold a public hearing on Monday, April 20, 2026, at 5:30 p.m. in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider a site plan amendment to the Russ Avenue Regional Center Conditional District (RA-RC) for the Chick-fil-A property at 45 Barber Blvd, Waynesville, NC 28786 (PIN 8616-22-6393).

The proposed site modification would remove a sidewalk and some landscaping along the southeastern side of the property in order to expand the drive-thru from one lane to two lanes.



Questions related to the hearing itself should be directed to the Waynesville Development Services Department, (828) 356-1172, ogrooman@waynesvillenc.gov.

<p>INGLES MARKETS INC A NC CORP PO BOX 6676 ASHEVILLE, NC 28816</p>	<p>GARRETT-HILLCREST INC C/O STEWART ENTERPRISES PO BOX 11250 NEW ORLEANS, LA 70181</p>	<p>NC DEPARTMENT OF TRANSPORTATION 1546 MAIL SERVICE CTR RALEIGH, NC 27699</p>
<p>QE DOWNTOWN INVESTMENTS LLC A NC LLC PO BOX 5474 ASHEVILLE, NC 28813</p>	<p>WAYNESVILLE PAVILION LLC A NC LLC 300 W VINE ST STE 2200 LEXINGTON, KY 40507</p>	<p>INGLES MARKETS INC P O BOX 98309 ATLANTA, GA 30359</p>
<p>HOMETOWN BANK PO BOX 10 ASHEVILLE, NC 28802</p>	<p>WAFFLE HOUSE INC PO BOX 6450 NORCROSS, GA 30071</p>	<p>BURGIN, JOHN H/TR WILLIAM P BURGIN FAMILY TRUST 275 WILDCAT MOUNTAIN RD WAYNESVILLE, NC 28786</p>
<p>MOJAM VENTURES LLC A NC LLC GTLS&A CO LLC A NC LLC 120 COXE AVE STE 3C ASHEVILLE, NC 28801-</p>	<p>KC WAYNESVILLE LLC 100 WILLIAMS RD FLETCHER, NC 28732</p>	<p>PHOENIX REAL ESTATE LLC PO BOX 456 HAZELWOOD, NC 28738</p>
<p>SCHOEN, EADRIAN SCOTT 141 GOLF COURSE RD CLYDE, NC 28721</p>	<p>FERGUSON, EUGENE M/TR EUGENE M FERGUSON REV TRUST 63 FRAZIER ST WAYNESVILLE, NC 28786</p>	<p>FERGUSON, WENDELL FERGUSON, LINDA D 55 FRANK DAVIS RD WAYNESVILLE, NC 28785</p>
<p>SOUTHEAST ENERGY LLC A DE LLC 6867 SOUTHPOINT DR N JACKSONVILLE, FL 32216</p>	<p>BURGIN, WILLIAM P JR 555 KNOLLWOOD DR WAYNESVILLE, NC 28786</p>	<p>BURGIN, JOHN H/TR WILLIAM P BURGIN FAMILY TRUST 275 WILDCAT MOUNTAIN RD WAYNESVILLE, NC 28786</p>
<p>SCHULHOFER, DANIEL SCOTT SCHULHOFER, STACEY M PO BOX 214 WAYNESVILLE, NC 28786</p>	<p>MCDONALDS USA LLC PO BOX 825 BENSONVILLE, IL 60106</p>	<p>SCHULHOFER, DANIEL SCOTT 203 BETSY ACRES LN WAYNESVILLE, NC 28786</p>
<p>COLE CV WAYNESVILLE NC LLC C/O CVS CORP #7521 OCC EXP DEPT 1 CVS DR WOONSOCKET, RI 02895</p>	<p>FIRST CITIZENS BANK & TRUST CO/ ROBERT E FORGA TRUST c/o ALTUS GROUP US INC PO BOX 1610 COCKEYSVILLE, MD 21030</p>	<p>LOVE LANE APARTMENTS LLC A NC L PO BOX 942 WAYNESVILLE, NC 28786</p>
<p>WAYNESVILLE TOWN OF PO BOX C 100 WAYNESVILLE, NC 28786</p>	<p>WEST, KRISTIN COFFEY 30 CAROLINA AVE WAYNESVILLE, NC 28786</p>	<p>SPROUSE, GINA B 44 ORCHARD VIEW DR WAYNESVILLE, NC 28786</p>
<p>NGUYEN, CHI HOANG/TR CHI HOANG NGUYEN TRUST 382 MOSA DR WAYNESVILLE, NC 28786</p>	<p>RUSSELL, EUGENE MONROE RUSSELL, WILLADEAN 62 ORCHARD VIEW DR WAYNESVILLE, NC 28786</p>	<p>CRI GEN2 REALTY, NC LLC 104 MULL ST MORGANTON, NC 28655</p>

Site posting
on 3-31-2026



From: [Candace Poolton](#)
To: [Media Contacts; Mayor & Town Council](#)
Subject: Notice of Two (2) Public Hearings: Planning Board
Date: Monday, April 6, 2026 8:31:18 AM

**Notice of Two (2) Public Hearings:
 Site Plan Amendment to the Conditional District
 Special Use Permit-Waynesville Planning Board**

The Town of Waynesville Planning Board will hold two (2) public hearings on Monday, April 20, 2026, at 5:30 p.m. in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider:

1. A site plan amendment to the Russ Avenue Regional Center Conditional District (RA-RC) for the Chick-fil-A property at 45 Barber Blvd, Waynesville, NC 28786 (PIN 8616-22-6393). The proposed site modification would remove a sidewalk and some landscaping along the southeastern side of the property in order to expand the drive-thru from one lane to two lanes.
2. A Special Use Permit request for an affordable senior housing development at 38 Hall Top Road in Waynesville, NC 28786 (PIN 8616-13-3822).

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.

Candace Poolton, CMC | Town Clerk/Assistant to the Manager/PIO
 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

ORDINANCE NO. 2-11

Original
Conditional District
Ordinance

**AN ORDINANCE AMENDING THE ZONING MAP OF THE
TOWN OF WAYNESVILLE; CREATING THE INGLES MARKETS
CONDITIONAL DISTRICT**

WHEREAS, the Town of Waynesville has the authority, pursuant to Part 3 of Article 19 of Chapter 160A of the North Carolina General Statutes, to adopt zoning regulations, to establish zoning districts and to classify property within its jurisdiction according to zoning district, and may amend said regulations and district classifications from time to time in the interest of the public health, safety and welfare; and

WHEREAS, this Ordinance is consistent with the Town's 2020 Land Development Plan for the reasons set out herein; and

WHEREAS, this Ordinance is neither consistent with nor inconsistent with other official plans of the Town of Waynesville; and

WHEREAS, the Town of Waynesville Planning Board has reviewed the proposed ordinance and recommends its enactment by the Board of Aldermen

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE TOWN OF WAYNESVILLE, MEETING IN REGULAR SESSION AND WITH A MAJORITY OF THE BOARD MEMBERS VOTING IN THE AFFIRMATIVE, THE FOLLOWING.

Section One. Upon petition of Ingles Markets, Inc., the Official Zoning Map of the Town of Waynesville is hereby amended to create the Ingles Markets Conditional District as more particularly set forth herein.

Section Two. This Ordinance is found to be consistent with the Town of Waynesville 2020 Land Development Plan, in particular with the Land Use Goal contained therein which states the following:

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.

Ord. No. 2-11

Page 2

This Ordinance is further found to be consistent with the Town of Waynesville 2020 Land Development Plan by virtue of the following land use objective:

Promote infill development in the Town of Waynesville as an alternative to continued outward expansion.

Section Three. The zoning classification of that certain real property described in Exhibit A, attached hereto and made a part hereof, is hereby changed from RA-TC to RA-TC CD. Said property is also identified on Haywood County tax maps by means of the following PIN numbers: 8616-22-7311; 8616-32-3480; 8616-32-8401; 8616-32-4011.

Section Four. The Ingles Markets Conditional District is a conditional zoning district established pursuant to the Land Development Standards of the Town of Waynesville by means of authority granted by the North Carolina General Statutes. Future development and use of lands situated within the Ingles Markets Conditional District, and the processing of applications to develop and use such lands, shall comply with the conditions set forth on the document entitled, Ingles Markets Conditional District: List of Standards & Conditions, which is attached to this ordinance as Exhibit B and incorporated herein. The aforementioned List of Standards & Conditions, including the Master Plan made a part thereof, shall run with the land and shall be binding on Ingles Markets, Inc., its heirs and assigns.

Section Five. Pursuant to §154.095.2 the Town of Waynesville Land Development Standards, the Master Plan replaces all conflicting development regulations set forth in the Land Development Standards, and such development regulations are varied to the extent they conflict with the Master Plan and List of Standards & Conditions.

Section Six. Enactment of this Ordinance constitutes the approval of a site-specific development plan resulting in the establishment of a vested right, pursuant to N.C.G.S. 160A-385.1, to undertake and complete the development and use of the property under the terms and conditions specified in the Master Plan and the List of Standards & Conditions. Such vested right shall have a term of two years from the date of adoption of this Ordinance.

Section Seven. The Office of the Zoning Administrator is hereby authorized and directed to modify the Town's Official Zoning Map consistent with this Ordinance.

Ord. No. 2-11

Page 3

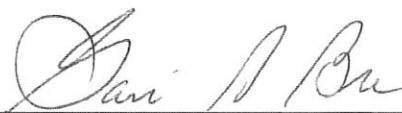
Section Eight. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of the ordinance.

Section Nine. All ordinances or portions thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section Ten. This ordinance shall be in full force and effect from and after the date of adoption.

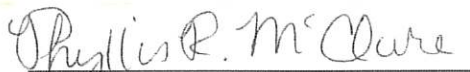
Adopted this 8th day of February, 2011.

TOWN OF WAYNESVILLE



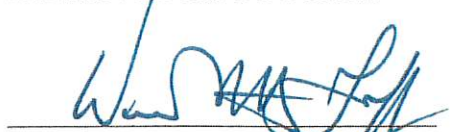
Gavin A. Brown, Mayor

ATTEST:



Phyllis R. McClure, Town Clerk

APPROVED AS TO FORM:



Woodrow H. Griffin, Town Attorney



**INGLES MARKETS CONDITIONAL DISTRICT:
LIST OF STANDARDS & CONDITIONS**

REVISED: 2 FEBRUARY 2011

1. **Definitions.** Within this List of Standards & Conditions the following terms shall have the meanings articulated:
 - a. "District" refers to the Ingles Markets Conditional District, as depicted on the Master Plan, which is created by the Ordinance to which this List of Standards & Conditions is attached.
 - b. "Master Plan" refers to the documents submitted by Ingles Markets, Inc., as part of the Conditional District, entitled "Ingles Markets Conditional District Master Plan".
 - c. "LDS" refers to the Town of Waynesville Land Development Standards.
2. **Future Development.** Future development within the District shall comply with the Master Plan, a copy of which is attached hereto and incorporated herein by reference, and with this List of Standards & Conditions. Development review shall be governed by the provisions of §154.095.3 of the LDS.
3. **Land Uses.** Except as modified herein, land uses for the District shall be those permitted in the RA-TC Russ Avenue Town Center Zoning District. The following uses, which are either permitted uses, permitted uses subject to special requirements, or conditional uses within the RA-TC District shall not be permitted within the District:

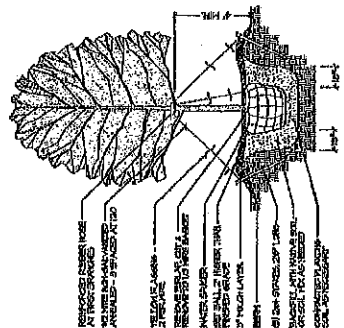
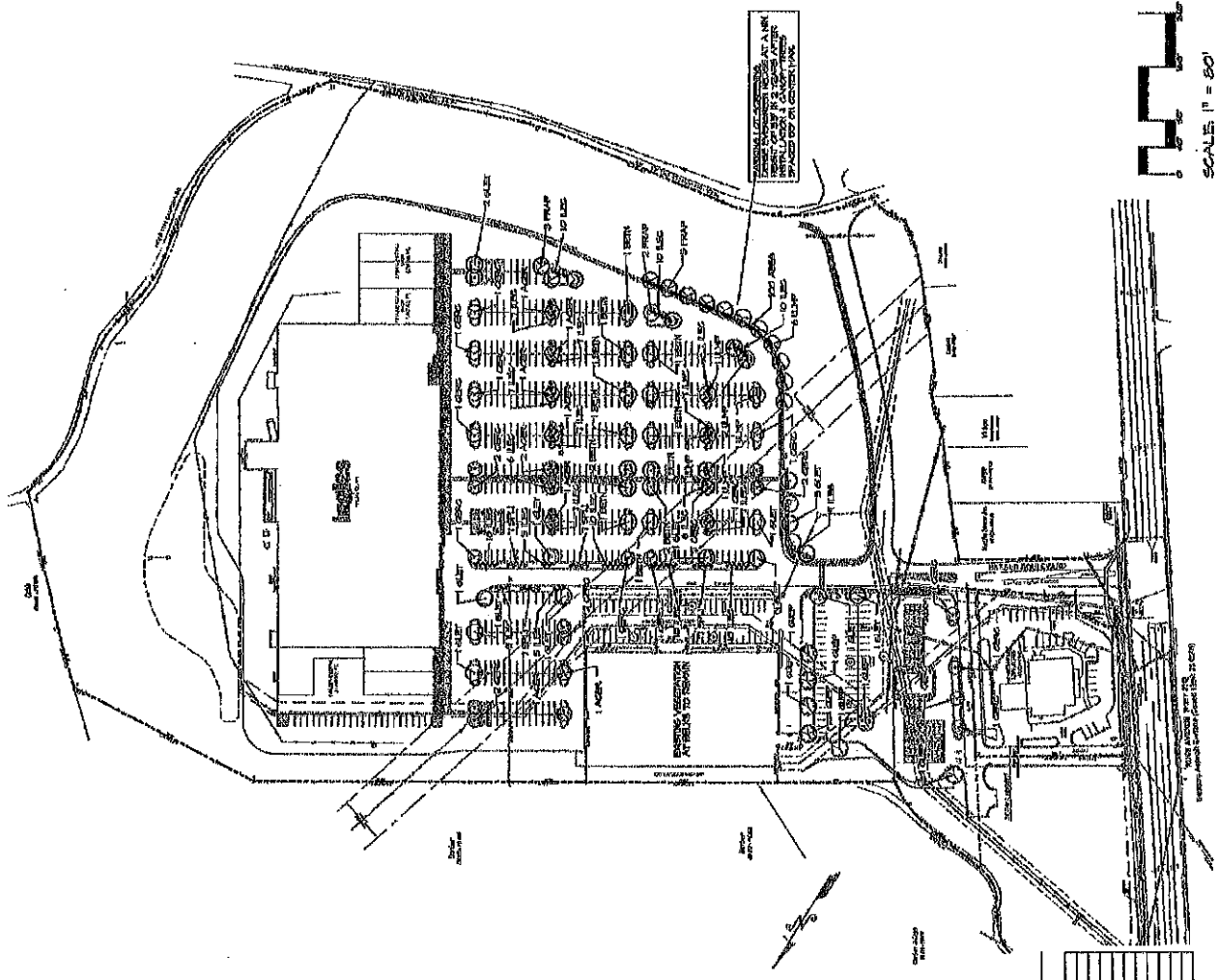
- Agricultural Uses
- Country Clubs
- Land fill - Demolition and Insert Debris
- Adult Establishments
- Cemeteries, Columbariums and Mausoleums
- Kennels
- Recycling Collection Stations
- Truck Washes
- Warehouses, Self-Storage

ATTACHMENT "B"

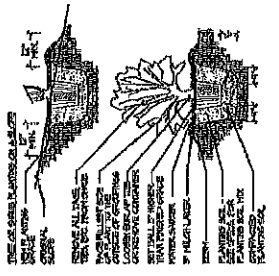
Pg. 2

4. **Development Standards.** As provided in §154.095.2 of the LDS, the Master Plan replaces all conflicting development regulations set forth in the LDS which would otherwise apply. Development standards which are not modified by the Master Plan or this List of Standards & Conditions shall be those contained in the RA-TC Russ Avenue Town Center Zoning District. Land Development Standards are varied to the extent they conflict with the Master Plan and this List of Standards & Conditions. These include, without limitation, the following:
 - a. **Parking.** Parking and vehicular use areas need not be located to the side or rear of the principal structure on the site as required by §154.256(5)(a) of the LDS.
 - b. **Landscaping and Buffering.** Landscaping and buffering depicted and noted on the Master Plan is deemed to constitute Alternative Compliance pursuant to §154.303(A)(4) of the LDS.
 - c. **Maximum Building Height.** The maximum height of any building in the District shall not exceed 47 feet as noted on the Master Plan.
5. **Dedications & Construction of Public Improvements.** Within one year of the enactment of the Ordinance creating the Ingles Markets Conditional District, Ingles Markets, Inc., shall make the following dedications to the Town:
 - a. That portion of the right-of-way for the extension of Frazier Street situated on lands owned by Ingles Markets, Inc., as depicted on the Master Plan.
 - b. An additional easement, as necessary, for the relocation of a storm sewer line currently situated on or beneath lands owned by Ingles Markets, Inc., within the District.

Furthermore, prior to the completion of the improvements authorized by the Master Plan, Ingles Markets, Inc., shall, at its sole expense, relocate and replace the existing storm sewer line as depicted on the Master Plan.



1 TREE PLANTING
Not to Scale



2 SHRUB PLANTING
Not to Scale

LANDSCAPING AREA SHALL BE PLANTED WITH PLANTINGS AS SHOWN BY THIS PLAN. THE PLANTINGS SHALL BE PLANTED AT THE SAME OR SIMILAR PLANTING DEPTHS AS THE ORIGINAL PLANTING DEPTHS.

PLANT SCHEDULE

NO.	PLANTING	QUANTITY	PLANTING	PLANTING	PLANTING	PLANTING
1
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DESIGN ASSOCIATES
1203 FREDERICKS ROAD
RALEIGH, NC 27603
919-877-7410
FAX: 919-877-7413




Ingles Markets
Waynesville, NC

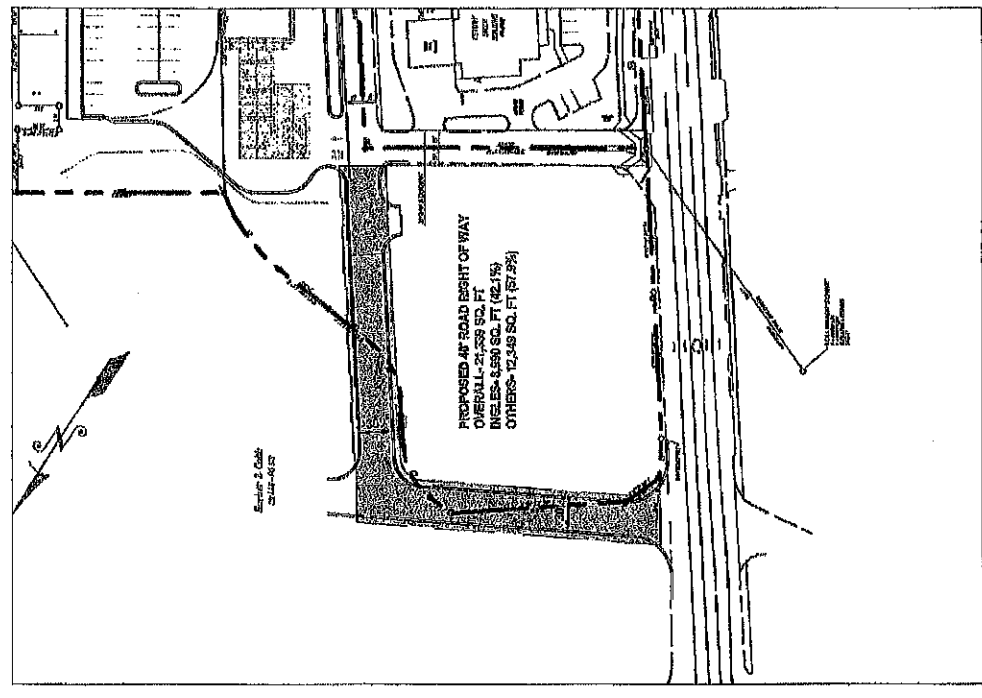
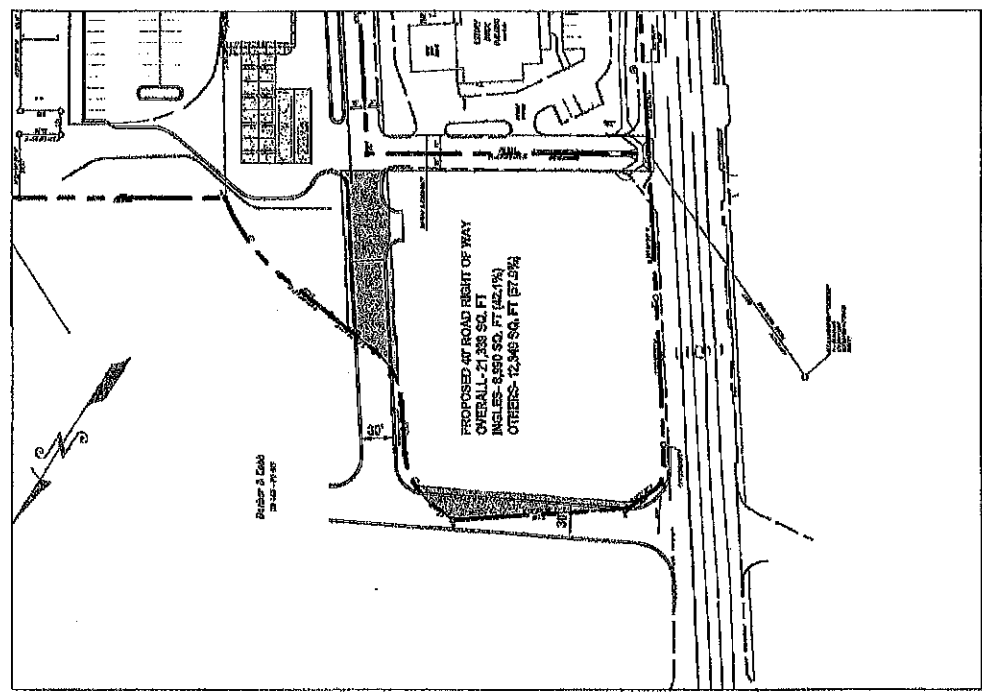
LANDSCAPE PLAN

REVISIONS
DATE
BY
DESCRIPTION



17

Project No: 10027 Drawing Title: WAYSIDE NORTH CAROLINA NOLES MARKET, INC. SITE DEVELOPMENT PLANS STORE #20	 LAND PLANNING ASSOCIATES, INC. ENGINEERING & SURVEYING	Date: 09/02/11 Scale: AS NOTED Prepared: PMA Checked: PMA Drawn: JDO Design: JDO
		Project No: 10027 Drawing Title: WAYSIDE NORTH CAROLINA NOLES MARKET, INC. SITE DEVELOPMENT PLANS STORE #20



*Modification to original Conditional District
Planning Board Minutes, October 19, 2015*

- 2. Conditional District Master Plan Additional Changes for review and possible approval for Chick-Fil-A outparcel, PIN 8616-22-7311

Chairman McDowell brought the Board's attention to the first pages in the agenda packet. He said this information is the original Conditional District Ordinance amending the zoning map of the Town of Waynesville creating the Ingles Market's Conditional District. Staff provided this information for reference concerning three of the items on the agenda for Ingles and for the outparcel that Chick Fil-A would be discussing.

Ms. Teague referred the Board to the Ingle District Conditional Master Plan. She said this is a request to amend the Master Plan for the out parcel north of Hometrust Bank. This parcel is adjacent to Russ Avenue, and is bordered on three sides by planned access roads. As part of the Master Plan, the out parcel is connected to the Ingles I-Market and parking lot by an access road as well as connected to Russ Avenue by two other access roads. This parcel was approved as a future drive thru restaurant. In August 2012, Ingles received approval from the Planning Board for changes to the Master Plan to relocate the I-Market store with gas pumps to the western corner of the property fronting Russ Avenue.

Ms. Teague explained that Chick-Fil-A is requesting changes to the revised Master Plan to develop the site to the north of the I-Market. In the existing plan, the building is located in the center of the property with a drive-thru going all the way around the building. Chick-Fil-A is requesting relocation of the building from the center of the property to the southeast side of the lot, a reduction of driveways from three to two, and also a change in the location of driveways from access roads that are perpendicular to Russ Avenue, to the access road that is parallel with and further away from Russ Avenue. Ms. Teague stated that the relocation of driveways eliminates the driveways along the access road that intersects Russ Avenue. She said this will make a safer driveway scheme and improve vehicular safety.

Staff believes that the proposed changes do not constitute substantial changes and can be approved by the Planning Board.

Todd Rogers
Roswell, Georgia

Mr. Rogers stated Chick-Fil-A's intent for moving access roads is for better circulation of the double drive thru lane. These lanes will merge into one lane, and will accommodate a larger number of vehicles. The Board asked about seating capacity. Mr. Rogers said approximately 134 for this building with an outdoor patio.

Ms. Teague said that 55 parking spaces area provided, exceeding the minimum requirement based on the number of seats. Parking for three bicycles will be provided. When asked about landscaping, Ms. Teague said the site plan for Chick-Fil-A is still evolving. Staff will be working with them as the process moves forward. Chick-Fil-A has standard landscaping, but they have a lot of flexibility in the landscaping plan based on the Conditional District Ordinance.