

TOWN OF WAYNESVILLE Zoning Board of Adjustment

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

Board Members:

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

Development Services

Director

Elizabeth Teague

Assistant Development

Services Director

Olga Grooman

TOWN OF WAYNESVILLE ZONING BOARD OF ADJUSTMENT REGULAR MEETING

Town Hall – 9 South Main Street, Waynesville, NC
28786 Tuesday, August 4, 2026, 5:30 pm

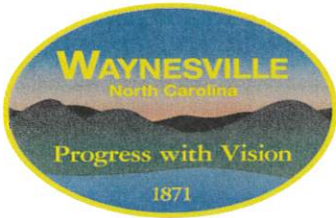
A. CALL TO ORDER:

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

B. BUSINESS ITEMS:

1. A variance request from the façade materials requirements for Haywood Community College at 144 Industrial Park Drive in Waynesville, NC (PIN 8616-96-6627), Land Development Standards Section 5.11.1 Façade Materials (Industrial Building Design Guidelines).

C. ADJOURN.



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TRANSCRIPT OF THE TOWN OF WAYNESVILLE ZONING BOARD OF ADJUSTMENT Regular Meeting Town Hall – 9 South Main St., Waynesville, NC 28786 Tuesday, June 2nd, 2026

THE TOWN OF WAYNESVILLE ZONING BOARD OF ADJUSTMENT held a Regular Meeting on Tuesday June 2nd, at 5:30 p.m., in the Town Hall Board Room at 9 South Main Street, Waynesville, NC 28786.

A. CALL TO ORDER

1. Welcome/Calendar/Announcements

The following board members were present:

Sam Hyde, Acting Chairman
Mary Ford
Jan Grossman
Carly Pugh

The following board members were absent:

Edward Moore, Chairman
John Mason, Vice Chair

The following staff were present:

Olga Grooman, Assistant Development Services Director
Alex Mumby, Land Use Administrator
Esther Coulter, Administrative Assistant
Ron Sneed, Board's Attorney

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The applicant's team was present:
Andrew Paterson, Applicant

B. TRANSCRIPT:

[Acting Chairman Sam Hyde]

I'll go ahead and call. As the ranking member on the board, I call the meeting to order. The first thing we'll entertain is the nomination and the vote for a temporary chairman of the board. Are there any nominations to be had at this time?

[Board member Mary Ford]

I move that Sam Hyde be the temporary Chairman.

[Board member Jan Grossman]

I second that.

[Acting Chairman Sam Hyde]

Okay, we've got a motion and a second. All in favor?

[ALL]

Aye.

[Acting Chairman Sam Hyde]

Any opposed? Congratulations.

[Acting Chairman Sam Hyde]

At this time, I'd like to welcome everybody to the meeting. Thank you for being here. We have one matter before the board tonight.

Also, before we start with that process, has everybody had an opportunity to review the minutes from the last meeting? And does anybody have a motion to approve those minutes as presented?

[Board member Carly Pugh]

So, moved.

[Acting Chairman Sam Hyde]

Got a motion. Is there a second?

[Board member Carly Pugh]

Second.

[Acting Chairman Sam Hyde]

All in favor?

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[ALL]
Aye.

[Acting Chairman Sam Hyde]
Any opposed?

The minutes are approved as given. At this time, I presume, Mr. Attorney at Law, that we will move to the introduction of the hearing.

[Attorney Ron Sneed]

If you want to get your variance, you have to get a 4/5 vote of a full membership of the Zoning Board of Adjustment. Not a 4/5 vote of who's here. There are 5 members. You have to convince all four of these folks that you're entitled to your variance. When you have a situation like this, Waynesville gives the applicant the opportunity that if you'd rather have the hearing or not. You have a vote to lose, you can still win. The board will let you continue the meeting to the next regular meeting, but that's your decision. If you feel comfortable moving forward with it, fine. But if you'd rather have five up there, so you have a vote to lose, you can ask to have it continued to the next meeting.

[Board member Jan Grossman]

And how long do they have to do it? Do they have to do that now or can they do it at any time?

[Attorney Ron Sneed]

No, it has to be done before the hearing starts. Once you're in the hearing, you can't stop. If you feel like you're losing, you can't say, "I'm not sure about the next one." It's too late.

[Acting Chairman Sam Hyde]

I like the way that court works.

[Attorney Ron Sneed]

It's not like a trial where something gets put over, you start all over again, because you're going to lose your jury. Unfortunately, you're going to get the same jury the next time. You're not allowed to do that-to have half of a hearing and finish it later.

[Neighbor Mr. Johnson]

So, you're saying if the [variance] is approved, they must have a 4/5 vote. Is that right?

[Attorney Ron Sneed]

That's right. So, you've got to get all four of this board convinced that you're entitled to the variance.

[Acting Chairman Sam Hyde]

Do you wish to proceed?

[Applicant Andrew Peterson]

Let me ask a more qualifying question. Do I have the ability to resubmit if it's turned down?

[Assistant Director Olga Grooman]
If it's turned down, you can get it appealed.

[Applicant Andrew Peterson]
If I do not get the four votes tonight, do I have the ability to refile?

[Attorney Ron Sneed]
Possibly in the future, but I don't think we've got to open it up yet. But if the facts on the ground should happen to change, you would reapply. You couldn't reapply for the same thing the same way.

[Board member Carly Pugh]
You could appeal.

[Attorney Ron Sneed]
Well, if you lose, you could appeal, but you go to the Superior Court. The Superior Court doesn't hear it all over again. They just look at the record to see if the board had a basis in the record for the decision you made.

[Applicant Andrew Peterson]
I think I have a strong case going for it. If I have to appeal, I will.

[Acting Chairman Sam Hyde]
Wonderful. I'll go ahead with the note you gave me here.

[Assistant Director Olga Grooman]
Sure.

[Acting Chairman Sam Hyde]
All right. This is a public hearing before the Zoning Board of Adjustment to consider a variance. This process is established to provide limited relief from the requirements of this ordinance and those cases where strict application of a particular requirement will create particular difficulty or unnecessary hardship.

You are advised that the hearing on this matter will be quasi-judicial in nature. Accordingly, we can only entertain testimony or other evidence which is material or relevant to the case at hand. The Town and the applicant are determined to be parties with standing in this matter.

Other people are entitled to give testimony. However, if you desire to examine witnesses or to present arguments, you must first be determined to have standing in this case. This means that you have a substantial interest in the case, which is different in kind from the general public.

Is there anybody else here who wants to have standing or wants to testify or present evidence? Okay. Is there anybody else besides the applicant and the Town who wants to present evidence to the board?

There will be an opportunity for a public hearing, I mean public comment, anybody who wants to present evidence or argument before the board. All right. At this time, I would ask those who have standing to please come forward so we can be sworn.

[Attorney Ron Sneed]

Anybody else wishing to speak. Come on up. Place your left hand on the Bible and raise your right, please, or other book.

Do you swear or affirm that the testimony you're about to give in this matter to be the truth, the whole truth, and nothing but the truth? If so, say I do.

[ALL 6]

I do.

[Acting Chairman Sam Hyde]

Thank you so much. All right. The procedure is set forth for the board tonight, the Board of Adjustment does two things.

First, it determines the facts in the case, and second, it applies the standards in the ordinance to those facts. In a quasi-judicial proceeding, this board must act much like a court in applying zoning ordinances, land design standards, and other Town ordinances in this specific case. Therefore, I'll go ahead and move that we have a... we'll open the meeting at 5:41 p.m. and we'll allow at this time the staff to present evidence.

[Land Use Administrator Alex Mumby]

Thank you, board. Tonight, before you, we have a variance hearing for a garage in the front yard located at 766 High Ridge Road in Waynesville, North Carolina, 28786, and PIN number 8605-50-4012. The subject property is a 2.552-acre parcel located between High Ridge Road to the north and Rocky Knob Road to the south. The lot contains an existing single-family home and a winding driveway with multiple switchbacks on the property. The lot slopes sharply downward from the north to south, with the house located at the bottom of the winding driveway. The property is zoned in the Eagles Nest Low Density District.

The applicant is seeking to construct a two-car garage on the property. The garage is considered an accessory structure per Land Use Standards Section 17.4, which defines accessory structures as the following: a detached subordinate structure, the use of which is clearly incidental to and customarily found in connection with a principal building or use, is subordinate to and serves a principal building or use and is subordinate in area, extent, and purpose to the principal building or principal use served. This term includes accessory buildings.

Due to the topography and current conditions of the site, the applicant is seeking to place the garage on a relatively flat spot connected to their existing driveway. Per LDS Section 4.5.2, on lots less than three acres in size, accessory structures may only be located in the rear or side yard of the site. Locating the garage to the side or rear of the home would require extensive clearing and grading of the steep slopes and extension of the driveway.

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As for the zoning district, LDS Section 2.3 describes the purpose and intent of the Eagles Nest Low Density Residential District as follows: a rural district characterized by beautiful views afforded by steep terrain. Water service is available throughout much of the area, but sewer service is limited. Future development shall be sensitive to the terrain with grading minimized through the use of good design, cluster development, and large lot development. Clear-cutting for views is unacceptable.

Appropriate trimming of trees for vistas is preferred. As this is an area dominated by private development, it will be important in the future to acquire public parkland, especially at elevations exceeding 3,000 feet above mean sea level. Land conservation easements are encouraged. Possible road connections shall be evaluated as new streets are constructed in an effort to support and to improve connectivity without jeopardizing the natural beauty of the area. Sidewalks are not required, except in major residential developments due to the rural mountain character of the district.

Granting a variance would be consistent with the district's intent to be sensitive to the terrain and to minimize grading on steep slopes.

As for the surrounding land use and zoning patterns, the subject property is surrounded primarily by large-lot single-family developments with some undeveloped lots to the west and northeast. The variance would be consistent with the character of the sparsely developed surrounding properties, as the adjacent homes generally maintain most of their sites in an undisturbed condition. As for the proposed variance, the property slopes sharply downward from Highbridge Road to the primary residence.

From a bird's eye view, the home is approximately 120 feet away from the edge of the road, though due to topography, the distance on the ground will be further. The property maintains a fairly consistent slope rate of approximately 34.8% from the top of the property to the bottom. And here on the screen we can see the topography of the site. Those are the five-foot topo lines.

The applicant is requesting to build a freestanding garage in the area of the lot between one of the switchbacks at the driveway. A garage is considered an accessory structure under the zoning code and is subject to the regulations of Section 4.5.2 of the Land Development Standards.

Here is a survey of the property, and the garage would be located within that big curve of the driveway, so it would be kind of sandwiched in between those two sections. And below, in the staff report, you can see the chart of LDS Section 4.5.2, which determines the number of accessory structures allowed, their maximum size, and where they may be located depending on the size of the lot. Because this lot is roughly 2.5 acres, it falls into the [column] single-family [and] two-family lots greater than one acre and less than three acres, and for permitted location, it is side and rear yard only. And that's the variance that they're requesting.

As this lot is 2.5 acres, accessory structures may only be located within the rear and side yards of the property. The side yard is determined by the location of the primary structure, with areas to the left and right of the structure and behind the furthest point of the façade being considered side yards.

Locating the garage in the rear or side of the building would require additional clearing of the lot and a longer driveway in order to access the garage. As stated earlier, the property has steep topography, and preserving it is best achieved by minimizing additional site disturbance.

Due to the topography, the property is also subject to the Town of Waynesville's Steep Slope Ordinances, LDS Section 12.6.4. With an approximate slope of 34.8%, the property would be placed in the 35-39% category, allowing for a maximum disturbed area of 25% of the site and a maximum impervious surface of 20%, as specified in the table below.

In that section, you can see the maximum disturbed area, so that would be an area that includes clear-cutting and turning over soil would be 25%, and then post-construction, we would require that a maximum of 20% be impervious surface. So that's any hardscape that is the dripline of structures, as well as the driveway and any roads on the property.

For this property, the maximum disturbed area would be 27,770 square feet, and the maximum impervious area permitted would be 22,216 square feet. For reference, the existing house is only 2,335 square feet of heated area, so that's about 10% of their allotted impervious surface.

As for the variance criteria, staff offers the following comments regarding the findings that must be considered by the Zoning Board of Adjustment. You can also find the applicant's comments in the packet.

For each of these points, you will need to find in the affirmative in order to approve the variance.

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

In order for the garage to be located in the side or rear of the primary structure, greater land disturbance and clearing would be required, in addition to an increase in impervious surface. The variance requested would assist in conforming to the Eagle's Nest District's purpose and intent to minimize grading. Additionally, the variance would be consistent with the Town's Hillside Protection Ordinance 12.6 and the provision to make reasonable efforts to preserve and protect existing natural features of the slope, such as trees and other plant materials and rock outcroppings, which may help stabilize the slope from LDS Section 12.6.3.

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

The property is very steep, with an approximate slope of 34.8%. If the disturbance is limited to the northern portion of the property, closer to the road, the southern portion of the property would remain completely undisturbed. Granting this variance would allow this area to remain in its natural condition.

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

The home was built in 1994, and the current owner purchased the property in 2022. The hardship was not self-created as the location of the house pre-existed the current ownership of the lot.

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

The proposed location of the garage will minimize the visibility of the garage to the public due to the topography of the site and existing vegetation, which meets the spirit of the accessory structure ordinance. Additionally, by minimizing grading and clearing of the site, the granting of the ordinance would be consistent with both the purpose and intent of the Eagles Nest Residential Low-Density District and with the Steep Slope Ordinance.

The applicant has also provided additional comments on these points, which can be found in the agenda packet.

In addition to the maps, I've also included some site photos, and the applicant also has some site photos in their application. So, these are all taken from the road, from High Ridge Road, and as you can see, where the trees have been cleared is where they're requesting the placement of the garage. As you can see, it's pretty secluded.

The topography hides that area from view. You kind of have to really get at the edge in order to see where the garage would be located. As with some additional comments, compliance with all other zoning regulations, including the Hillside Protection Ordinances and Fire and Building Codes, is required.

No change in permitted uses may be authorized by variance, and appropriate conditions may be imposed on any variance, provided that the conditions are reasonably related to the variance from LDS Section 15.13.

Included as evidence:

- The staff report,
- The application with payment,
- The Town of Waynesville LDS Sections 4.5.2 and 12.6,
- Maps
- Site images
- Public notices
- Town of Waynesville LDS North Carolina Building and Fire Codes, and the North Carolina General Statutes 160B by reference.

I'm here to answer any questions that the board may have, and the applicant is also here to present and answer questions as well.

[Acting Chairman Sam Hyde]

I have a question, if you don't mind. I'm looking at these pictures here and looked at the plat, and I'm, you know, it's, where's the front of the house? Who decides that? Why do we have to decide where the front of the house is? Because I see a porch and a deck to the south, and I see a driveway to the front, and I see doors to the east, so who decides where the front of the house is?

[Land Use Administrator Alex Mumby]

So, the front of the house is somewhat open for interpretation. Typically, I'll come over here and kind of draw on the board to make it easier. Typically, we look at how the home relates to the road frontage, and as well we look behind the house.

So you can, in one interpretation, draw kind of a parallel-ish line with the road that goes to the farthest point on the facade of the house, and so anything kind of this way would be the front, as well as looking at anything that is behind the farthest point of the facade of the house.

[Acting Chairman Sam Hyde]

Well, if that's the interpretation, then wouldn't they not already be in the side yard building their garage? If we're pointing, you said northeast, right?

[Land Use Administrator Alex Mumby]

Yep, so here's the road up here, and you can kind of, the way that we interpret it is that the front yard, so where that's not blocked would kind of be the front yard right in this area, and they're asking to locate the garage here. So, the side yard would kind of be here, this area.

[Acting Chairman Sam Hyde]

Okay, thank you so much.

[Neighbor Mr. Johnson]

Just for clarification, let me show where they're asking for it. It's not quite in that part of the curve.

[Acting Chairman Sam Hyde]

At this time, we'll hear from the applicant.

[Applicant Andrew Peterson]

It would be located right in this area, kind of parallel to this parking area.

[Acting Chairman Sam Hyde]

Okay, thank you.

[Board member Jan Grossman]

Are you done?

[Acting Chairman Sam Hyde]
Yes, Mr. Grossman.

[Board member Jan Grossman]
Alex, can you tell me a little bit more about the property? It's a really strange shape, obviously. It has that bump out there. Was that bump out done so that driveway could have been created?

[Land Use Administrator Alex Mumby]
I'm not sure about that. The applicant may be able to speak to that. I do believe that there was a recombination at some point. As you can see on the flat where that dotted line is at that bump out, I believe that was the original property line, and there was a recombination to add that extra area in.

[Board member Jan Grossman]
Okay, and was this surveyed recently?

[Land Use Administrator Alex Mumby]
What is the date on the survey? Can you see?

[Board member Carly Pugh]
It's 2022.

[Land Use Administrator Alex Mumby]
So likely, as part of the purchase for the property, it was surveyed.

[Board member Jan Grossman]
Thank you.

[Applicant Andrew Peterson]
Would you like me to speak about the bump out? Sure. So, the bump out was something that was done prior to my ownership, and as I understand from speaking with the Johnsons, it was actually a gift of the land to the previous owners to be able to have that back open area. So, it was a generous thing for them to do, and then I inherited it by purchase.

[Board member Jan Grossman]
Yeah, because it looks like even the drive wouldn't have been in.

[Applicant Andrew Peterson]
It would have been tight, I think.

[Board member Jan Grossman]
Right.

[Acting Chairman Sam Hyde]
Do you have anything else you'd like to present to the board, Mr. Applicant?

[Applicant Andrew Peterson]

I'd just give a brief statement if you don't mind.

[Acting Chairman Sam Hyde]

Sure.

[Applicant Andrew Peterson]

I appreciate your time. As I'm looking at and trying to figure out how do I utilize this and add a two-car garage, I struggle, obviously, with the mountain area. I try to identify the least disruptive, the flattest area to be able to do any of the construction.

As this came up and the Johnsons got the mailing, I had a couple conversations with Mr. Johnson about, you know, we can spitball where else do we put this potentially and still, you know, be able to do what I'm trying to achieve. Some of their concerns that you'll hear are the visibility from their driveway. When they come down and come towards their driveway, they will see that. They see my red Tesla sitting out there now, which is nice and bright. They'll see the garage, so, you know, I spoke with them, looked at the other options financially and from an environmental disturbance perspective.

None of those really play out for what I can really do. I did say that I would plant some evergreen trees at the garage to try to screen the garage from visibility, you know, being bothersome. But I still think this is the best location, at least intrusive. I'm trying to see if there's anything else. Yeah, I think that's it.

[Board member Jan Grossman]

Thank you so much for your time. So how high is this going to be? This is going to be like a bunker, right? You're half into the hillside.

[Applicant Andrew Peterson]

We're going to go level with the driveway.

[Board member Jan Grossman]

Right, so you're going to go in. The whole back is...

[Applicant Andrew Peterson]

Right, and there are some pictures.

[Board member Jan Grossman]

Right, so it looks like the roof is only a foot off the ground.

[Applicant Andrew Peterson]

Yeah, yeah, I can step onto my roof of the current garage and it's going to be that same height.

[Board member Jan Grossman]

Right, so what's the highest point above the driveway? How high is that?

[Applicant Andrew Peterson]
Oh, yeah.

[Assistant Director Olga Grooman]
17 feet. No, page 17.

[Board member Jan Grossman]
Oh, 17. Yeah, I saw the picture of it, but I didn't know how high.

[Builder]
To the center peak of the roof would be approximately 14 feet.

[Applicant Andrew Peterson]
It would be very similar to the picture on page 16 with the wall hanging on the opposite side.

[Board member Jan Grossman]
Right.

[Acting Chairman Sam Hyde]
Anything else?

[Board member Jan Grossman]
I don't.

[Acting Chairman Sam Hyde]
Any other questions? All right, does any of the staff have any questions for the applicant? Does the applicant have any questions for the staff?

Thank you so much for your time. All right, at this time, if there's no witnesses to be presented or any cross-examination, we're going to go ahead and go into public comment. There's two here.

Is the Honorable Cheryl Johnson here? Mr. Johnson, you'll have three minutes to address the board. Whenever you're ready.

[Neighbor, Mrs. Anne Johnson]
Three minutes.

[Acting Chairman Sam Hyde]
Whenever you're ready. Whenever you're ready, sir.

[Neighbor, Mr. Johnson]
We live right next to them, of course, and I don't know where the driveway comes out. We gave that [land] to the previous owner because they already came onto our property. They had asked if they'd buy it. We said, well, no. We'll just give it to you.

So, when we come in our driveway, and I knew you had a picture there that would show our driveway. Can you put it here?

I'll let you show the picture. Yeah, that's our house down below. We come in and go to our driveway, and we look right straight up at that house to the right of it, and that's right where they're supposed to put the garage.

And, hey, we love our community. We love our lot there. We prefer not to have a garage, but to have a location, and I suggested it to my neighbor here.

But if we've built garages before, we put in a metal base on a slope like this and poured the concrete on the metal base, so you could build on a slope. You just build your foundation up like you would a basement for a house. So, I'm proposing they take and put this garage next to the one they've got right now. And there you've got it.

[Neighbor Mrs. Anne Johnson]
Three-car garage.

[Neighbor Mr. Johnson]
So, they have a garage, which is right here, I am proposing they put their garage right behind this one as an addition, which is really easy to do. But they do have already a two-car garage, but they've got three cars and about to have a fourth. Isn't that right?

So, we'd rather have the garage not out in the yard. But we'd much rather have it connected here where you would not see this structure here, but you see this from the road, and it backs this lady right down here and everybody goes up and down that road. And I think it violates the intent of what the developer wanted here. So, I'm saying it is not a difficult thing to add onto that garage where you have a four-car garage, two cars would park behind the others. That's what we would propose. I'd like to see it happen.

[Acting Chairman Sam Hyde]
Thank you so much.

[Neighbor Mr. Johnson]
Yeah, we did think it would kind of damage the appearance of the place to have that garage up there. It's a freestanding structure up here, close to the road, and I think that's a nightmare.

[Acting Chairman Sam Hyde]
Thank you, Mr. Johnson. Any others? Mrs. Anne Johnson, would you like to address the board?

[Neighbor Mrs. Anne Johnson]
Well, he pretty much said what I was going to say. We do love our place there, and I feel like having that garage that they're talking about would kind of devalue our property in some way and diminish the beauty of it because a freestanding garage separate from the house that they'll have there. It just doesn't seem like it's going to be that attractive and appealing. So that's one of our main reasons why we feel

like it could kind of diminish the value of our home if we need to sell or want to sell it later on. So that's about it.

[Acting Chairman Sam Hyde]

Thank you, Mrs. Johnson. I appreciate your time. Thank you.

All right, anybody have any questions for the speakers?

[Board member Carly Pugh]

I do. If that's okay.

[Acting Chairman Sam Hyde]

Sure.

[Board member Carly Pugh]

Can I ask the applicant, I want to give both proposals equal consideration. So, if you were to do what your neighbors are asking of you and to the garage where they would like it to be, would it affect the size of the garage at all?

[Applicant Andrew Peterson]

It would be a couple of things. Starting from a size perspective, I'm happy to pull my cars through two garages basically to park in the back, so if I could shuffle if I needed one of the other cars out. It increases the price by 25% or 50% over what I currently have.

[Applicant Andrew Peterson]

Okay.

[Applicant Andrew Peterson]

But put in the steel beams, and then you're also working against very, very steep, the quality is very steep on that side. So, it's going to be more environmental disturbance.

[Board member Carly Pugh]

Sure. And so is this going to be heated?

[Applicant Andrew Peterson]

No

[Board member Carly Pugh]

Okay. And then did you check with a developer or any kind of contractor, I'm searching for words, I'm sorry, to weigh out both of the options or did you? Yeah.

[Applicant Andrew Peterson]

He's, my builder.

[Board member Carly Pugh]

So, I am wondering whether it's going to be quicker one way or the other, right? Would it impact construction time?

[Builder]

Yes. Yes, it would.

[Board member Carly Pugh]

So, is it faster to do it the way you proposed?

[Builder]

If you're building freestanding, it would go quicker than trying to tie the roof in, tie into everything, because then to make it all match and everything at that point, you're actually are re-roofing part of the existing structure as well. Okay. To make it tie in.

[Board member Carly Pugh]

Gotcha.

[Board member Carly Pugh]

So, I think the overall impact, the way it's proposed, would actually be less in terms of construction time.

[Neighbor Mr. Johnson]

Yeah, I'm a builder also. [unintelligible] in my community. So, we're not talking about a lot of time difference.

[Board member Carly Pugh]

Okay.

[Neighbor Mr. Johnson]

You know, with the foundation, you dig a foundation and that takes a day, you pour it and that takes a day, your wall board up, that takes another day.

[Board member Carly Pugh]

My uncle owns a construction business, and that's awfully optimistic.

[Neighbor Mr. Johnson]

And another thing, where they're looking to building it, still is not flat, it's like this. Someone will have to go in there and trench it all out, dig it all out then do something with the dirt. It's not going to stay on the property. I don't think. Here you got a slope down there; all you have to do is get rid of the brush. There are 3 trees to come out. It's not really going to take much more time. I'm not sure it may cost 10-15 or 20% more. Talking with my wife the other day, it's not huge.

[Applicant Andrew Peterson]

It's going to be 50% more.

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[Neighbor Mr. Johnson]

The difference is you got the garage for the house where the garage is supposed to be and it's not out there in the front yard.

[Board member Carly Pugh]

Right. I imagine no matter what you do, the property value is going up. Okay.

Those are my questions. Thank you.

[Acting Chairman Sam Hyde]

Thank you so much. Any other questions from the board for any of the parties? All right.

At this time, I'd ask for a motion from the board to close the public hearing. Well, before we do that, anybody has any closing arguments they'd like to make. Sure.

[Applicant Andrew Peterson]

I appreciate my neighbors' concerns and understand their perspective. However, the issues raised are primarily related to existing vegetation and a commitment to additional evergreen screening. Importantly, this request is driven by the unique physical constraints of the property, and I've demonstrated that there are no reasonable alternatives without significant costs and environmental impact.

The proposal represents the least intrusive solution, while still allowing reasonable means to the property. With these reasons I respectfully ask the decision to be based on the objective criteria of the variance.

[Acting Chairman Sam Hyde]

Thank you. Anything from the town?

[Assistant Director Olga Grooman]

No, sir.

[Acting Chairman Sam Hyde]

All right. At this time, I'll entertain a motion if someone has one to close the public hearing to go into deliberations.

[Board member Mary Ford]

So moved.

[Acting Chairman Sam Hyde]

Second?

[Board member Jan Grossman]

I'll second.

[Acting Chairman Sam Hyde]
Great.

[Acting Chairman Sam Hyde]
All in favor?

[ALL]
Aye.

[Acting Chairman Sam Hyde]
All right. The meeting is closed. We're going into deliberations.

I'd like to remind the board of our four-prong test we have to apply here, and we'll go into deliberations. Anybody can take it when you're ready. Thank you.

[Board member Jan Grossman]
I guess my concern here is that the neighbor who donated this land to their neighbor, they're now having somebody build on that little piece of land, and they're against the building of it.

[Board member Carly Pugh]
No takebacks.

[Board member Jan Grossman]
Right. So, I mean, legally, they can, if we give approval. Right.

They have no legal case for it. It just, it seems, doesn't seem right that somebody donates something to you, and then you go ahead and build something.

[Board member Carly Pugh]
You give somebody some land for their car, and they want to build something to put their car in. It kind of makes sense to me.

[Board member Jan Grossman]
All right. And the other point that I would say is I'm not sure that building a garage is a hardship. So, living without a second garage, I'm not sure that's a hardship.

[Board member Carly Pugh]
I'm going to pick on you today, Jan.

[Board member Jan Grossman]
Go ahead. You can pick.

[Board member Carly Pugh]

Because at present, the alternative is leaving a car outside, and I don't own a car nice enough to really put myself in those shoes, but I imagine that there is some hardship, you know, if you keep a car outside or keep property outside.

[Board member Jan Grossman]

Right.

[Board member Carly Pugh]

Yeah.

[Board member Jan Grossman]

That case wasn't made, though, today.

[Board member Carly Pugh]

Okay.

[Board member Jan Grossman]

Right. They didn't make the case that they needed the second garage because they had very expensive antique cars, and they needed to protect them.

[Board member Carly Pugh]

No, I think that the case is there's going to be a garage because it's America, and he owns the land, and where should he put it? Right? That's the question we're answering.

[Board member Jan Grossman]

No, we're answering whether it's a hardship.

[Board member Carly Pugh]

Right. So, is it a hardship to put it in one place versus the other? We don't get to choose whether he gets a garage.

[Board member Jan Grossman]

No, we don't.

[Board member Carly Pugh]

But I think we're looking at A. So, the hardship is really about the location of the garage, right? So, it's an unnecessary hardship to put it to the side or the back, and my answer would be yes.

We don't really get to judge whether he should have a garage or not.

[Acting Chairman Sam Hyde]

I think, in my opinion, the hardship that results in, you know, I mean, look at this topography right in front of us right now. That's every five feet. The rise over run seems to be consistent throughout the

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entire plat, and all of us live, Mary and I were talking about this before the hearing, everybody here lives on a hill.

So, the prospect of digging one place as opposed to digging another, it's going to be a hardship. It's just what hardship is more difficult. Is it harder to dig back there into a mountain or harder to dig over here?

The fact of the matter that he's going to have a garage is irrelevant to the hearing. It's if he's going to put an extra structure on the property. Is there a hardship created?

[Board member Jan Grossman]
Right.

[Acting Chairman Sam Hyde]
So, if the hardship can be minimized or negated by the placing of the garage, and I think that that's part of what our job is to determine, in my opinion, what he's shown to us is that it is the easiest place to place the garage based off of less disturbance to the property and things of that nature. So, there are three other prongs to the test. That's my comments on it.

I think that there is a hardship to dig somewhere or to place it somewhere that's going to be more difficult to ingress, egress, and carve out the mountain. So, there're three other prongs here. Does anybody have any conversation?

Well, first of all, let me back up. Do you have anything else on that?

[Board member Jan Grossman]
No, I don't.

[Acting Chairman Sam Hyde]
Okay. Anybody else got anything on A? All right.

Anything on B, C, or D that we need to consider?

[Board member Carly Pugh]
We covered B. I think there was a lot of discussion about D. That seems like that's where the debate is.

[Board member Jan Grossman]
We really only have the one plan put in front of us, which is putting it in the front, right? Nothing has been presented to us from the applicant by putting it on the side and the differences with cost estimates or anything. We just don't have that in front of us today.

[Acting Chairman Sam Hyde]
Okay. Is there any other debate that needs to take place before we call for a motion either one way or the other? All right.

Does anybody want to offer a motion to the board in regards to what the applicant's requesting?

[Board member Carly Pugh]
Sorry, I'm just reading the 17.4 again.

[Acting Chairman Sam Hyde]
Take all the time you need.

[Board member Carly Pugh]
Because the opposing comment was that this might decrease their property value or not be in the spirit of the development. But, I mean, I see, yeah, the Eagle's Nest development, future development shall be sensitive to the terrain with grading minimized. So, I would move that we approve the variance.

[Acting Chairman Sam Hyde]
I've got a motion on the floor that the variance be approved. Is there a second?

[Board member Mary Ford]
I second.

[Acting Chairman Sam Hyde]
There's a motion and a second on the floor before the board. All in favor with the inferred vote say aye.

[Board members Carly Pugh, Mary Ford, and Acting Chairman Sam Hyde]
Aye.

[Acting Chairman Sam Hyde]
Any opposed?

[Board member Jan Grossman]
I'm opposed.

[Acting Chairman Sam Hyde]
All right.

[Acting Chairman Sam Hyde]
The motion fails for the lack of unanimous vote. All right. At this time, I think there's no other information or anything else to be considered by the board.

So, I would take a motion to adjourn.

[Board member Jan Grossman]
I'll motion to adjourn.

[Acting Chairman Sam Hyde]
Is there a second?

[Board member Carly Pugh]
Second.

[Acting Chairman Sam Hyde]
All in favor of adjourning?

[ALL]
Aye. Aye.

[Acting Chairman Sam Hyde]
Thanks, everyone.

Sam Hyde, Acting Chairman

Esther Coulter, Administrative Assistant

Zoning Board of Adjustment Staff Report

Summary Information:

Meeting Date: August 4, 2026
Subject: Variance request from the façade materials requirements for Haywood Community College (HCC) at 144 Industrial Park Drive in Waynesville, NC 28786
Ordinance Section: Land Development Standards (LDS) Section 5.11.1- Industrial Building Design Standards, Façade Materials.
Subject Properties: 144 Industrial Park Drive, Waynesville, NC 28786 (PINs 8616-96-6627, 8616-96-8970)
Proposed Project: 19,258-sf one-story building expansion, courtyard addition, and parking lot rework
Existing Development: HCC Satellite Campus
Applicant: Ethan Ward, AIA, on behalf of HCC
Staff: Olga Grooman, Assistant Development Services Director

Background:

On July 20, 2026, the Planning Board approved a major site plan for the Haywood Community College (HCC) to expand its satellite campus in the Waynesville Industrial Park. The approval, however, is contingent upon the granting of a variance from the façade materials requirements of the LDS 5.11.1.

The proposed project consists of one story, 19,258-sf addition to the existing building at 144 Industrial Park Drive, as well as a parking lot reconfiguration, and improvements to stormwater infrastructure. Haywood County GIS records indicate that the original building was constructed in 1985. It has a footprint of 17,017 sf and contains 16,888 sf of heated floor area. The existing building was recently renovated to house a welding lab, an electrical training lab, a classroom, and support spaces.

The 19,258-sf expansion will provide additional space for workforce education and training programs. The proposed addition will include a new advanced manufacturing shop that will house manual machining, advanced machining, and a grinding lab. The expansion will also include new restrooms, student gathering space, a flexible classroom, a computer lab for Computer-Integrated Machining and metrology, and a new faculty office suite.

The addition will be located on two subject properties, which will be combined into one lot prior to the building permit. The subject properties lie within Waynesville's extra-territorial jurisdiction (ETJ) on the northeastern side of the Town. Both parcels on which the future addition will be constructed are zoned Commercial Industrial (CI).

The project is located within the Waynesville Industrial Park. Per LDS 5.5.7, "Industrial buildings are expected to be utilitarian in design to accommodate a wide range of internal activities that range from heavy machinery to storage."

However, LDS 5.11.1-Façade Materials states that "Industrial building walls shall be predominately brick, stucco, decorative concrete block, or EIFS. Vinyl or metal sheeting and regular concrete blocks are prohibited on the front elevations and any side elevations within twenty (20) feet of the front elevation." The west elevation fronting Industrial Park Drive and portions of the side elevations within twenty (20) ft of the front elevations are proposed to be constructed with vertical metal panels. The applicant is seeking a

variance from the façade materials requirements of the LDS 5.11.1 in order to allow the use of metal panels on these elevations.

Surrounding Land Use / Zoning Patterns:

The proposed building addition is located on the two parcels within Commercial Industrial (CI) zoning district. The purpose and intent of the district is specified in the LDS 2.3.8.A:

“The Commercial Industrial District (CI) is an area designed to accommodate research and development, industrial and manufacturing uses, administrative facilities and limited supporting commercial services. While a broad mixture of uses is permitted, the principal focus in this area shall be on industrial development. High design and performance standards will be important for future development as this district is highly visible not only from a usage standpoint but also because of its location at one of the major entrances into Waynesville. Connectivity within the district is required to create an industrial campus feel within this area.”

Based on the district’s purpose and intent, the proposed expansion supports the objectives of the Commercial Industrial (CI) district. The expansion of the Haywood Community College (HCC) will provide specialized workforce education and technical training programs that directly serve the needs of industrial, manufacturing, and commercial employers in the area. As a workforce training hub, the expansion enhances the district’s purpose by preparing a skilled workforce, and it complements the surrounding commercial, storage, wholesale, and industrial uses.

The proposed addition must accommodate a specialized, hands-on workforce training, which requires large industrial equipment, laboratories, and flexible, open interior spaces. Therefore, the building’s design and square footage are driven by the functional needs of these training programs rather than architectural preference.

Additionally, the attached images submitted by the applicant show that many of the surrounding buildings within the Industrial Park have similar designs and utilize metal panels as exterior materials. Examples include Austin Medical, Consolidated Electrical Distributors, granite business, Sarge’s Animal Rescue, Faith Community Church, Interstate Batteries, and several other businesses within the park. This makes the proposed design for HCC appropriate for the industrial context and consistent with the architectural character of the established Industrial Park.

Proposed Variance:

LDS 5.11.1-Façade Materials states that “Industrial building walls shall be predominately brick, stucco, decorative concrete block, or EIFS. Vinyl or metal sheeting and regular concrete block is prohibited on the front elevations and any side elevations within twenty (20) feet of the front elevation.” The applicant proposes vertical metal panels on the facade and side elevations within twenty (20) ft of the facade.

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

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

In the application materials, the applicant states:

“The existing building is a legally established pre-engineered metal building (PEMB) constructed prior to the adoption of the current façade standards. The proposed addition is intended to function as a seamless continuation of the existing building, matching its structural system, roof form, and exterior wall materials. Requiring a different façade material would result in a visually inconsistent building and introduce a fundamentally different wall assembly where the addition connects to the existing structure.

Industrial Park Drive is characterized by pre-engineered metal buildings with metal façades, including neighboring facilities such as Hammerhead Powder Coating, Faith Community Church, Austin Medical, Inc., and numerous other industrial and commercial buildings. The proposed use of architectural metal wall panels is consistent with the established development pattern and industrial character of the corridor. Requiring an alternate façade material on this property would create an architectural condition that is inconsistent with both the existing building and the surrounding context.

The request does not seek to introduce a new building type or architectural character. Rather, it seeks to allow an addition that is compatible with a legally existing structure and harmonious with the established character of Industrial Park Drive.”

Staff recommends that the Board could find that the proposed façade materials on the new building are consistent with the character of the Industrial Park. Further, staff submits that using the same materials on the addition provides a unified appearance of the entire facility, so that the new structure matches the existing structure architecturally.

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

The applicant explains:

“The existing building is a pre-engineered metal building (PEMB) originally designed and constructed to receive factory-finished metal wall panels as an integral part of its structural and exterior wall system. Requiring the addition to utilize masonry, EIFS, or another wall material would necessitate a fundamentally different wall assembly, resulting in complex transitions between the existing and proposed construction. Depending on the selected alternative façade, additional structural framing, foundation capacity, and detailing may be required to accommodate flashing, and weatherproofing. These challenges arise from the unique physical characteristics of the existing PEMB and its integration with the proposed addition, rather than from the applicant's preference or convenience. These conditions are unique to this property because it is an expansion of a legally existing 1980s pre-engineered metal building within an established industrial corridor composed predominantly of similar metal-clad industrial buildings.”

Staff submits that introducing different façade materials for the addition would require a fundamentally different wall assembly and result in a more structurally complex construction for the applicant. What the applicant is proposing is structurally compatible with the existing pre-engineered metal building, so that the engineering and construction is the same. Forcing a new type of wall assembly as part of an addition to an existing facility would create an un-necessary hardship.

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

The applicant states that:

“The hardship is not self-created. The existing pre-engineered metal building was lawfully constructed in the 1980s, prior to the adoption of the current façade standards. The proposed addition is an expansion of that existing structure, and the challenges associated with integrating a different exterior wall system result from the property's existing physical characteristics and subsequent changes to the Town's Land Development Standards—not from any action taken by the applicant or property owner. The applicant seeks only to extend the existing building in a manner that is compatible with its original design and the established character of Industrial Park Drive.”

The current Land Development Standards were adopted in 2011, with some modifications throughout the years. The existing building was built in 1985, as verified using Haywood County GIS. The variance request seeks to allow expansion of a pre-existing non-conforming facility, constructed approximately 26 years prior to the current ordinances. Changes to the ordinance were not the action of the property owner.

Notably, the property owner is Haywood Community College, and the building that is the subject of the variance request is part of their campus within the Industrial Park. The variance request reflects a reasonable desire to enhance the existing campus with a new building that is compatible architecturally with the existing building. Further the design of the new building addition must meet the practical needs of the workforce training facility while physically and architecturally connecting to what is already in place.

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

The applicant submits that:

“The requested variance is consistent with the spirit, purpose, and intent of the Land Development Standards because the proposed architectural metal wall panels will be compatible with the existing building and the surrounding industrial development. The addition will not adversely affect adjacent properties, public safety, or the public welfare, and will maintain the established character of Industrial Park Drive.

The Land Development Standards recognize that industrial areas warrant different design considerations than other zoning districts. The subject property is located within an established industrial corridor that is characterized by pre-engineered metal buildings with metal façades. The proposed addition does not introduce a new architectural character; rather, it continues the design of a legally existing building in a manner that is compatible with the surrounding development pattern.

Granting the requested variance will secure substantial justice by allowing the reasonable expansion of an existing industrial facility while preserving the visual continuity and established character of Industrial Park Drive. The request is limited to the exterior wall material, and all other applicable zoning, development, and building code requirements will be met.”

Staff received no inquiries about this variance request. Additionally, no members of the public attended or provided feedback at the Planning Board hearing on July 20, 2026, when the HCC major site plan was reviewed and approved.

Additional Comments:

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

If the Board denies the variance, the applicant will need to submit the revised building elevations to staff and show compliance with the façade requirements of the LDS Section 5.11.1- Industrial Building Design Standards, Façade Materials.

Public Notice:

Staff provided notice of this public hearing by posting the site and mailing the notice to the adjacent property owners within 100 ft on July 21, 2026, and advertising in the *Mountaineer* newspaper for two (2) consecutive weeks on July 22 and July 29, 2026. The notice was also submitted to the local media and posted on the Town's website.

Items Entered as Evidence:

- Staff report
- Application materials with payment and Agent Authorization forms
- Existing conditions and site plan as approved by the Planning Board on July 20, 2026
- Maps: subject properties, zoning, municipal boundaries
- Street view
- Public notices
- Town of Waynesville Land Development Standards and NC G.S. 160D by reference



TOWN OF WAYNESVILLE

Development Services Department

9 South Main Street, Suite 110

Waynesville, NC 28786

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

www.waynesvillenc.gov

Variance Application

Property Address / Location: 144 Industrial Park Rd, Waynesville, NC 28786

Property PIN: 8616-96-6627 Parcel Size (ac): 7.3 acres

Property Zoning District: CI (Commercial Industrial) Historic Property or District: N/A

Flood Zone: N/A Elevation of the property is at 2,900 ft or more (circle): Yes ☐ No ☒

Applicant

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

Printed Name of Applicant: Ethan Ward

Applicant's Phone #: 828-400-5126 Applicant's Email: eward@mcmillanpazdansmith.com

Applicant's Address: 47 Rankin Avenue, Suite 141, Asheville

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

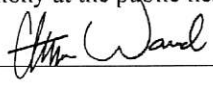
Applicable Ordinance Section: LDS 5.11 Industrial Building Design Standards

Ordinance requirement from which relief is sought: LDS 5.11.1 Facade Materials (Industrial Building Design Guidelines)

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

Allow metal sheeting installed on the front elevations and side elevations within twenty feet of the front facade. See attached exhibits

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

Applicant's Signature:  Date: 07.17.2026

Property Owner (if different than applicant)

Printed Name of Property Owner: haywood community college

Owner's Phone #: 828-565-4027 Owner's Email: bwlanning@haywood.edu

Owner's Address: 185 Freeland Drive, Clyde, NC 28721

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

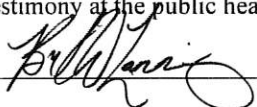
Applicable Ordinance Section: LDS 5.11 Industrial Building Design Standards

Ordinance requirement from which relief is sought: LDS 5.11.1 Facade Materials (Industrial Building Design Guidelines)

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

Allow metal sheeting installed on the front elevations and side elevations within twenty feet of the front facade. See attached exhibits

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

Owner's Signature: 

Date: 7/17/2026

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

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

The existing building is a legally established pre-engineered metal building (PEMB) constructed prior to the adoption of the current façade standards. The proposed addition is intended to function as a seamless continuation of the existing building, matching its structural system, roof form, and exterior wall materials. Requiring a different façade material would result in a visually inconsistent building and introduce a fundamentally different wall assembly where the addition connects to the existing structure.

Industrial Park Drive is characterized by pre-engineered metal buildings with metal façades, including neighboring facilities such as Hammerhead Powder Coating, Faith Community Church, Austin Medical, Inc., and numerous other industrial and commercial buildings. The proposed use of architectural metal wall panels is consistent with the established development pattern and industrial character of the corridor. Requiring an alternate façade material on this property would create an architectural condition that is inconsistent with both the existing building and the surrounding context.

The request does not seek to introduce a new building type or architectural character. Rather, it seeks to allow an addition that is compatible with a legally existing structure and harmonious with the established character of Industrial Park Drive.

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

The existing building is a pre-engineered metal building (PEMB) originally designed and constructed to receive factory-finished metal wall panels as an integral part of its structural and exterior wall system. Requiring the addition to utilize masonry, EIFS, or another wall material would necessitate a fundamentally different wall assembly, resulting in complex transitions between the existing and proposed construction. Depending on the selected alternative façade, additional structural framing, foundation capacity, and detailing may be required to accommodate flashing, and weatherproofing. These challenges arise from the unique physical characteristics of the existing PEMB and its integration with the proposed addition, rather than from the applicant's preference or convenience. These conditions are unique to this property because it is an expansion of a legally existing 1980s pre-engineered metal building within an established industrial corridor composed predominantly of similar metal-clad industrial buildings

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

The hardship is not self-created. The existing pre-engineered metal building was lawfully constructed in the 1980s, prior to the adoption of the current façade standards. The proposed addition is an expansion of that existing structure, and the challenges associated with integrating a different exterior wall system result from the property's existing physical characteristics and subsequent changes to the Town's Land Development Standards—not from any action taken by the applicant or property owner. The applicant seeks only to extend the existing building in a manner that is compatible with its original design and the established character of Industrial Park Drive.

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

The requested variance is consistent with the spirit, purpose, and intent of the Land Development Standards because the proposed architectural metal wall panels will be compatible with the existing building and the surrounding industrial development. The addition will not adversely affect adjacent properties, public safety, or the public welfare, and will maintain the established character of Industrial Park Drive.

The Land Development Standards recognize that industrial areas warrant different design considerations than other zoning districts. The subject property is located within an established industrial corridor that is characterized by pre-engineered metal buildings with metal façades. The proposed addition does not introduce a new architectural character; rather, it continues the design of a legally existing building in a manner that is compatible with the surrounding development pattern.

Granting the requested variance will secure substantial justice by allowing the reasonable expansion of an existing industrial facility while preserving the visual continuity and established character of Industrial Park Drive. The request is limited to the exterior wall material, and all other applicable zoning, development, and building code requirements will be met.

Standards of Review for Variances

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

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

2. **Floodplain Development Regulation Variance Requests:**

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

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

3. Additional Conditions:

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

4. Notification Requirements:

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

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

Additional notification requirements may apply.

PAYMENT SUMMARY RECEIPT

TOWN OF WAYNESVILLE
16 S MAIN ST

DATE: 07/17/26 CUSTOMER#:
TIME: 13:11:00
CLERK: 2044ecou

RECPT#: 3354222 PREV BAL: 300.00
TP/YR: P/2027 AMT PAID: 300.00
BILL: 3354222 ADJSTMNT: .00
EFF DT: 07/17/26 BAL DUE: .00
Misc Cash Receipts

-----TOTALS-----

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

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

PAID BY: Haywood Variance
PAYMENT METH: CHECK
PAYMENT REF: 9085158

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

**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 144 Industrial Park Road 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: Ethan Ward, AIA

Title and Company: Architect, McMillan Pazdan Smith

Address: 47 Rankin Avenue

Phone and email: 828-400-5126 eward@mcmillanpazdansmith.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 30th day of June, 2026.

Owner or Party with Contractual Interest in Property:

Brek Lanning, AIA

Vice President of Infrastructure

Operations & Technology

Address and phone number:

Haywood Community College

185 Freeland Drive, Clyde, NC 28721

828-565-4027



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Name of Authorized Agent: Greg Hoffman, PE

Title and Company: Project Manager, Civil Design Concepts, P.A.

Address: 84 Coxe Avenue

Phone and email: 828-252-5388 ghoffman@cdcgo.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.

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Vice President of Infrastructure
Operations & Technology

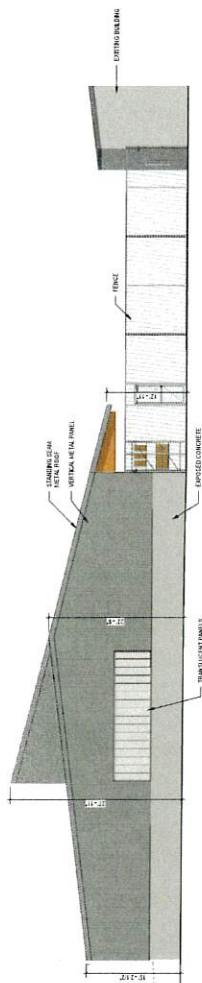
Address and phone number:

Haywood Community College

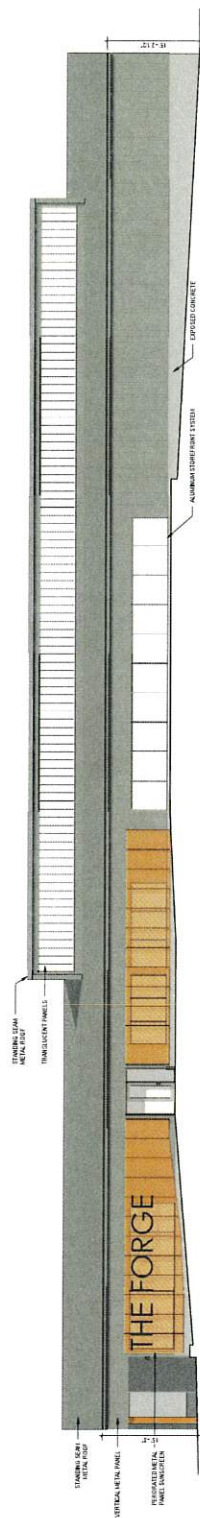
185 Freeland Drive, Clyde, NC 28721

828-565-4027

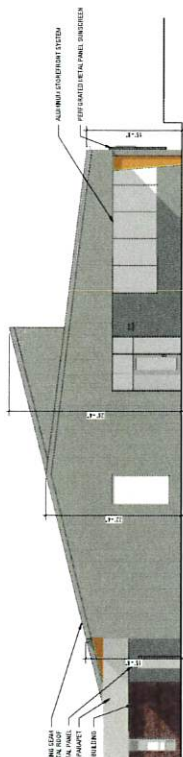




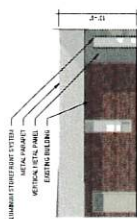
EAST - ELEVATION



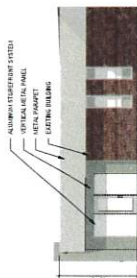
SOUTH - ELEVATION



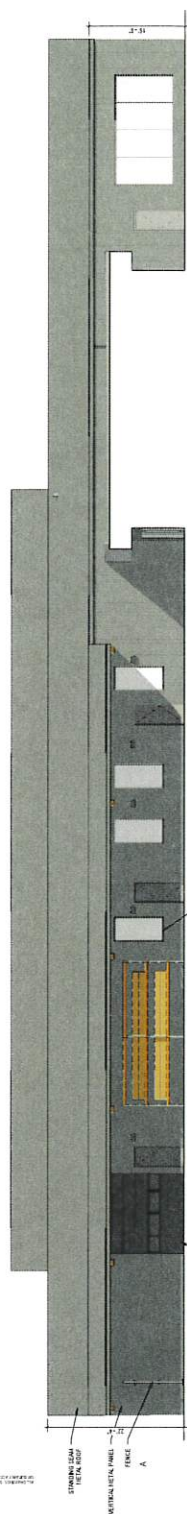
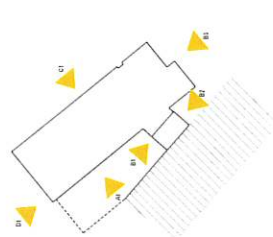
WEST - ELEVATION



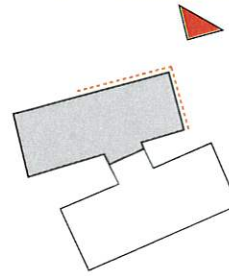
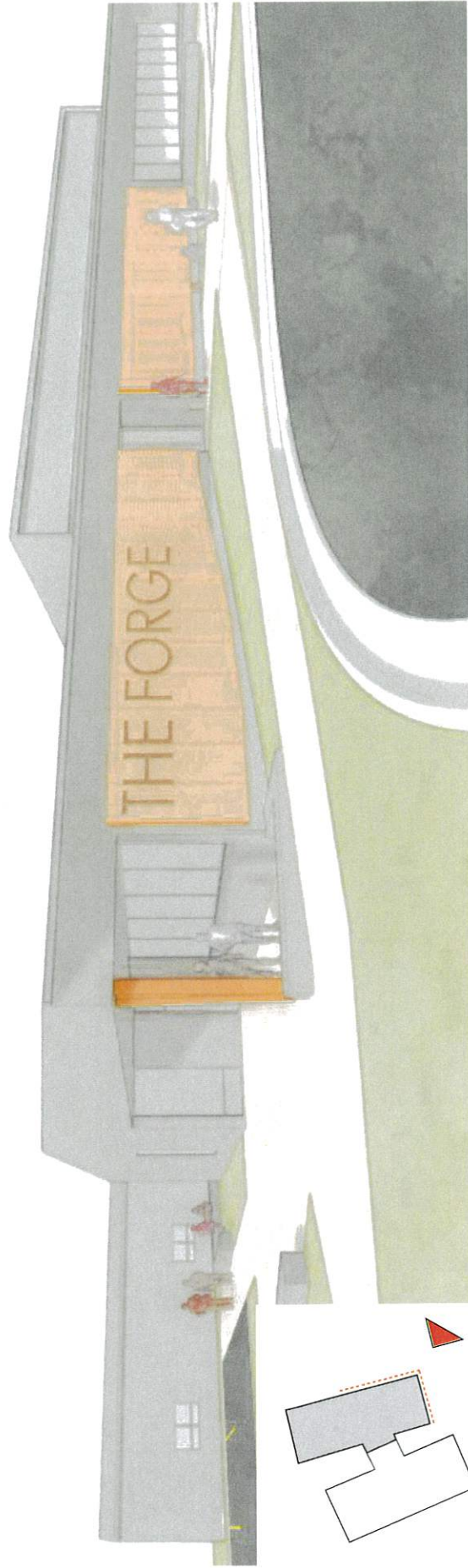
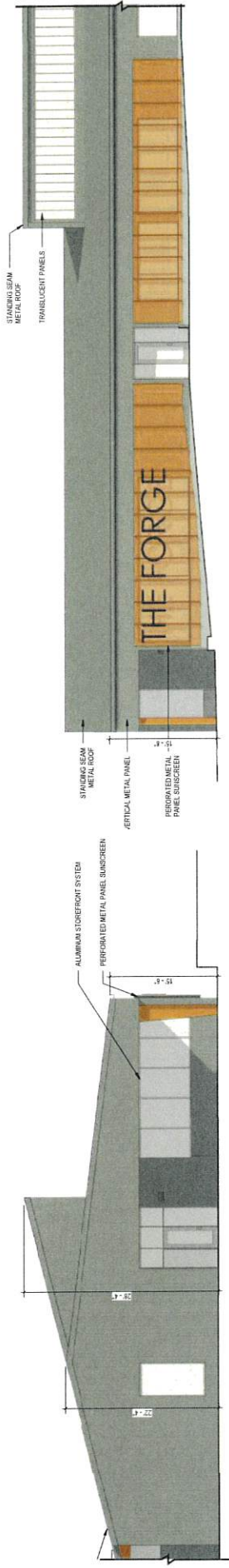
WEST-TRANSITION ELEVATION



EAST-TRANSITION ELEVATION



NORTH - ELEVATION



EXPANSION ENTRANCE RENDERINGS

RBAC EXPANSION
WAYNESVILLE, NC
07/17/26

mcmillan | pazdan | smith
ARCHITECTURE





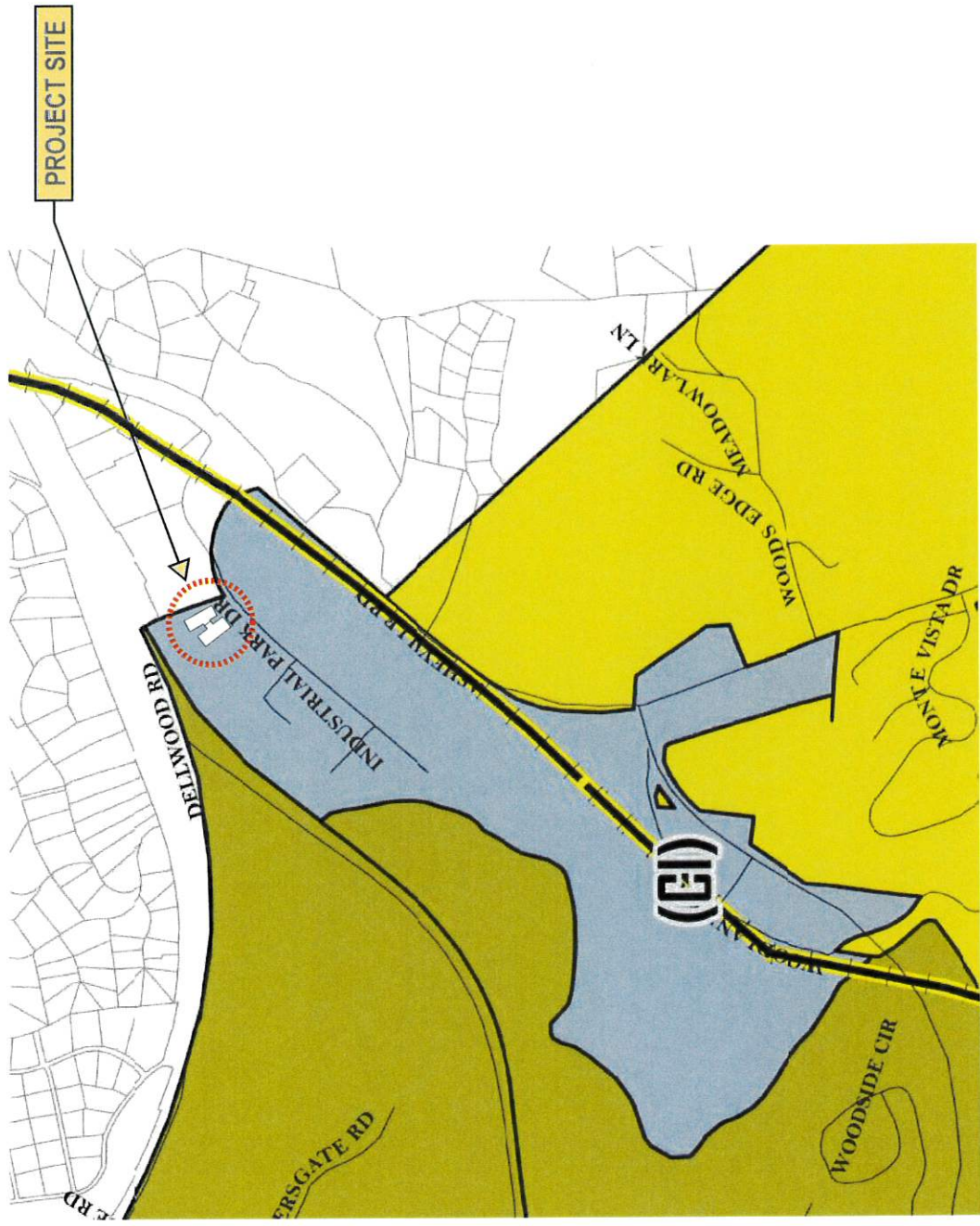
SITE PLAN - EXISTING BUILDING

RBAC EXPANSION
WAYNESVILLE, NC
07/17/25



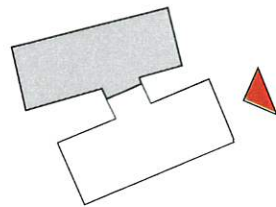
SITE PLAN - EXPANSION

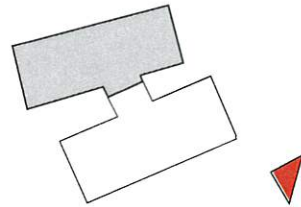
RBAC EXPANSION
WAYNESVILLE, NC
07/17/26



ZONING MAP

RBAC EXPANSION
WAYNESVILLE, NC
07/17/20







RBAC EXPANSION
WAYNESVILLE, NC
07/17/26

INDUSTRIAL PARK DEVELOPMENT CONTEXT



mcmillan | pazdan | smith
ARCHITECTURE

RBAC EXPANSION
WAYNESVILLE, NC
07/17/25

INDUSTRIAL PARK DEVELOPMENT CONTEXT



INDUSTRIAL PARK DEVELOPMENT CONTEXT

RBAC EXPANSION
WAYNESVILLE, NC
07/17/25



INDUSTRIAL PARK DEVELOPMENT CONTEXT

RBAC EXPANSION
WAYNESVILLE, NC
07/17/26





INDUSTRIAL PARK DEVELOPMENT CONTEXT

RBAC EXPANSION
WAYNESVILLE, NC
07/17/25



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ARCHITECTURE



S.I.



INDUSTRIAL PARK DEVELOPMENT CONTEXT

RBAC EXPANSION
WAYNESVILLE, NC
07/17/25



mcmillan | pazdan | smith
ARCHITECTURE



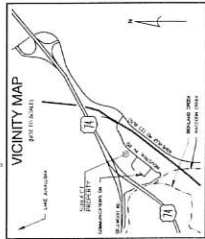


INDUSTRIAL PARK DEVELOPMENT CONTEXT

RBAC EXPANSION
WAYNESVILLE, NC
07/17/25



 mcmillan | pazdan | smith
ARCHITECTURE

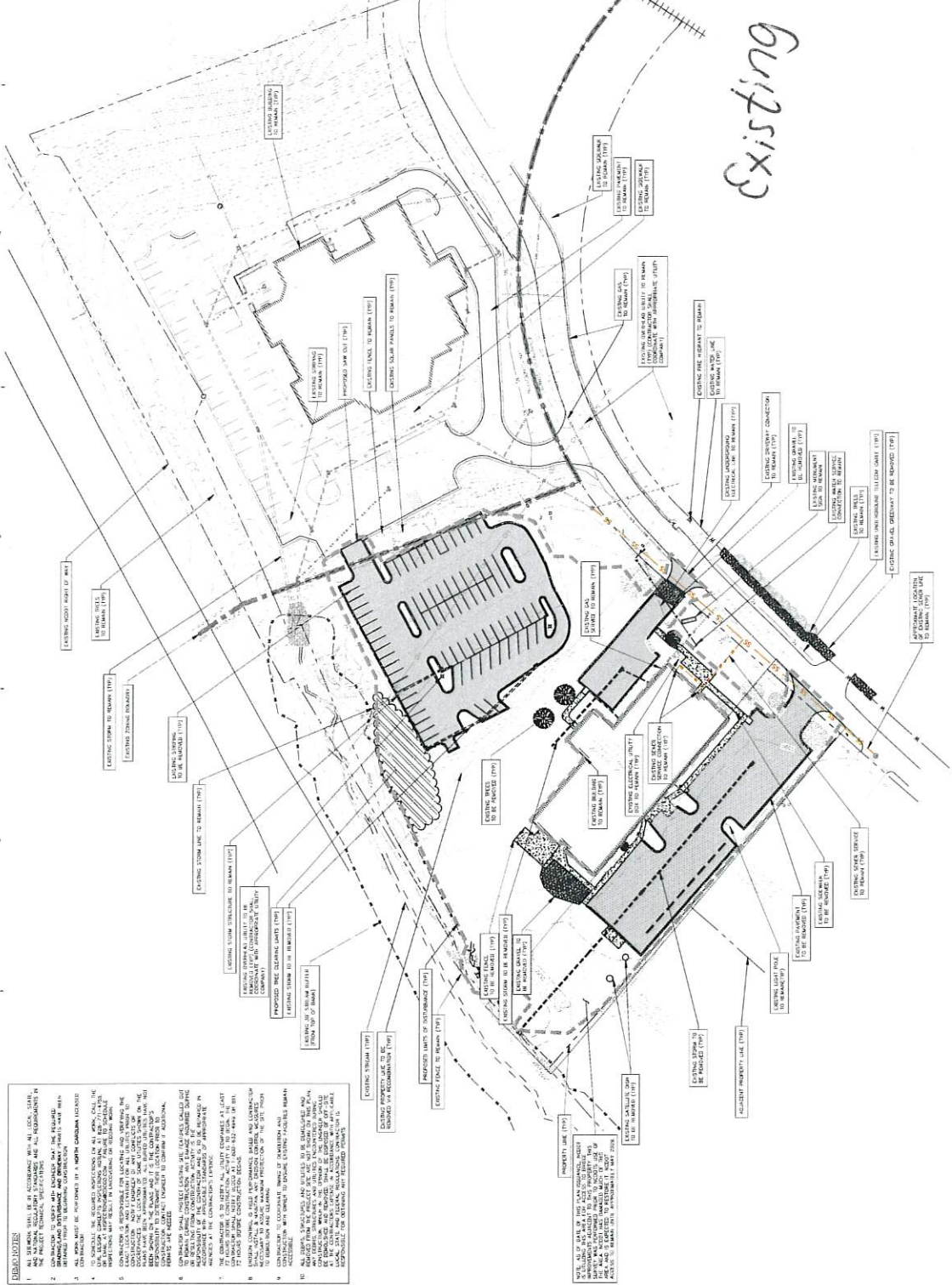


DEVELOPMENT DATA

OWNER	WYOMING COMMUNITY COLLEGE
PROJECT NO.	2014-001
DATE	12/15/2014
CONTACT	DALE J. SMITH, CHAIRMAN
ADDRESS	1000 W. 10TH ST., WYOMING, WY 82197
PHONE	307.222.5555
FAX	307.222.5555
CONTACT	DALE J. SMITH, CHAIRMAN
ADDRESS	1000 W. 10TH ST., WYOMING, WY 82197
PHONE	307.222.5555
FAX	307.222.5555

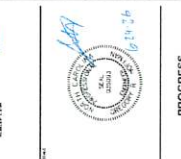
PROJECT DATA

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CONTACT	DALE J. SMITH, CHAIRMAN
ADDRESS	1000 W. 10TH ST., WYOMING, WY 82197
PHONE	307.222.5555
FAX	307.222.5555



Existing Conditions

- DISCLAIMER**
1. ALL WORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
 2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING CONSTRUCTION.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING CONSTRUCTION.
 4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING CONSTRUCTION.
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 8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING CONSTRUCTION.
 9. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING CONSTRUCTION.
 10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING CONSTRUCTION.



PROGRESS DO NOT USE FOR CONSTRUCTION

HAYWOOD COMMUNITY COLLEGE
RBAC EXPANSION
WYOMING, WY

SHEET TITLE

NO.	DATE	DESCRIPTION	BY
A	12/15/2014	EXISTING CONDITIONS AND DEMOLITION PLAN	WPS
B	08/01/2015	REVISION	WPS

PROJECT MANAGER

NAME	DALE J. SMITH
PHONE	307.222.5555
FAX	307.222.5555

EXISTING CONDITIONS AND DEMOLITION PLAN

C101

811
Know what's below.
Call before you dig.

CDC INSURATIONS HOTLINE
800.747.7474

GRAPHIC SCALE
1" = 40' FT.



EXISTING SITE DATA

ITEM	DESCRIPTION
1	EXISTING SITE DATA
2	EXISTING SITE DATA
3	EXISTING SITE DATA
4	EXISTING SITE DATA
5	EXISTING SITE DATA
6	EXISTING SITE DATA
7	EXISTING SITE DATA
8	EXISTING SITE DATA
9	EXISTING SITE DATA
10	EXISTING SITE DATA

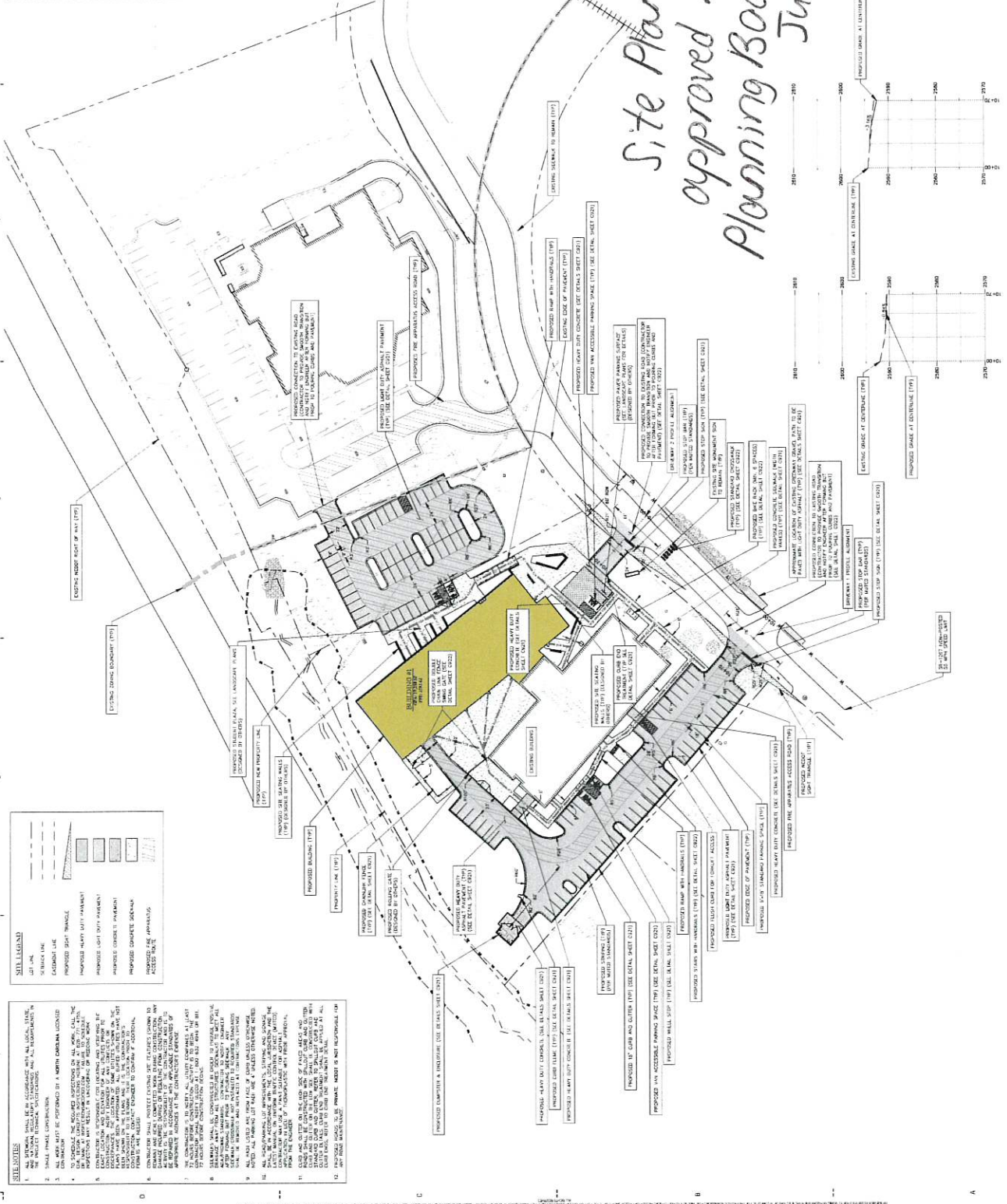
PROPOSED SITE DATA

ITEM	DESCRIPTION
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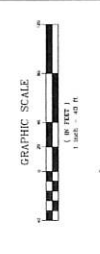
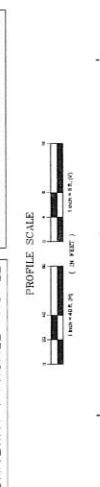
PROPOSED SITE DATA

ITEM	DESCRIPTION
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2	PROPOSED SITE DATA
3	PROPOSED SITE DATA
4	PROPOSED SITE DATA
5	PROPOSED SITE DATA
6	PROPOSED SITE DATA
7	PROPOSED SITE DATA
8	PROPOSED SITE DATA
9	PROPOSED SITE DATA
10	PROPOSED SITE DATA

*Site Plan as
approved by the
Planning Board on
July 20, 2026*



DRIVEWAY 1 PROFILE PROFILE DRIVEWAY 2 PROFILE PROFILE



LEGEND

SYMBOL	DESCRIPTION
---	EXISTING ROAD
---	EXISTING ROAD
---	EXISTING ROAD
---	EXISTING ROAD
---	EXISTING ROAD
---	EXISTING ROAD
---	EXISTING ROAD
---	EXISTING ROAD
---	EXISTING ROAD
---	EXISTING ROAD

1. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS ADOPTED BY THE NORTH CAROLINA LEGISLATURE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC ROADS AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE FEATURES.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC ROADS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE FEATURES.

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 website provider assume no legal responsibility for the information contained on these maps.

8616-96-8970

8616-96-6627

144

Commercial-Industrial District Commercial

8616-96-6590

8616-96-6586

190

8616-96-6602

40

8616-96-6621

136

8616-96-6549

32

44

8616-96-4689

46

8616-96-3646

8616-96-3690

60

8616-96-3537

8616-96-2443

8616-96-3342

55

8616-96-5446

208

8616-96-4243

8616-96-9232

8616-96-9232

179

8616-96-0456

8626-06-1893

8626-06-1899

DELWOOD RD

ALLEGIANCE LN

INDUSTRIAL PARK DR

Delwood Residential Medium Density Residential

EXT 103

GREAT SMOKY MTN EXPY

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Report For

HAYWOOD COMMUNITY COLLEGE TRS
185 FREELANDER DR
CLYDE, NC 28721

Account Information

PIN: 8616-96-6627

Deed: 905/459

1077/294

1077/33

Site Information

STORE WAREHOUSE TYPE

Commercial Use

144 INDUSTRIAL PARK DR WAYNESVILLE N

Heated Area: 16888

Year Built: 1985

Total Acreage: 2.24

Township: Waynesville Out

Site Value Information

Land Value: \$224,000

Building Value: \$567,900

Market Value: \$791,900

Deferred Value: \$0

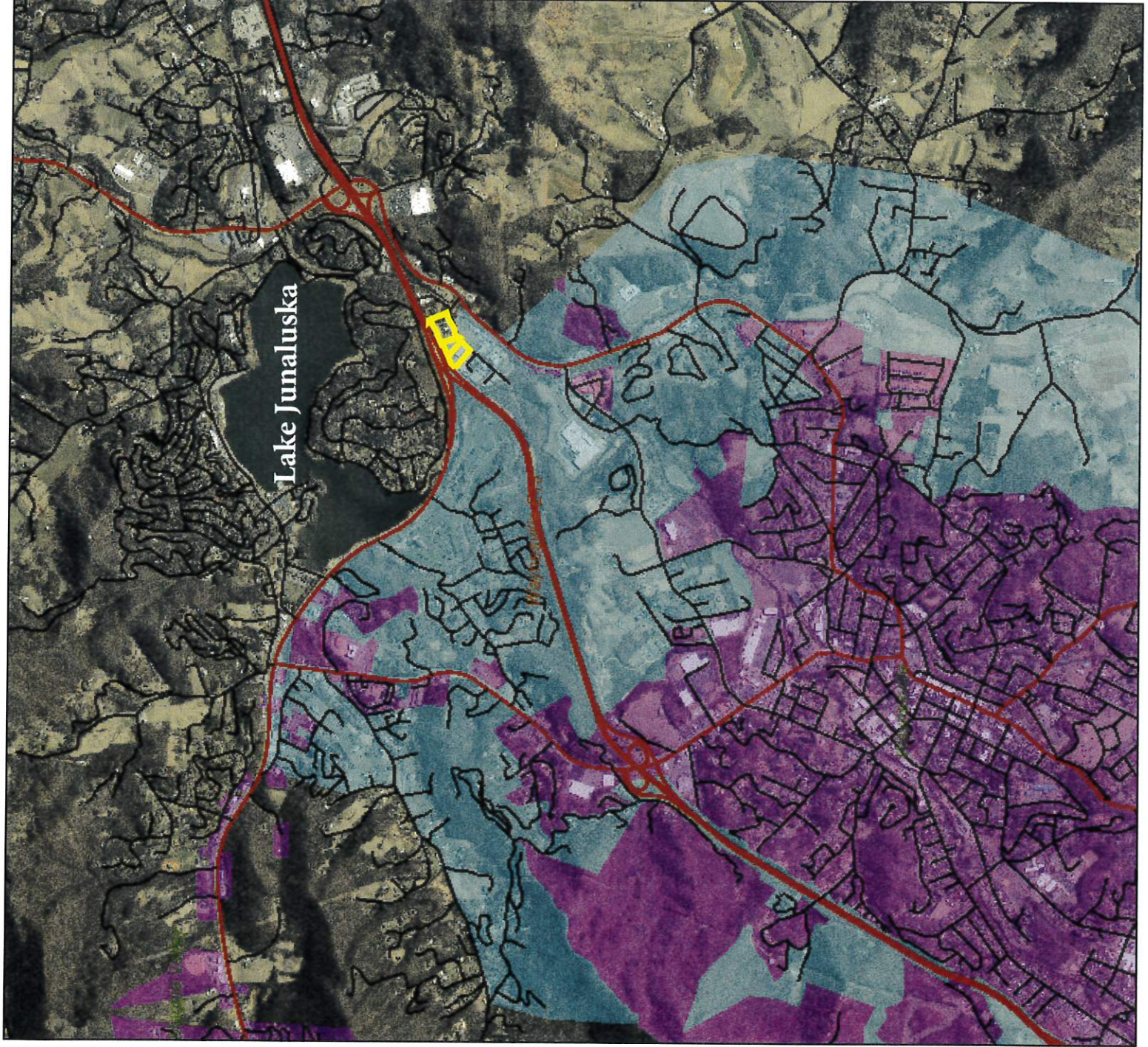
Assessed Value: \$791,900

Sale Price: \$0

Sale Date: 05/01/2016

Tax Bill 1:

Tax Bill 2:



1 inch = 2,667 feet

June 29, 2026

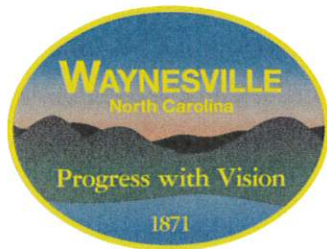
57.

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This map print out contains graphics



Street View with
the existing building



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: July 22 and July 29 (Wednesday) editions

Date: July 20, 2026

Contact: Olga Grooman, (828) 356-1172

Notice of Public Hearing

Waynesville Zoning Board of Adjustment

The Town of Waynesville Zoning Board of Adjustment will hold a public hearing on Tuesday, August 4, 2026, at 5:30 p.m. in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider a variance request from the façade materials requirements for Haywood Community College at 144 Industrial Park Drive in Waynesville, NC (PIN 8616-96-6627), Land Development Standards Section 5.11.1 Façade Materials (Industrial Building Design Guidelines).

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.

HAYWOOD COMMUNITY COLLEGE TRS
185 FREELANDER DR
CLYDE, NC 28721

MCINTOSH, ROBERT S
40 JUNALUSKA OAKS DR
WAYNESVILLE, NC 28786

R&L MOUNTAIN PROPERTIES LLC
PO BOX 826
WAYNESVILLE, NC 28786

TERMINIX SERVICE INC
3618 FERNANDINA RD
COLUMBIA, SC 29210

WOLFHEAD PROPERTIES LLC
179 INDUSTRIAL PARK DR
WAYNESVILLE, NC 28786-

AUSTIN MEDICAL INC A FL CORP
1578 PRAIRIE RD
ENTERPRISE, FL 32725

CHEEK, JOHN
CHEEK, LARAINÉ
101 POPLAR LOOP RD
WAYNESVILLE, NC 28786

FARRELL, CHRISTOPHER M
FARRELL, CHERYL
681 HOOT N HOLLER WAY
WAYNESVILLE, NC 28785

MASSEY, TIMOTHY K
PO BOX 991
WAYNESVILLE, NC 28786

SORRELLS, JAMES T/TR
SORRELLS, SUSAN M/TR
131 PEPAW LN
CANTON, NC 28716

BEAN, ERIC JAMES
BEAN, STACY MARIE
262 FIELDVIEW WAY
WAYNESVILLE, NC 28786

Evan Childress
Civil Design Concepts, P.A.
84 Coxe Ave Suite 260,
Asheville, NC 28801

Greg Hoffman
Civil Design Concepts, P.A.
84 Coxe Ave Suite 260,
Asheville, NC 28801

*Adjacent Property Owners
within 100 feet*

Property posted
on July 21, 2026

THE TOWN OF WAYNESVILLE
ZONING BOARD OF ADJUSTMENT
WILL HOLD A PUBLIC HEARING
ON AUGUST 4, 2026, AT 5:30 PM
IN THE TOWN HALL BOARD ROOM
AT 9 SOUTH MAIN ST.
TO CONSIDER
A VARIANCE REQUEST
CONTACT THE DEVELOPMENT SERVICES DEPARTMENT
T: 828-456-8647

