

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)
Kenneth Dambrosio (Alternate)

Interim Development
Services Director
Olga Grooman

TOWN OF WAYNESVILLE ZONING BOARD OF ADJUSTMENT REGULAR MEETING

Town Hall – 9 South Main Street, Waynesville, NC 28786
Tuesday, September 1, 2026, 5:30 pm

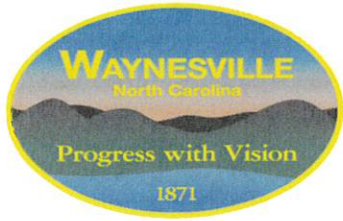
A. CALL TO ORDER:

1. Welcome/Announcements.
 - Introduction of new Board Member- Kenneth Dambrosio.
2. Adoption of Minutes (as presented or amended) from August 4, 2026, regular meeting.

B. BUSINESS ITEMS:

1. Election of Chair and Vice Chair.
2. A variance request from the side setback requirements for the property at 2956 Gaddis Branch Road (PIN 8606-11-0043), Land Development Standards Section 2.4.1.

C. ADJOURN.



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Board Members:

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Sam Hyde
Jan Grossman
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Carly Pugh (Alternate)

Development Services

Director
Elizabeth Teague

Assistant Development

Services Director
Olga Grooman

MINUTES OF THE TOWN OF WAYNESVILLE ZONING BOARD OF ADJUSTMENT

Regular Meeting

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

Tuesday, August 4th, 2026

THE TOWN OF WAYNESVILLE ZONING BOARD OF ADJUSTMENT held a Regular Meeting on Tuesday August 4th, 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:

Mary Ford
Jan Grossman
Sam Hyde
Carly Pugh

The following board members were Absent:

Edward Moore, Chairman
John Mason, Vice Chair

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, Board's Attorney

Zoning Board of Adjustment Minutes
Regular Meeting
August 4th, 2026

The applicant's team was present:

Greg Hoffman, PE- Civil Design Concepts, P.A.

Ethan Ward AIA, Architect, McMillan Pazdan Smith

Brett Lanning, Vice President of Infrastructure Operations & Technology, Haywood Community College

Board member Sam Hyde asked for a nomination for an acting Chairman.

A motion was made by Mary Ford, seconded by Jan Grossman to nominate Board member Sam Hyde as acting Chairman for 08-04-26 meeting. The motion passed unanimously, 4:0.

Chairman Sam Hyde welcomed everyone and called the meeting to order at 5:35 p.m. Mr. Hyde asked Development Services Director Elizabeth Teague to address the Board. Ms. Teague told the Board she would be retiring on August 19th, 2026. She thanked the Board for all the hard decisions made for the future of the community.

A motion was made by Board member Jan Grossman, seconded by Board member Mary Ford to approve the amended minutes. The amendment was to include the address of the property and the results of the vote at the top of the verbatim minutes. The motion passed unanimously, 4:0.

Chairman Sam Hyde read the procedures for a quasi-judicial hearing, swore in all parties, and opened the public hearing at 5:53 p.m.

B. BUSINESS ITEMS:

1. A variance request from the façade materials requirements for Haywood Community College at 144 Industrial Park Drive in Waynesville, NC (PINs 8616-96-6627, 8616-96-8970), Land Development Standards Section 5.11.1 Façade Materials (Industrial Building Design Guidelines).

Assistant Development Service Director Olga Grooman read her staff report on the variance request for the façade materials requirements. The Land Development Standards Section 5.11.1 -Industrial Building Design Guidelines- states that façade shall be constructed of 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 variance request is proposed for the west elevation fronting Industrial Park Drive and portions of the side elevations within twenty (20) ft of the front elevations that are proposed to be constructed with vertical metal panels. The Zoning Board of Adjustment must consider the following findings (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 stated that 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.

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 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 explained in the submitted materials that 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. 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.

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 unnecessary 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 application materials stated 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

Zoning Board of Adjustment Minutes

Regular Meeting

August 4th, 2026

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.

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.

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 submitted 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.

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 images
- Public notices
- Town of Waynesville Land Development Standards and NC G.S. 160D by reference

Applicants testified:

Ethan Ward, architect with McMillan Pazan Smith, stated that the larger perspective of their goal is to match the existing character of the broader side along Industrial Park Drive. The proposed design better aligns with that context and more with the spirit of the ordinance to create a more uniform character. It's an addition to an existing building, so the goal is to mirror that aesthetic that's already on site and again further strengthen the structural compatibility of the metal panel versus an alternative proposed finish. The structural considerations for a pre-engineered metal building are designed to be a more efficient system, and it's less complex than a traditional, conventionally framed building. Metal panels are more efficient. They are designed to move a little bit more than a traditional building would be, and the metal panels support movements because they have a little bit of flexibility built into it.

Brett Lanning, Vice President of Infrastructure Operations & Technology with the Haywood Community College, told the Board that they worked diligently to improve the existing pre-engineered metal building system and incorporate the proposed additions in a manner that fits well within the surrounding neighborhood. From an architectural perspective, integrating a masonry system with the existing rigid metal building system presents several challenges, particularly from a structural standpoint, which have been carefully addressed.

Chairman Hyde asked if there was any public comment.

There was no public in attendance for comment.

Board member Carly Pugh made a statement: "I know that students and the public who are paying taxes to HCC will be really proud of this project. I think that it looks good. I think the kids would be proud. I've been to Industrial Park. I think the kids would be proud to walk into that building and I'm excited about the programs that we'll be able to offer."

A motion to close the public hearing was made by Board member Jan Grossman, seconded by Board member Mary Ford at 6:15 p.m. The motion carried unanimously, 4:0.

Board Member Jan Grossman stated that he recognized the hardship presented by the applicant and believed the applicant had adequately demonstrated the structural hardship associated with changing materials. He noted that switching materials would create a burden on the remainder of the building and stated that he supported the request.

Board member Mary Ford said that this particular case is one of the main reasons that we are here as a Board to me. This is a perfect example of what type of variance should be requested.

Chairman Hyde asked if the Board had any deliberations or comments related to the remaining three variance criteria. There were none.

A motion was made by Board member Jan Grossman to approve the variance as presented, seconded by Board member Mary Ford. The motion passed unanimously, 4:0.

C) ADJOURN

A motion was made by Board member Jan Grossman to adjourn the meeting, seconded by Board member Mary Ford. The motion passed unanimously, 4:0.

Sam Hyde, Acting Chairman

Esther Coulter, Administrative Assistant

Zoning Board of Adjustment Staff Report

Summary Information:

Meeting Date: September 1, 2026
Subject: Variance request from the side setback requirements for the construction of the single-family residence
Ordinance Section: Land Development Standards (LDS) Section 2.4.1- Dimensional Standards by District
Zoning: Eagles Nest Residential Low Density (EN-RL) district
Subject Property: 2956 Gaddis Branch Road (PIN 8606-11-0043)
Existing Development: Vacant lot
Applicant: Thomas Morgan, on behalf of Phoenix Builders LLC
Staff: Olga Grooman, Interim Development Services Director

Background:

This is a variance application for the required 10-foot side setback for the subject property at 2956 Gaddis Branch Road (PIN 8606-11-0043), to allow construction of a single-family residence on the lot. The subject property is approximately 1.32 acres, and it is owned by the applicant.

The property is located along the ridge, with an elevation of approximately 4,380 feet in the central portion of the lot, sloping downward on all sides to approximately 4,360 feet. The central portion of the lot, where the residence is proposed, is the flattest area of the property, as shown on the attached topographic maps. The property is surrounded by dense vegetation on all sides.

As shown on the attached survey, there is a 60-foot platted right-of-way on each side of the property. The zoning setbacks of Eagles Nest Residential Low Density (EN-RL) district require a 10-foot side setback from the right-of-way, which would leave approximately 20 feet of buildable width. The applicant is requesting a variance to allow the residence to be constructed at the right-of-way line. This would still maintain a distance of 60 feet from the northern and southern property lines. If there was no platted right-of-way, the required setback would be measured from the edge of the pavement or the property lines, whichever occurs first.

LDS 17.4 provides the following definition of a building setback:

“Setback. The shortest horizontal distance from the property line or right-of-way to the nearest point (leading edge) of the structure or its supporting member, whichever is nearest to the property line or right-of-way.”

Surrounding Land Uses:

The property is located within the Eagles Nest Residential Low Density (EN-RL) zoning district and within the Town of Waynesville’s extraterritorial jurisdiction (ETJ). It sits on the edge of the Town’s jurisdiction and is surrounded to the north by large-acreage parcels located in Haywood County. The abutting properties to the west, south, and east are also large lots that lie within the Town’s ETJ.

There are only five (5) residences in close proximity- one to the west at 3690 Eagles Nest Road; two to the south at 3445 Eagles Nest Road and 3329 Eagles Nest Road; one to the northeast at 302 Awohali Trail in Maggie Valley; and one to the north at 60 Haliheliga Way in Maggie Valley.

The surrounding area is characterized by low density, large-lot residential developments, with the directly adjacent residential lots ranging from approximately 1.5 to 4.4 acres.

Zoning District:

The LDS Section 2.3. describes the purpose and intent of the Eagles Nest Residential Low Density (EN-RL) District as follows:

“The Eagles Nest Residential—Low Density District is 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, clustered 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 park land especially at elevations exceeding three thousand (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 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 as the proposed residence would be located in the central and flattest portion of the property.

Proposed Variance:

The applicant is requesting a variance from the LDS Section 2.4.1, which requires a 10-foot setback, to allow construction of a single-family residence at the platted right-of-way line.

The granting of the variance does not relieve the applicant from compliance with all other applicable local, state, and federal regulations, including, but not limited, to the Steep Slope Area Development Standards (LDS 12.6.4) and Mountain Ridge Protection (LDS 12.7). Additionally, the right-of-way-line would need to be marked on site prior to issuance of the building permit.

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:

“Unnecessary hardship would result from the strict application of the regulation. The regulation requires 20’ front and rear setbacks and 10’ side setbacks from any Right of Way. The front and rear setbacks are not an issue as the lot is long and narrow, totaling 1.32 acres. The side-setbacks

would reduce the available building site from 40' to 20'. This creates an Unnecessary Hardship resulting in extreme difficulty in designing and placing a normal house on the lot."

Staff submits that allowing the residence to be built at the right-of-way lines would still meet the intent of the Low-Density zoning district, as the structure would remain 60 feet from the property lines, approximately 40 feet from the paved portion of Odalu Trail to the north, and at least 20 feet from the paved portion of Eagles Nest Road to the south. Additionally, the dense vegetation surrounding the sides of this narrow, oval-shaped lot would screen the residence and minimize its visibility from the surrounding area.

- 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 hardships result from conditions that are peculiar to the property. The property is bordered by two roads. One going up to Eagles Nest Road, the other going down Gaddis Branch Road. Each road has a 60' right of way that reaches deep into the lot. Eagles Nest Road is approximately 20' lower than the lot. The Gaddis Branch is approximately 30' lower than the lot. While the Right of Ways reach deep into the property, the significant changes in elevation from the roads to the building site render the Right of Ways impractical. The regulation would add another 10' set back on each side which makes the building site impractical. I am asking for a zero set back from the 60' road Right of Ways."

The property is a 1.32-acre, oval-shaped lot. Achieving the side setback would leave only 20 feet of buildable width on each side of the property. Constructing a residence at the right-of-way lines would not significantly increase the disturbance to the slopes, as the proposed building area is located on a relatively flat portion of the side.

- 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 did not result from actions taken by the applicant [or] the property owner. This hardship is created by the topography of the lots and the Right of Ways from the roads on each side of the lot."

Staff submits that the setback variance would still allow the applicant to preserve considerable vegetation on site, avoid significant disturbance on the slopes, and minimize the need for fill and cut slopes. Therefore, the variance would be consistent with the intent of the Eagles Nest Residential Low Density (EN-RL) zoning district and the steep-slope protections established in the LDS. Under no circumstances, however, would the proposed building be allowed to encroach into the platted right-of-way.

- 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:

11.

“The required variance is consistent with the spirit, purpose and intent of the regulation. A Zero Side Set Back from the 60’ Road Right of Ways will not affect the intent of the regulation due to the topography involved. The 20’ to 30’ steep banks that are tree covered will make any house contracted practically unnoticeable. The proximity of the house to the Roads would also not be affected by the Zero Side Set Backs. Thank you for your consideration.”

The variance would still allow the applicant to work with the existing topography and construct the residence within the minimally disturbed portion of the lot, where the surrounding vegetation would help screen the residence from view. The construction would not interfere with the adjacent properties either.

Additional Comments:

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

Public Notice:

Staff provided notice of this public hearing by posting the site and mailing the notice to the adjacent property owners within 100 feet on August 14, 2026, and advertising in the *Mountaineer* newspaper for two (2) consecutive weeks on August 19 and August 26, 2026. The notice was also submitted to the local media and posted on the Town’s website on August 19, 2026.

Items Entered as Evidence:

- Staff report
- Application materials with payment
- Plat
- Proposed site plan
- Maps: subject property, zoning, municipal boundaries, topo
- Street view images
- Public notices
- Town of Waynesville Land Development Standards and NC G.S. 160D by reference



TOWN OF WAYNESVILLE

Development Services Department

9 South Main Street, Suite 110

Waynesville, NC 28786

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

www.waynesvillenc.gov

Variance Application

Property Address / Location: 2956 GADD'S Branch Road

Property PIN: 8606-11-0043 Parcel Size (ac): 1.32 AC

Property Zoning District: EN-R4 Historic Property or District: NO

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

Applicant

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

Printed Name of Applicant: Phoenix Builders LLC by Thomas R Morgan MGR

Applicant's Phone #: 828-421-3615 Applicant's Email: _____

Applicant's Address: 416 Stone Haven Drive Waynesville NC 28786

I, Thomas R Morgan, 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 2.4.1 - side setbacks

Ordinance requirement from which relief is sought: _____

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

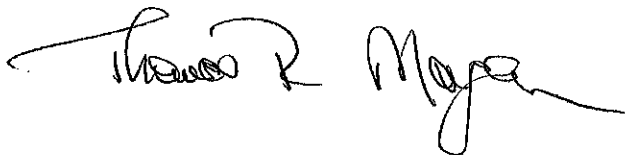
THE LOT IS BORDERED BY TWO ROADS WITH 60' SETBACKS. THE TOWN ORDINANCE REQUIRES 10' SIDE SETBACKS WHICH REDUCE THE 40' BUILDING ENVELOPE TO 20' MAKING IT DIFFICULT TO BUILD ON.

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: Thomas R Morgan Date: 8-14-2021

2956 Gaddis Branch Road – Phoenix Builders LLC – Thomas R. Morgan

1. Unnecessary Hardship would result from the strict application of the regulation.
The regulation requires 20' front and rear setbacks and 10' side setbacks from any Right of Way. The front and rear setbacks are not an issue as the lot is long and narrow, totaling 1.32 acres. The side-setbacks would reduce the available building site from 40' to 20'. This creates an Unnecessary Hardship resulting in extreme difficulty in designing and placing a normal house on the lot.
2. The hardships result from conditions that are peculiar to the property.
The property is bordered by two roads. One going up to Eagles Nest Road, the other going down Gaddis Branch Road. Each Road has a 60' right of way that reaches deep into the lot. Eagles Nest Road is approximately 20' lower than the lot. The Gaddis Branch Road is approximately 30' lower than the lot. While the Right of Ways reach deep into the property, the significant changes in elevation from the roads to the building site render the Right of Ways impractical. The regulation would add another 10' set back on each side which makes the building site impractical. I am asking for a zero set back from the 60' road Right of Ways.
3. The hardship did not result from actions taken by the applicant of the property owner. This hardship is created by the topography of the lots and the Right of Ways from the roads on each side of the lot.
4. The required variance is consistent with the spirit, purpose and intent of the regulation. A Zero Side Set Back from the 60' Road Right of Ways will not affect the intent of the regulation due to the topography involved. The 20' to 30' steep banks that are tree covered will make any house constructed practically unnoticeable. The proximity of the house to the Roads would also not be affected by the Zero Side Set Backs.
5. Thank You for your consideration.

A handwritten signature in black ink, appearing to read "Thomas R. Morgan". The signature is fluid and cursive, with a long horizontal line extending to the right.

14.

PAYMENT SUMMARY RECEIPT

TOWN OF WAYNESVILLE
16 S MAIN ST

DATE: 08/17/26 CUSTOMER#:
TIME: 16:25:11
CLERK: 2044ecou

RECPT#: 3365737 PREV BAL: 300.00
TP/YR: P/2027 AMT PAID: 300.00
BILL: 3365737 ADJSTMNT: .00
EFF DT: 08/17/26 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: Phoenix Build Varian
PAYMENT METH: CASH
PAYMENT REF:

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

15.







OWNER OF RECORD:
PHOENIX BUILDERS, LLC

OWNER OF RECORD:
PHOENIX BUILDERS, LLC



Municipal Boundaries Map

Report For

PHOENIX BUILDERS LLC
PO BOX 456
HAZELWOOD, NC 28738-0456

Account Information

PIN: 8606-11-0043

Deed: 991/1931

CABD/1313

Site Information

EAGLES NEST MOUNTAIN

2956 GADDIS BRANCH RD MAGGIE VALLEY

Heated Area:

Year Built:

Total Acreage: 1.32

Township: Waynesville Out

Site Value Information

Land Value:

Building Value:

Market Value:

Deferred Value:

Assessed Value:

Sale Price:

Sale Date: 2/20/2020

Tax Bill 1:

Tax Bill 2:



1 inch = 100 feet

August 13, 2026

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

22.



Report For

PHOENIX BUILDERS LLC
PO BOX 456
HAZELWOOD, NC 28738-0456

Account Information
PIN: 8606-11-0043
Deed: 991/1931

CABD/1313

Site Information
EAGLES NEST MOUNTAIN

2956 GADDIS BRANCH RD MAGGIE VALLEY
Heated Area:
Year Built:
Total Acreage: 1.318
Township: Waynesville Out

Site Value Information

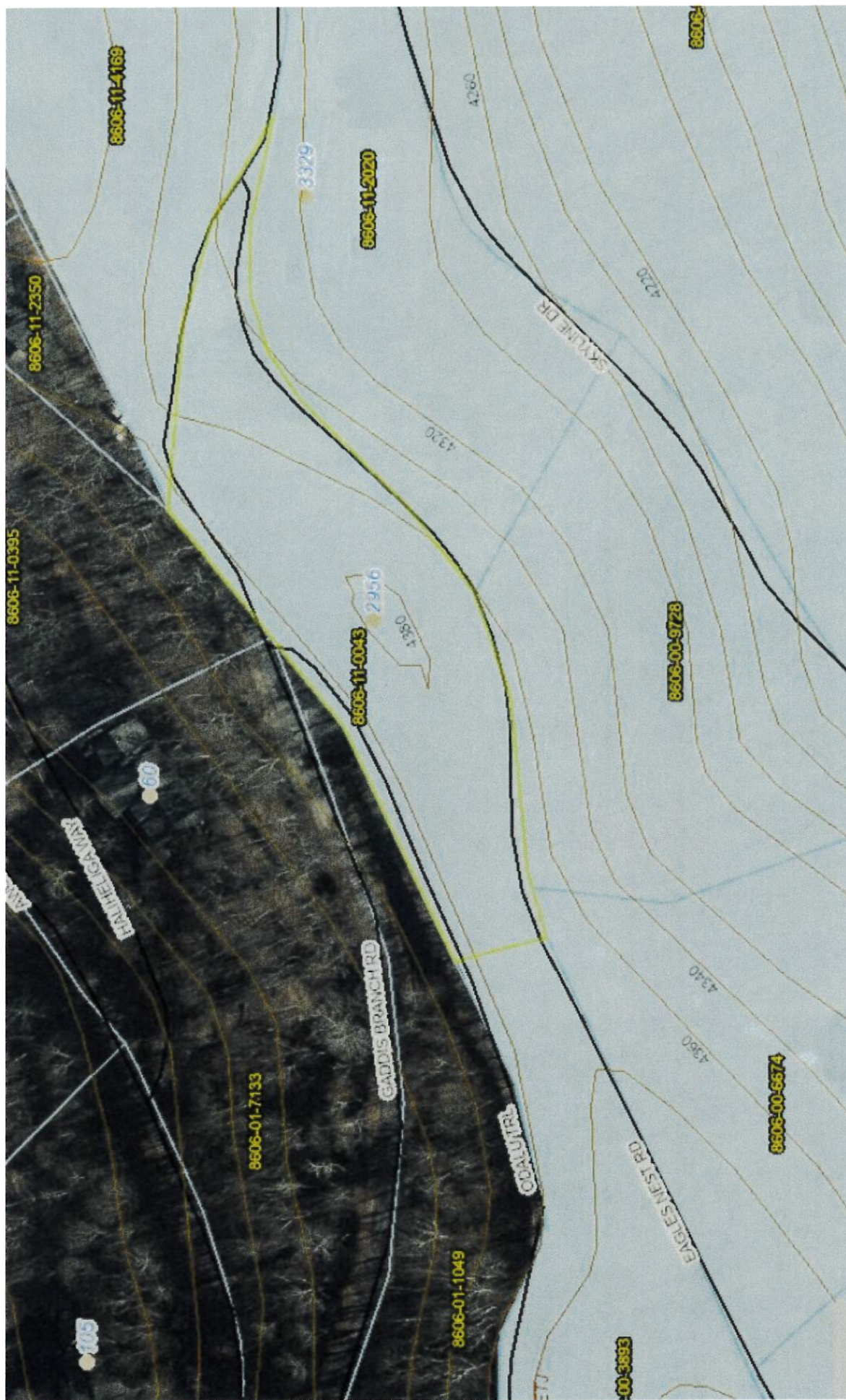
Land Value:
Building Value:
Market Value:
Deferred Value:
Assessed Value:
Sale Price:
Sale Date: 02/19/2020
Tax Bill 1:
Tax Bill 2:



1 inch = 200 feet
August 27, 2026

23.

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.



20-ft Topo Map



5-ft Topo Map

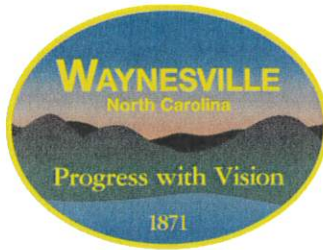












TOWN OF WAYNESVILLE

Development Services Department

PO Box 100

9 South Main Street

Waynesville, NC 28786

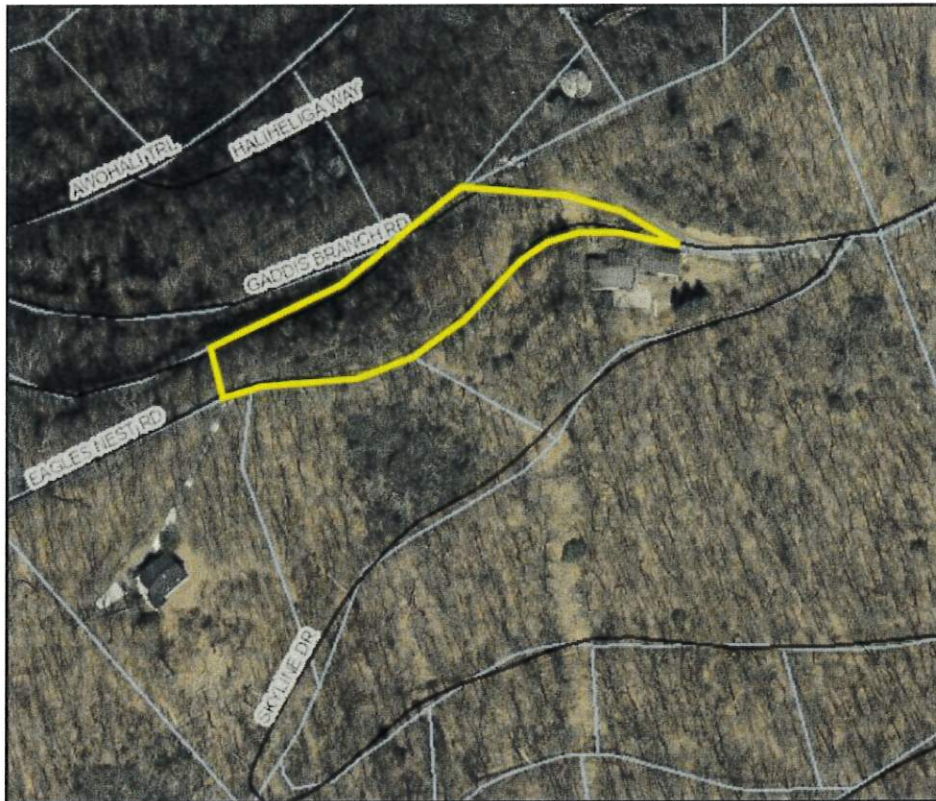
Phone (828) 456-8647 • Fax (828) 452-1492

www.waynesvillenc.gov

Date: August 14, 2026

Notice of Public Hearing
Waynesville Zoning Board of Adjustment
Variance Request

The Town of Waynesville Zoning Board of Adjustment will hold a public hearing on Tuesday, September 1, 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 side setback requirements for the property at 2956 Gaddis Branch Road (PIN 8606-11-0043) Land Development Standards Section 2.4.1.



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.

PHOENIX BUILDERS LLC
PO BOX 456
HAZELWOOD, NC 28738

EAGLES NEST NC LLC
392 SAVANNAH DR
SYLVA, NC 28779

TIPTON, JOHN
TIPTON, MELINDA
6210 GLEN ABBEY LN
BRADENTON, FL 34202

L28 HOLDINGS LLC A DE LLC
9733 SW SANTA MONICA DR
PALM CITY, FL 34990

WAYNESVILLE TOWN OF
PO BOX C 100
WAYNESVILLE, NC 28786

JENKINS, JOHN R
JENKINS, BRENDA K
3232 BLENHEIM WAY
LEXINGTON, KY 40503

DANLING ENTERPRISES INC
8440 CROCKETT LN
COLLEGE GROVE, TN 37046

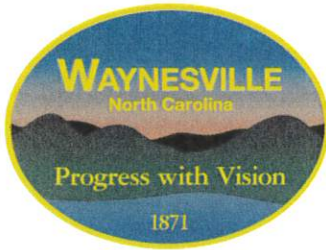
SMOKEY BLUE HOLDINGS LLC A FL LLC
3329 EAGLES NEST RD
WAYNESVILLE, NC 28786

CAROLINA LOG HOMES INC
26 GADDIS BRANCH RD
MAGGIE VALLEY, NC 28751

BARBAS, STEPHEN M/TR
BARBAS, SCHEZNARDA L/TR
2916 W HAWTHORNE RD
TAMPA, FL 33611

LANG, PAUL D
LANG, BILLIE A
436 KEVIN WAY
CARY, NC 27511

Property Owners within 100 feet.



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: August 19 and August 26 (Wednesday) editions

Date: August 14, 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, September 1, 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 side setback requirements for the property at 2956 Gaddis Branch Road (PIN 8606-11-0043), Land Development Standards Section 2.4.1.

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.

From: [Candace Poolton](#)
To: [Media Contacts](#)
Subject: Notice of Public Hearing-Waynesville Zoning Board of Adjustment
Date: Wednesday, August 19, 2026 8:56:02 AM

Notice of Public Hearing Waynesville Zoning Board of Adjustment

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

Candace Poolton, CMC, NCCMC | 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

property posted on 8-14-26

THE TOWN OF WAYNESVILLE
ZONING BOARD OF ADJUSTMENT
WILL HOLD A PUBLIC HEARING
ON SEPTEMBER 1, 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