



Town of Waynesville, NC

Town Council Regular Meeting

Town Hall, 9 South Main Street, Waynesville, NC 28786

Date: June 23rd, 2026 Time: 6:00 p.m.

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(828) 452-2491 cpoolton@waynesvillenc.gov

A. CALL TO ORDER – Mayor Gary Caldwell

1. Welcome/Calendar/Announcements

B. PUBLIC COMMENT

C. ADDITIONS OR DELETIONS TO THE AGENDA

D. CONSENT AGENDA

All items below are routine by the Town Council and will be enacted by one motion. There will be no separate discussion on these items unless a Councilmember so requests. In which event, the item will be removed from the Consent Agenda and considered with other items listed in the Regular Agenda.

2.
 - a. Approve June 8th, 2026 Budget Workshop Continued Meeting Minutes
 - b. Approve June 9th, 2026 Regular Meeting Minutes
 - c. Call for a Public Hearing for August 25, 2026, to consider text amendments related to floodplain regulations, Land Development Standards (LDS) sections 12.3 and 17.5.
 - d. Budget Amendment for the Fire Department HVAC Repair
 - e. Budget Amendment for the Fire Department Preliminary Architecture Report
 - f. Resolution of Support for Haywood Waterways Association Pigeon River Fund Grant Application
 - g. Hazelwood Back to School Bash Special Event Permit
 - h. Hazelwood Block Party Special Event Permit

Motion: To approve the consent agenda as presented

E. PROCLAMATION

3. Pride Month Proclamation

- Councilmember Anthony Sutton

F. PRESENTATION

4. Recreation Advisory Commission Update – Haywood County Recreation Funding
- Dan Schultz, Recreation Advisory Commission Member

G. OLD BUSINESS

5. Adoption of Fiscal Year 2027 Budget
- Ian Barrett, Finance Director

Motion: Adopt the budget ordinance for fiscal year 2027 or make additional changes prior to adoption.

H. NEW BUSINESS

6. Budget Amendment for Public Works
- Hutch Reece, Deputy Director of Operations

Motion: Approve the budget amendment

7. Lead Service Line Inventory Project Funding Acceptance and Authorization
- Ricky Bourne, Public Services Director

Motion: Approve the Letter of Intent from the State Revolving Fund for Lead Service Line Replacement Program funding offer from the North Carolina Division of Water Infrastructure for the Waynesville Lead Service Line Inventory Project and authorize the Town Manager to execute all documents necessary to secure and administer the funding.

8. Establishment of a permanent Downtown Waynesville Social District
- Beth Gilmore, DWC Executive Director

Motion: To approve the proposed ordinance for the establishment of a Downtown Waynesville Social District.

I. COMMUNICATION FROM STAFF

9. Manager's Report
- Interim Town Manager, Page McCurry

10. Town Attorney's Report

- Town Attorney, Martha Bradley

J. COMMUNICATIONS FROM THE MAYOR AND COUNCIL

K. CLOSED SESSION

Motion: To enter closed session pursuant of § 143-318.11(3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged.

L. ADJOURN



TOWN OF WAYNESVILLE

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 16 South Main Street
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2026 CALENDAR

ALL COUNCIL MEETINGS TO START AT 6:00 PM IN THE BOARD ROOM LOCATED
 AT
 9 SOUTH MAIN STREET UNLESS OTHERWISE NOTED

2026	
Friday, June 26	Mountain Street Dance 6:30-9pm
Friday, July 3 rd	Town Offices Closed- Independence Day
Sat. July 4 th	Stars & Stripes Kids Parade 11am-1pm
Tues, July 14	Town Council Meeting – Regular Session
Friday July 17	Mountain Street Dance 6:30-9pm
Tues. July 28	Town Council Meeting – Regular Session
Friday August 7	Mountain Street Dance 6:30-9pm
Tues. August 11	Town Council Meeting – Regular Session
Tues, August 25	Town Council Meeting – Regular Session
Tues, September 8	Town Council Meeting – Regular Session
Tues. September 22	Town Council Meeting – Regular Session
Sat. October 10	Church Street Art and Craft show 10am-5pm
Tues. October 13	Town Council Meeting – Regular Session
Tues. October 27	Town Council Meeting – Regular Session
Saturday October 31	Treats on the Street-5-7pm
Tues. November 10	Town Council Meeting – Regular Session
Tues. November 24	Town Council Meeting – Regular Session
Sat. December 5	Christmas Tree Lighting 5pm
Mon. December 7	Waynesville Christmas Parade 6-7pm
Tues. December 8	Town Council Meeting – Regular Session
Sat. December 12	A Smoky Mountain Christmas 6-9pm

Board and Commission Meetings – June 2026

ABC Board	ABC Office – 52 Dayco Drive	June 16th 3 rd Tuesday 10:00 AM
Board of Adjustment	Town Hall – 9 S. Main Street	June 2nd 1 st Tuesday 5:30 PM
Cemetery Commission	Public Services Building	Every Other Month- July 21st 3 rd Tuesday 2:00 PM
Downtown Waynesville Commission	Town Hall – 9 South Main Street	June 16th 3 rd Tuesday 8:30 AM
Environmental Sustainability Board	Public Services-129 Legion Drive	June 4th 1 st Thursday 4:30pm
Historic Preservation Commission	Town Hall – 9 S. Main Street	June 3rd 1 st Wednesday 2:00 PM
Planning Board	Town Hall – 9 S. Main Street	June 15th 3 rd Mondays 5:30 PM
Public Art Commission	Town Hall – 9 S. Main Street	June 11th 2 nd Thursdays 4:00 PM
Recreation & Parks Advisory Commission	Rec Center Office – 550 Vance Street	June 15th 3 rd Monday 5:30 PM
Waynesville Housing Authority	Main Office-48 Chestnut Park Drive	June 24th 4 th Wednesday 9:00 AM

MINUTES OF THE TOWN OF WAYNESVILLE TOWN COUNCIL
Special Called Meeting-Budget Workshop Continued
June 8, 2026

THE WAYNESVILLE TOWN COUNCIL held a special called meeting on Monday, June 8, 2026, at 8:30am in the at 16 South Main Street Waynesville, NC.

A. CALL TO ORDER

Mayor Gary Caldwell called the meeting to order at 8:31 am with the following members present:

Mayor Gary Caldwell
Mayor Pro Tempore Chuck Dickson
Councilmember Jon Feichter
Councilmember Anthony Sutton
Councilmember Julia Boyd

The following staff members were present:

Rob Hites, Town Rob Hites, Town Manager
Jesse Fowler, Deputy Town Manager
Candace Poolton, Town Clerk
Matha Bradley, Town Attorney (present for closed session)
Elizabeth Teague, Development Services Director
Olga Grooman, Assistant Development Services Director
Ian Barrett, Finance Director
Police Chief David Adams
Assistant Police Chief Josh Schick
Fire Chief Chris Mehaffey
Assistant Fire Chief Cody Parton
Page McCurry, Human Resources Director
Hutch Reece, Deputy Director of Operations
Luke Kinsland, Recreation Director

The following members of the media were present:

Becky Johnson, The Mountaineer

B. BUDGET DISCUSSION

Council agreed that they will not be raising taxes this upcoming fiscal year. Councilmember Sutton said they still need to cut \$279,000 from the budget. Councilmember Sutton said from the Cemetery budget, they lowered overtime pay, temporary and part time pay, professional services, and materials and supplies. Councilmember Feichter asked what the ramifications would be from cutting those budget items, such as level of service being impacted. He said that Finance Director Ian Barrett looked at previous year's budget, and the amounts budgeted for each of the line items had historically not been completely spent. Councilmember Dickson suggested cutting the contractual service line as well. Mr. Hites said that line probably includes surveying and Councilmember Sutton reminded Council of the LiDAR needed for the

historical section of the cemetery. Councilmember Dickson suggested they charge more for cemetery sites. Mr. Hites said they can bring back a quote from a LiDAR firm to scan the most historic section of the cemetery.

Regarding the Police Department budget, Ms. McCurry said the suggestions that MAPs group made for salaries were excellent, but they didn't match the career track program. Councilmember Dickson said there is an additional \$400,000 for salary on the budget, even after the suggested increase from MAPs. Ms. McCurry explained that the MAPS group number did not include impacts to retirement, FICA, etc., and they still have to keep a 5% differential between each rank to prevent salary compression. Chief David Adams said they've nixed their requests for new vehicles, but that will not affect level of service for another year.

Councilmember Sutton reported that Development Services cut 4.5% from their budget. Ms. Teague explained that the majority of legal fees are when the Board of Adjustment and Planning Board require working with Ron Sneed, clean up demolitions, and when they need to locate property heirs. Ms. Teague reminded Council that she will be retiring, and her salary has not kept up with the going rate for a Director. She explained that professional services are mostly to match grants. Councilmember Feichter noted that the materials and supplies line dropped \$8200. Ms. Teague said that includes copy costs for agenda packets, as well as the Historic Preservation Commission coloring book costs and code books for building inspectors.

Councilmember Sutton said that the Fire Department has cut 1.5%, so they need to cut another percent. Council emphasized their support for the Fire Department. Councilmember Sutton and Assistant Fire Chief Cody Parton agreed that the Fire Department has the slimmest budget. He said that the increased rural fire tax will provide an additional \$70,000 in revenue. AC Parton said there are two upcoming emergency repairs for two HVAC repairs. AC Parton said they are not seeing nearly as many applicants to the department as they had in years' past, and they are almost at a full shift vacancy. He said that Firefighters start at \$41,000 and the living wage is \$45,000. Chief Mehaffey said that while other places pay more, they work 900 hours more a year, which means they get paid roughly the same as Waynesville firefighters, but Waynesville firefighters have a better work life balance and can even work other jobs on the side with the days off that they have. Ms. McCurry said she could ask Ms. Veazy with MAPs group to recalculate the pay scale after West Buncombe gives their firefighters their raises. Councilmember Feichter requested that Ms. McCurry calculate the cost of increasing firefighter pay rate to living wage.

A motion was made by Councilmember Sutton, seconded by Councilmember Boyd, to enter into closed session at 10:23am, pursuant of § 143-318.11(6) To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee. The motion passed unanimously.

A motion was made by Councilmember Dickson, seconded by Councilmember Boyd, to enter into open session at 11:10am. The motion passed unanimously.

Council agreed that they will not be voting for a tax increase at the next Council meeting. Councilmember Sutton said they will still work on departmental budgets. Councilmember Dickson said the water and sewer funds went up dramatically instead of making the requested cuts. Council directed that the water and sewer departments look at their budgets to make cuts.

Councilmember Feichter suggested increasing the projected sales tax revenue to 3% for an additional \$47,000 in revenue, because typically, they underestimate. Councilmember Dickson said he would like to wait until June 15th to get the March 2026 sales tax report before making that decision.

Ms. McCurry said the cost of moving all full-time fire fighters up to living wage is over \$600,000. Councilmember Feichter said he would like to bring every employee up to at least living wage, and they could implement it in stages. Ms. McCurry said if they factor in benefit costs, employees are above living wage.

A motion was made by Councilmember Dickson, seconded by Councilmember Sutton, to adjourn at 11:24am. The motion passed unanimously.

ATTEST:

Gary Caldwell, Mayor

Robert W. Hites, Jr. Town Manager

Candace Poolton, Town Clerk

DRAFT

MINUTES OF THE TOWN OF WAYNESVILLE TOWN COUNCIL
Regular Meeting
June 9, 2026

THE WAYNESVILLE TOWN COUNCIL held a regular meeting on Tuesday, June 9, 2026, at 6:00pm in the Town Hall Board Room located at 9 South Main Street Waynesville, NC.

A. CALL TO ORDER

Mayor Gary Caldwell called the meeting to order at 6:02 pm with the following members present:

Mayor Gary Caldwell
Mayor Pro Tempore Chuck Dickson
Councilmember Jon Feichter
Councilmember Anthony Sutton
Councilmember Julia Boyd

The following staff members were present:

Rob Hites, Town Rob Hites, Town Manager
Martha Bradley, Town Attorney
Candace Poolton, Town Clerk/Assistant to the Manager
Elizabeth Teague, Development Services Director
Hutch Reece, Deputy Director of Operations
Ian Barrett, Finance Director
Alex Mumby, Land Use Administrator
Police Chief David Adams
Fire Chief Chris Mehaffey
Assistant Fire Chief Cody Parton
Page McCurry, Human Resources Director

The following members of the media were present:

Paul Nielsen, The Mountaineer

1. Welcome/Calendar/Announcements

Mayor Gary Caldwell welcomed everyone and announced that the next Council meeting will be June 23rd. He announced that this will be Town Manager Rob Hites' last Council meeting before he retires and expressed his gratitude.

B. PUBLIC COMMENT

There was no public comment.

C. ADDITIONS OR DELETIONS TO THE AGENDA

A motion was made by Councilmember Dickson, seconded by Councilmember Boyd, to add a special event permit to the consent agenda and approve the agenda as presented. The motion passed unanimously.

D. CONSENT AGENDA

All items below are routine by the Town Council and will be enacted by one motion. There will be no separate discussion on these items unless a Councilmember so requests. In which event, the item will be removed from the Consent Agenda and considered with other items listed in the Regular Agenda.

2.
 - a. Motion to approve the May 22nd, 2026 Special Called Meeting Minutes
 - b. Motion to approve the May 26th, 2026 Regular Meeting Minutes
 - c. Motion to appoint Allison Richmond to the Waynesville Public Art Commission effective July 1, 2026.
 - d. Motion to reappoint Carly Pugh to serve another term and to recommend to Haywood County Commissioners that Kathy Lalonde be reappointed for another term.
 - e. Motion to approve the Budget Amendment for the Fire Department Training budget
 - f. Motion to adopt the “Reimbursement Resolution” for the expenses incurred prior to release of funds by USDA and closing of financing package. Reimbursement Resolution-Fire Station #2
 - g. Motion to adopt the “Reimbursement Resolution” for the “Little Champion Pump Station”. VUR-W-0030; SRP-W-0232; SRF-W-HEL-0004
 - h. Motion to adopt the “Reimbursement Resolution” for the “Clyde/Canton, Waynesville, Emergency Water Interconnect, SRF-D-HEL-0034.
 - i. Motion to adopt the “Reimbursement Resolution” for the Resiliency Project” VUR-W-0031.
 - j. Motion to approve the July 4th Neighborhood Block Party Special Event Permit
 - k. Motion to approve the Community Cookout and Vacation Bible School Special Event Permit

A motion was made by Councilmember Boyd, seconded by Councilmember Dickson, to approve the consent agenda as amended. The motion passed unanimously.

E. PUBLIC HEARING

A motion was made by Councilmember Sutton, seconded by Councilmember Feichter, to open the public hearing at 6:06pm. The motion passed unanimously.

Land Use Administrator Alex Mumby reported that the Planning Board and Town Council established a Density Work Group to examine areas of the 2035 Future Land Use Map of the Comprehensive Plan and current zoning. Working with Jake Petrosky of Stewart, he explained that the work group targeted multiple areas for potential reduction of density, or “down-zoning”, including parts of Allen’s Creek, Country Club, Raccoon Creek, Francis Cove, Pigeon Street, Howell Mill, and Hazelwood zoning districts. The group also discussed building height and allowable uses for the proposed district.

Mr. Mumby said that before the amendment could be brought forward as a text amendment, the North Carolina State Legislature passed an omnibus bill at the end of 2024 that prohibited downzoning without the express initiation of the landowner, which would not prevent the creation of a text amendment for a new, lower-density district, but would prevent the Town's initiating a map amendment to apply such an ordinance without a property owners' agreement. Mr. Mumby said that at the Planning Board's direction, staff brought forward a version of the Rural Conservation District text amendment for review. He explained that the proposal creates the RCON district within the land development standards but does not apply the district to any property. He emphasized that individuals or groups of property owners could voluntarily rezone their property to this new zoning district.

Mr. Mumby explained the proposed ordinance and how it would establish the RCON district as a new zoning option. It would:

- Add a new purpose and need statement to the descriptions of zoning types in LDS Section 2.2.
- Amend the Dimensional Standards Table (LDS Section 2.4.1) to establish a maximum base density of 2.5 units per acre and set a maximum allowed density through a special use permit set at 6 units per acre.
- Set the minimum lot size at half an acre. However, this may be reduced with a conservation design to a minimum lot size to 4,000 square feet by setting aside 40% of land for civic and open space (overall density would remain the same).
- Use the same setbacks as the Low-Density Districts, unless part of a conservation or cottage subdivision.
- Caps the maximum building height in the RCON, to 45'.
- Amend the Permitted Uses Table (LDS Section 2.5.3) to create a new district column and allow the same uses as in Waynesville's low-density districts along with agricultural uses.

Councilmember Sutton asked why the three of the Planning Board members voted against recommending the text amendment to Council. Mr. Mumby said one member's vote centered around the alternate items that were removed from the original hearing, one voter wanted more density reduction, and one thought it wasn't the Town's place to lower density.

Don Smart- Mr. Smart spoke in favor of the text amendment. He said he would like Waynesville to maintain its character which includes maintaining the agricultural and rural areas.

Mandi Stasi- Ms. Stasi spoke in favor of the text amendment, citing similar reasons as Mr. Smart.

A motion was made by Councilmember Dickson, seconded by Councilmember Sutton, to close the public hearing at 6:21pm. The motion passed unanimously.

A motion was made by Councilmember Sutton, seconded by Councilmember Boyd, to find the proposed amendment consistent with the 2035 Land Use Plan in that it continues to promote smart growth principles in land use planning and zoning by encouraging in-fill, mixed use, and context-sensitive development, and promoting conservation design to preserve the important natural resources. The motion passed unanimously.

A motion was made by Councilmember Sutton, seconded by Councilmember Feichter, to adopt the proposed amendment in that it protects and enhances Waynesville's natural resources by conserving open space and

farmland by promoting infill and encouraging development in the urbanized areas of town and protecting rural lands, iconic views, and mountain vistas. The motion passed unanimously.

F. OLD BUSINESS

4. Continue discussion of the Fiscal Year 2027 Budget

- Ian Barrett, Finance Director

Finance Director Ian Barrett reported that directives given by Council at Monday's budget were directed to the Human Resources Director. Human Resources Director Page McCurry reported that in order to pay a living wage to all staff, and to adjust salaries to prevent salary compression, it would cost millions of dollars.

Councilmember Sutton asked how many employees are not paid a living wage. Ms. McCurry said 40-50 employees, with the majority of them working in Public Works and the Parks and Rec departments.

Councilmember Boyd asked how the benefits factor into the MIT living wage. Ms. McCurry said the MIT living wage calculations do not factor in benefits, but Councilmember Dickson said they do say that health care costs \$3,394 for one adult and one child.

Council agreed that the benefits the town offers are very robust. They agreed that they do not want to take away benefits to offer employees more pay, but possibly consider giving employees an option to have the Town contribute less to their retirement and more to their pay check.

Councilmember Dickson said they still need to see budget cuts from the Water and Sewer Department, Downtown Waynesville Department, and Public Works Department. Mr. Hites said that Water and Sewer staff have not been cooperative with cutting their budget, so Ms. McCurry and Mr. Barrett will have to make the cuts based on last year's actuals.

Council agreed to have a 3-3.5% sales tax increase for next year's budget.

5. Preliminary Architectural Report Contract- McMillan, Pazdan, Smith Architects

- Rob Hites, Town Manager

Town Manager Rob Hites reported that the Council selected McMillan, Pazdan, Smith Architects to design Fire Station #2. He explained that the initial Phase of this project is to prepare a "Preliminary Architectural Report (PAR) for submission to USDA. Upon approval of the PAR, Mr. Hites said the USDA should release the \$2.97 million Congressional Earmark to the Town. He explained that the next step in the approval of architectural services is to contract for the preparation of the PAR. Should the project be moved forward, Mr. Hites said the Town and architects will determine a lump sum fee for the remainder of the design/bid/construction services. He said the fee will depend on the complexity and cost of the structure, and if the project goes well, the contract permits the Town to use MPS for design services to renovate Fire Station #1 in order to accommodate additional bunk rooms and a second locker facility. Mr. Hites reported that the lump sum quote for preparation and submission of a PAR is \$99,850.00, and if the project is approved by USDA, the Town

may request that the sum be paid from proceeds of the appropriation. The timeline for the PAR is approval by September of 2027.

Councilmember Boyd asked if a land survey would be included in that cost. Mr. Hites said additional geographical reports would be an additional cost and may require a survey of the load bearing capacity of the soil.

A motion was made by Councilmember Sutton, seconded by Councilmember Dickson, to approve the Contract for preparation of the PAR. The motion passed unanimously.

A motion was made by Councilmember Sutton, seconded by Councilmember Dickson, to approve a budget amendment in the amount of \$124,850 for PAR. The motion passed unanimously.

G. NEW BUSINESS

6. Sanctuary Drive Culvert Replacement and Road Repair Project

- Hutch Reece, Deputy Director of Operations

Deputy Director Hutch Reece reported that the Sanctuary Drive Culvert Replacement and Road Repair Project is one of several infrastructure recovery efforts resulting from the impacts of Hurricane Helene. He explained that the storm exposed and exacerbated deficiencies within two existing culvert systems that provide critical stream and stormwater conveyance for residents along Sanctuary Drive and that the damage compromised portions of the roadway, retaining structures, and associated drainage infrastructure. Mr. Reece said that Enterprise G was determined to be the lowest responsive and responsible bidder and was awarded the project in the amount of \$240,141.00 and construction should take approximately five to six weeks to complete. He outlined the project to include the following: the replacement of two existing culvert systems, installation of new headwalls and wingwalls, reconstruction of retaining walls, and repair of roadway damage caused by flood-related erosion and washout. He said that if FEMA does not fund the project, it will have to come out of the General Fund or Powell Bill funding.

A motion was made by Councilmember Sutton, seconded by Councilmember Boyd, to approve the contract award for the Sanctuary Drive Culvert Replacement and Road Repair Project to Enterprise G in the amount of \$240,141.00. The motion passed unanimously.

7. Budget Amendment for Development Services

- Alex Mumby, Land Use Administrator

Land Use Administrator Alex Mumby reported that the Town of Waynesville's Development Services Department, on May 28th, was awarded a Haywood County TDA grant in the amount of \$127,500, with local matching funds of \$127,357, for a total of \$254,857 for the Boyd Avenue Greenway Connector Project. He said the work will include paving, removing invasive bamboo, and lowering manholes. Mr. Mumby explained that the match requirement was met by the Town without additional budgetary spending.

A motion was made by Councilmember Sutton, seconded by Councilmember Boyd, to approve the Budget Amendment. The motion passed unanimously.

8. Floodproofing Finance Department
 - Rob Hites, Town Manager

Town Manager Rob Hites reminded Council that the Hazelwood Fire Station/Finance Building has flooded twice in the last 10 years, once from a thunderstorm and the other from Helene, from which the Town received an insurance settlement on flood damage to the building in the amount of \$342,000. He added that FEMA has indicated that they may partially fund the flood proofing using “Mitigation Funding”. Mr. Hites requested McGill Associates to design a floodproofing plan for the building which involves the removal of the 2’ x 2’ metal panels below the aluminum windows and replace them with a porcelain tile (style to be selected by Town). He said the flood proof doors will be installed in place of existing doors. Mr. Hites said the apparatus bays will not be made flood-proof since the height of the water during Helene did not reach the cabs of the trucks.

A motion was made by Councilmember Dickson, seconded by Councilmember Feichter, to authorize the staff to bid out the flood proofing project with bids to be approved by the Council. The motion passed unanimously.

Councilmember Sutton requested Councilmember Boyd’s assistance with tile selection, citing her interior design degree.

9. Selection of Engineering Services to design, bid and provided construction administration for Little Champion Pump Station and associated projects
 - Rob Hites, Town Manager

Town Manager Rob Hites reported that the Town has been awarded three State Grant/Loans with 100% forgiveness, one SRF Loan totaling \$5 million dollars and a second \$3 million dollar Wastewater State Reserve Program grant and a third \$490,531 Viable Reserve grant; all totaled \$14,990,531 to design, construct, and provide construction administration for replacing the existing junction box located on Little Champion property and 15’ from Richland Creek up the hill to the 500’ flood line. He said the main outfall from Town and the two lines to the plant must be relocated to account for the difference in elevation of the new junction box and pumps. Mr. Hites said staff drafted an RFQ in accordance with GS 143-64.31 (Mini-Brooks Act). It advertised the project Statewide and posted it on its website and received one bid on May 28, 2026, from McGill and Associates.

A motion was made by Councilmember Dickson, seconded by Councilmember Boyd, to Approve McGill and Associates as Engineer for the “Little Champion Wastewater Renovation Project” and authorize the staff to negotiate a price for the “Engineering Evaluation” and a lump sum fee for the remainder of the improvements. The motion passed unanimously.

10. Temporary Social District for Events in Hazelwood
 - Meredith Norris Vuotto

Ms. Vuotto, on behalf of Hazelwood business owners, requested that Council approve a temporary social district for the following events which are to be held in the Hazelwood area of town:

- Hot Summer Nights
 - June 20, 2026 4:30-10:15
 - July 18, 2026 4:30-10:15
 - August 15, 2026 4:30-10:15
 - September 26, 2026 4:30-10:15
- Hazelwood Fest in Downtown Hazelwood
 - Date and time TBD
- Hometown Christmas Parade
 - Date and time TBD

A motion was made by Councilmember Sutton, seconded by Councilmember Dickson, to approve a temporary social district the Hazelwood Hot Summer Nights Special Event dates, and to approve a temporary social district for the Hazelwood Fest and Hometown Christmas Parade events following approval of a special event permit application for those events. The motion passed unanimously.

H. COMMUNICATION FROM STAFF

11. Manager's Report

- Town Manager, Rob Hites

Town Manager Rob Hites expressed his sincere appreciation for Council and said he enjoyed serving them and the community of Waynesville.

I. COMMUNICATIONS FROM THE MAYOR AND COUNCIL

Council expressed their appreciation for Town Manager Hites and all he has done for the Town of Waynesville.

J. ADJOURN

A motion was made by Councilmember Feichter, seconded by Councilmember Dickson, to adjourn at 7:50pm. The motion passed unanimously.

ATTEST:

Gary Caldwell, Mayor

Page McCurry, Interim Town Manager

Candace Poolton, Town Clerk

**TOWN OF WAYNESVILLE COUNCIL
REQUEST FOR COUNCIL ACTION
Meeting Date: June 23, 2026**

SUBJECT: Call for a Public Hearing for August 25, 2026, to consider text amendments related to floodplain regulations, Land Development Standards (LDS) sections 12.3 and 17.5.

AGENDA INFORMATION:

Agenda Location: Consent agenda
Item Number:
Department: Development Services
Contact/Presenter: Olga Grooman

BRIEF SUMMARY:

Town of Waynesville participates in the National Flood Insurance Program (NFIP). This program enables property owners, renters, and businesses in participating communities to purchase federally backed flood insurance. “In return, communities agree to adopt and implement local floodplain management regulations that contribute to protecting lives and reducing the risk of new construction and substantial improvements from future flooding” (fema.gov).

As a participating community, Waynesville enforces its Flood Damage Prevention Ordinance, located in Chapter 12 of the LDS, and Flood Damage Prevention Definitions, located in Chapter 17 of the LDS. Waynesville’s floodplain ordinance is based on the State Model Ordinance for non-coastal communities. In April, the NC Department of Public Safety- Emergency Management- announced the release of the 2026 NC Model Flood Damage Prevention Ordinances (Coastal and Non-Coastal versions), which can be downloaded at the North Carolina Flood Insurance Program (<https://flood.nc.gov/ncflood/ncfip.html>), under the Documents panel on the right-hand side of the Floodplain Management page. Therefore, Waynesville needs to update its existing floodplain ordinance to maintain its legal authority and remain in good standing with the NFIP.

The updates to the ordinance include, but are not limited to, revised definitions, additional clarifications, specifications for floodplain development permit certification, clarification of duties of the Floodplain Administrator, updates related to LOMRs, improvements to enforcement procedures, and provisions addressing recreational vehicles in floodplain and floodway.

On June 15, 2026, the Planning Board held a public hearing and unanimously recommended the attached text amendments to the Town Council. The proposed changes to the Land Development Standards are shown in the attached Draft Ordinance **in red**.

MOTIONS FOR CONSIDERATION:

- Motion to Call for a Public Hearing for August 25, 2026, to consider text amendments related to floodplain regulations, LDS sections 12.3 and 17.5.

FUNDING SOURCE/IMPACT:

N/A

ATTACHMENTS:

- Draft Ordinance

MANAGER’S COMMENTS AND RECOMMENDATIONS:

This is a call for public hearing only.

DRAFT ORDINANCE FOR BOARD CONSIDERATION

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE TEXT OF THE
TOWN OF WAYNESVILLE LAND DEVELOPMENT STANDARDS**

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

WHEREAS, the Town of Waynesville is the community that participates in the National Flood Insurance Program (NFIP) and therefore must comply with its requirements and implement local floodplain management regulations; and

WHEREAS, the National Flood Insurance Program (NFIP) enables property owners to purchase flood insurance; and

WHEREAS, floodplain regulations contribute to protecting lives, property, and reducing the risk of future flooding for new construction and existing structures; and

WHEREAS, the North Carolina Department of Public Safety, Emergency Management, has released the 2026 NC Model Flood Damage Prevention Ordinance; and

WHEREAS, the Town of Waynesville must update its Floodplain Damage Prevention Ordinance to stay in compliance with the NFIP requirements and maintain legal authority to enforce the floodplain program through up-to-date ordinances; and

WHEREAS, the Town Council adopted the 2035 Comprehensive Plan to “enable the growth of a vibrant, healthy, and successful community;”

WHEREAS, the Town of Waynesville Planning Board has reviewed the proposed text amendment to the Land Development Standards (LDS) and recommends that it is consistent with the 2035 Comprehensive Plan and that it is reasonable and in the public interest, and recommends the text amendment for its enactment by the Town Council; and

WHEREAS, the Town Council find this ordinance consistent with the Town’s 2035 Comprehensive Land Use Plan and that it is reasonable and in the public interest, updating the floodplain regulations and promoting public safety, specifically meeting the following Comprehensive Plan goals:

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

- Promote conservation design to preserve important natural resources.

Goal 3: Protect and Enhance Waynesville’s Natural Resources.

- Protect and enhance water quality and forests.
- Protect rural lands, iconic views, and mountain vistas.

WHEREAS, after notice duly given, a public hearing was held on **June 15, 2026**, at the special meeting of the Waynesville Planning Board, and on **August 25, 2026**, at the regularly scheduled meeting of the Waynesville Town Council;

NOW, THEREFORE, BE IT ORDAINED BY THE WAYNESVILLE TOWN COUNCIL, MEETING IN REGULAR SESSION ON AUGUST 25, 2026, AND WITH A MAJORITY OF THE BOARD MEMBERS VOTING IN THE AFFIRMATIVE, THE FOLLOWING:

That the Land Development Standards to be amended as follows:

12.3 Flood Damage Prevention.

12.3.1 Statutory Authorization, Findings of Fact, Purpose and Objectives.

- A. **Statutory Authorization:** The Legislature of the State of North Carolina has in Part 6, Article 21 of Chapter 143; Articles 7, 9, 11, and 13 of Chapter 160D; and Article 8 of Chapter 160A; and Article 7, 9, and 11 of Chapter 160D of the North Carolina General Statutes, delegated to local governmental units the responsibility to adopt regulations designed to promote the public health, safety, and general welfare.

Therefore, the Town Council of the Town of Waynesville, North Carolina, does ordain as follows:

B. **Findings of Fact:**

1. The flood prone areas within the jurisdiction of the Town of Waynesville are subject to periodic inundation which results in loss of life, property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures of flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.
2. These flood losses are caused by the cumulative effect of obstructions in floodplains, both inside and outside the identified Special Flood Hazard Areas, causing increases in flood heights and velocities and by the occupancy in flood prone areas of uses vulnerable to floods or other hazards. These obstructions and occupancy by uses vulnerable to floods may be hazardous to other lands which are inadequately elevated, floodproofed, or otherwise unprotected from flood damages.

C. **Statement of Purpose:**

It is the purpose of this ordinance to promote public health, safety, and general welfare and to minimize public and private losses due to flood conditions within flood prone areas by provisions designed to:

1. Restrict or prohibit uses that are dangerous to health, safety, and property due to water or erosion hazards or that result in damaging increases in erosion, flood heights or velocities;
2. Require that uses vulnerable to floods, including facilities that serve such uses, be protected against flood damage at the time of initial construction;
3. Control the alteration of natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodation of floodwaters;
4. Control filling, grading, dredging, and all other development that may increase erosion or flood damage; and
5. Prevent or regulate the construction of flood barriers that will unnaturally divert flood waters or which may increase flood hazards to other lands.

D. **Objectives.**

The objectives of this ordinance are to:

1. Protect human life, safety, and health;
2. Minimize expenditure of public money for costly flood control projects;
3. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
4. Minimize prolonged business losses and interruptions;
5. Minimize damage to public facilities and utilities (i.e., water and gas mains, electric, telephone, cable and sewer lines, streets, and bridges) that are located in flood prone areas;
6. Minimize damage to private and public property due to flooding;
7. Make flood insurance available to the community through the National Flood Insurance Program;
8. Maintain the natural and beneficial functions of floodplains;
9. Help maintain a stable tax base by providing for the sound use and development of flood prone areas; and
10. Ensure that potential buyers are aware that property is in a Special Flood Hazard Area.

12.3.2 General Provisions.

A. Applicability.

This ordinance shall apply to all Special Flood Hazard Areas within the jurisdiction, including Extra-Territorial Jurisdictions (ETJs), of the Town of Waynesville and within the jurisdiction of any other community whose governing body agrees, by resolution, to such applicability.

B. Basis for Establishing the Special Flood Hazard Areas.

The Special Flood Hazard Areas are those identified under the Cooperating Technical State (CTS) agreement between the State of North Carolina and FEMA in its FIS dated April 3, 2012 for Haywood County and associated DFIRM panels, including any digital data developed as part of the FIS, which are adopted by reference and declared a part of this ordinance, and all revisions thereto.

The initial Flood Insurance Rate Maps are as follows for the jurisdictional areas at the initial date:

Haywood County Unincorporated Area, dated July 15, 1984.

Town of Waynesville, dated January 6, 1983.

When Preliminary Flood Insurance Studies and Flood Insurance Rate Maps have been provided by FEMA to the Town of Waynesville:

- (1) Prior to the issuance of a Letter of Final Determination (LFD) by FEMA, the use of the preliminary flood hazard data shall only be required where no base flood elevations and/or floodway areas exist or where the preliminary base flood elevations or floodway area exceed the base flood elevations and/or floodway widths in the effective flood hazard data provided by FEMA. Such preliminary data may be subject to revision through valid appeals.
- (2) Upon the issuance of a Letter of Final Determination (LFD) by FEMA, the revised flood hazard data shall be used and replace all previously effective flood hazard data provided by FEMA for the purposes of administering these regulations.

The community reserves the right to require further studies for any development within its jurisdiction, if there is evidence that a potential flood hazard exists. Studies can be used to designate Community Flood Hazard Areas (CFHA). Such evidence may include but shall not be limited to:

- (1) Eyewitness accounts of historic flooding or other reports of historic flooding deemed credible by the community;
- (2) Surveyed high-water marks;

- (3) Geologic features observed that resemble floodplains (such as flat areas along streams);
- (4) Proximity to manmade or natural constrictions in or along a watercourse (such as road crossings that can cause backwater effects), and;
- (5) Drainage basin characteristics (such as drainage area, slope, percent impervious cover, land use, etc.).

Where adopted regulatory standards conflict, the more stringent base flood elevation shall prevail.

C. Establishment of Floodplain Development Permit.

A Floodplain Development Permit shall be required in conformance with the provisions of this ordinance prior to the commencement of any development activities within Special Flood Hazard Areas determined in accordance with the provisions of Section 12.3.2.B.

D. Compliance.

No structure or land shall hereafter be located, extended, converted, altered, or developed in any way without full compliance with the terms of this ordinance and other applicable regulations.

E. Abrogation and Greater Restrictions.

This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

F. Interpretation.

In the interpretation and application of this ordinance, all provisions shall be:

- (a) Considered as minimum requirements;
- (b) Liberally construed in favor of the governing body; and
- (c) Deemed neither to limit nor repeal any other powers granted under State statutes.

G. Warning and Disclaimer of Liability.

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering consideration. Larger floods can and will occur. Actual flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the Special Flood Hazard Areas or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of the Town of Waynesville or by any officer or employee thereof for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made hereunder.

H. Penalties for Violation.

Violation of the provisions of this ordinance or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variance or special exceptions, shall constitute a Class 1 misdemeanor pursuant to G.S. 143-215.58. Any person who violates this ordinance or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than \$100.00 or imprisoned for not more than thirty (30) days, or both. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the Town of Waynesville from taking such other lawful action as is necessary to prevent or remedy any violation.

12.3.3 Administration.

A. Designation of Floodplain Administrator.

The Land Development Administrator, or his or her designee, hereinafter referred to as the "Floodplain Administrator", is hereby appointed to administer and implement the provisions of this ordinance. In instances where the Floodplain Administrator receives assistance from others to complete tasks to administer and implement this ordinance, the Floodplain Administrator shall be responsible for the coordination and community's overall compliance with the National Flood Insurance Program and the provisions of this ordinance.

B. Floodplain Development Application, Permit and Certification Requirements.

1. Application Requirements. Application for a Floodplain Development Permit shall be made to the Floodplain Administrator prior to any development activities located within Special Flood Hazard Areas. The following items shall be presented to the Floodplain Administrator to apply for a floodplain development permit:

- (a) A plot plan drawn to scale which shall include, but shall not be limited to, the following specific details of the proposed floodplain development:
 - (i) The nature, location, dimensions, and elevations of the area of development/disturbance; existing and proposed structures, utility systems, grading/pavement areas, fill materials, storage areas, drainage facilities, and other development;
 - (ii) The boundary of the Special Flood Hazard Area as delineated on the FIRM or other flood map as determined in Section 12.3.2.B, or a statement that the entire lot is within the Special Flood Hazard Area;
 - (iii) Flood zone(s) designation of the proposed development area as determined on the FIRM or other flood map as determined in Section 12.3.2.B;
 - (iv) The boundary of the floodway(s) or non-encroachment area(s) as determined in Section 12.3.2.B;
 - (v) The Base Flood Elevation (BFE) where provided as set forth in Sections 12.3.2.B; 12.3.3.C; or 12.3.3.D;
 - (vi) The old and new location of any watercourse that will be altered or relocated as a result of proposed development; and
 - (vii) The certification of the plot plan by a registered land surveyor or professional engineer.

(b) Notwithstanding the foregoing, the Floodplain Administrator shall have the discretion to waive the requirement set by section (a)(vii) that the plot plan bear the certification of a registered land surveyor or professional engineer where the application meets the following criteria:

- (i) No other ordinance or regulation requires such certification; and
 - (ii) The Administrator determines that such activity does not create new or additional flood hazards or potential increases in erosion, flood heights, or velocities.
- (c) Proposed elevation, and method thereof, of all development within a Special Flood Hazard Area including but not limited to:
- (i) Elevation in relation to mean sea level of the proposed reference level (including basement) of all structures;
 - (ii) Elevation in relation to mean sea level to which any non-residential structure in Zone AE, A or AO will be floodproofed; and

- (iii) Elevation in relation to mean sea level to which any proposed utility systems will be elevated or floodproofed.
 - (d) If floodproofing, a Floodproofing Certificate (FEMA Form ~~81-65~~ **FF-206-FY-22-153**) with supporting data, an operational plan, and an inspection and maintenance plan that include, but are not limited to, installation, exercise, and maintenance of floodproofing measures.
 - (e) A Foundation Plan, drawn to scale, which shall include details of the proposed foundation system to ensure all provisions of this ordinance are met. These details include but are not limited to:
 - (i) The proposed method of elevation, if applicable (i.e., fill, solid foundation perimeter wall, solid backfilled foundation, open foundation on columns/posts/piers/piles/shear walls); and
 - (ii) Openings to facilitate automatic equalization of hydrostatic flood forces on walls in accordance with Section 12.3.4.B.4(c) when solid foundation perimeter walls are used in Zones A, AE, AH, AO, A99.
 - (f) Usage details of any enclosed areas below the lowest floor.
 - (g) Plans and/or details for the protection of public utilities and facilities such as sewer, gas, electrical, and water systems to be located and constructed to minimize flood damage.
 - (h) Certification that all other Local, State and Federal permits required prior to floodplain development permit issuance have been received.
 - (i) Documentation for placement of Recreational Vehicles and/or Temporary Structures, when applicable, to ensure that the provisions of Section 12.3.4.B.6 and Section 12.3.4.B.7 of this ordinance are met.
 - (j) A description of proposed watercourse alteration or relocation, when applicable, including an engineering report on the effects of the proposed project on the flood-carrying capacity of the watercourse and the effects to properties located both upstream and downstream; and a map (if not shown on plot plan) showing the location of the proposed watercourse alteration or relocation.
2. **Permit Requirements.** The Floodplain Development Permit shall include, but not be limited to:
- (a) A complete description of all the development to be permitted under the floodplain development permit (e.g., house, garage, pool, septic, bulkhead, cabana, pier, bridge, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials, etc.), **including cost estimate.**
 - (b) The Special Flood Hazard Area determination for the proposed development in accordance with available data specified in Section 12.3.2.B.
 - (c) The Regulatory Flood Protection Elevation required for the reference level and all attendant utilities.
 - (d) The Regulatory Flood Protection Elevation required for the protection of all public utilities.
 - (e) All certification submittal requirements with timelines.
 - (f) A statement that no fill material or other development shall encroach into the floodway or non-encroachment area of any watercourse, unless the requirements of Section 12.3.4.F have been met.
 - (g) The flood openings requirements, if in Zones A, AO, AE or A1-30.
 - (h) Limitations of below BFE enclosure uses (if applicable) (i.e., parking, building access and limited storage only).
 - (i) A statement, that all materials below BFE/RFPE must be flood resistant materials.
3. **Certification Requirements.**
- (a) Elevation Certificates.

- (i) An Elevation Certificate (FEMA Form FF-206-FY-22-152) is required prior to the actual start of any new construction. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of the elevation of the reference level, in relation to mean sea level. The Floodplain Administrator shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder prior to the beginning of construction. Failure to submit the certification or failure to make required corrections shall be cause to deny a floodplain development permit.
- (ii) An Elevation Certificate (FEMA Form FF-206-FY-22-152) is required after the reference level is established. Within seven (7) calendar days of establishment of the reference level elevation, it shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of the elevation of the reference level, in relation to mean sea level. Any work done within the seven-day calendar period and prior to submission of the certification shall be at the permit holder's risk. The Floodplain Administrator shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to further work being permitted to proceed. Failure to submit the certification or failure to make required corrections shall be cause to issue a stop-work order for the project.
- (iii) A final as-built Elevation Certificate (FEMA Form FF-206-FY-22-152) is required after construction is completed and prior to Certificate of Compliance/Occupancy issuance. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of final as-built construction of the elevation of the reference level and all attendant utilities. The Floodplain Administrator shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to Certificate of Compliance/Occupancy issuance. In some instances, another certification may be required to certify corrected as-built construction. Failure to submit the certification or failure to make required corrections shall be cause to withhold the issuance of a Certificate of Compliance/Occupancy. **The Finished Construction Elevation Certificate certifier shall provide at least 2 photographs showing the front and rear of the building taken within 90 days from the date of certification. The photographs must be taken with views confirming the building description and diagram number provided in Section A. To the extent possible, these photographs should show the entire building including foundation. If the building has split-level or multi-level areas, provide at least 2 additional photographs showing side views of the building. In addition, when applicable, provide a photograph of the foundation showing a representative example of the flood openings or vents. All photographs must be in color and measure at least 3" x 3". Digital photographs are acceptable**

(b) Floodproofing Certificate.

- (i) If non-residential floodproofing is used to meet the Regulatory Flood Protection Elevation requirements, a Floodproofing Certificate (FEMA Form FF-206-FY-22-153), with supporting data, an operational plan, and an inspection and maintenance plan are required prior to the actual start of any new construction. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of the floodproofed

design elevation of the reference level and all attendant utilities, in relation to NAVD 1988. Floodproofing certification shall be prepared by or under the direct supervision of a professional engineer or architect and certified by same. The Floodplain Administrator shall review the certificate data, the operational plan, and the inspection and maintenance plan. Deficiencies detected by such review shall be corrected by the applicant prior to permit approval. Failure to submit the certification or failure to make required corrections shall be cause to deny a Floodplain Development Permit. Failure to construct in accordance with the certified design shall be cause to withhold the issuance of a Certificate of Compliance/Occupancy.

- (ii) A final Finished Construction Floodproofing Certificate (FEMA Form FF-206-FY-22-153), with supporting data, an operational plan, and an inspection and maintenance plan are required prior to the issuance of a Certificate of Compliance/Occupancy. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of the floodproofed design elevation of the reference level and all attendant utilities, in relation to NAVD 1988. Floodproofing certificate shall be prepared by or under the direct supervision of a professional engineer or architect and certified by same. The Floodplain Administrator shall review the certificate data, the operational plan, and the inspection and maintenance plan. Deficiencies detected by such review shall be corrected by the applicant prior to Certificate of Occupancy. Failure to submit the certification or failure to make required corrections shall be cause to deny a Floodplain Development Permit. Failure to construct in accordance with the certified design shall be cause to deny a Certificate of Compliance/Occupancy.

- (c) If a manufactured home is placed within Zone A, AE, AH, AO, A99 and the elevation of the chassis is more than 36 inches in height above grade, an engineered foundation certification is required in accordance with the provisions of Section 12.3.4.B.3(b).
- (d) If a watercourse is to be altered or relocated, a description of the extent of watercourse alteration or relocation; a professional engineer's certified report on the effects of the proposed project on the flood-carrying capacity of the watercourse and the effects to properties located both upstream and downstream; and a map showing the location of the proposed watercourse alteration or relocation shall all be submitted by the permit applicant prior to issuance of a floodplain development permit.
- (e) Certification Exemptions. The following structures, if located within Zones A, AE, AH, AO, A99, are exempt from the elevation/floodproofing certification requirements specified in items (a) and (b) of this subsection:
 - (i) Recreational Vehicles meeting requirements of Section 12.3.4.B.6(a);
 - (ii) Temporary Structures meeting requirements of Section 12.3.4.B.7; and
 - (iii) Accessory Structures less than 150 square or have a total cost of \$5,000 or less and meet requirements of Section 12.3.4.B.8.

4. **Substantial Improvement/ Damage Determinations for existing buildings and structures.**

For applications for building permits to improve buildings and structures, including alterations, movement, enlargement, replacement, repair, change of occupancy, additions, rehabilitations, renovations, substantial improvements, repairs of substantial damage, and any other improvement of or work on such buildings and structures, the Floodplain Administrator, in coordination with the Building Official, shall:

- (a) Estimate the market value, or require the applicant to obtain an appraisal of the market value prepared by a qualified independent appraiser, of the building or structure before the start of construction of the proposed work; in the case of repair, the market value of the building or structure shall be the market value before the damage occurred and before any repairs are made;
- (b) Compare the cost to perform the improvement, the cost to repair a damaged building to its pre-damaged condition, or the combined costs of improvements and repairs, if applicable, to the market value of the building or structure;
- (c) Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage; and
- (d) Notify the applicant if it is determined that the work constitutes substantial improvement or repair of substantial damage and that compliance with the flood resistant construction requirements of the NC Building Code and this ordinance is required.

C. Duties and Responsibilities of the Floodplain Administrator.

The Floodplain Administrator shall perform, but not be limited to, the following duties:

1. Review all floodplain development applications and issue permits for all proposed development within Special Flood Hazard Areas or Community Flood Hazard Areas to assure that the requirements of this ordinance have been satisfied.
2. Review all proposed development within Special Flood Hazard Areas or Community Flood Hazard Areas to assure that all necessary Local, State and Federal permits have been received, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.
3. Notify adjacent communities and the North Carolina Department of Public Safety, Division of Emergency Management, State Coordinator for the National Flood Insurance Program prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency (FEMA).
4. Assure that maintenance is provided within the altered or relocated portion of said watercourse so that the flood-carrying capacity is maintained.
5. Prevent encroachments into floodways and non-encroachment areas unless the certification and flood hazard reduction provisions of Section 12.3.4.F are met.
6. Obtain actual elevation (in relation to mean sea level) of the reference level (including basement) and all attendant utilities of all new and substantially improved structures, in accordance with the provisions of Section 12.3.3.B.3.
7. Obtain actual elevation (in relation to NAVD 1988) to which all new and substantially improved structures and utilities have been floodproofed, in accordance with the provisions of Section 12.3.3.B.3.
8. Obtain actual elevation (in relation to NAVD 1988) of all public utilities in accordance with the provisions of Section 12.3.3.B.3.
9. When floodproofing is utilized for a particular structure, obtain certifications from a registered professional engineer or architect in accordance with the provisions of Section 12.3.3.B.3 and Section 12.3.4.B.2.
10. Where interpretation is needed as to the exact location of boundaries of the Special Flood Hazard Areas, floodways, or non-encroachment areas (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), make the necessary interpretation. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this article.
11. When Base Flood Elevation (BFE) data has not been provided in accordance with the provisions of Section 12.3.2.B, obtain, review, and reasonably utilize any BFE data, along with floodway data or non-encroachment area data available from a Federal, State, or other source, including data developed pursuant to Section 12.3.4.D.2(b), in order to administer the provisions of this ordinance.

12. When Base Flood Elevation (BFE) data is provided but no floodway or non-encroachment area data has been provided in accordance with the provisions of Section 12.3.2.B, obtain, review, and reasonably utilize any floodway data or non-encroachment area data available from a Federal, State, or other source in order to administer the provisions of this ordinance.
13. When the lowest floor and the lowest adjacent grade of a structure or the lowest ground elevation of a parcel in a Special Flood Hazard Area is above the Base Flood Elevation (BFE), advise the property owner of the option to apply for a Letter of Map Amendment (LOMA) from FEMA. Maintain a copy of the LOMA issued by FEMA in the floodplain development permit file.
14. Permanently maintain all records that pertain to the administration of this ordinance and make these records available for public inspection, recognizing that such information may be subject to the Privacy Act of 1974, as amended.
15. Make on-site inspections of work in progress. As the work pursuant to a floodplain development permit progresses, the Floodplain Administrator shall make as many inspections of the work as may be necessary to ensure that the work is being done according to the provisions of the local ordinance and the terms of the permit. In exercising this power, the Floodplain Administrator has a right, upon presentation of proper credentials, to enter on any premises within the jurisdiction of the community at any reasonable hour for the purposes of inspection or other enforcement action.
16. Issue stop-work orders as required. Whenever a building or part thereof is being constructed, reconstructed, altered, or repaired in violation of this ordinance, the Floodplain Administrator may order the work to be immediately stopped. The stop-work order shall be in writing and directed to the person doing or in charge of the work. The stop-work order shall state the specific work to be stopped, the specific reason(s) for the stoppage, and the condition(s) under which the work may be resumed. Violation of a stop-work order constitutes a misdemeanor.
17. Revoke floodplain development permits as required. The Floodplain Administrator may revoke and require the return of the floodplain development permit by notifying the permit holder in writing stating the reason(s) for the revocation. Permits shall be revoked for any substantial departure from the approved application, plans, and specifications; for refusal or failure to comply with the requirements of State or local laws; or for false statements or misrepresentations made in securing the permit. Any floodplain development permit mistakenly issued in violation of an applicable State or local law may also be revoked.
18. Make periodic inspections throughout the Special Flood Hazard Areas within the jurisdiction of the community. The Floodplain Administrator and each member of his or her inspections department shall have a right, upon presentation of proper credentials, to enter on any premises within the territorial jurisdiction of the department at any reasonable hour for the purposes of inspection or other enforcement action.
19. Follow through with corrective procedures of Section 12.3.3.D.
20. Review, provide input, and make recommendations for variance requests.
21. Maintain a current map repository to include, but not limited to, the FIS Report, FIRM and other official flood maps and studies adopted in accordance with the provisions of Section 12.3.2.B of this ordinance, including any revisions thereto including Letters of Map Change, issued by FEMA. Notify State and FEMA of mapping needs.
22. Coordinate revisions to FIS reports and FIRMs, including Letters of Map Revision Based on Fill (LOMR-Fs) and Letters of Map Revision (LOMRs).
23. **Make substantial improvement and post event damage assessments and determinations:**
 - (a) **Conduct damage assessments for damaged structures located within the SFHA.**
 - (b) **Complete substantial improvement/damage determinations in accordance with the provisions 12.3.3.B.4.**
24. **In any lot or lots/areas that will be or have been removed from the special flood hazard area utilizing a Letter of Map Revision Based on Fill (LOMR-F), the top of fill level must meet the community's freeboard elevation at that location. If the top of fill level is below the freeboard**

elevation, all new structures, additions to existing buildings or substantial improvement must meet the required community freeboard elevation.

D. Corrective Procedures.

- ~~1. Violations to be Corrected: When the Floodplain Administrator finds violations of applicable State and local laws, it shall be his or her duty to notify the owner or occupant of the building of the violation. The owner or occupant shall immediately remedy each of the violations of law cited in such notification.~~
 - ~~2. Actions in Event of Failure to Take Corrective Action: If the owner of a building or property shall fail to take prompt corrective action, the Floodplain Administrator shall give the owner written notice, by certified or registered mail to the owner's last known address or by personal service, stating:
 - ~~(a) That the building or property is in violation of the floodplain management regulations;~~
 - ~~(b) That a hearing will be held before the Floodplain Administrator at a designated place and time, not later than ten (10) days after the date of the notice, at which time the owner shall be entitled to be heard in person or by counsel and to present arguments and evidence pertaining to the matter; and~~
 - ~~(c) That following the hearing, the Floodplain Administrator may issue an order to alter, vacate, or demolish the building; or to remove fill as applicable.~~~~
 - ~~3. Order to Take Corrective Action: If, upon a hearing held pursuant to the notice prescribed above, the Floodplain Administrator shall find that the building or development is in violation of the Flood Damage Prevention Ordinance, he or she shall issue an order in writing to the owner, requiring the owner to remedy the violation within a specified time period, not less than sixty (60) calendar days, nor more than one hundred eighty (180) calendar days. Where the Floodplain Administrator finds that there is imminent danger to life or other property, he or she may order that corrective action be taken in such lesser period as may be feasible.~~
 - ~~4. Appeal: Any owner who has received an order to take corrective action may appeal the order to the local elected governing body by giving notice of appeal in writing to the Floodplain Administrator and the clerk within ten (10) days following issuance of the final order. In the absence of an appeal, the order of the Floodplain Administrator shall be final. The local governing body shall hear an appeal within a reasonable time and may affirm, modify and affirm, or revoke the order.~~
 - ~~5. Failure to Comply with Order: If the owner of a building or property fails to comply with an order to take corrective action for which no appeal has been made or fails to comply with an order of the governing body following an appeal, the owner shall be guilty of a Class 1 misdemeanor pursuant to G.S. 143-215.58 and shall be punished at the discretion of the court.~~
1. Stop Work Order: The community may issue a Stop Work Order, which shall be served on the applicant or other responsible person. The stop work order shall remain in effect until the applicant or other responsible person has taken the remedial measures set forth in the Notice of Violation or has otherwise remedied the violation or violations described therein, provided the stop work order may be withdrawn or modified to enable the applicant or other responsible person to take the necessary remedial measures to remedy such violation or violations.
 - (2) Notice of Violation. If the community determines that an owner, occupant, applicant or other responsible person has failed to comply with the terms and conditions of a permit, or the provisions of this ordinance, it shall issue a written Notice of Violation, by certified return receipt mail, to such applicant or other responsible person. Where the person is engaged in activity covered by this ordinance without having first secured a permit, the notice shall be served on the owner or the responsible person in charge of the activity being conducted on the site. The Notice of Violation shall contain:
 - (a) The name and address of the owner or the applicant or the responsible person;

- (b) The address or other description of the site upon which the violation is occurring;
 - (c) A statement specifying the nature of the violation;
 - (d) A description of the remedial measures necessary to bring the action or inaction into compliance with the permit or this ordinance and the date for the completion of such remedial action;
 - (e) A statement of the penalty or penalties that may be assessed against the person to whom the Notice of Violation is directed, and;
 - (f) A statement that the determination of violation may be appealed to the community by filing a written notice of appeal within thirty (30) days after the Notice of Violation (except, that in the event the violation constitutes an immediate danger to public health or public safety, 24-hour notice shall be sufficient).
2. Additional Enforcement Actions. If the remedial measures described in the Notice of Violation have not been completed by the date set forth for such completion in the Notice of Violation, any one or more of the following enforcement actions may be enacted against the person to whom the Notice of Violation was directed. Before taking any of the following actions or imposing any of the following penalties, the Town of Waynesville shall first notify the owner, applicant or other responsible person in writing of its intended action. The Town shall provide reasonable opportunity, of not less than ten (10) days (except, that in the event the violation constitutes an immediate danger to public health or public safety, 24-hour notice shall be sufficient) to remedy such violation. In the event the applicant or other responsible person fails to remedy such violation after such notice and remedial period, the Town of Waynesville may take or impose any one or more of the following enforcement actions or penalties:
- (a) Termination of utility service and/or withhold or revoke Certificate of Occupancy: The Town may terminate utilities and/or refuse to issue and/or revoke a Certificate of Occupancy for the building or other improvements and/or repairs conducted or being conducted on the site until the applicant or other responsible person has taken the remedial measures set forth in the Notice of Violation or has otherwise remedy the violation or violations described therein.
 - (b) Suspension, revocation, or modifications of permit: The Town may suspend, revoke, or modify the permit authorizing the development project. A suspended, revoked, or modified permit may be reinstated after the applicant or other responsible person has taken the remedial measures set forth in the Notice of Violation or has otherwise remedy the violations described therein, provided such permit may be reinstated (upon such conditions as the community may deem necessary) to enable the applicant or other responsible person to take the necessary remedial measures to cure such violations.
 - (c) Penalties: Violation of the provisions of this ordinance or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variance or special exceptions shall constitute a Class 1 misdemeanor pursuant to North Carolina General Statute § 143-215.58.
 - (i) Any person who violates this ordinance or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than \$100. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the Town of Waynesville from taking such other lawful actions, pursuant to North Carolina General Statute § 153A, 160A, and 160D, as is necessary to prevent or remedy any violation.
 - (ii) Enforcement by an appropriate equitable remedy issuing from a court of competent jurisdiction may be pursued if the offender fails to remedy the violation, pays assessed fines, and/or fails to file an appeal within the prescribed

period of time. In such case, the general court of justice shall have jurisdiction to issue such orders as may be appropriate.

4. Administrative appeal; judicial review. Any person receiving a Notice of Violation may appeal the determination of the community, including but not limited to the issuance of a Stop Work Order, the assessment of an administratively-imposed monetary penalty, the suspension, revocation, modification, or grant with condition of a permit by the community upon finding that the holder is in violation of permit conditions, or that the holder is in violation of any applicable ordinance or any of the community's rules and regulations, or the issuance of a notice of bond forfeiture.
 - (a) Any person receiving a Notice of Violation may appeal the determination of the floodplain administrator to the Zoning Board of Adjustment. The Notice of Appeal must be in writing and be received by the floodplain administrator and the clerk within thirty (30) days of the date of the Notice of Violation. In the absence of an appeal, the determination of the floodplain administrator shall be final.
 - (b) All appeals shall be heard and decided by the community's designated Appeal Board, which shall be the Zoning Board of Adjustment, or their designees. The Zoning Board of Adjustment shall hear an appeal within a reasonable time and shall have the power to affirm, modify, or reject the original penalty, including the right to increase or decrease the amount of any monetary penalty and the right to add or delete remedial actions required for correction of the violation and compliance with the community's flood damage prevention ordinance, and any other applicable local, state, or federal requirements. In the absence of a petition for review of a quasi-judicial decision, the decision of the Board of Adjustment shall be final.
 - (c) A petition for review of a quasi-judicial decision can be requested by any person with standing aggrieved by a decision or order of the community, after exhausting his/her administrative remedies. The petition shall be received by the clerk of Superior Court within thirty (30) days of the date of the local Board of Adjustment's decision.
5. Section 1316 Declaration: Section 1316 of the National Flood Insurance Act authorizes FEMA to deny flood insurance to a property declared by the State, County, or Municipal government to be in violation of the local floodplain management ordinance. A Section 1316 declaration shall be used when all other legal means to remedy a violation have been exhausted and the structure remains noncompliant. The community must coordinate a request for Section 1316 declaration to the FEMA Regional Office through the State NFIP Coordinator.

Once invoked, the property's flood insurance coverage will be terminated and no new or renewal policy can be issued; no flood insurance claim can be paid on any policy on the property, and disaster assistance will be denied. If a structure that has received a Section 1316 declaration is made compliant with the community's floodplain management ordinance, then the Section 1316 declaration can be rescinded by FEMA and flood insurance eligibility restored.

E. Variance Procedures.

1. The Board of Adjustment as established by the Town of Waynesville, hereinafter referred to as the "appeal board", shall hear and decide requests for variances from the requirements of this ordinance.
2. Any person aggrieved by the decision of the appeal board may appeal such decision to the Court, as provided in Chapter 7A of the North Carolina General Statutes.
3. Variances may be issued for:
 - (a) The repair or rehabilitation of historic structures upon the determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic

- structure and that the variance is the minimum necessary to preserve the historic character and design of the structure;
- (b) Functionally dependent facilities if determined to meet the definition as stated in Section 17.5, provided provisions of Section 12.3.3.E.9(b), (c), and (e) have been satisfied, and such facilities are protected by methods that minimize flood damages during the base flood and create no additional threats to public safety; or
 - (c) Any other type of development, provided it meets the requirements of this section.
4. In passing upon variances, the appeal board shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this ordinance, and:
- (a) The danger that materials may be swept onto other lands to the injury of others;
 - (b) The danger to life and property due to flooding or erosion damage;
 - (c) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 - (d) The importance of the services provided by the proposed facility to the community;
 - (e) The necessity to the facility of a waterfront location as defined under Section 17.5 as a functionally dependent facility, where applicable;
 - (f) The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
 - (g) The compatibility of the proposed use with existing and anticipated development;
 - (h) The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
 - (i) The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - (j) 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; and
 - (k) 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.
5. A written report addressing each of the above factors shall be submitted with the application for a variance.
6. Upon consideration of the factors listed above and the purposes of this ordinance, the appeal board may attach such conditions to the granting of variances as it deems necessary to further the purposes and objectives of this ordinance.
7. Any applicant to whom a variance is granted shall be given written notice specifying the difference between the Base Flood Elevation (BFE) and the elevation to which the structure is to be built and that such construction below the BFE increases risks to life and property, and that the issuance of a variance to construct a structure below the BFE will result in increased premium rates for flood insurance up to \$25.00 per \$100.00 of insurance coverage. Such notification shall be maintained with a record of all variance actions, including justification for their issuance.
8. The Floodplain Administrator shall maintain the records of all appeal actions and report any variances to the Federal Emergency Management Agency and the State of North Carolina upon request.
9. Conditions for Variances:
- (a) Variances shall not be issued when the variance will make the structure in violation of other Federal, State, or local laws, regulations, or ordinances.
 - (b) Variances shall not be issued within any designated floodway or non-encroachment area if the variance would result in any increase in flood levels during the base flood discharge.
 - (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 prior to development permit approval.

- (e) Variances shall only be issued upon:
 - (i) A showing of good and sufficient cause;
 - (ii) A determination that failure to grant the variance would result in exceptional hardship; and
 - (iii) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
10. A variance may be issued for solid waste disposal facilities or sites, hazardous waste management facilities, salvage yards, and chemical storage facilities that are located in Special Flood Hazard Areas provided that all of the following conditions are met.
- (a) The use serves a critical need in the community.
 - (b) No feasible location exists for the use outside the Special Flood Hazard Area.
 - (c) The reference level of any structure is elevated or floodproofed to at least the Regulatory Flood Protection Elevation.
 - (d) The use complies with all other applicable Federal, State and local laws.
 - (e) The Town of Waynesville has notified the Secretary of the North Carolina Department of Public Safety of its intention to grant a variance at least thirty (30) calendar days prior to granting the variance, **in accordance with North Carolina General Statutes §143-215.54A(b).**

12.3.4 Provisions for Flood Hazard Reduction.

A. General Standards.

In all Special Flood Hazard Areas the following provisions are required:

1. All new construction and substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse, and lateral movement of the structure.
2. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage in accordance with the FEMA Technical Bulletin 2, Flood Damage-Resistant Materials Requirements.
3. All new construction and substantial improvements shall be constructed by methods and practices that minimize flood damages.
4. All new electrical, heating, ventilation, air-conditioning, plumbing, duct systems, and other building utility systems, equipment, and service facilities must be located at or above the Regulatory Flood Protection Elevation (RFPE) and/or specially designed to prevent water from entering or accumulating within the components and installed to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding to the design flood elevation. Utility systems, equipment, and service facilities include, but are not limited to, HVAC equipment, water softener units, bath/kitchen plumbing fixtures, ductwork, electric/gas meter panels/boxes, utility/cable boxes, water heaters, fuel tanks, and electric outlets/switches.
 - (a) Replacements part of a substantial improvement must also meet the above provisions.
 - (b) Replacements that are for maintenance and not part of a substantial improvement, may be installed at the original location provided the addition and/or improvements comply with the standards for new construction consistent with the code and requirements for the original structure.

5. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system.
6. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters.
7. On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding.
8. Any alteration, repair, reconstruction, or improvements to a structure, which is in compliance with the provisions of this ordinance, shall meet the requirements of "new construction" as contained in this ordinance.
9. Nothing in this ordinance shall prevent the repair, reconstruction, or replacement of a building or structure existing on the effective date of this ordinance and located totally or partially within the floodway, non-encroachment area, or stream setback, provided there is no additional encroachment below the Regulatory Flood Protection Elevation in the floodway, non-encroachment area, or stream setback, and provided that such repair, reconstruction, or replacement meets all of the other requirements of this ordinance.
10. New solid waste disposal facilities and sites, hazardous waste management facilities, salvage yards, and chemical storage facilities shall not be permitted, except by variance as specified in Section 12.3.3.E.10. A structure or tank for chemical or fuel storage incidental to an allowed use or to the operation of a water treatment plant or wastewater treatment facility may be located in a Special Flood Hazard Area only if the structure or tank is either elevated or floodproofed to at least the Regulatory Flood Protection Elevation and certified in accordance with the provisions of Section 12.3.3.B.3.
11. All subdivision proposals and other development proposals shall be consistent with the need to minimize flood damage.
12. All subdivision proposals and other development proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.
13. All subdivision proposals and other development proposals shall have adequate drainage provided to reduce exposure to flood hazards.
14. All subdivision proposals and other development proposals shall have received all necessary permits from those governmental agencies for which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.
15. When a structure is partially located in a Special Flood Hazard Area, the entire structure shall meet the requirements for new construction and substantial improvements.
16. Buildings and structures that are located in more than one flood hazard area shall comply with the provisions associated with the most restrictive flood hazard area.
17. Structural fill shall not be used unless design and construction of the structural fill accounts for the following:
 - (a) consolidation of the underlying soil under the weight of the fill and the structure,
 - (b) differential settlement due to variations in fill composition and characteristics, and
 - (c) slope stability and erosion control during conditions of the base flood.

B. Specific Standards.

In all Special Flood Hazard Areas where Base Flood Elevation (BFE) data has been provided, as set forth in Section 12.3.2.B, or Section 12.3.4.D, the following provisions, in addition to the provisions of Section 12.3.4.A, are required:

1. Residential Construction. New construction and substantial improvement of any residential structure (including manufactured homes) shall have the reference level, including basement, elevated no lower than the Regulatory Flood Protection Elevation, as defined in Section 17.4.

2. Non-Residential Construction. New construction and substantial improvement of any commercial, industrial, or other non-residential structure shall have the reference level, including basement, elevated no lower than the Regulatory Flood Protection Elevation, as defined in Section 17.4. Structures located in Zones A, AE, AH, AO, A99 may be floodproofed to the Regulatory Flood Protection Elevation in lieu of elevation provided that all areas of the structure, together with attendant utility and sanitary facilities, below the Regulatory Flood Protection Elevation are watertight with walls substantially impermeable to the passage of water, using structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. For AO Zones, the floodproofing elevation shall be in accordance with Section 12.3.4.G.2. A registered professional engineer or architect shall certify that the floodproofing standards of this subsection are satisfied. Such certification shall be provided to the Floodplain Administrator as set forth in Section 12.3.3.B.3, along with the operational plan and the inspection and maintenance plan.
3. Manufactured Homes.
 - (a) New and replacement manufactured homes shall be elevated so that the reference level of the manufactured home is no lower than the Regulatory Flood Protection Elevation, as defined in Section 17.4.
 - (b) Manufactured homes shall be securely anchored to an adequately anchored foundation to resist flotation, collapse, and lateral movement, either by certified engineered foundation system, or in accordance with the most current edition of the State of North Carolina Regulations for Manufactured Homes adopted by the Commissioner of Insurance pursuant to G.S. 143-143.15. Additionally, when the elevation would be met by an elevation of the chassis thirty-six (36) inches or less above the grade at the site, the chassis shall be supported by reinforced piers or engineered foundation. When the elevation of the chassis is above thirty-six (36) inches in height, an engineering certification is required.
 - (c) All enclosures or skirting below the lowest floor shall meet the requirements of Section 12.3.4.B.4.
 - (d) An evacuation plan must be developed for evacuation of all residents of all new, substantially improved or substantially damaged manufactured home parks or subdivisions located within flood prone areas. This plan shall be filed with and approved by the Floodplain Administrator and the local Emergency Management Coordinator.
4. Elevated Buildings. Fully enclosed area, of new construction and substantially improved structures, which is below the lowest floor:
 - (a) Shall not be designed or used for human habitation, but shall only be used for parking of vehicles, building access, or limited storage of maintenance equipment used in connection with the premises. Access to the enclosed area shall be the minimum necessary to allow for parking of vehicles (garage door) or limited storage of maintenance equipment (standard exterior door), or entry to the living area (stairway or elevator). The interior portion of such enclosed area shall not be finished or partitioned into separate rooms, except to enclose storage areas;
 - (b) Shall not be temperature-controlled or conditioned;
 - (c) Shall be constructed entirely of flood resistant materials at least to the Regulatory Flood Protection Elevation; and
 - (d) Shall include, in Zones A, AO, AE, and A1-30, flood openings to automatically equalize hydrostatic flood forces on walls by allowing for the entry and exit of floodwaters. To meet this requirement, the openings must either be certified by a professional engineer or architect or meet or exceed the following minimum design criteria:

- (i) A minimum of two flood openings on different sides of each enclosed area subject to flooding;
- (ii) The total net area of all flood openings must be at least one (1) square inch for each square foot of enclosed area subject to flooding;
- (iii) If a building has more than one enclosed area, each enclosed area must have flood openings to allow floodwaters to automatically enter and exit;
- (iv) The bottom of all required flood openings shall be no higher than one (1) foot above the higher of the interior or exterior adjacent grade;
- (v) Flood openings may be equipped with screens, louvers, or other coverings or devices, provided they permit the automatic flow of floodwaters in both directions; and
- (vi) Enclosures made of flexible skirting are not considered enclosures for regulatory purposes, and, therefore, do not require flood openings. Masonry or wood underpinning, regardless of structural status, is considered an enclosure and requires flood openings as outlined above.

5. Additions/Improvements.

- (a) Additions and/or improvements to pre-FIRM structures when the addition and/or improvements in combination with any interior modifications to the existing structure are:
 - (i) Not a substantial improvement, the addition and/or improvements must be designed to minimize flood damages and must not be any more non-conforming than the existing structure.
 - (ii) A substantial improvement, with modifications/rehabilitations/improvements to the existing structure or the common wall is structurally modified more than installing a doorway, both the existing structure and the addition must comply with the standards for new construction.
- (b) Additions to pre-FIRM or post-FIRM structures that are a substantial improvement with no modifications/rehabilitations/improvements to the existing structure other than a standard door in the common wall, shall require only the addition to comply with the standards for new construction.
- (c) Additions and/or improvements to post-FIRM structures when the addition and/or improvements in combination with any interior modifications to the existing structure are:
 - (i) Not a substantial improvement, the addition and/or improvements only must comply with the standards for new construction consistent with the code and requirements for the original structure.
 - (ii) A substantial improvement, both the existing structure and the addition and/or improvements must comply with the standards for new construction.

~~(b)~~ (d) Any combination of repair, reconstruction, rehabilitation, addition or improvement of a building or structure taking place during a one-year period, the cumulative cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started must comply with the standards for new construction. For each building or structure, the one-year period begins on the date of the first improvement or repair of that building or structure subsequent to the effective date of this ordinance. Substantial damage also means flood-related damage sustained by a structure on two separate occasions during a 10-year period

for which the cost of repairs at the time of each such flood event, on the average, equals or exceeds 25 percent of the market value of the structure before the damage occurred. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The requirement does not, however, include either:

- (i) Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assume safe living conditions.
- (ii) Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

6. Recreational Vehicles. Recreational vehicles shall ~~either~~ **meet the following:**

- ~~(a) Be on site for fewer than 180 consecutive days and be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities, and has no permanently attached additions); or~~
- ~~(b) Meet all the requirements for new construction.~~

(a) Placement of a Recreational Vehicle in the Regulatory Floodway or Non-Encroachment Area is prohibited. This includes both temporary and permanent placement.

(b) Temporary Placement:

- (i) Be on site for fewer than 180 consecutive days; or**
- (ii) Be fully licensed and ready for highway use. (A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and has no permanently attached additions.)**

(c) Permanent Placement. Recreational vehicles that do not meet the limitations of Temporary Placement shall meet all the requirements for new construction.

7. Temporary Non-Residential Structures. Prior to the issuance of a floodplain development permit for a temporary structure, the applicant must submit to the Floodplain Administrator a plan for the removal of such structure(s) in the event of a hurricane, flash flood or other type of flood warning notification. The following information shall be submitted in writing to the Floodplain Administrator for review and written approval:

- (a) A specified time period for which the temporary use will be permitted. Time specified may not exceed three (3) months, renewable up to one (1) year;
- (b) The name, address, and phone number of the individual responsible for the removal of the temporary structure;
- (c) The time frame prior to the event at which a structure will be removed (i.e., minimum of 72 hours before landfall of a hurricane or immediately upon flood warning notification);
- (d) A copy of the contract or other suitable instrument with the entity responsible for physical removal of the structure; and
- (e) Designation, accompanied by documentation, of a location outside the Special Flood Hazard Area, to which the temporary structure will be moved.

8. Accessory Structures.

~~When accessory structures (sheds, detached garages, etc.) are to be placed within a Special Flood Hazard Area, the following criteria shall be met:~~

- (a) When accessory structures (sheds, detached garages, etc.) with a footprint of no more than 600 square feet are placed within A, AO, AH, AE and A99 flood zones, wet floodproofing may be permitted when the following criteria are met:
- (i) Accessory structures shall not be used for human habitation (including working, sleeping, living, cooking or restroom areas);
 - (ii) Accessory structures shall not be temperature-controlled;
 - (iii) Accessory structures shall be designed to have low flood damage potential;
 - (iv) Accessory structures shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters;
 - (v) Accessory structures shall be firmly anchored in accordance with the provisions of Section 12.3.4.A.1;
 - (vi) All service facilities such as electrical shall be installed in accordance with the provisions of Section 12.3.4.A.4; and
 - (vii) Flood openings to facilitate automatic equalization of hydrostatic flood forces shall be provided below Regulatory Flood Protection Elevation in conformance with the provisions of Section 12.3.4.B.4(c).
- (b) All other accessory structures exceeding the size restrictions in Section 12.3.4.B.8.(a) above must comply with the elevation or floodproofing standards and certification requirements in accordance with Section 12.3.3.B.3.
- (c) An accessory structure with a footprint less than 150 square feet ~~or less in A, AO, AH, AE and A99 zones or that is a minimal investment of \$3,000.00 or less~~ and that satisfies the criteria outlined above, is not required to meet the elevation or floodproofing standards of Section 12.3.4.B.2. Elevation or floodproofing certifications are required for all other accessory structures in accordance with Section 12.3.3.B.3.
9. Tanks. When gas and liquid storage tanks are to be placed within a Special Flood Hazard Area, the following criteria shall be met:
- (a) Underground tanks. Underground tanks in flood hazard areas shall be anchored to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty;
 - (b) Above-ground tanks, elevated. Above-ground tanks in flood hazard areas shall be elevated to or above the Regulatory Flood Protection Elevation on a supporting structure that is designed to prevent flotation, collapse, or lateral movement during conditions of the design flood. Tank-supporting structures shall meet the foundation requirements of the applicable flood hazard area;
 - (c) Above-ground tanks, not elevated. Above-ground tanks that do not meet the elevation requirements of Section 12.3.4.B.2 of this ordinance shall be permitted in flood hazard areas provided the tanks are designed, constructed, installed, and anchored to resist all flood-related and other loads, including the effects of buoyancy, during conditions of the design flood and without release of contents in the floodwaters or infiltration by floodwaters into the tanks. Tanks shall be designed, constructed, installed, and anchored to resist the potential buoyant and other flood forces acting on an empty tank during design flood conditions.
 - (d) Tank inlets and vents. Tank inlets, fill openings, outlets and vents shall be:

- (i) At or above the Regulatory Flood Protection Elevation or fitted with covers designed to prevent the inflow of floodwater or outflow of the contents of the tanks during conditions of the design flood; and
- (ii) Anchored to prevent lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, during conditions of the design flood.

10. Other Development.

- (a) Fences in regulated floodways and NEAs that have the potential to block the passage of floodwaters, such as stockade fences and wire mesh fences, shall meet the limitations of Section 12.3.4.F of this ordinance.
- (b) Retaining walls, sidewalks and driveways in regulated floodways and NEAs. Retaining walls and sidewalks and driveways that involve the placement of fill in regulated floodways shall meet the limitations of Section 12.3.4.F of this ordinance.
- (c) Roads and watercourse crossings in regulated floodways and NEAs. Roads and watercourse crossings, including roads, bridges, culverts, low-water crossings and similar means for vehicles or pedestrians to travel from one side of a watercourse to the other side, that encroach into regulated floodways shall meet the limitations of Section 12.3.4.F of this ordinance.
- (d) Commercial storage facilities are not considered "limited storage" as noted in this ordinance, and shall be protected to the Regulatory Flood Protection Elevation as required for commercial structures.

C. [Reserved.]

D. **Standards for Floodplains without Established Base Flood Elevations.**

Within the Special Flood Hazard Areas designated as Approximate Zone A and established in Section 12.3.2.B, where no Base Flood Elevation (BFE) data has been provided by FEMA, the following provisions, in addition to the provisions of Section 12.3.4.A, shall apply:

- 1. No encroachments, including fill, new construction, substantial improvements or new development shall be permitted within a distance of twenty (20) feet each side from top of bank or five times the width of the stream, whichever is greater, unless certification with supporting technical data by a registered professional engineer is provided demonstrating that such encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.
- 2. The BFE used in determining the Regulatory Flood Protection Elevation shall be determined based on the following criteria:
 - (a) When Base Flood Elevation (BFE) data is available from other sources, all new construction and substantial improvements within such areas shall also comply with all applicable provisions of this ordinance and shall be elevated or floodproofed in accordance with standards in Sections 12.3.4.A and B.
 - (b) When floodway or non-encroachment data is available from a Federal, State, or other source, all new construction and substantial improvements within floodway and non-encroachment areas shall also comply with the requirements of Sections 12.3.4.B and F.
 - (c) All subdivision, manufactured home park and other development proposals shall provide Base Flood Elevation (BFE) data if development is greater than five (5) acres or has more than fifty (50) lots/manufactured home sites. Such Base Flood Elevation (BFE) data shall be adopted by reference in accordance with Section 12.3.2.B and utilized in implementing this ordinance.
 - (d) When Base Flood Elevation (BFE) data is not available from a Federal, State, or other source as outlined above, the reference level shall be elevated or floodproofed (nonresidential) to

or above the Regulatory Flood Protection Elevation, as defined in Section 17.4. All other applicable provisions of Section 12.3.4.B shall also apply.

E. Standards for Riverine Floodplains with Base Flood Elevations but Without Established Floodways or Non-Encroachment Areas.

Along rivers and streams where Base Flood Elevation (BFE) data is provided by FEMA or is available from another source but neither floodway nor non-encroachment areas are identified for a Special Flood Hazard Area on the FIRM or in the FIS report, the following requirements shall apply to all development within such areas:

1. Standards of Sections 12.3.4.A and B; and
2. Until a regulatory floodway or non-encroachment area is designated, no encroachments, including fill, new construction, substantial improvements, or other development, shall be permitted unless certification with supporting technical data by a registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point within the community.

F. Standards for Floodways and Non-Encroachment Areas.

Areas designated as floodways or non-encroachment areas are located within the Special Flood Hazard Areas established in Section 12.3.2.B. The floodways and non-encroachment areas are extremely hazardous areas due to the velocity of floodwaters that have erosion potential and carry debris and potential projectiles. The following provisions, in addition to standards outlined in Sections 12.3.4.A and B, shall apply to all development within such areas:

1. No encroachments, including fill, new construction, substantial improvements and other developments shall be permitted unless:
 - (a) It is demonstrated that the proposed encroachment would not result in any increase in the flood levels during the occurrence of the base flood, based on hydrologic and hydraulic analyses performed in accordance with standard engineering practice and presented to the Floodplain Administrator prior to issuance of floodplain development permit, or
 - (b) A Conditional Letter of Map Revision (CLOMR) has been ~~approved by FEMA~~ **issued by FEMA for proposed encroachments resulting in increases in the flood levels during the occurrence of the base flood discharge.** A Letter of Map Revision (LOMR) must also be obtained upon completion of the proposed encroachment.
 - (c) **A Letter of Map Revision (LOMR) must be obtained within six months of completion of the proposed encroachment, permitted in accordance with this section, if the encroachment results in changes to the floodway/non-encroachment area widths, and/or changes to the stream location.**
2. If Section 12.3.4.F.1 is satisfied, all development shall comply with all applicable flood hazard reduction provisions of this ordinance.
3. No manufactured homes shall be permitted, except replacement manufactured homes in an existing manufactured home park or subdivision, provided the following provisions are met:
 - (a) The anchoring and the elevation standards of Section 12.3.4.B.3; and
 - (b) The no encroachment standard of Section 12.3.4.F.1.
4. **Placement of recreational vehicles in the regulatory floodway or non-encroachment area is prohibited.**

G. Standards for Areas of Shallow Flooding (Zone AO).

Located within the Special Flood Hazard Areas established in Section 12.3.2.B, are areas designated as shallow flooding areas. These areas have special flood hazards associated with base flood depths of one (1) to three (3) feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and indeterminate. In addition to Sections 12.3.4.A and B, all new construction and substantial improvements shall meet the following requirements:

1. The reference level shall be elevated at least as high as the depth number specified on the Flood Insurance Rate Map (FIRM), in feet, plus a freeboard of one (1) foot, or at least four (4) feet above the highest adjacent grade if no depth number is specified.
2. Non-residential structures may, in lieu of elevation, be floodproofed to the same level as required in Section 12.3.4.G.1 so that the structure, together with attendant utility and sanitary facilities, below that level shall be watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. Certification is required in accordance with Section 12.3.3.B.3 and Section 12.3.4.B.2.
3. Adequate drainage paths shall be provided around structures on slopes, to guide floodwaters around and away from proposed structures.

H. **Standards for Areas of Shallow Flooding (Zone AH).**

Located within the Special Flood Hazard Areas established in Section 12.3.2.B, are areas designated as shallow flooding areas. These areas are subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are one (1) to three (3) feet. Base Flood Elevations are derived from detailed hydraulic analyses are shown in this zone. In addition to Section 12.3.4.A and B, all new construction and substantial improvements shall meet the following requirements:

1. Adequate drainage paths shall be provided around structures on slopes, to guide floodwaters around and away from proposed structures.

12.3.5 Legal Status Provisions.

A. **Effect on Rights and Liabilities Under the Existing Flood Damage Prevention Ordinance.**

This ordinance in part comes forward by re-enactment of some of the provisions of the Flood Damage Prevention Ordinance enacted November 10, 1981, as amended, and it is not the intention to repeal but rather to re-enact and continue to enforce without interruption of such existing provisions, so that all rights and liabilities that have accrued thereunder are reserved and may be enforced. The enactment of this ordinance shall not affect any action, suit or proceeding instituted or pending. All provisions of the Flood Damage Prevention Ordinance of the Town of Waynesville enacted on November 10, 1981, as amended, which are not reenacted herein are repealed.

The date of the initial Flood Damage Prevention Ordinance for Haywood County is July 15, 1984.

B. **Effect Upon Outstanding Floodplain Development Permits.**

Nothing herein contained shall require any change in the plans, construction, size, or designated use of any development or any part thereof for which a floodplain development permit has been granted by the Floodplain Administrator or his or her authorized agents before the time of passage of this ordinance; provided, however, that when construction is not begun under such outstanding permit within a period of six (6) months subsequent to the date of issuance of the outstanding permit, construction or use shall be in conformity with the provisions of this ordinance.

C. **Severability.**

If any section, clause, sentence, or phrase of the ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this ordinance.

D. Effective Date.

This ordinance shall become effective upon adoption.

(Ord. No. O-11-21, § 5, 6-22-2021; Ord. No. O-38-22, § 1, 12-13-2022; Ord. No. O-22-24, § 5, 6-11-2024)

17.5 Definitions, Floodplain Damage Prevention.

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this ordinance its most reasonable application. For the purpose of applying the standards of Section 12.3, where the definitions of this section differ with those of Section 17.4, the definitions of this section shall prevail.

A Zone is the Special Flood Hazard Area subject to inundation by the 1% annual chance flood where base flood elevations have NOT been determined.

Accessory Structure (Appurtenant Structure) means a structure located on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure. Garages, carports and storage sheds are common urban accessory structures. Pole barns, hay sheds and the like qualify as accessory structures on farms, and may or may not be located on the same parcel as the farm dwelling or shop building.

Addition (to an existing building) means an extension or increase in the floor area or height of a building or structure.

AE Zone is the Special Flood Hazard Area subject to inundation by the 1% annual chance flood where base flood elevations have been determined by detailed or limited detailed methods.

AH Zone is the Special Flood Hazard Area with a 1% annual chance of shallow flooding (usually areas of ponding), where average depths are between one (1) and three (3) feet. Base flood elevations derived from detailed hydraulic analyses are shown in this zone.

Alteration of a Watercourse means a dam, impoundment, channel relocation, change in channel alignment, channelization, or change in cross-sectional area of the channel or the channel capacity, or any other form of modification which may alter, impede, retard or change the direction and/or velocity of the riverine flow of water during conditions of the base flood.

AO Zone is the Special Flood Hazard Area with a 1% annual chance of shallow flooding (usually sheet flow on sloping terrain) where average depths are between one (1) and three (3) feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone.

Appeal means a request for a review of the Floodplain Administrator's interpretation of any provision of this ordinance.

Area of Future-Conditions Flood Hazard means the land area that would be inundated by the 1-percent-annual-chance (100-year) flood based on future-conditions hydrology.

Area of Shallow Flooding means a designated Zone AO or AH on a community's Flood Insurance Rate Map (FIRM) with base flood depths determined to be from one (1) to three (3) feet. These areas are located where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of Special Flood Hazard. See Special Flood Hazard Area (SFHA).

Area of Future-Conditions Flood Hazard means the land area that would be inundated by the 1-percent-annual-chance (100- year) flood based on future-conditions hydrology.

Base Flood means the flood having a one (1) percent chance of being equaled or exceeded in any given year.

Base Flood Elevation (BFE) means a determination of the water surface elevations of the base flood as published in the Flood Insurance Study. When the BFE has not been provided in a Special Flood Hazard Area, it may be obtained from engineering studies available from a Federal, State, or other source using FEMA approved engineering methodologies. This elevation, when combined with the "Freeboard," establishes the Regulatory Flood Protection Elevation.

Basement means any area of the building having its floor subgrade (below ground level) on all sides.

Building. See Structure.

Chemical Storage Facility means a building, portion of a building, or exterior area adjacent to a building used for the storage of any chemical or chemically reactive products.

Community means any State or area or political subdivision thereof, or any Indian tribe or authorized tribal organization, which has authority to adopt and enforce flood plain management regulations for the areas within its jurisdiction.

Community Flood Hazard Area (CFHA) is an area that has been determined by the Floodplain Administrator (or other delegated, designated, or qualified community official) from available technical studies, historical flood information, and other available and reliable sources, which may be subject to periodic inundation by floodwaters that can adversely affect the public health, safety and general welfare. This includes areas downstream from dams.

Community Floodplain Management Map means any map produced by the community utilizing best available base flood elevation and floodway data that is from a federal, state, or other accepted technical source.

Community Rating System (CRS) means a program developed by the Federal Insurance Administration to provide incentives for those communities in the Regular Program that have gone beyond the minimum floodplain management requirements to develop extra measures to provide protection from flooding.

Critical facility (also called critical action) means facilities for which the effects of even a slight chance of flooding would be too great. The minimum floodplain of concern for critical facilities is the 0.2 percent chance flood level. Critical facilities include, but are not limited to facilities critical to the health and safety of the public such as: emergency operations centers, designated public shelters, schools, nursing homes, hospitals, police, fire, and emergency response installations, vital data storage centers, power generation and water and other utilities (including related infrastructure such as principal points of utility systems) and installations which produce, use, or store hazardous materials or hazardous waste.

Design Flood. See Regulatory Flood Protection Elevation.

Development means any man-made change to improved or unimproved real estate, including, but not limited to:

- a. The construction, erection, alteration, enlargement, renovation, substantial repair, movement to another site, or demolition of any structure.
- b. The clearing, excavation, dredging, grading, filling, paving, drilling operations, mining, or alteration of land.
- c. Storage of equipment or materials.
- d. The subdivision of land as defined in this ordinance.
- e. The initiation of substantial change in the use of land or the intensity of use of land.

For stormwater calculation, development shall be considered any land disturbing activity that increases the amount of built upon area or otherwise decreases the infiltration of precipitation into the soil.

Development Activity means any activity defined as Development which will necessitate a Floodplain Development Permit. This includes buildings, structures, and non-structural items, including (but not limited to) fill, bulkheads, piers, pools, docks, landings, ramps, and erosion control/stabilization measures.

Digital Flood Insurance Rate Map (DFIRM) means the digital official map of a community, issued by the Federal Emergency Management Agency (FEMA), on which both the Special Flood Hazard Areas and the risk premium zones applicable to the community are delineated.

Disposal means, as defined in NCGS 130A-290(a)(6), the discharge, deposit, injection, dumping, spilling, leaking, or placing of any solid waste into or on any land or water so that the solid waste or any constituent part of the solid waste may enter the environment or be emitted into the air or discharged into any waters, including groundwaters.

Dry Floodproofing means a combination of measures that make a building and attendant utilities and equipment watertight and substantially impermeable to floodwater, with structural components having the capacity to resist flood loads. Please refer to Technical Bulletin 3, *Requirements for the Design and Certification of Dry Floodproofed Non-Residential and Mixed-Use Buildings*, and available from the FEMA.

Elevated Building means a non-basement building which has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns.

Encroachment means the advance or infringement of uses, fill, excavation, buildings, structures or development into a floodplain, which may impede or alter the flow capacity of a floodplain.

Existing Building and **Existing Structure** means any building and/or structure for which the "start of construction" commenced before the effective date of the floodplain management regulations adopted by a community.

Existing Manufactured Home Park or **Manufactured Home Subdivision** means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) was completed before the initial effective date of the floodplain management regulations adopted by the community.

Expansion to an Existing Manufactured Home Park or Subdivision means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufacturing homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

~~**Flood or Flooding** means a general and temporary condition of partial or complete inundation of normally dry land areas from:~~

- ~~(1) The overflow of inland or tidal waters; and/or~~
- ~~(2) The unusual and rapid accumulation or runoff of surface waters from any source.~~

Flood or Flooding means:

- (a) A general and temporary condition of partial or complete inundation of normally dry land areas from:
 1. The overflow of inland or tidal waters.
 2. The unusual and rapid accumulation or runoff of surface waters from any source.
 3. (Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (a)(2) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.
- (b) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (a)(1) of this definition.

Flood Boundary and Floodway Map (FBFM) means an official map of a community, issued by the Federal Emergency Management Agency, on which the Special Flood Hazard Areas and the floodways are delineated. This official map is a supplement to and shall be used in conjunction with the Flood Insurance Rate Map (FIRM).

Flood Hazard Boundary Map (FHBM) means an official map of a community, issued by the Federal Emergency Management Agency, where the boundaries of the Special Flood Hazard Areas have been defined as Zone A.

Flood Insurance means the insurance coverage provided under the National Flood Insurance Program.

Flood Insurance Rate Map (FIRM) means an official map of a community, issued by the Federal Emergency Management Agency, on which both the Special Flood Hazard Areas and the risk premium zones applicable to the community are delineated.

Flood Insurance Study (FIS) means an examination, evaluation, and determination of flood hazards, corresponding water surface elevations (if appropriate), flood hazard risk zones, and other flood data in a community issued by the Federal Emergency Management Agency. The Flood Insurance Study report includes Flood Insurance Rate Maps (FIRMs) and Flood Boundary and Floodway Maps (FBFMs), if published.

Flood Prone Area. See Floodplain.

Flood-Resistant Material means any building product [material, component, or system] capable of withstanding direct and prolonged contact (minimum 72 hours) with floodwaters without sustaining damage that requires more than low-cost cosmetic repair. Any material that is water-soluble or is not resistant to alkali or acid in water, including normal adhesives for above-grade use, is not flood-resistant. Pressure-treated lumber or naturally decay-resistant lumbars are acceptable flooring materials. Sheet-type flooring coverings that restrict evaporation from below and materials that are impervious, but dimensionally unstable are not acceptable. Materials that absorb or retain water excessively after submergence are not flood-resistant. Please refer to Technical Bulletin 2, Flood Damage-Resistant Materials Requirements, and available from the FEMA. Class 4 and 5 materials, referenced therein, are acceptable flood-resistant materials.

Flood Zone means a geographical area shown on a Flood Hazard Boundary Map or Flood Insurance Rate Map that reflects the severity or type of flooding in the area.

Floodplain means any land area susceptible to being inundated by water from any source.

Floodplain Administrator is the individual appointed **by the community** to administer and enforce the floodplain management regulations.

Floodplain Development Permit means any type of permit that is required in conformance with the provisions of this ordinance, prior to the commencement of any development activity.

Floodplain Management means the operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the floodplain, including, but not limited to, emergency preparedness plans, flood control works, floodplain management regulations, and open space plans.

Floodplain Management Regulations means this ordinance and other zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances, and other applications of police power. This term describes Federal, State or local regulations, in any combination thereof, which provide standards for preventing and reducing flood loss and damage.

Floodproofing means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitation facilities, structures, and their contents.

Floodway means the channel of a river or other watercourse, including the area above a bridge or culvert when applicable, and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot.

Floodway Encroachment Analysis means an engineering analysis of the impact that a proposed encroachment into a floodway or non-encroachment area is expected to have on the floodway boundaries and flood levels during the occurrence of the base flood discharge. The evaluation shall be prepared by a qualified North Carolina licensed engineer using standard engineering methods and hydraulic models meeting the minimum requirements of the National Flood Insurance Program.

Freeboard means the height added to the Base Flood Elevation (BFE) to account for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, blockage of bridge openings, and the hydrological effect of urbanization of the watershed. The Base Flood Elevation (BFE) plus the freeboard establishes the Regulatory Flood Protection Elevation.

Functionally Dependent Facility means a facility which cannot be used for its intended purpose unless it is located in close proximity to water, limited to a docking or port facility necessary for the loading and unloading of cargo or passengers, shipbuilding, or ship repair. The term does not include long-term storage, manufacture, sales, or service facilities.

Hazardous Waste Management Facility means, as defined in NCGS 130A, Article 9, a facility for the collection, storage, processing, treatment, recycling, recovery, or disposal of hazardous waste.

Highest Adjacent Grade (HAG) means the highest natural elevation of the ground surface, prior to construction, immediately next to the proposed walls of the structure.

Historic Structure means any structure that is:

- (a) Listed individually in the National Register of Historic Places (a listing maintained by the US Department of Interior) or preliminarily determined by the Secretary of Interior as meeting the requirements for individual listing on the National Register;
- (b) Certified or preliminarily determined by the Secretary of Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (c) Individually listed on a local inventory of historic landmarks in communities with a Certified Local Government (CLG) Program; or
- (d) Certified as contributing to the historical significance of a historic district designated by a community with a Certified Local Government (CLG) Program.

Certified Local Government (CLG) Programs are approved by the US Department of the Interior in cooperation with the North Carolina Department of Cultural Resources through the State Historic Preservation Officer as having met the requirements of the National Historic Preservation Act of 1966 as amended in 1980.

Letter of Map Change (LOMC) means an official determination issued by FEMA that amends or revises an effective Flood Insurance Rate Map or Flood Insurance Study. Letters of Map Change include:

- (a) Letter of Map Amendment (LOMA): An official amendment, by letter, to an effective National Flood Insurance Program map. A LOMA is based on technical data showing that a property had been inadvertently mapped as being in the floodplain, but is actually on natural high ground above the base flood elevation. A LOMA amends the current effective Flood Insurance Rate Map and establishes that a specific property, portion of a property, or structure is not located in a special flood hazard area.
- (b) Letter of Map Revision (LOMR): A revision based on technical data that may show changes to flood zones, flood elevations, special flood hazard area boundaries and floodway delineations, and other planimetric features.
- (c) Letter of Map Revision Based on Fill (LOMR-F): A determination that a structure or parcel of land has been elevated by fill above the BFE and is, therefore, no longer located within the special flood hazard area. In order to qualify for this determination, the fill must have been permitted and placed in accordance with the community's floodplain management regulations.
- (d) Conditional Letter of Map Revision (CLOMR): A formal review and comment as to whether a proposed project complies with the minimum NFIP requirements for such projects with respect to delineation of special flood hazard areas. A CLOMR does not revise the effective Flood Insurance Rate Map or Flood Insurance Study; upon submission and approval of certified as-built documentation, a Letter of Map Revision may be issued by FEMA to revise the effective FIRM.

Light Duty Truck means any motor vehicle rated at 8,500 pounds Gross Vehicular Weight Rating or less which has a vehicular curb weight of 6,000 pounds or less and which has a basic vehicle frontal area of 45 square feet or less as defined in 40 CFR 86.082-2 and is:

- (a) Designed primarily for purposes of transportation of property or is a derivation of such a vehicle, or
- (b) Designed primarily for transportation of persons and has a capacity of more than 12 persons, or
- (c) Available with special features enabling off-street or off-highway operation and use.

Lowest Adjacent Grade (LAG) means the lowest elevation of the ground, sidewalk, or patio slab immediately next to the building, or deck support, after completion of the building.

Lowest Floor means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access, or limited storage in an area other than a basement area is not considered a building's lowest floor, provided that such an enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance.

Manufactured Home means a structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term manufactured home does not include a recreational vehicle.

Manufactured Home Parks. The location of four (4) or more manufactured or mobile homes on a parcel of land, or as a deeded manufactured home park, shall constitute a mobile home park.

Map Repository means the location of the official flood hazard data to be applied for floodplain management. It is a central location in which flood data is stored and managed; in North Carolina, FEMA has recognized that the application of digital flood hazard data products has the same authority as hard copy products. Therefore, the NCEM's Floodplain Mapping Program websites house current and historical flood hazard data. For effective flood hazard data, the NC FRIS website (<http://FRIS.NC.GOV/FRIS> (<https://fris.nc.gov/>)) is the map repository. ~~and for historical flood hazard data the Flood.NC website (<http://FLOODNC.GOV/NCFLOOD>) is the map repository.~~

~~Repositories of historical flood hazard data are available on the Flood.NC website (<https://flood.nc.gov/ncflood/>) and the FEMA Flood Map Service Center website (<https://msc.fema.gov/portal/home>).~~

Market Value means the building value, not including the land value and that of any accessory structures or other improvements on the lot. Market value may be established by independent certified appraisal; replacement cost depreciated for age of building and quality of construction (Actual Cash Value); or adjusted tax assessed values.

Mean Sea Level means, for purposes of this ordinance, the National Geodetic Vertical Datum (NGVD) as corrected in 1929, the North American Vertical Datum (NAVD) as corrected in 1988, or other vertical control datum used as a reference for establishing varying elevations within the floodplain, to which Base Flood Elevations (BFEs) shown on a FIRM are referenced. Refer to each FIRM panel to determine datum used.

New Construction means structures for which the start of construction commenced on or after the effective date of the initial floodplain management regulations and includes any subsequent improvements to such structures.

New Manufactured Home Park or Subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.

Non-Conversion Agreement means a document stating that the owner will not convert or alter what has been constructed and approved. Violation of the agreement is considered a violation of the ordinance and, therefore, subject to the same enforcement procedures and penalties. The agreement must be filed with the recorded deed for the property. The agreement must show the clerk's or recorder's stamps and/or notations that the filing has been completed.

Non-Encroachment Area (NEA) means the channel of a river or other watercourse, including the area above a bridge or culvert when applicable, and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot as designated in the Flood Insurance Study report.

Post-FIRM means construction or other development for which the start of construction occurred on or after the effective date of the initial Flood Insurance Rate Map.

Pre-FIRM means construction or other development for which the start of construction occurred before the effective date of the initial Flood Insurance Rate Map.

Principally Above Ground means that at least 51% of the actual cash value of the structure is above ground.

Public Safety and/or Nuisance means anything which is injurious to the safety or health of an entire community or neighborhood, or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin.

Recreational Vehicle (RV) means a vehicle which is:

- (a) Built on a single chassis;
- (b) 400 square feet or less when measured at the largest horizontal projection;
- (c) Designed to be self-propelled or permanently towable by a light duty truck; and
- (d) Designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel, or seasonal use; and
- (e) Is fully licensed and ready for highway use.
- (f) Has no attached deck, porch, or shed, and
- (g) Has quick-disconnect sewage, water, and electrical connectors.

For the purpose of this ordinance: “Tiny Homes/Houses” and Park Models that do not meet the items listed above are not considered Recreational Vehicles and should meet the standards of and be permitted as Residential Structures under this ordinance.

Reference Level means the top of the lowest floor for structures within Special Flood Hazard Areas designated as Zones A, AE, AH, AO, A99. The reference level is the bottom of the lowest horizontal structural member of the lowest floor for structures within Special Flood Hazard Areas designated as Zone VE or Coastal A Zone.

Regulatory Flood Protection Elevation means the Base Flood Elevation plus the Freeboard. In Special Flood Hazard Areas where Base Flood Elevations (BFEs) have been determined, this elevation shall be the BFE plus one (1) foot of freeboard. In Special Flood Hazard Areas where no BFE has been established, this elevation shall be at least two (2) feet above the highest adjacent grade.

Remedy a Violation means to bring the structure or other development into compliance with State and community floodplain management regulations, or, if this is not possible, to reduce the impacts of its noncompliance. Ways that impacts may be reduced include protecting the structure or other affected development from flood damages, implementing the enforcement provisions of the ordinance or otherwise deterring future similar violations, or reducing Federal financial exposure with regard to the structure or other development.

Repetitive Loss means flood-related damages sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, on the average, equals or exceeds 25 percent of the market value of the structure before the damage occurred.

Repetitive Loss Property means any insurable building for which two or more claims of more than \$1,000 were paid by the National Flood Insurance Program (NFIP) within any rolling 10-year period, since 1978. At least two of the claims must be more than ten days apart but, within ten years of each other. A RL property may or may not be currently insured by the NFIP.

Riverine means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

Salvage Yard means any non-residential property used for the storage, collection, and/or recycling of any type of equipment, and including but not limited to vehicles, appliances and related machinery.

Section 1316 means that section of the National Flood Insurance Act of 1968, as amended, which states that no new flood insurance coverage shall be provided for any property that FEMA finds has been declared by a duly constituted state or local zoning authority or other authorized public body to be in violation of state or local laws, regulations, or ordinances that are intended to discourage or otherwise restrict land development or occupancy in flood-prone areas.

Severe Repetitive Loss Structure means any insured property that has met at least one of the following paid flood loss criteria since 1978, regardless of ownership. In either case, two of the claim payments must have occurred within ten years of each other. Multiple losses at the same location within ten days of each other are counted as one loss, with the payment amounts added together.

1. Four or more separate claim payments of more than \$5,000 each (including building and contents payments); or
2. Two or more separate claim payments (building payments only) where the total of the payments exceeds the current market value of the property.

Solid Waste Disposal Facility means any facility involved in the disposal of solid waste, as defined in NCGS 130A-290(a)(35).

Solid Waste Disposal Site means, as defined in NCGS 130A-290(a)(36), any place at which solid wastes are disposed of by incineration, sanitary landfill, or any other method.

Special Flood Hazard Area (SFHA) means the land in the floodplain subject to a one percent (1%) or greater chance of being flooded in any given year, as determined in Article 3, Section B of this ordinance.

Start of Construction includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of the building, whether or not that alteration affects the external dimensions of the building.

Structure means a walled and roofed building, a manufactured home, or a gas, liquid, or liquefied gas storage tank that is principally above ground.

Substantial Damage means damage of any origin sustained by a structure during any one-year period whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. See definition of substantial improvement. Substantial damage also means flood-related damage sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, on the average, equals or exceeds 25 percent of the market value of the structure before the damage occurred.

Substantial Improvement means any combination of repairs, reconstruction, rehabilitation, addition, or other improvement of a structure, taking place during any one-year period for which the cost equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage" cumulatively within a 5-year period, regardless of the actual repair work performed. The term does not, however, include either:

- (a) Any correction of existing violations of state or community health, sanitary, or safety code specifications which have been identified by the community code enforcement official and which are the minimum necessary to assure safe living conditions; or
- (b) Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure and the alteration is approved by variance issued pursuant to Section 12.3.3.E of this ordinance.

Technical Bulletin and Technical Fact Sheet means a FEMA publication that provides guidance concerning the building performance standards of the NFIP, which are contained in Title 44 of the U.S. Code of Federal Regulations at Section 60.3. The bulletins and fact sheets are intended for use primarily by State and local officials responsible for interpreting and enforcing NFIP regulations and by members of the development community, such as design professionals and builders. New bulletins, as well as updates of existing bulletins, are issued periodically as needed. The bulletins do not create regulations; rather they provide specific guidance for complying with the minimum requirements of existing NFIP regulations.

It should be noted that Technical Bulletins and Technical Fact Sheets provide guidance on the minimum requirements of the NFIP regulations. State or community requirements that exceed those of the NFIP take precedence. Design professionals should contact the community officials to determine whether more restrictive State or local regulations apply to the building or site in question. All applicable standards of the State or local building code must also be met for any building in a flood hazard area.

Temperature Controlled means having the temperature regulated by a heating and/or cooling system, built-in or appliance.

Variance is a grant of relief from the requirements of this ordinance.

Violation means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in Articles 4 and 5 is presumed to be in violation until such time as that documentation is provided.

Water Surface Elevation (WSE) means the height, in relation to mean sea level, of floods of various magnitudes and frequencies in the floodplains of riverine areas.

Watercourse means a lake, river, creek, stream, wash, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

Watershed. The entire land area contributing surface drainage to a specific point or alternatively, the geographic region within which water drains to a particular river, stream, or body of water.

X Zones means areas determined to be low to moderate risk flood zones and are located outside the community's delineated Special Flood Hazard Area (SFHA) and include the following:

- (a) Shaded - is the area of moderate flood hazard and can represent:
 - (1) 0.2% annual chance flood hazard area (500-year flood zone),
 - (2) Areas of 1% annual chance flood with average depth less than one (1) foot, or
 - (3) Areas of 1% annual chance flood with drainage areas of less than one (1) square mile.
- (b) Unshaded - is the area of minimal flood hazard determined to be outside of the 0.2% annual chance flood (500-year flood zone).

(Ord. No. O-11-21, § 38, 6-22-2021; Ord. No. O-05-22, § 17, 3-22-2022; Ord. No. O-38-22, § 1, 12-13-2022)

ADOPTED this _____ Day of _____, 2026.

TOWN OF WAYNESVILLE

J. Gary Caldwell, Mayor

ATTEST:

Candace Poolton, Town Clerk

APPROVED AS TO FORM:

Martha Bradley, Town Attorney

**TOWN OF WAYNESVILLE COUNCIL MEETING
REQUEST FOR BOARD ACTION
Meeting Date: 06.23.2026**

SUBJECT: Budget Amendment for the Fire Department HVAC Repair

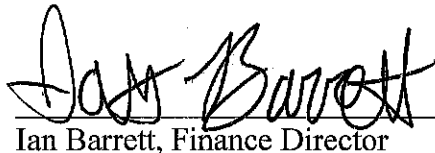
AGENDA INFORMATION:

Agenda Location: Consent Agenda
Item Number:
Department: Fire Department
Contact: Assistant Chief Cody Parton
Presenter: **Assistant Chief Cody Parton**

BRIEF SUMMARY: The Town of Waynesville's Fire Department's HVAC system failed at station #1. The department has enough funds to cover the repair amount, however, some of that will be from the volunteer pay line item.

MOTION FOR CONSIDERATION: Approve the fire department Budget Amendment

FUNDING SOURCE/IMPACT: Fire Department line items


Ian Barrett, Finance Director

06.23.26
Date

ATTACHMENTS:

MANAGER'S COMMENTS AND RECOMMENDATIONS:

Ordinance No.O-22-26

Amendment No. 37 to the 2025-2026 Budget Ordinance

WHEREAS, the Town Council of the Town of Waynesville wishes to amend the 2025-2026 Budget Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Waynesville that the 2025-2026 Budget Ordinance be amended as follows:

General Fund:

Decrease the following appropriations:

Volunteer Pay	\$18,000
Equipment Repairs	\$6,689

Increase the following appropriations:

Fire Dept- Building Repairs	\$24,689
-----------------------------	----------

Adopted this 23rd day of June 2026.

Town of Waynesville

Gary Caldwell
Mayor

Attest:

Candace Poolton
Town Clerk

Approved As To Form:

Martha Sharpe Bradley
Town Attorney

**TOWN OF WAYNESVILLE COUNCIL MEETING
REQUEST FOR BOARD ACTION
Meeting Date: 06.23.2026**

SUBJECT: Budget Amendment for the Fire Department Preliminary Architecture Report


AGENDA INFORMATION:

Agenda Location: Consent Agenda
Item Number:
Department: Fire Department, Admin
Contact: Page McCurry, Chief Chris Mehaffey
Presenter: Page McCurry, Chief Chris Mehaffey

BRIEF SUMMARY: The Fire Department received earmarked funds to build the new fire station. The preliminary architectural report from MPS is one of the early steps to get this project underway.

MOTION FOR CONSIDERATION: Approve the amendment to allow MPS architects to complete the preliminary architect report.

FUNDING SOURCE/IMPACT: Fund Balance



Ian Barrett, Finance Director

06.23.26
Date

ATTACHMENTS:

MANAGER'S COMMENTS AND RECOMMENDATIONS:

Ordinance No. O-23-26

Amendment No. 38 to the 2025-2026 Budget Ordinance

WHEREAS, the Town Council of the Town of Waynesville wishes to amend the 2025-2026 Budget Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Waynesville that the 2025-2026 Budget Ordinance be amended as follows:

General Fund:

Decrease the following appropriations:

Fund Balance \$124,850

Increase the following appropriations:

Fire Station- Preliminary Archit. Report- MPS Architects \$124,850

Adopted this 23rd day of June 2026.

Town of Waynesville

Gary Caldwell
Mayor

Attest:

Candace Poolton
Town Clerk

Approved As To Form:

Martha Sharpe Bradley
Town Attorney

**TOWN OF WAYNESVILLE TOWN COUNCIL
REQUEST FOR COUNCIL ACTION
Meeting Date: 6/23/2026**

SUBJECT: Resolution of Support for Haywood Waterways Association Pigeon River Fund Grant Application

AGENDA INFORMATION:

Agenda Location: Consent

Item Number:

Department: Recreation

Contact: Luke Kinsland

Presenter: Luke Kinsland

BRIEF SUMMARY:

Haywood Waterways Association is seeking a Resolution of Support from the Town Council to apply for a Pigeon River Fund Grant on behalf of the Town of Waynesville. The proposed grant project would restore and enhance the bioretention pond and associated stormwater management features located at the Greenway Trailhead across from Lakeshore Drive.

The project will improve the functionality of the existing stormwater treatment area, restore proper stormwater runoff measures, and provide updated educational signage and interpretive components that promote water quality protection and watershed stewardship. The project builds upon previous educational and environmental improvements completed at the site while incorporating current best management practices.

Town staff have worked collaboratively with Haywood Waterways Association and Mattern & Craig to develop the project scope, design concepts, and cost estimates. The grant request is approximately \$18,600 and requires no cash match from the Town. Haywood Waterways Association will provide grant administration, while Town staff planning, coordination, and project oversight will serve as in-kind support for the project.

MOTION FOR CONSIDERATION: Move to adopt the Resolution of Support as presented.

FUNDING SOURCE/IMPACT:

ATTACHMENTS:

RECREATION DIRECTOR'S COMMENTS AND RECOMMENDATIONS:

The Greenway Trailhead bioretention pond serves an important role in managing stormwater runoff, reducing pollutant loads, and protecting local water quality before runoff enters the watershed. Over time, portions of the system have become less effective and would benefit from restoration to ensure continued functionality and long-term environmental benefits.

The proposed project presents an opportunity to leverage outside funding to restore critical stormwater infrastructure, improve water quality protection measures, and enhance public education regarding watershed stewardship and stormwater management. The educational components will complement previous efforts at the site while incorporating updated information and slight improvements to increase public awareness and engagement.

Staff have worked closely with Haywood Waterways Association and Mattern & Craig to develop a practical, cost-effective project that aligns with the Town's environmental, recreational, and sustainability goals. Importantly, the grant does not require a cash match from the Town. Haywood Waterways Association will serve as the grant applicant and administrator, while Town staff contributions through planning, coordination, and project support will be provided as in-kind assistance.

Approval of the Resolution of Support will authorize Haywood Waterways Association to submit the grant application on behalf of the Town and pursue funding through the Pigeon River Fund for implementation of the project.

RESOLUTION OF SUPPORT FOR HAYWOOD WATERWAYS ASSOCIATION TO APPLY FOR A PIGEON RIVER FUND GRANT

WHEREAS, Haywood Waterways Association is seeking a Resolution of Support from the Town Council to apply for a Pigeon River Fund Grant on behalf of the Town of Waynesville and;

WHEREAS, the proposed grant project would restore and enhance the bioretention pond and associated stormwater management features located at the Greenway Trailhead across from Lakeshore Drive; and

WHEREAS, the project will improve the functionality of the existing stormwater treatment area, restore proper stormwater runoff measures, and provide updated educational signage and interpretive components that promote water quality protection and watershed stewardship; and

WHEREAS, the project builds upon previous educational and environmental improvements completed at the site while incorporating current best management practices; and

WHEREAS, Town staff have worked collaboratively with Haywood Waterways Association and Mattern & Craig to develop the project scope, design concepts, and cost estimates; and

WHEREAS, the grant request is approximately \$18,600 and requires no cash match from the Town.

WHEREAS, Haywood Waterways Association will provide grant administration, while Town staff planning, coordination, and project oversight will serve as in-kind support for the project.

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Town of Waynesville's Town Council, duly noticed and assembled adopts the Resolution of Support.

Adopted this 23rd day of June 2026.

SIGNED:

Gary Caldwell, Mayor

ATTEST:

Candace Poolton, Town Clerk



Application for Special Events Permit

I. General Information

EVENT NAME: BACK TO SCHOOL BASH

EVENT DATE(S): WEDNESDAY, AUGUST 12, 2026

Note: If event is more than three days in duration, and not in the public right-of-way, you will also need a temporary event permit. Contact the Waynesville Police Dept. at 828-456-5363 for more information.

LOCATION: HAZELWOOD BAPTIST CHURCH, 265 HAZELWOOD AVE.

IF THIS EVENT IS A PARADE OR ROAD RACE: Please provide a full route description and map

SET-UP TIME (START/END): 4:30PM/5:45PM

EVENT HOURS: 6:00PM - 7:30PM

DISMANTLE HOURS (START/END): 7:30PM/8:45PM

ESTIMATED ATTENDANCE: 125

BASIS ON WHICH THIS ESTIMATE IS MADE: WE HAD ABOUT 100 ATTENDEES AT OUR JUNIOR 3 "SCHOOL'S OUT CELEBRATION"

COMPREHENSIVE GENERAL LIABILITY INSURANCE REQUIRED: \$1,000,000. Please attach proof of insurance (or applicable rider).

II. Applicant and Sponsoring Organization Information

SPONSORING ORGANIZATION NAME: HAZELWOOD BAPTIST CHURCH

ARE YOU A NON PROFIT CORPORATION? No Yes If yes, are you 501c(3) 501c(6) Place of Worship

APPLICANT NAME: RAY MOODY TITLE: DEACON CHAIRMAN

ADDRESS: 265 HAZELWOOD AVE. WAYNESVILLE NC 28786

PHONE: 404-372-3499 FAX#: _____ EMAIL: TRMNAVY@COMCAST.NET

ON-SITE CONTACT: RAY MOODY TITLE: DEACON CHAIRMAN

ADDRESS: 265 HAZELWOOD AVENUE, WAYNESVILLE, NC 28786

PHONE #: 404-372-3499 CELL PHONE #: 404-372-3499 EMAIL: TRMNAVY@COMCAST.NET

III. Brief Description of Event

Bounce Houses; Food; Games; Sidewalk Chalk;

IV. Street Closure Request (Attach map of the Street Closure)

List any street(s) (or lanes of streets) requiring temporary street closure as a result of this event.
 Include street name(s) indicating beginning and endpoints of the closing, day, date and time of closing and reopening:

1. VIRGINIA AVENUE FROM KENTUCKY AVE. TO HAZELWOOD AVE.

2.

3.

V. Event Details

- | YES | NO | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does the event involve the sale or use of alcoholic beverages?
If yes, has the ABC permit been obtained? Yes <input type="checkbox"/> No <input type="checkbox"/> Please provide a graphic of the area where alcoholic beverages will be purchased or consumed (i.e. beer garden layout) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does the event involve the sale of food? _____
If "YES", has the health department been notified? _____ Have you applied for a temporary permit? _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will there be musical entertainment at your event? IF "YES" provide the following information:
Number of Stages: <u>0</u> Number of Band(s): <u>0</u> Amplification? <u>YES</u>
Note: If amplification is used, you will be required to perform a pretest for compliance with the noise ordinance. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Do you plan to use an existing occupied building? Address <u>265 HAZELWOOD AVENUE, WYNNESVILLE</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Do you plan to use an existing vacant building? Address _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will there be any tents or canopies in the proposed event site? Please provide the following information:
Approx. Number of Tents: _____ Will any tent exceed 400 sq. feet in area? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does the event involve the use of pyrotechnics? Explain _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will you provide portable toilets for the general public attending your event? IF SO, how many and where will they be located? _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will you require electrical hookup for the event? Generators? <u>NO</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will you require access to water for the event? Explain _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will admission fees be charged to attend this event? If "YES", provide the amount(s) of all tickets. _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will fees be charged to vendors to participate in this event? If "YES", please provide the amount(s). _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will signs and/or banners be displayed as part of the event? If "YES" have you applied for a sign permit? _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will inflatable parade balloons be used for the event? Provide details if necessary. |

VI. Additional Questions

How will parking be accommodated for this event?

CHURCH PARKING LOTS

Notes:

1. Parking and buildings involved may be examined for ADA compliance.
2. You may be required to provide a shuttle if the event places undue demands on surrounding parking areas.

How will trash be contained and removed during and after the event?

COLLECTED IN OUR TRASH CANS AND TAKEN TO A CONVENIENCE CENTER BY OUR VOLUNTEERS

Volunteers: Will you require Civilian Police Volunteers for your event?

NO

Apply for this permit at least 60 days prior to your special event. (30 days for a neighborhood street closing)

Return to:

Beth Gilmore, Downtown Waynesville Director &
 Jesse Fowler, Assistant Town Manager
 Town of Waynesville
 9 S. Main Street, P.O. Box 100, Waynesville, NC 28786
 Telephone: (828) 456-3517
 Fax No.: (828) 456-2000
 Email Address: bethgilmore@waynesvillenc.gov
jfowler@waynesvillenc.gov

VIII. Special Information for Applicants

- * Do not announce, advertise or promote your event until you have an approved and signed permit.
- * You will be required to notify property owners affected by the event at the time a special events permit is issued with a copy of any correspondence provided to the Town for the permit file.
- * Only chalk may be used on streets – no permanent paint. No permanent alterations to the street will be permitted.
- * The Town has an ordinance prohibiting the use of tobacco and e-cigarettes in the business districts and all parks of the Town. The Applicant is to communicate this information to all vendors and participants. Permanent signs are in place in these districts and parks.
- * The Town has an ordinance allowing animals at festivals. Any incidents should be reported to the Police Department.
- * The Applicant shall be responsible for hiring and paying off-duty law enforcement officers, or reimbursing the Town for the costs of providing on-duty law enforcement officers, to appropriately police street closures. For festivals, the Applicant shall be additionally responsible for hiring and paying off-duty law enforcement officers, or reimbursing the Town for the costs of providing city staff, including but not limited to: on-duty law enforcement officers, to provide internal festival security and for hiring and paying necessary emergency medical technicians.
- * The Assistant Town Manager, in consultation with the Waynesville Police Department, shall determine the number of officers needed to appropriately monitor street closures and for internal security, and with the Fire Department to determine the number of emergency medical technicians needed, and the time when such services shall commence and end.

FOR INTERNAL USE ONLY

Application received:

Application approved:

Application denied:

SOUTHERN MUTUAL CHURCH INSURANCE COMPANY
PO BOX 9346 COLUMBIA, SOUTH CAROLINA 29290

COMMON POLICY DECLARATIONS
RELIGIOUS INSTITUTIONS SPECIAL MULTI-PERIL PACKAGE POLICY

NO. SMP 0071806 00



1. Named Insured and Address
HAZELWOOD BAPTIST CHURCH INC
265 HAZELWOOD AVE
WAYNESVILLE NC 28786-1944

Agency Information
L N DAVIS INSURANCE AGENCY
PO BOX 630
WAYNESVILLE NC 28786-0630

Telephone No. 828-452-2876

3015

2. Policy Period: 06/01/2024 To 06/01/2027
(12:01 A.M. Standard Time at Location of Property Insured)

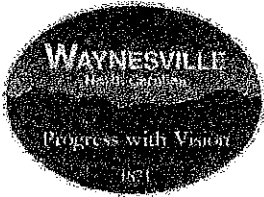
3. Insurance is provided with respect to the designated premises and with respect to those coverages and kinds of property for which a specific limit of liability is shown, subject to all the terms of this policy including forms and endorsements made a part hereof.

4. In return for your payment of the required premium, we provide the coverage described in this policy.

This policy consists of the following coverages for which a premium is indicated:	Annual Premium	
Property Coverage	\$ 6,826.00	
General Liability Coverage	\$ 1,215.00	
Inland Marine Coverage	\$	
Crime Coverage	\$ Included	(See Crime Form SMC 175-D)
Mechanical/Electrical/Pressure Systems Coverage	\$ Included	
	\$	
	\$	
Terrorism Coverage for Certified Losses	\$	
TOTAL	\$ 8,041.00	at inception and each annual anniversary

6. Countersignature:

May 16, 2024



Application for Special Events Permit

I. General Information

EVENT NAME: HAZELWOOD BLOCK PARTY

EVENT DATE(S): SAURDAY, JUNE 18, 2026

Note: If event is more than three days in duration, and not in the public right-of-way, you will also need a temporary event permit. Contact the Waynesville Police Dept. at 828-456-5363 for more information.

LOCATION: HAZELWOOD BAPTIST CHURCH, 265 HAZELWOOD AVE.

IF THIS EVENT IS A PARADE OR ROAD RACE: Please provide a full route description and map

SET-UP TIME (START/END): 9:00 AM / 10:45 AM

EVENT HOURS: 11:00 AM / 2:00 PM

DISMANTLE HOURS (START/END): 2:00 PM / 3:30 PM

ESTIMATED ATTENDANCE: 125

BASIS ON WHICH THIS ESTIMATE IS MADE: WE HAD ABOUT 100 ATTENDEES AT OUR JUNE 3 "SCHOOL'S OUT CELEBRATION"

COMPREHENSIVE GENERAL LIABILITY INSURANCE REQUIRED: \$1,000,000. Please attach proof of insurance (or applicable rider).

II. Applicant and Sponsoring Organization Information

SPONSORING ORGANIZATION NAME: HAZELWOOD BAPTIST CHURCH

ARE YOU A NON PROFIT CORPORATION? No Yes If yes, are you 501c(3) 501c(6) Place of Worship

APPLICANT NAME: RAY MOODY TITLE: DEACON CHAIRMAN

ADDRESS: 265 HAZELWOOD AVE. WAYNESVILLE CITY: WAYNESVILLE STATE: NC ZIP: 28786

HOME: 1266 HOTT CASEY ROAD, WAYNESVILLE, NC 28786
PHONE: 404-372-3499 FAX#: _____ EMAIL: TRMNAVY@COMCAST.NET

ON-SITE CONTACT: RAY MOODY TITLE: DEACON CHAIRMAN

ADDRESS: 265 HAZELWOOD AVENUE, WAYNESVILLE, NC 28786

PHONE #: 404-372-3499 CELL PHONE #: 404-372-3499 EMAIL: TRMNAVY@COMCAST.NET

III. Brief Description of Event

Block Party for Community Connection and Fellowship
Bounce houses, food, games, sidewalk chalk

IV. Street Closure Request (Attach map of the Street Closure)

List any street(s) (or lanes of streets) requiring temporary street closure as a result of this event.
Include street name(s) indicating beginning and endpoints of the closing, day, date and time of closing and reopening:
1. VIRGINIA AVENUE FROM KENTUCKY AVE. TO HAZELWOOD AVE.
2.
3.

V. Event Details

- YES NO Does the event involve the sale or use of alcoholic beverages?
If yes, has the ABC permit been obtained? Yes No Please provide a graphic of the area where alcoholic beverages will be purchased or consumed (i.e. beer garden layout)
- Does the event involve the sale of food? _____
if "YES", has the health department been notified? _____ Have you applied for a temporary permit? _____
- Will there be musical entertainment at your event? IF "YES" provide the following information:
Number of Stages: 0 Number of Band(s): 0 Amplification? YES
Note: If amplification is used, you will be required to perform a pretest for compliance with the noise ordinance.
- Do you plan to use an existing occupied building? Address 265 HAZELWOOD AVENUE, WYNNESVILLE
- Do you plan to use an existing vacant building? Address _____
- Will there be any tents or canopies in the proposed event site? Please provide the following information:
Approx. Number of Tents: 2 Will any tent exceed 400 sq. feet in area? NO YES
- Does the event involve the use of pyrotechnics? Explain _____
- Will you provide portable toilets for the general public attending your event? IF SO, how many and where will they be located? _____
- Will you require electrical hookup for the event? Generators? NO
- Will you require access to water for the event? Explain _____
- Will admission fees be charged to attend this event? If "YES", provide the amount(s) of all tickets. _____
- Will fees be charged to vendors to participate in this event? If "YES", please provide the amount(s). _____
- Will signs and/or banners be displayed as part of the event? If "YES" have you applied for a sign permit? _____
- Will inflatable parade balloons be used for the event? Provide details if necessary.

VI. Additional Questions

How will parking be accommodated for this event? CHURCH PARKING LOTS

Notes:
1. Parking and buildings involved may be examined for ADA compliance.
2. You may be required to provide a shuttle if the event places undue demands on surrounding parking areas.

How will trash be contained and removed during and after the event?
COLLECTED IN OUR TRASH CANS AND TAKEN TO A CONVENIENCE CENTER BY OUR VOLUNTEERS

Volunteers: Will you require Civilian Police Volunteers for your event? NO

Apply for this permit at least 60 days prior to your special event. (30 days for a neighborhood street closing)
Return to:
Beth Gilmore, Downtown Waynesville Director &
Jesse Fowler, Assistant Town Manager
Town of Waynesville
9 S. Main Street, P.O. Box 100, Waynesville, NC 28786
Telephone: (828) 456-3517
Fax No.: (828) 456-2000
Email Address: bethgilmore@waynesvillenc.gov
jfowler@waynesvillenc.gov

VIII. Special Information for Applicants

- * Do not announce, advertise or promote your event until you have an approved and signed permit.
- * You will be required to notify property owners affected by the event at the time a special events permit is issued with a copy of any correspondence provided to the Town for the permit file.
- * **Only chalk may be used on streets – no permanent paint. No permanent alterations to the street will be permitted.**
- * The Town has an ordinance prohibiting the use of tobacco and e-cigarettes in the business districts and all parks of the Town. The Applicant is to communicate this information to all vendors and participants. Permanent signs are in place in these districts and parks.
- * The Town has an ordinance allowing animals at festivals. Any incidents should be reported to the Police Department.
- * The Applicant shall be responsible for hiring and paying off-duty law enforcement officers, or reimbursing the Town for the costs of providing on-duty law enforcement officers, to appropriately police street closures. For festivals, the Applicant shall be additionally responsible for hiring and paying off-duty law enforcement officers, or reimbursing the Town for the costs of providing city staff, including but not limited to: on-duty law enforcement officers, to provide internal festival security and for hiring and paying necessary emergency medical technicians.
- * The Assistant Town Manager, in consultation with the Waynesville Police Department, shall determine the number of officers needed to appropriately monitor street closures and for internal security, and with the Fire Department to determine the number of emergency medical technicians needed, and the time when such services shall commence and end.

FOR INTERNAL USE ONLY:
Application received
Application approved
Application denied

COMMON POLICY DECLARATIONS
RELIGIOUS INSTITUTIONS SPECIAL MULTI-PERIL PACKAGE POLICY



NO. SMP 0071806 00

1. **Named Insured and Address**
HAZELWOOD BAPTIST CHURCH INC
265 HAZELWOOD AVE
WAYNESVILLE NC 28786-1944

Agency Information
L N DAVIS INSURANCE AGENCY
PO BOX 630
WAYNESVILLE NC 28786-0630

Telephone No. 828-452-2876

3015

2. **Policy Period:** 06/01/2024 To 06/01/2027
(12:01 A.M. Standard Time at Location of Property Insured)

3. Insurance is provided with respect to the designated premises and with respect to those coverages and kinds of property for which a specific limit of liability is shown, subject to all the terms of this policy including forms and endorsements made a part hereof.

4. In return for your payment of the required premium, we provide the coverage described in this policy.

This policy consists of the following coverages for which a premium is indicated:	Annual Premium	
Property Coverage	\$ 6,826.00	
General Liability Coverage	\$ 1,215.00	
Inland Marine Coverage	\$	
Crime Coverage	\$ Included	(See Crime Form SMC 175-D)
Mechanical/Electrical/Pressure Systems Coverage	\$ Included	
	\$	
	\$	
Terrorism Coverage for Certified Losses	\$	
TOTAL	\$ 8,041.00	at inception and each annual anniversary

6. **Countersignature:**

May 16, 2024

**TOWN OF WAYNESVILLE COUNCIL MEMBERS
REQUEST FOR COUNCIL ACTION
Meeting Date: June 23, 2026**

SUBJECT: Pride Month Proclamation

AGENDA INFORMATION:

Agenda Location: Proclamation
Item Number:
Department: Administration
Contact: Anthony Sutton
Presenter: Anthony Sutton

BRIEF SUMMARY: This Proclamation proclaims June as Pride Month.

MOTION FOR CONSIDERATION:

FUNDING SOURCE/IMPACT: N/A

ATTACHMENTS:

- Pride Month Proclamation

MANAGER'S COMMENTS AND RECOMMENDATIONS:

**A PROCLAMATION RECOGNIZING LGBTQ+ PRIDE MONTH IN THE TOWN OF
WAYNESVILLE**

WHEREAS, LGBTQ+ Pride Month honors the contributions of lesbian, gay, bisexual, transgender, and queer people — including the many who call Waynesville and the mountains of Western North Carolina home, and who contribute every day to the life and spirit of our town — and affirms our shared work of building a safer, fairer, and more welcoming community; and

WHEREAS, Pride Month is observed each June to commemorate the anniversary of the 1969 Stonewall uprising in New York City, a pivotal series of demonstrations for gay equality that helped launch the modern LGBTQ+ rights movement; and

WHEREAS, in 2025, GLAAD's Anti-LGBTQ Extremism Reporting Tracker, known as the ALERT Desk, documented 1,042 anti-LGBTQ incidents across 47 states and the District of Columbia — including 128 acts of hateful vandalism, 76 violent assaults, 22 threats of mass violence, and 15 arson attempts — a five percent increase over 2024, underscoring the importance of continuing to foster safety, understanding, and respect in all our communities; and

WHEREAS, Waynesville has long taken pride in being a town where neighbors look after one another, where Main Street is open to all, and where every resident deserves to live, work, and raise a family with dignity and respect; and

WHEREAS, the Town of Waynesville is committed to fostering a safe, inclusive, and supportive environment for all who live, work, and visit in our community, regardless of sexual orientation or gender identity or expression;

NOW, THEREFORE, I, Gary Caldwell, Mayor of the Town of Waynesville, North Carolina, do hereby proclaim June 2026 as "LGBTQ+ Pride Month" in the Town of Waynesville and encourage all residents to join in celebrating the diversity, dignity, and shared humanity of our neighbors.

IN WITNESS WHEREOF, I have hereunto set my hand this twenty-third day of June in the year of our Lord two thousand twenty-six, and of the Independence of the United States of America the two hundred and fiftieth.

Gary Caldwell, Mayor

Chuck Dickson, Mayor Pro Tempore

Anthony Sutton, Councilmember

Attest: _____
Candace Poolton, Town Clerk

Julia Boyd, Councilmember

Jon Feichter, Councilmember

**TOWN OF WAYNESVILLE TOWN COUNCIL
REQUEST FOR COUNCIL ACTION
Meeting Date: 6/23/2026**

SUBJECT: Recreation Advisory Commission Update – Haywood County Recreation Funding

AGENDA INFORMATION:

Agenda Location: Old Business

Item Number:

Department: Recreation

Contact: Luke Kinsland

Presenter: Dan Schultz, Recreation Advisory Commission Member

BRIEF SUMMARY:

Mr. Dan Schultz will provide Town Council with an update regarding ongoing efforts by members of the Recreation Advisory Commission to request reinstatement of annual recreation funding from Haywood County. Mr. Schultz will discuss progress made to date and outline plans to formally present the request to the Haywood County Board of Commissioners in September.

As part of this effort, Mr. Schultz would like to inquire whether any members of Town Council would be interested in accompanying Recreation Advisory Commission representatives during the September presentation to demonstrate the Town's continued support for recreation funding partnerships with Haywood County.

MOTION FOR CONSIDERATION:

No formal action is required.

FUNDING SOURCE/IMPACT: none

ATTACHMENTS:

RECREATION DIRECTOR'S COMMENTS AND RECOMMENDATIONS:

The Recreation Advisory Commission has taken an active role in advocating for the reinstatement of annual Haywood County funding for parks and recreation services. This presentation is intended to provide Council with an update on those efforts and to discuss the upcoming opportunity to present the request directly to the Haywood County Board of Commissioners.

Town Council has previously expressed support for pursuing this funding partnership. The request before Council is informational in nature and seeks to determine whether any Council Members may wish to participate in the September presentation alongside Advisory Commission representatives.

**TOWN OF WAYNESVILLE COUNCIL MEETING
REQUEST FOR BOARD ACTION
Meeting Date: 06.23.2026**

SUBJECT: Adoption of Fiscal Year 2027 Budget

AGENDA INFORMATION:

Agenda Location: Old Business
Item Number:
Department: Finance Department
Contact: Ian Barrett
Presenter: **Ian Barrett**

BRIEF SUMMARY: The Council has requested additional changes to the proposed FY 2027 Budget. The budget presented reflects those requests.

MOTION FOR CONSIDERATION: Adopt the budget ordinance for fiscal year 2027 or make additional changes prior to adoption.

ATTACHMENTS:

Budget Ordinance
Proposed Budget

MANAGER'S COMMENTS AND RECOMMENDATIONS:

ORDINANCE NO. 0-__-__

BUDGET ORDINANCE 2026-2027

SECTION 1: The following amounts are hereby appropriated for the operation of the Town of Waynesville and its activities for the fiscal year beginning July 1, 2026 and ending June 30, 2027 according to the following summary and schedules.

Summary	Estimated Revenues	Appropriations
General Fund	\$20,196,591	\$20,196,591
Water Fund	\$3,806,683	\$3,806,683
Sewer Fund	\$5,781,750	\$5,781,750
Electric Fund	\$12,416,735	\$12,416,735
Stormwater Fund	\$182,000	\$182,000
	\$42,383,759	\$42,383,759

SECTION 2: That for the said fiscal year there is hereby appropriated out of the General fund the following:

Estimated Expenditures	Amount
Town Council	\$41,053
Administration	\$393,512
Downtown	\$225,948
Finance	\$347,132
Public Works	\$1,019,224
Police	\$7,049,605
Fire	\$2,853,830
Street and Sanitation	\$2,822,465
Powell Bill	\$435,000
Cemetery	\$293,285
Development Services	\$1,138,062
Special Appropriations	\$7,500
Parks and Recreation	\$3,192,138
Debt Service	\$377,838
Total	\$20,196,591

SECTION 3: It is estimated that the following General Fund Revenues will be available during the fiscal year beginning July 1, 2026 and ending June 30, 2027 to meet the foregoing General Fund Appropriations:

Estimated Revenues	Amount
Ad Valorem Taxes- Current and Previous Year	\$8,446,051
Fire Tax	\$720,000
Sales Tax	\$4,892,238
Utilities Franchise Tax	\$800,000
Wine and Beer	\$43,000
Other Taxes	\$83,150
Court Costs and Fees	\$1,500
Powell Bill	\$435,000
DWC Event Fees	\$25,000

Building Permits and Fees	\$262,500
Reconnect and Late Fees	\$123,000
Cemetery Revenues	\$26,400
Recreation Department Revenues	\$569,200
Police Contract Services	\$270,000
Garbage Sanitation Fees	\$873,680
Investment Income	\$605,000
Miscellaneous Income	\$137,500
Sales of Fixed Assets and Materials	\$30,000
Operating Transfer from Other Funds	\$1,524,639
ABC Revenues	\$289,000
Fund Balance Appropriated	\$35,483
Total	\$20,196,591

SECTION 4: That for said fiscal year there is hereby appropriated out of the Water Fund the following:

Estimated Expenditures

Water Maintenance	\$1,535,052
Water Treatment	\$1,461,509
Charges by General Fund	\$810,122
Total	\$3,806,683

SECTION 5: It is estimated that the following Water Fund Revenues will be available during the fiscal year beginning July 1, 2026 and ending June 30, 2027 to meet the foregoing Water Fund Appropriates:

Estimated Revenues

Water Charges	\$3,611,118
Water Taps and Connections	\$58,850
Capacity Fee	\$100,000
Miscellaneous Revenue	\$1,000
Investment Income	\$25,000
Fund Balance Appropriated	\$9,615
Total	\$3,806,683

SECTION 6: That for said fiscal year there is hereby appropriated out of Sewer Fund the following:

Estimated Expenditures

Sewer Maintenance	\$1,189,042
Sewer Treatment	\$3,369,058
Debt Service	\$1,202,295
Bad Debt Expense	\$21,355
Total	\$5,781,750

SECTION 7: It is estimated that the following Sewer Fund Revenues will be available during the fiscal year beginning July 1, 2026 and ending June 30, 2027 to meet the foregoing Sewer Fund Appropriations:

Estimated Revenues

Sewer Charges	\$4,459,950
Sewer Taps and Connections	\$31,800
Capacity Fee	\$150,000
Investment Income	\$90,000
Septic/ User Receiving Fees	\$50,000

Interfund Loan- Electric	\$1,000,000
Total	\$5,781,750

SECTION 8: That for said fiscal year there is hereby appropriated out of the Electric Fund the following:

Estimated Expenditures

Maintenance	\$1,795,078
Power Purchases	\$6,719,500
Charges by General Fund	\$1,255,236
Loan to Sewer Fund	\$1,000,000
Operating Transfers	<u>\$1,646,921</u>
Total	\$12,416,735

SECTION 9: It is estimated that the following Electric Fund Revenues will be available during the fiscal year beginning July 1, 2026 and ending June 30, 2027 to meet the foregoing Electric Fund Appropriations:

Estimated Revenues

Electric Charges	\$10,500,500
Security Lights	\$64,200
Street Lights	\$117,700
Underground Service Install	\$14,980
Renewable Energy Portf. Stand.	\$66,340
Electric Pole Rent	\$87,740
Sales Tax Charges	\$520,000
Miscellaneous Revenue	\$16,050
Sales of Materials/ Fixed Assets	\$1,000
Investment Income	\$25,000
Fund Balance Appropriated (Includes Loan to Sewer)	<u>\$1,003,225</u>
Total	\$12,416,735

SECTION 10: That for said fiscal year there is hereby appropriated out of the Stormwater Fund the following:

Estimated Expenditures

Stormwater Management	\$168,524
Charges by General Fund	<u>\$13,476</u>
Total	\$182,000

SECTION 11: It is estimated that the following Stormwater Fund Revenues will be available during the fiscal year beginning July 1, 2026 and ending June 30, 2027 to meet the foregoing Stormwater Fund Appropriations:

Estimated Revenues

Stormwater Charges	<u>\$182,000</u>
Total	\$182,000

SECTION 12: An Ad Valorem tax rate of 47.90 cents per \$100 on real and personal property billed by the town is hereby established for the Town of Waynesville. The total real and personal property valuation is \$1,448,064,111 as of August, 2025 with an estimated rate of collection of 99.19 percent and on motor vehicles billed by the North Carolina Department of Motor Vehicles with a value of \$120,014,187 with an estimated rate of collection of 99.9% percent for motor vehicles collected by the state. A tax rate of 19 cents per \$100 is hereby established for the Downtown Waynesville MSD with a valuation of \$57,234,400 as of August, 2025 with an estimated rate of collection of 99.19 percent

SECTION 13: Rates effective for the fiscal year beginning July 1, 2026 are contained in the accompanying Town of Waynesville 2026- 2027 Fee Schedule

SECTION 14: Special Authorization

- A. The Budget Officer may transfer amounts between objects of expenditure within a department without limitations.
- B. The Budget Officer may make interfund loans as deemed necessary

SECTION 15: Restrictions- Budget Officer

- A. The transfer of monies between funds, except as noted in this document, shall be accomplished by Town Council authorization only.
- B. The utilization of any reserve or contingency appropriation shall be accomplished only with Council authorization

SECTION 16: Encumbrances at Year End

Funds encumbered by the Town of Waynesville as of June 30, 2026 are hereby appropriated to this budget

SECTION 17: Utilization of Budget and Budget Ordinance

This Ordinance and the Budget Document shall be the basis of the financial plan for the Waynesville Municipal Government during the 2026-2027 fiscal year.

The Budget Officer shall administer the budget and ensure that departments are provided with guidance and sufficient information to implement their appropriate portion of the budget. The Finance Department shall establish records which are in consonance with the budget and this ordinance and the appropriate statutes of the State of North Carolina

Adopted this 23rd day of June 2026

TOWN OF WAYNESVILLE:

ATTEST:

J. Gary Caldwell, Mayor

Candace Poolton, Town Clerk

APPROVED AS TO FORM:

Martha Sharpe Bradley, Town Attorney

General Fund - Revenues

Account Description	FY26	FY27 Recommended
AD VALOREM TAXES		
Ad Valorem Taxes	\$ 7,452,000	\$ 7,649,657
DWA Taxes	\$ 113,200	\$ 114,094
Motor Vehicle Tax	\$ 572,200	\$ 615,000
MV Rental Tax	\$ 26,000	\$ 26,000
Fire Tax	\$ 639,200	\$ 720,000
Ad Valorem Tax Refunds	\$ (1,000)	\$ (500)
Penalties And Interest	\$ 30,000	\$ 32,000
Advertising	\$ 1,000	\$ 1,000
Total	\$ 8,832,600	\$ 9,157,251
OTHER TAXES		
Sales Tax	\$ 4,726,800	\$ 4,892,238
Cable Television Tax	\$ 80,000	\$ 83,000
Business Registration	\$ 160	\$ 150
Total	\$ 4,806,960	\$ 4,975,388
UNRESTRICTED INTERGOVERNMENTAL		
Beer and Wine Tax	\$ 40,000	\$ 43,000
Court Facilities Fees	\$ 1,500	\$ 1,500
Franchise Tax	\$ 800,000	\$ 800,000
Total	\$ 841,500	\$ 844,500
RESTRICTED INTERGOVERNMENTAL		
Powell Bill Revenue	\$ 455,000	\$ 435,000
Solid Waste Disposal Tax Dist.	\$ 7,500	\$ 8,300
Investment Earnings-Powell Bill	\$ 1,000	\$ 1,000
Stormwater Grant		
Total	\$ 463,500	\$ 444,300
PERMITS AND FEES		
Building Permits	\$ 205,000	\$ 225,000
Connect & Reconnect Fees	\$ 55,000	\$ 55,000
Late Payment Penalties	\$ 42,000	\$ 69,000
Sign Permits	\$ 6,000	\$ 6,000
Planning Fees	\$ 13,000	\$ 16,000
Occupancy Use Fees	\$ 3,000	\$ 3,000
Clean Up/Demolition Revenue		\$ 10,000
Rezoning Fees	\$ 1,000	\$ 1,000
ABC Inspection	\$ 1,200	\$ 1,200
Fire Inspections	\$ 300	\$ 300
Temporary Use - Food Trucks	\$ 300	\$ 300
Homeowners Recovery Fund	\$ -	\$ -
Total	\$ 326,800	\$ 386,800
SALES & SERVICES		

Adult & Children Programs	\$ 130,000	\$ 161,000
Adult and Children - Armory	\$ 6,000	\$ 6,000
Cemetery After Hours Call Out	\$ 1,000	\$ 1,000
Cemetery Lot Sales	\$ 22,000	\$ 22,000
Columbarium Sales	\$ 2,400	\$ 2,400
Stage Rental Revenue		\$ 1,200
Commercial Sanitation Fees	\$ 115,000	\$ 124,800
Cremation Open / Close	\$ -	\$ -
Cremation Space - In Ground	\$ 1,000	\$ 1,000
Daily Passes - Recreation Dept	\$ 72,000	\$ 76,000
DWC Revenue	\$ 25,000	\$ 25,000
Facility Rental-Armory	\$ 2,200	\$ 2,200
Police Contract Services	\$ 170,000	\$ 270,000
Rec - Resale - Vending & Other	\$ 750	\$ 750
Recreation - Commissions	\$ 500	\$ 500
Recreation Memberships	\$ 273,000	\$ 287,000
Recreation Rental	\$ 37,000	\$ 37,000
Residential Sanitation	\$ 575,000	\$ 748,880
Total	\$ 1,432,850	\$ 1,766,730
OTHER REVENUES		
Bad Check Charges	\$ 3,000	\$ 2,500
Miscellaneous Revenue	\$ 28,000	\$ 35,000
Parking Tickets	\$ -	
Public Art Donations	\$ 10,000	\$ 15,000
Rents	\$ 81,000	\$ 85,000
Sale of Materials/Fixed Assets	\$ 25,000	\$ 30,000
Investment Income	\$ 350,000	\$ 605,000
Total	\$ 497,000	\$ 772,500
OTHER FINANCING SOURCES		
ABC Distribution - General	\$ 200,000	\$ 215,000
ABC Distribution - Law Enf.	\$ 38,000	\$ 42,000
ABC Distribution - Rehab	\$ 32,000	\$ 32,000
Fund Balance App. Powell Bill	\$ 100,000	
Fund Balance Appropriated	\$ 157,882	\$ 35,483
Transfer from Cemetery Fund		
Transfer From Electric Fund	\$ 1,491,091	\$ 1,491,091
Transfer From Water Fund	\$ 33,548	\$ 33,548
Total	\$ 2,052,521	\$ 1,849,122
General Fund Total	\$ 19,253,731	\$ 20,196,591
General Fund - Expenditures		
Description	FY26	FY27 Recommended
Governing Board		

Regular Pay	\$ 47,149	\$ 47,620
FICA	\$ 3,607	\$ 3,643
Hospital Expense	\$ 55,000	\$ 55,000
Life Insurance Expense	\$ 700	\$ 700
Dental Insurance	\$ 2,410	\$ 1,400
Health Reimburse Expense - Reg	\$ 7,300	\$ 7,300
Unemployment Ins. Expense	\$ 50	\$ 50
Workers Comp. Expense	\$ 1,000	\$ 1,000
Legal Fees	\$ 13,200	\$ 13,200
Prof. Services/Consultant Fees	\$ 1,500	\$ 1,500
Materials And Supplies	\$ 13,600	\$ 13,600
Travel And Training	\$ 2,000	\$ 2,000
Telephone	\$ -	\$ -
Election Services Contract	\$ 15,000	
Property And Gen. Liab. Ins.	\$ 9,000	\$ 9,000
Other Insurance Costs	\$ -	\$ -
Dues Memberships And Subscript	\$ 25,000	\$ 25,000
Charges to Other Funds	\$ (139,960)	\$ (139,960)
Internal Service Costs	\$ -	\$ -
Governing Board Total	\$ 56,556	\$ 41,053
Administration		
Regular Pay	\$ 486,132	\$ 494,380
Overtime Pay	\$ -	
Temporary And Part Time Pay	\$ -	
FICA	\$ 37,189.06	\$ 37,820.06
Retirement Expense	\$ 69,760	\$ 74,651
401k Expense - Administration	\$ 24,307	\$ 24,719
Hospital Expense	\$ 55,500	\$ 55,500
Retired Employee Ins. Exp	\$ -	
Life Insurance Expense	\$ 700	\$ 700
Dental Insurance	\$ 2,510	\$ 2,000
Health Reimburs Expense - Reg	\$ 7,300	\$ 7,300
Health Reimburse Exp - Ret	\$ -	
Health and Wellness	\$ 10,000	\$ 12,000
Unemployment Ins. Expense	\$ 500	\$ 500
Workers Comp. Expense	\$ 7,000	\$ 7,000
Legal Fees	\$ 25,000	\$ 15,000
Deductibles & Medical Fees	\$ 15,500	\$ 15,500
Preemployment Background/Drug	\$ 10,000	\$ 14,000
Prof. Services/Consultant Fees	\$ 20,000	\$ 20,000
Uniform Expense	\$ 1,500	\$ 500
Gas	\$ 1,050	\$ 1,000
Tires	\$ 220	\$ 220
Vehicle Repairs/Maintenance	\$ 1,620	\$ 1,620
Materials And Supplies	\$ 15,000	\$ 15,000

Data Processing Supplies	\$ 15,000	\$ 18,000
Travel And Training	\$ 20,000	\$ 20,000
Telephone	\$ 14,500	\$ 14,500
Postage	\$ 25,000	\$ 55,000
Equipment Repairs/Maintenance	\$ 15,000	\$ 15,000
Other Advertising	\$ 5,500	\$ 5,500
Legal Notice	\$ 4,000	\$ 2,000
Equipment Rentals	\$ -	\$ -
Other Contractual Service	\$ 10,000	\$ 2,500
Property And Gen. Liab. Ins.	\$ 7,500	\$ 7,500
Vehicle Insurance	\$ 500	
Dues Memberships And Subscript	\$ 30,602	\$ 33,972
Miscellaneous		\$ 5,000
Vehicles	\$ -	\$ -
Equipment	\$ -	\$ -
Capital Improvements		\$ 100,000
Loan Payments	\$ -	\$ -
Charges to Other Funds	\$ (689,870)	\$ (689,870)
Public Art Commission		\$ 5,000
Internal Service Costs	\$ -	
Administration Total	\$ 248,519.07	\$ 393,512.04
Downtown		
Regular Pay	\$ 58,756	\$ 58,856
Temporary And Part Time Pay	\$ 16,000	\$ 15,175
FICA	\$ 5,655	\$ 5,663
Retirement Expense	\$ 8,431	\$ 8,887
401K Expense	\$ 2,938	\$ 2,943
Hospital Expense	\$ 8,100	\$ 8,100
Retired Employee Ins. Exp	\$ -	
Life Insurance Expense	\$ 150	\$ 150
Dental Insurance	\$ 452	\$ 484
Health Reimburs Expense - Reg	\$ 1,460	\$ 1,460
Health Reimburse Exp - Ret	\$ -	
Unemployment Ins. Expense	\$ 50	\$ 50
Workers Comp. Expense	\$ 200	\$ 200
Legal Fees	\$ 1,500	\$ -
Prof. Services/Consultant Fees	\$ 17,000	\$ 8,000
Uniform Expense	\$ 400	\$ 400
Materials And Supplies	\$ 10,000	\$ 9,000
Travel And Training	\$ 7,000	\$ 7,800
Telephone	\$ 780	\$ 780
Equipment Repairs/Maintenance	\$ -	
Other Advertising	\$ 30,000	\$ 30,000
Equipment Rentals	\$ -	\$ 5,000

Other Contractual Service	\$ 5,000	\$ 2,000
Dues Memberships And Subscript	\$ 2,000	\$ 1,000
Miscellaneous	\$ 1,000	\$ -
Vehicles	\$ -	\$ -
Equipment	\$ -	\$ -
Capital Improvements	\$ -	
Miller Street Shade & Lights Project	\$ 10,000	
Depot Street Mini Park Enhancements	\$ 5,000	
String Lights for Church & East Streets	\$ 5,500	
General Special Events	\$ 65,000	\$ 60,000
Downtown Total	\$ 262,372	\$ 225,948
Finance		
Regular Pay	\$ 895,828	\$ 898,851
Overtime Pay	\$ 8,000	\$ 8,000
Temporary And Part Time Pay	\$ 44,907	\$ 20,000
FICA	\$ 71,966	\$ 70,292
Retirement Expense	\$ 128,551	\$ 135,726
401k Expense - Finance	\$ 44,791	\$ 44,498
Hospital Expense	\$ 148,000	\$ 140,000
Retired Employee Ins. Exp	\$ 32,400	\$ 30,000
Life Insurance Expense	\$ 2,250	\$ 2,000
Dental Insurance	\$ 8,150	\$ 6,500
Health Reimburs Expense - Reg	\$ 24,800	\$ 22,000
Health Reimburs Exp - Ret	\$ 4,375	\$ 4,000
Unemployment Ins. Expense	\$ 1,000	\$ 1,000
Workers Comp. Expense	\$ 12,000	\$ 10,000
Accounting	\$ 65,000	\$ 60,000
County Tax Collection Fees	\$ 25,000	\$ 25,000
Prof. Services/Consultant Fees	\$ 16,000	\$ 16,000
Uniform Expense	\$ 5,500	\$ 4,000
Gas	\$ 7,175	\$ 7,175
Tires	\$ 1,810	\$ 1,810
Vehicle Repairs/Maintenance	\$ 13,340	\$ 13,340
Materials And Supplies	\$ 46,000	\$ 40,000
Travel And Training	\$ 20,000	\$ 16,000
Telephone	\$ 8,600	\$ 8,600
Electricity	\$ 10,000	\$ 4,000
Propane Gas	\$ -	\$ -
Water	\$ 500	\$ 500
Sewer	\$ 500	\$ 500
Printing	\$ 23,000	\$ 20,000
Building Repairs & Maintenance	\$ 3,500	\$ 3,500
Equipment Repairs/Maintenance	\$ 50,000	\$ 50,000
Other Advertising	\$ 4,000	\$ 3,000
Equipment Rentals	\$ 1,500	\$ -

Property And Gen. Liab. Ins.	\$ 30,000	\$ 32,000
Vehicle Insurance	\$ 1,500	\$ 1,500
Bonds	\$ 7,000	\$ 7,000
Dues Memberships And Subscript	\$ 1,500	\$ 1,500
Accounting Software Subscription	\$ 80,000	\$ 60,000
Bad Debt Expense		
Vehicles	\$ -	\$ -
Equipment		
Loan Payments	\$ -	\$ -
Charges to Other Funds	\$ (1,421,160)	\$ (1,421,160)
Internal Service Costs	\$ -	\$ -
Finance Total	\$ 427,284	\$ 347,132
Public Works		
Regular Pay	\$ 530,017	\$ 574,020.21
Overtime Pay	\$ 3,500	\$ 6,000.00
Temporary And Part Time Pay	\$ 10,000	\$ 10,000.00
FICA	\$ 40,506	\$ 44,677.55
Retirement Expense	\$ 72,139	\$ 86,677.05
401k Expense Public Buildings	\$ 25,135	\$ 28,701.01
Hospital Expense	\$ 83,100	\$ 83,100
Retired Employee Ins. Exp	\$ 10,800	\$ 10,800
Life Insurance Expense	\$ 1,000	\$ 1,000
Dental Insurance	\$ 3,350	\$ 2,000
Health Reimburs Expense - Reg	\$ 10,150	\$ 10,150
Health Reimburse Exp - Ret	\$ 2,900	\$ 2,900
Unemployment Ins. Expense	\$ 500	\$ 500
Workers Comp. Expense	\$ 8,000	\$ 8,000
Legal Fees	\$ 3,000	\$ 200
Contracted Legal Fees	\$ 2,000	\$ 2,000
Prof. Services/Consultant Fees	\$ 25,000	\$ 25,000
Uniform Expense	\$ 8,000	\$ 6,500
Gas	\$ 7,000	\$ 7,000
Tires	\$ 2,020	\$ 2,020
Vehicle Repairs/Maintenance	\$ 14,880	\$ 14,880
Materials And Supplies-Inside & Outside Facilities	\$ 10,000	\$ 80,000.00
Public Art-Materials And Supplies	\$ -	\$ -
Travel And Training	\$ 11,500	\$ 12,500.00
Telephone	\$ 12,000	\$ 12,000
Electricity	\$ 70,000	\$ 60,000
Propane Gas	\$ 2,500	\$ 2,500
Water	\$ 1,700	\$ 1,700
SEWER	\$ 2,200	\$ 2,200
Commercial Fee/or Dumpster	\$ 1,600	\$ 1,600

Building Repairs & Maintenance	\$ 65,000	\$ 70,000.00
Equipment Repairs/Maintenance	\$ 10,000	\$ 12,500.00
Lease Parking	\$ 35,000	\$ 37,000.00
Lease Bldg.	\$ -	\$ -
Other Contractual Service	\$ 352,000	\$ 365,000.00
Property And Gen. Liab. Ins.	\$ 7,500	\$ 10,000.00
Vehicle Insurance	\$ 2,500	\$ 2,500.00
Dues Memberships And Subscript	\$ 12,600	\$ 15,000.00
Vehicles	\$ -	\$ -
Capital Improvements	\$ 250,000	\$ 65,000.00
Loan Payments	\$ 104,955	\$ 104,955
Charges to Other Funds	\$ (761,357)	\$ (761,357)
Public Works Total	\$ 1,052,695	\$ 1,019,223.82
Police Dept		
Regular Pay	\$ 2,999,573	\$ 3,722,843
Overtime Pay	\$ 232,920	\$ 200,000
Temporary And Part Time Pay	\$ 105,000	\$ 90,000
Separation Pay - Police	\$ 112,407	\$ 88,736
Police Contract Service Exp.		
FICA	\$ 248,526	\$ 284,797
Retirement Expense	\$ 480,086	\$ 624,767
401k Expense-Police	\$ 151,406	\$ 186,142
Hospital Expense	\$ 635,500	\$ 635,500
Retired Employee Ins. Exp	\$ 83,100	\$ 83,100
Life Insurance Expense	\$ 6,700	\$ 6,700
Dental Insurance	\$ 23,450	\$ 10,500
Health Reimburs Expense - Reg	\$ 73,800	\$ 73,800
Health Reimburse Exp - Ret	\$ 16,000	\$ 16,000
Unemployment Ins. Expense	\$ 3,500	\$ 3,500
Workers Comp. Expense	\$ 50,000	\$ 50,000
Laundry & Cleaning Allowance	\$ 14,500	\$ 14,500
Prof. Services/Consultant Fees	\$ 20,000	\$ 20,000
Uniform Expense	\$ 46,000	\$ 40,000
Gas	\$ 119,000	\$ 119,000
Tires	\$ 32,890	\$ 32,890
Vehicle Repairs/Maintenance	\$ 242,330	\$ 242,330
Materials And Supplies	\$ 115,000	\$ 115,000
PD Civilian Volunteers	\$ 4,000	\$ 3,000
Travel And Training	\$ 40,000	\$ 45,000
Telephone	\$ 34,000	\$ 34,000
Electricity	\$ 1,500	\$ 1,500
Equipment Repairs/Maintenance	\$ 60,000	\$ 60,000
Equipment Rentals	\$ 13,500	\$ 5,000
Property And Gen. Liab. Ins.	\$ 87,000	\$ 87,000

Vehicle Insurance	\$ 10,000	\$ 10,000
Other Insurance Costs	\$ 10,000	\$ 10,000
Dues Memberships And Subscript	\$ 91,550	\$ 105,000
Special Operations Expense	\$ 10,000	\$ 8,000
Vehicles	\$ -	
Equipment		
Capital Improvements	\$ -	
Loan Payments	\$ -	\$ -
Internal Service Costs	\$ -	\$ -
IT Capital Lease	\$ 19,000	\$ 19,000
Donations-Materials & Supplies	\$ 5,000	
NC Unauth Sub-Materials & Supplies	\$ 3,000	
SWAT-Materials & Supplies	\$ 4,000	
NC Unauth Sub-Training	\$ 5,000	
Fed Forfeit-Training	\$ -	\$ -
SWAT-Training	\$ 2,000	\$ 2,000
Equipment - K9 grant		
Police Total	\$ 6,211,238	\$ 7,049,605
Fire Dept		
Regular Pay	\$ 1,199,528	\$ 1,304,567
Overtime Pay	\$ 12,500	\$ 11,000
Temporary And Part Time Pay	\$ 156,458	\$ 170,000
Volunteer Pay	\$ 20,000	
FICA	\$ 103,756	\$ 112,804
Retirement Expense	\$ 173,771	\$ 196,990
401k Expense-Fire Department	\$ 60,547	\$ 65,228
Hospital Expense	\$ 272,495	\$ 272,495
Retired Employee Ins. Exp	\$ 8,100	\$ 8,100
Life Insurance Expense	\$ 2,500	\$ 2,500
Dental Insurance	\$ 8,710	\$ 4,500
Health Reimburse Expense - Reg	\$ 27,500	\$ 27,500
Health Reimburse Exp - Ret	\$ 1,450	\$ 1,450
Unemployment Ins. Expense	\$ 1,400	\$ 1,400
Workers Comp. Expense	\$ 25,000	\$ 25,000
Laundry & Cleaning Allowance	\$ 6,840	\$ 6,840
Tax Collection & Advertising Fees	\$ 2,500	\$ -
Prof. Services/Consultant Fees	\$ 39,000	\$ 30,000
Uniform Expense	\$ 22,000	\$ 20,000
Gas	\$ 28,000	\$ 28,000
Tires	\$ 7,870	\$ 7,870
Vehicle Repairs/Maintenance	\$ 63,778	\$ 70,155
Materials And Supplies	\$ 135,000	\$ 130,000
Travel And Training	\$ 22,000	\$ 20,000
Telephone	\$ 12,500	\$ 9,000
Electricity	\$ 19,000	\$ 19,000

Fuel Oil	\$ 500	\$ -
Water	\$ 500	\$ 500
Sewer	\$ 800	\$ 800
Dumpster Fee	\$ 1,320	\$ 1,320
Building Repairs & Maintenance	\$ 20,000	\$ 22,000
Equipment Repairs/Maintenance	\$ 50,000	\$ 48,000
Equipment Rentals	\$ 1,250	\$ 1,250
Property And Gen. Liab. Ins.	\$ 67,500	\$ 67,500
Vehicle Insurance	\$ 5,500	\$ 5,500
Other Insurance Costs	\$ 3,000	\$ 3,000
Dues Memberships And Subscript	\$ 9,500	\$ 9,000
Land Purchase		
Vehicles		
Equipment		
Capital Improvements		
Loan Payments	\$ 150,561	\$ 150,561
Internal Service Costs		
Fire Total	\$ 2,742,633	\$ 2,853,830
Streets & Sanitation		
Regular Pay	\$ 994,523.76	\$ 955,100.47
Overtime Pay	\$ 36,000.00	\$ 50,000.00
Temporary And Part Time Pay	\$ -	
FICA	\$ 76,803.31	\$ 73,065.19
Retirement Expense	\$ 161,461.84	\$ 144,220.17
401k Expense-Streets and Sant	\$ 50,198.24	\$ 47,755.02
Hospital Expense	\$ 278,800.00	\$230,000
Retired Employee Ins. Exp	\$ 24,300.00	\$24,300
Life Insurance Expense	\$ 3,400.00	\$2,400
Dental Insurance	\$ 11,320.00	\$9,000
Health Reimburse Expense - Reg	\$ 36,500.00	\$36,500
Health Reimburse Exp - Ret	\$ 4,400.00	\$4,400
Unemployment Ins. Expense	\$ 1,000.00	\$1,000
Workers Comp. Expense	\$ 22,000.00	\$22,000
Contracted Legal Fees	\$ -	\$ -
Prof. Services/Consultant Fees	\$ 40,000.00	\$ 50,000.00
Uniform Expense	\$ 25,000.00	\$ 30,000.00
Gas	\$ 112,000.00	\$ 112,000
Tires	\$ 32,700.00	\$ 32,700
Vehicle Repairs/Maintenance	\$ 245,000.00	\$ 250,000.00
Materials And Supplies	\$ 325,000.00	\$ 300,000.00
SIDEWALKS UNDER 1500	\$ 20,000.00	\$ 15,000.00
Travel And Training	\$ 9,500.00	\$ 18,000.00
Telephone	\$ 2,000.00	\$ 2,000
Electricity	\$ 225,000.00	\$ 215,000
Propane Gas	\$ -	\$ -

Landfill Road Maintenance	\$ 7,500.00	\$ 7,500.00
Equipment Repairs/Maintenance	\$ 75,000.00	\$ 35,000.00
Equipment Rentals	\$ 3,000.00	\$ 3,000.00
Infrastructure/Paving/Improv.	\$ -	
Grinding	\$ 32,000.00	\$ 45,000.00
Tipping Fees	\$ 45,000.00	\$ 55,000.00
Other Contractual Service	\$ 3,000.00	\$ 3,000.00
Property And Gen. Liab. Ins.	\$ 48,000.00	\$ 48,000.00
Vehicle Insurance	\$ 5,000.00	\$ 5,000
Other Insurance Costs	\$ 5,000.00	\$ 5,000
Dues Memberships And Subscript	\$ 25,000.00	\$ 5,000.00
Vehicles	\$ -	
Vehicles	\$ -	
Equipment	\$ -	
Capital Improvements	\$ -	
Loan Payments	\$ -	\$ -
Charges to Other Funds	\$ (82,090)	\$ (13,476)
Internal Service Costs	\$ -	\$ -
Streets & Sanitation Total	\$ 2,903,317.15	\$ 2,822,464.85
Powell Bill		
Prof. Services/Consultant Fees	\$10,000	\$10,000
R/R Crossing W/Gate Annual Cos	\$5,000	\$5,000
Materials And Supplies	\$30,000	\$25,000
Infrastructure/Paving/Improv.	\$345,000	\$330,000
Sidewalks - New	\$50,000	\$50,000
Other Contractual Service	\$15,000	\$15,000
Vehicle Insurance		
Vehicles		
Equipment		
Capital Improvements		
Powell Bill Total	\$ 455,000	\$ 435,000
Cemetery		
Regular Pay	\$ 117,024	\$ 114,070.20
Overtime Pay	\$ 1,000	\$ 3,000.00
Temporary And Part Time Pay	\$ 10,000	\$ 15,000.00
FICA	\$ 8,952	\$ 8,726.37
Retirement Expense	\$ 8,953	\$ 17,224.60
401k Expense-Cemetery	\$ 5,852	\$ 5,703.51
Hospital Expense	\$ 27,900	\$ 27,900
Retired Employee Ins. Exp	\$ -	\$ -
Life Insurance Expense	\$ 400	\$ 400
Dental Insurance	\$ 1,500	\$ 1,200
Health Reimburs Expense - Reg	\$ 4,400	\$ 4,400
Health Reimburse Exp - Ret	\$ -	\$ -
Unemployment Ins. Expense	\$ 150	\$ 150

Workers Comp. Expense	\$ 5,000	\$ 5,000
Contracted Legal Fees	\$ -	\$ -
Prof. Services/Consultant Fees	\$ 45,000	\$ 20,000.00
Uniform Expense	\$ 3,000	\$ 3,500.00
Gas	\$ 3,150	\$ 3,150
Tires	\$ 850	\$ 850
Vehicle Repairs/Maintenance	\$ 6,260	\$ 6,260.00
Materials And Supplies	\$ 23,000	\$ 22,000.00
Travel And Training	\$ 1,500	\$ 5,000.00
Telephone	\$ 1,100	\$ 1,100
Electricity	\$ 2,000	\$ 2,000
Equipment Repairs/Maintenance	\$ 8,000	\$ 10,000.00
Equipment Rentals	\$ -	\$ -
Other Contractual Service	\$ 12,000	\$ 9,000.00
Property And Gen. Liab. Ins.	\$ 6,150	\$ 6,150
Vehicle Insurance	\$ 500	\$ 500
Other Insurance Costs	\$ 1,000	\$ 1,000
Vehicles	\$ -	\$ -
Equipment	\$ 20,000	
Capital Improvements	\$ 50,000	\$ 50,000.00
Withdrawal from Cemetery fund		\$ (50,000.00)
Internal Service Costs	\$ -	\$ -
Cemetery Total	\$ 374,641	\$ 293,284.68
Development Services		
Regular Pay	\$ 537,207	\$ 593,869
Overtime Pay	\$ 500	\$ 2,000
Temporary And Part Time Pay	\$ 39,620	\$ 40,000
FICA	\$ 45,519	\$ 45,431
Retirement Expense	\$ 77,824	\$ 89,674
401k Expense-Planning	\$ 27,116	\$ 29,693
Hospital Expense	\$ 106,900	\$ 106,900
Retired Employee Ins. Exp	\$ -	\$ -
Life Insurance Expense	\$ 1,500	\$ 1,500
Dental Insurance	\$ 4,600	\$ 3,900
Health Reimburse Expense - Reg	\$ 13,100	\$ 13,100
Health Reimburse Exp - Ret	\$ -	\$ -
Unemployment Ins. Expense	\$ 500	\$ 500
Workers Comp. Expense	\$ 7,000	\$ 7,000
Legal Fees	\$ 30,000	\$ 32,000.00
Clean Up/Demolition Expense	\$ 40,000	\$ 30,000.00
Prof. Services/Consultant Fees	\$ 40,000	\$ 45,000.00
Prof. Services/Consultant Fees		
Uniform Expense	\$ 7,500	\$ 4,000.00
Gas	\$ 7,000	\$ 7,500.00

Tires	\$ 1,600	\$ 1,600.00
Vehicle Repairs/Maintenance	\$ 13,874	\$ 12,874.00
Materials And Supplies	\$ 20,252	\$ 20,000.00
Travel And Training	\$ 15,000	\$ 16,000.00
Telephone	\$ 6,000	\$ 7,520.00
Equipment Repairs/Maintenance	\$ 13,500	\$ 9,000.00
Property And Gen. Liab. Ins.	\$ 12,000	\$ 12,000.00
Vehicle Insurance	\$ 2,000	\$ 2,000.00
Dues Memberships And Subscript	\$ 6,000	\$ 5,000.00
Vehicles		
Equipment		
Capital Improvements	\$ -	
Internal Service Costs	\$ -	
Development Services Total	\$ 1,076,112	\$ 1,138,062
Special Appropriations		
Donations & Contributions	\$ 5,000	\$ 2,500
R. Economic Development	\$ 10,000	\$ 5,000
Transfer to Other Organization	\$ 5,000	
Homeowners Recovery Fund Trans	\$ -	\$ -
Capital Improvements	\$ -	\$ -
Special Appropriations Total	\$ 20,000	\$ 7,500
Parks and Recreation		
Regular Pay	\$ 1,129,867	\$ 1,161,512
Overtime Pay	\$ 15,000	\$ 20,000
Temporary And Part Time Pay	\$ 355,000	\$ 471,520
FICA	\$ 143,816	\$ 124,927
Retirement Expense	\$ 163,633	\$ 175,388
401k Expense-Parks & Rec	\$ 57,015	\$ 58,076
Hospital Expense	\$ 240,700	\$ 240,700
Retired Employee Ins. Exp	\$ 8,100	\$ 8,100
Life Insurance Expense	\$ 3,200	\$ 3,200
Dental Insurance	\$ 11,150	\$ 10,500
Health Reimburse Expense - Reg	\$ 34,800	\$ 34,800
Health Reimburse Exp - Ret	\$ 1,450	\$ 1,450
Unemployment Ins. Expense	\$ 1,000	\$ 1,000
Workers Comp. Expense	\$ 25,000	\$ 21,000
Prof. Services/Consultant Fees	\$ 35,000	\$ 25,000
Uniform Expense	\$ 10,000	\$ 5,000
Gas	\$ 8,750	\$ 9,000
Tires	\$ 2,280	\$ 3,000
Vehicle Repairs/Maintenance	\$ 16,800	\$ 18,000
Purchases For Resale		
Treatment Chemicals	\$ 15,000	\$ 11,000
Materials And Supplies	\$ 155,000	\$ 155,000
Travel And Training	\$ 24,000	\$ 25,000

Telephone	\$ 13,000	\$ 13,000
Electricity	\$ 167,000	\$ 163,000
Propane Gas	\$ 40,000	\$ 48,000
Water	\$ 5,000	\$ 4,500
Sewer	\$ 7,000	\$ 7,000
Dumpster Fee	\$ 7,500	\$ 7,500
Building Repairs & Maintenance	\$ 73,000	\$ 75,000
Equipment Repairs/Maintenance	\$ 65,000	\$ 65,000
Other Advertising	\$ 20,000	\$ 15,000
Equipment Rentals	\$ 2,000	\$ -
Property And Gen. Liab. Ins.	\$ 37,500	\$ 37,500
Vehicle Insurance	\$ 2,500	\$ 2,500
Other Insurance Costs	\$ 300	\$ 300
Dues Memberships And Subscript	\$ 8,000	\$ 8,000
Vehicles		
Equipment		
Building Improvements		
Capital Improvements		\$ 50,000
Loan Payments	\$ 88,665	\$ 88,665
Internal Service Costs		
Playground Maintenance	\$ 10,000	\$ 14,000
Adult And Childern Programs	\$ 15,000	\$ 10,000
Misc. Grants-Recreation		
Parks & Recreation Total	\$ 3,018,026	\$ 3,192,138
LOAN PAYMENTS	\$ 377,838	\$ 377,838
General Fund Total	\$ 19,253,731	\$ 20,196,591

Water Fund - Revenues

Account Description	FY26	FY27 Recommended
Intergov Revenue - Federal	\$ -	\$ -
Water Charges	\$ 3,374,876	\$ 3,611,118
Water Taps And Connections	\$ 55,000	\$ 58,850
Capacity Fee	\$ 50,000	\$ 100,000
Miscellaneous Revenue	\$ 1,000	\$ 1,100
Rents		
Sale of Materials/Fixed Assets	\$ 500	\$ 1,000
Investment Income	\$ 65,000	\$ 25,000
Proceeds From Capital Lease		
Fund Balance Appropriated	\$ 97,661	\$ 9,615
Water Fund Total	\$ 3,644,037	\$ 3,806,683

Water Fund Expenditures

Water Fund - Expenditures

Description	FY26	FY27 Recommended
Water Maintenance		
Regular Pay	\$ 505,241	\$ 573,080.01
Overtime Pay	\$ 25,000	\$ 25,000.00
Temporary And Part Time Pay		
FICA	\$ 39,018	\$ 43,840.62
Retirement Expense	\$ 73,190	\$ 86,535.08
401k Expense-Water Maint	\$ 25,502	\$ 28,654.00
Hospital Expense	\$ 88,000	\$ 88,000.00
Retired Employee Ins. Exp	\$ -	\$ -
Life Insurance Expense	\$ 1,200	\$ 1,200.00
Dental Insurance	\$ 4,200	\$ 4,494.00
Health Reimburse Expense - Reg	\$ 12,000	\$ 12,000.00
Health Reimburs Exp - Ret	\$ -	\$ -
Unemployment Ins. Expense	\$ 500	\$ 500.00
Workers Comp. Expense	\$ 7,500	\$ 7,500.00
Legal Fees	\$ -	
Prof. Services/Consultant Fees	\$ 60,000	\$ 40,000.00
Uniform Expense	\$ 9,000	\$ 8,000.00
Gas	\$ 19,250	\$ 19,250.00
Tires	\$ 5,890	\$ 6,000.00
Vehicle Repairs/Maintenance	\$ 36,000	\$ 20,000.00
Materials And Supplies	\$ 335,000	\$ 335,000.00
Travel And Training	\$ 9,000	\$ 9,000.00
Telephone	\$ 6,000	\$ 6,000.00
Electricity	\$ 65,000	\$ 65,000.00
Equipment Repairs/Maintenance	\$ 25,000	\$ 20,000.00
Equipment Rentals	\$ 4,500	\$ 4,785.00
Other Contractual Service	\$ 10,000	\$ 30,000.00
Asset Software		
Property And Gen. Liab. Ins.	\$ 23,250	\$ 26,000.00
Vehicle Insurance	\$ 1,500	\$ 1,500.00
Other Insurance Costs	\$ 3,000	\$ 3,000.00
Dues Memberships And Subscript	\$ 1,500	\$ 2,000.00
Vehicles	\$ -	
Equipment	\$ 100,000	
Loan Payments	\$ 68,713	\$ 68,713.00
Internal Service Costs		
Water Maintenance Total	\$ 1,563,953	\$ 1,535,051.71
Water Treatment		
Regular Pay	\$432,630	\$525,086
Overtime Pay	\$35,000	\$35,000
Temporary And Part Time Pay	\$2,000	\$26,000

FICA	\$35,930	\$40,169
Retirement Expense	\$59,100	\$71,630
401k Expense-Water Treatment	\$21,635	\$23,719
Hospital Expense	\$87,600	\$100,000
Retired Employee Ins. Exp	\$0	
Life Insurance Expense	\$1,200	\$1,200
Dental Insurance	\$4,000	\$4,280
Health Reimburs Expense - Reg	\$12,000	\$12,000
Health Reimburs Exp - Ret	\$0	\$0
Unemployment Ins. Expense	\$500	\$500
Workers Comp. Expense	\$7,500	\$7,500
Prof. Services/Consultant Fees	\$65,000	\$65,000
Uniform Expense	\$7,500	\$6,500
Gas	\$3,675	\$3,675
Tires	\$1,060	\$5,500
Vehicle Repairs/Maintenance	\$7,810	\$8,000
Treatment Chemicals	\$220,000	\$250,000
Materials And Supplies	\$50,000	\$75,000
Travel And Training	\$4,000	\$6,000
Telephone	\$6,000	\$6,000
Electricity	\$25,000	\$25,000
Fuel Oil	\$2,000	\$2,500
Building Repairs & Maintenance	\$15,000	\$30,000
Equipment Repairs/Maintenance	\$25,000	
Operating Plant Repairs/Maint.	\$25,000	\$45,000
Equipment Rentals	\$0	
Other Contractual Service	\$60,000	\$60,000
120 Mailings		\$1,000
Asset Software		
Property And Gen. Liab. Ins.	\$11,000	\$12,000
Vehicle Insurance	\$1,000	\$1,000
Other Insurance Costs	\$250	\$250
Dues Memberships And Subscript	\$10,000	\$12,000
Vehicles	\$0	
Equipment	\$0	
Capital Improvements	\$25,000	
Loan Payments	\$0	
Internal Service Costs	\$0	
Water Treatment Total	\$1,263,390	\$1,461,509
Water Admin & Fin		
Bad Debt Expense	\$ 16,000	\$ 16,000
Charges By General Fund	\$ 760,574	\$ 760,574
Transfer to General Fund	\$ 33,548	\$ 33,548

Principal Payments	\$ -	\$ -
Interest Payments	\$ -	\$ -
	\$ 810,122	\$ 810,122

Water Fund Total	\$ 3,637,465	\$ 3,806,683
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Sewer Fund - Revenues

Account Description	FY26	FY27 Recommended
Intergov Revenue - Federal	\$ -	\$ -
Sewer Charges	\$ 4,207,500	\$ 4,459,950
Sewer Taps And Connections	\$ 30,000	\$ 31,800
Capacity Fee	\$ 60,000	\$ 150,000
Miscellaneous Revenue	\$ -	\$ -
Investment Income	\$ 90,000	\$ 90,000
Septic/ user fees Receiving Fees		\$ 50,000
Loan from Electric Fund Balance for Bridge Repair		\$ 1,000,000
Fund Balance Appropriated	\$ 58,875	
Sewer Fund Total	\$ 4,446,375	\$ 5,781,750

Sewer Fund - Expenditures

Description	FY26	FY27 Recommended
Sewer Maintenance		
Regular Pay	\$ 360,537	\$ 373,803
Overtime Pay	\$ 35,000	\$ 40,000
Temporary And Part Time Pay		\$ 5,000
FICA	\$ 27,581	\$ 28,596
Retirement Expense	\$ 51,737	\$ 56,444
401k Expense-Sewer Maint.	\$ 18,027	\$ 18,690
Hospital Expense	\$ 123,000	\$ 127,920
Retired Employee Ins. Exp	\$ 8,100	\$ 8,424
Life Insurance Expense	\$ 1,350	\$ 1,404
Dental Insurance	\$ 4,500	\$ 4,815
Health Reimburs Expense - Reg	\$ 14,600	\$ 15,184
Health Reimburs Exp - Ret	\$ 1,460	\$ 1,518
Unemployment Ins. Expense	\$ 500	\$ 520
Workers Comp. Expense	\$ 9,000	\$ 9,360
Prof. Services/Consultant Fees	\$ 100,000	\$ 100,000
Uniform Expense	\$ 9,000	\$ 9,000
Gas	\$ 19,250	\$ 20,000
Tires	\$ 6,020	\$ 6,000
Vehicle Repairs/Maintenance	\$ 44,370	\$ 25,000
Materials And Supplies	\$ 120,000	\$ 140,000
Travel And Training	\$ 6,000	\$ 8,000
Telephone	\$ 2,600	\$ 2,600

Electricity	\$ -	\$ -
Equipment Repairs/Maintenance	\$ 7,000	\$ 5,000
Equipment Rentals	\$ 7,500	\$ 5,000
Other Contractual Service	\$ 40,000	\$ 40,000
Asset Mgmt		
Directional Bores		
Property And Gen. Liab. Ins.	\$ 15,000	15000
Vehicle Insurance	\$ 1,200	1200
Other Insurance Costs	\$ -	
Dues Memberships And Subscript	\$ 5,000	\$ 6,000
Equipment		\$ 15,000
line replacement		
Capital Improvements		
Playground St		\$ 30,000
Clay pipe replacement		\$ 69,564
Sewer Maintenance Total	\$ 1,038,332	\$ 1,189,042
Sewer Treatment		
Regular Pay	\$ 597,250	\$ 712,191
Overtime Pay	\$ 10,000	\$ 15,000
Temporary And Part Time Pay	\$ 5,000	\$ 15,000
FICA	\$ 46,840	\$ 54,483
Retirement Expense	\$ 81,590	\$ 101,135
401k Expense-Sewer Treatment	\$ 29,870	\$ 33,489
Hospital Expense	\$ 150,300	\$ 150,300
Retired Employee Ins. Exp	\$ 24,300	\$ 24,300
Life Insurance Expense	\$ 1,600	\$ 1,600
Dental Insurance	\$ 5,500	\$ 5,885
Health Reimburse Expense - Reg	\$ 17,500	\$ 17,500
Health Reimburs Exp - Ret	\$ 4,375	\$ 4,375
Unemployment Ins. Expense	\$ 500	\$ 500
Workers Comp. Expense	\$ 12,000	\$ 12,000
Prof. Services/Consultant Fees	\$ 100,000	\$ 94,056
Uniform Expense	\$ 14,000	\$ 15,000
Gas	\$ 2,450	\$ 2,450
Tires	\$ 940	\$ 1,000
Vehicle Repairs/Maintenance	\$ 6,930	\$ 6,000
Treatment Chemicals	\$ 60,000	\$ 172,194
Materials And Supplies	\$ 75,000	\$ 100,000
Travel And Training	\$ 8,000	\$ 11,000
Telephone	\$ 3,800	\$ 3,800
Electricity	\$ 160,000	\$ 111,000
Fuel Oil	\$ 4,500	\$ 10,000
Propane Gas	\$ 1,500	\$ 600
Water	\$ 3,500	\$ 175,000
Commercial Fee/or Dumpster	\$ 3,300	\$ 3,500

Building Repairs & Maintenance	\$	25,000	
Belt Press			\$ 25,000
Polymer Heating			\$ 15,000
Rood Replacement/Gutters			
WAS RAS			
Equipment Repairs/Maintenance	\$	65,000	\$ 105,000
Clarifier Pumps			
Operating Plant Repairs/Maint.	\$	100,000	\$ 170,000
Equipment Rentals	\$	-	\$ 10,000
Tipping Fees	\$	75,000	\$ 100,000
Other Contractual Service	\$	-	\$ 30,000
FOG			\$ 10,000
Property And Gen. Liab. Ins.	\$	15,000	\$ 18,000
Vehicle Insurance	\$	1,000	\$ 1,100
Other Insurance Costs	\$	1,500	\$ 1,600
Dues Memberships And Subscript	\$	45,000	\$ 30,000
Vehicles	\$	-	
Equipment	\$	-	
Capital Improvements	\$	25,000	
Bridge Repair- loan from electric fund balance			\$ 1,000,000
Sewer Treatment Total	\$	1,783,045	\$ 3,369,058
Admin & Finance			
Bad Debt Expense	\$	21,355	\$ 21,355
Charges By General Fund			
Admin & Finance Total	\$	21,355	\$ 21,355
Debt Service			
Principal Payments	\$	1,202,295	\$ 1,202,295
Interest Payments	\$	-	\$ -
Debt Service Total	\$	1,202,295	\$ 1,202,295
Contingency			
Depreciation	\$	-	\$ -
Contingency Appropriated	\$	-	\$ -
Transfer to WWTP Project	\$	-	\$ -
Contingency Total	\$	-	\$ -
Sewer Fund Total	\$		5,781,750
Electric Fund - Revenues			

Account Description	FY26	FY27 Recommended
Electric Charges	\$ 10,500,500.00	\$ 10,500,500.00
Security Lights	\$ 60,000.00	\$ 64,200.00
Street Lights	\$ 110,000.00	\$ 117,700.00
Underground Service Install	\$ 14,000.00	\$ 14,980.00
Renewable Energy Portf. Stand.	\$ 62,000.00	\$ 66,340.00
Electric Pole Rent	\$ 82,000.00	\$ 87,740.00
Sales Tax Charges	\$ 520,000.00	\$ 520,000.00
Miscellaneous Revenue	\$ 15,000.00	\$ 16,050.00
Sale of Materials/Fixed Assets	\$ 1,000.00	\$ 1,000.00
Investment Income	\$ 65,000.00	\$ 25,000.00
Proceeds From Capital Lease	\$ -	\$ -
Fund Balance Appropriated (Loan to Sewer)		\$ 1,003,225
Electric Fund Total	\$ 11,429,500	\$ 12,416,735

Electric Fund - Expenditures

Description	FY26	FY27 Recommended
Electric Maintenance		
Regular Pay	\$ 297,758	\$ 329,111
Overtime Pay	\$ 12,000	\$ 20,000
Temporary And Part Time Pay		
FICA	\$ 22,779	\$ 25,177
Retirement Expense	\$ 42,728	\$ 49,696
401K Expense-ELECTRIC MAINT.	\$ 14,888	\$ 16,456
Hospital Expense	\$ 83,300	\$ 90,000
Retired Employee Ins. Exp	\$ 16,200	\$ 22,680
Life Insurance Expense	\$ 1,000	\$ 1,400
Dental Insurance	\$ 2,700	\$ 2,889
HEALTH REIMBURS EXPENSE - REG	\$ 8,750	\$ 12,250
HEALTH REIMBURS EXP - RET	\$ 2,950	\$ 4,130
Unemployment Ins. Expense	\$ 500	\$ 700
Workers Comp. Expense	\$ 7,000	\$ 9,800
Prof. Services/Consultant Fees	\$ 190,000	\$ 190,000
Uniform Expense	\$ 25,000	\$ 30,000
Gas	\$ 12,600	\$ 12,600
Tires	\$ 3,940	\$ 3,940
Vehicle Repairs/Maintenance	\$ 29,000	\$ 30,000
Materials And Supplies	\$ 250,000	\$ 250,000
Transformers	\$ 100,000	\$ 100,000
Travel And Training	\$ 5,000	\$ 7,500
Telephone	\$ 3,000	\$ 3,000
Electricity	\$ 1,000	\$ 1,000

COMMERCIAL FEE/OR DUMPSTE	\$ 1,500	\$ 1,500
Equipment Repairs/Maintenance	\$ 30,000	\$ 30,000
Equipment Rentals	\$ 10,000	\$ 10,000
Other Contractual Service	\$ 90,000	\$ 90,000
Property And Gen. Liab. Ins.	\$ 12,750	\$ 17,850
Vehicle Insurance	\$ 2,000	\$ 2,800
Other Insurance Costs	\$ 4,000	\$ 5,600
Dues Memberships And Subscript	\$ 25,000	\$ 25,000
Vehicles		
Equipment	\$ 200,000	
Capital Improvements		\$ 400,000
Rate Stabilization Fund	\$ 550,000	
LOAN PAYMENTS		
Internal Service Costs		
Electric Maintenance Total	\$ 2,057,343	\$ 1,795,078
Power Purchases		
Wholesale Purchased Power	\$ 5,750,000	\$ 5,999,500
REPS - Renewable Energy Charge	\$ 210,000	\$ 210,000
Sales Tax Paid-Purchased Power	\$ 510,000	\$ 510,000
Power Purchases Total	\$ 6,470,000	\$6,719,500
Admin & Finance		
Bad Debt Expense	\$ 30,000	\$ 30,000
Loan to Sewer fund		\$ 1,000,000
Charges By General Fund	\$ 1,225,236	\$ 1,225,236
Admin & Finance Total	\$ 1,255,236	\$ 2,255,236
Operating Transfers		
Transfer To General Fund	\$ 1,491,091	\$ 1,491,091
Transfer to Garage	\$ 50,000	\$ 50,000
Transfer to Russ/Walnut Project	\$ 105,830	\$ 105,830
Operating Transfers Total	\$1,646,921	\$ 1,646,921
Electric Fund Total	\$ 11,324,608	\$ 12,416,735
Stormwater Fund - Revenues		
Account Description	FY26	FY27 Recommended
Stormwater Charges	\$ 193,238	\$ 182,000
Stormwater Fund Total	\$ 193,238	\$ 182,000
Stormwater Fund - Expenditures		
Description	FY26	FY27 Recommended
Regular Pay	\$ 52,698	\$ 56,751
FICA	\$ 4,031	\$ 4,341
Retirement Expense	\$ 7,562	\$ 8,569

401K Expense	\$ 2,635	\$ 2,838
Hospital Expense	\$ 8,100	\$ 8,100
Life Insurance Expense	\$ 113	\$ 113
Dental Insurance	\$ 338	\$ 362
Health Reimburs Expense - Reg	\$ 1,095	\$ 1,095
Unemployment Ins. Expense	\$ 50	\$ 50
Workers Comp. Expense	\$ 125	\$ 125
Prof. Services/Consultant Fees	\$ 24,000	\$ 75,000
Uniform Expense	\$ 400	\$ 400
Materials And Supplies	\$ 6,400	\$ 7,000
Travel And Training	\$ 2,500	\$ 2,500
Telephone	\$ 600	\$ 780
Dues Memberships And Subscript	\$ 500	\$ 500
Stormwater Management Total	\$ 111,148	\$ 168,524
Charges by General Fund	\$ 82,090	\$ 13,476
Admin & Finance Total	\$ 82,090	\$ 13,476
Stormwater Fund Total	\$ 193,238	\$ 182,000

Garage Fund - Revenues

ACCOUNT ID	FY26	FY27 Recommended
Charges To General Fund	\$ 992,807.00	\$ 992,807.00
Charges To Water Fund	\$ 84,185.00	\$ 84,185.00
Charges To Sewer Fund	\$ 87,230.00	\$ 87,230.00
Charges To Electric Fund	\$ 95,550.00	\$ 95,550.00
Charges to Asset Management	\$ -	\$ -
Miscellaneous Revenue	\$ -	\$ -
Sale of Materials/Fixed Assets	\$ -	\$ -
Investment Income	\$ -	\$ -
	\$ 1,259,772	\$ 1,259,772

Garage Fund - Expenditures

ACCOUNT ID	FY26	FY27 Recommended
Regular Pay	\$ 217,507	\$ 225,577
Overtime Pay	\$ 5,000	\$ 7,000
Temporary And Part Time Pay	\$ -	\$ -
FICA	\$ 16,639	\$ 17,257
Retirement Expense	\$ 31,213	\$ 34,062
401K Expense-GARAGE	\$ 10,875	\$ 11,279
Hospital Expense	\$ 63,125	\$ 50,000
Retired Employee Ins. Exp	\$ -	\$ -
Life Insurance Expense	\$ 500	\$ 500

Dental Insurance	\$ 1,500	\$ 550
Health Reimburs Expense - Reg	\$ 4,375	\$ 4,375
Health Reimburse Exp - Ret	\$ -	\$ -
Unemployment Ins. Expense	\$ 200	\$ 200
Workers Comp. Expense	\$ 3,000	\$ 3,000
Prof. Services/Consultant Fees	\$ -	\$ -
Uniform Expense	\$ 5,500	\$ 6,500
OIL	\$ 15,000	\$ 15,000
Gas	\$ 350,000	\$ 363,072
Tires	\$ 100,000	\$ 100,000
Materials And Supplies	\$ 300,738	\$ 306,000
Travel And Training	\$ 8,000	\$ 20,000
Telephone	\$ 2,000	\$ 2,000
Propane Gas	\$ 20,000	\$ 2,000
Equipment Repairs/Maintenance	\$ 45,000	\$ 30,000
Equipment Rentals	\$ -	\$ -
Other Contractual Service	\$ -	\$ -
Property And Gen. Liab. Ins.	\$ 6,000	\$ 6,000
Vehicle Insurance	\$ 400	\$ 400
Other Insurance Costs	\$ 200	\$ -
Dues Memberships And Subscript	\$ 3,000	\$ 10,000
Vehicles	\$ -	\$ -
Equipment	\$ -	\$ 15,000
Capital Improvements	\$ 50,000	\$ 30,000
Internal Service Costs	\$ -	\$ -
Total	\$ 1,259,772.00	\$ 1,259,772

Town of Waynesville 26-27 DRAFT Fee Schedule

Effective July 1, 2026 - June 30, 2027

GENERAL FUND	
Utility Accounts	
New Account Fee	\$25.00
Reconnection Fee	\$50.00
After Hours	\$100.00
Return Check Fee (Insufficient Funds)	\$25.00
Theft investigation charge (meter tampering)	\$ 75.00 per occurrence
Miscellaneous	
Copies - Black and White, per page	\$0.10
Copies - Color, per page	\$0.20
Copies- 24"-48"plot map copy - Black and White, per page	\$3.00
Copies- 24"-48" plot map - Color, per page	\$10.00
Weed, Brush Removal, or Mowing	\$150.00 for the first hour
Each Additional Hour	\$100.00/hour
SANITATION & SOLID WASTE COLLECTION (monthly fees)	
Residential Garbage (1 weekly pickup)	\$11.00
Commercial Garbage (1 weekly pickup)	\$24.00
CEMETERY	
Administrative Fee-Research Graves	\$50.00
Administrative Fee-Deed Transfer	\$100.00
Call Out (weekends, holidays, outside normal operating hours)	\$300.00
<i>John Taylor and Shook Survey Sections</i>	
Traditional Burial Space	\$2,000.00
(\$1,250 to perpetual care fund/\$750 to General Fund)	
Opening/Closing-Cremation	\$300.00
<i>Columbarium Area</i>	
Columbarium Niche	\$1,500.00
(\$1,000 to perpetual care fund/\$500 to General Fund, includes partial engraving of door.)	
Opening/Closing of Columbarium Area	\$300.00
(Includes completion of engraving of granite door, Town staff removing & replacing door.)	
In Ground Space for Cremations (Urn Garden)	\$1,500.00
(\$750 to perpetual care fund/\$550 to General Fund/ \$200 for flat granite stone)	
Urn Garden (in-ground inurnment) includes excavating and filling burial space by Town personnel, placement and engraving of granite marker to include the addition of date of death.	
POLICE DEPARTMENT	

Police Reports (per report)	\$2.00
Off Duty Security (4 hour minimum)	\$65.00 per hour
Parking Violations	
Overtime Parking	\$5.00
Parking in Restricted Area	\$10.00
Double Parking	\$10.00
Parking in Handicapped Space	\$100.00
Parking in Prohibited Area	\$10.00
Parking Too Close to Intersection	\$10.00
Parking in Wrong Direction	\$10.00
Parking in Alley Way	\$10.00
Obstructing Traffic Lane	\$10.00
Improper Parking	\$10.00
Parking in Loading Area	\$10.00
Parking in No Parking Zone	\$10.00
Parking in Fire Zone	\$50.00
Parking Too Close to Fire Hydrant	\$10.00
Parking Too Close to Stop Sign	\$10.00
Parking Across Lines	\$10.00
Parking in Crosswalk	\$10.00
Blocking Private Driveway	\$10.00
Persons violating parking regulations shall be subject to the above schedule of civil penalties to be recovered by the Town of Waynesville in civil action.	
DOWNTOWN MSD	
Festival Vendor Fees	
Booth Space	\$175.00
Double Booth Space	\$290.00
Commercial Food Vendor Booth Space	\$185.00
Commercial Food Vendor Double Booth Space	\$295.00
Non-profit Food Vendor Booth Space	\$125.00
Non-profit Food Vendor Double Booth Space	\$190.00
Parade Entry Fees	
Parade Entry Fee (per space)	\$40.00
Business Licenses	
Schedule B (State Regulated)	
Maximum penalty is 25% of the privilege license tax due	

Penalties are automatic, and may be recovered using the same collection methods available for the collection of privilege license taxes.

PLANNING DEPARTMENT

Planning & Zoning Permits

Stand alone Land Dev Permit or Zoning Verification Letter	\$25.00
Certificate of LDS Compliance Zoning Verification/Zoning Letter	\$25.00
Temporary Use Permit other than mobile food vendors	\$20.00
Temporary Use Permit for mobile food vendors	\$50.00
Local Land Disturbing Permit (1000 sf < 1 acre)	\$75.00
Floodplain Development Permit	\$25.00
Operating without a Land Disturbance, Zoning or Occupancy Permit	\$200.00

Minor Site Plan Review

Single family or duplex residence	\$25.00
Multi-family with less than 8 units	\$100.00
Non-residential development or expansion up to 1,000 sq ft	\$100.00
Bed and Breakfast or Inns	\$100.00

Major Site Plan Review

Multi-family residential	\$100.00 for up to 8 units and \$20/unit greater than 8
Non-residential development or expansion over 1,000 sq ft	\$300.00
Hotel/Motel	\$400.00
Subdivision (Minor)	\$50 + \$10/lot
Subdivision (Major)	\$350 + \$10/lot
Monopole Wireless Communications Tower	\$1,000.00
First Layer Parking Increase	\$500.00
All Others, in addition to site plan review fees	\$200.00
Townhomes, and all other major site plans in addition to required site plan review fees	\$300.00

Stormwater Review Fee

≤ 3 acres	\$750 + engineering review fee minimum \$200
> 3 acres	\$1200 + engineering review fee minimum \$200
Historic Preservation Commission	
Local Landmark Designation	\$300.00
Designation of Historic District	No charge
Certificate of Appropriateness (Minor)	\$25.00
Certificate of Appropriateness (Major)	\$300.00
Board of Adjustment	
Appeal of Administrative Decision	\$300.00
Variance Request	\$300.00
Text Amendment	
	\$500.00
Map Amendment (Rezoning)	
1 acre or less	\$500.00
	Each additional acre \$50.00
Conditional District - 1 acre or less	
	\$500.00
	Each additional acre \$100.00
Sign Permits	
	\$5.00 per sq. ft. - \$50 min.
Voluntary Annexation	
	\$300.00
Unopened right-of-way or platted street closure	
	\$300.00
Inspections	
New Single Family Dwelling/Single Family Additions (Crawl Space or Slab on Grade)	
0 to 1,000 square feet	\$.40 per sq. ft.
1,001 to 1,500 square feet	\$.45 per sq. ft.

1,501 to 2,000 square feet	\$.50 per sq. ft.
Over 2,000 square feet	\$.50 per sq. ft. and \$50.00 for each increase of 500 sq. ft.
	Minimum \$75.00 per trade
	Unfinished Basement \$100.00
	Attached Garage \$75.00
	Homeowners Recovery Fund (per G.S. 87-15.6) \$10.00
Single Family Alterations	
	SQUARE FOOTAGE
	0-1000 \$.25 per sq. ft. - minimum \$75.00
	1001 - 1500 \$.25 per sq. ft.
	1501 - 2000 \$.25 per sq. ft.
	2001 - 2500 \$.25 per sq. ft.
	2501 - 3000 \$.25 per sq. ft.
	3001-up \$.25 per sq. ft. and \$50.00 for each increase of 500 sq. ft.
Deck Permit	
Uncovered Deck	\$100.00 additional trades are \$75 per trade
Covered Deck	\$150.00 additional trades are \$75 per trade
Modular Home	\$400.00
Manufactured Homes	
Single wide	\$200.00
Double wide	\$300.00
Triple wide	\$400.00
(Deck permit required over 35 sq. ft. of deck)	
Accessory Building (does not include trades)	

Includes Electric, Plumbing and A/C	\$75.00 each and \$.40 per sq. ft.
Miscellaneous Residential & Commercial	
Electric Service Change	\$75.00
Demolition permit	\$100.00
HVAC changeout	\$75.00
Gas Line	\$75.00
Water/Sewer line Replacement	\$75.00
Retaining wall	\$100.00
Swimming Pool	\$150.00
Permit renewal fee	\$50.00
Plumbing, electric, and mechanical not covered elsewhere (\$75.00 minimum charge per trade)	\$75.00 per trade
Other Permits and Fees	
Day Care & Home Care	\$75.00
ABC Inspection	\$200.00
Driveway Permit	\$150.00
Solar Panel	\$150.00
Starting construction without permit	Double the Permit Fee
Residential Re-roof	\$100 for each 1,000 sf
Commercial Re-roof	\$100.00
Occupancy Use	\$75.00
Plan Review - Commercial	\$.05 per sq ft
Fire Sprinkler and Fire Alarm Plan Review	\$150.00
Fire Sprinkler and Fire Alarm Permit Fee - no permit fee if submitted at time of application and part of the approved plans	\$150.00
Special Events Permit	\$50.00
Tent Inspection	\$50.00
Additional / Re-Inspection (each) after first fail	\$75.00
Pre-permit inspection (walk through commercial)	\$50.00
Commercial Building	
	\$.60/sq. ft.
Minimum	\$75.00 per trade

RECREATION DEPARTMENT														
Recreation Center		Admission				Memberships								
Category	Daily	6 Visits	1 Month		3 Months		6 Months		Yearly					
			Res	N-Res	Res	N-Res	Res	N-Res	Res	N-Res				
Family of 4	\$ 30.00	\$ 140.00	\$ 90.00	\$ 115.00	\$ 230.00	\$ 240.00	\$435	\$72.5 mo.	\$450	\$75 mo.	\$840	\$60 mo.	\$885	\$73.75 mo.
(Additional family members are \$15.00 per month)														
Family of 2	\$ 20.00	\$ 85.00	\$ 80.00	\$ 105.00	\$ 180.00	\$ 190.00	\$345	\$57.5 mo.	\$360	\$60 mo.	\$645	\$53.75 mo.	\$690	\$57.5 mo.
Individual Adult (18 - 59 yrs)	\$ 15.00	\$ 65.00	\$ 60.00	\$ 80.00	\$ 135.00	\$ 225.00	\$255	\$42.5 mo.	\$270	\$45 mo.	\$465	\$60mo	\$575	\$80 mo
Individual Child (5 - 11 yrs)	\$ 10.00	\$ 35.00	\$ 40.00	\$ 50.00	\$ 75.00	\$ 85.00	\$135	\$22.5 mo.	\$150	\$25 mo.	\$225	\$18.75 mo.	\$240	\$20 mo
Individual Youth (12 - 17 yrs)	\$ 12.00	\$ 45.00	\$ 45.00	\$ 65.00	\$ 90.00	\$ 100.00	\$165	\$27.5	\$180	\$30 mo.	\$300	\$25 mo	\$315	\$26.25 mo
OR Full-Time Student (College or High School) with valid ID) OR Special (Senior Citizen (60 + yrs) OR Handicapped)														
Individual Spectator (5-99 yrs)	\$ 5.00													
Children (0 - 4 yrs)	\$3.00													
Pickleball Punch Pass 10 visits	\$50													
Corporate Membership Rate (available to businesses with five (5) or more employees as members) If total Corporate Membership drops below the 5 employee minimum, a 30 day grace period is allowed to obtain a 5th member. Proof of business may be required to obtain this rate.														
Category	Daily	6 Visits	1 Month	3 Months	6 Months	Yearly								
Family of 4		N/A	\$ 80.00	\$ 190.00	\$360	\$60 mo.	\$705	\$58.75 mo.						
(Additional family members are \$13.00 per month)														
Family of 2		N/A	\$ 60.00	\$150.00	\$300	\$50 mo.	\$555	\$46.25 mo.						
Individual Adult (18 - 59 yrs)		N/A	\$ 50.00	\$ 100.00	\$210	\$35 mo.	\$405	\$33.75 mo.						
Individual Youth (12 - 17 yrs)		N/A	\$ 40.00	\$ 75.00	\$135	\$22.5 mo.	\$240	\$20 mo.						
OR Full-Time Student (College or High School, with valid ID), Senior Citizen (60 + yrs), Retired Military, & People with Disabilities.														
Individual Spectator (5-99 yrs)	\$ 4.00													
Children (0 - 4 yrs)														
Memberships (Regular and Corporate)														
1 Month memberships expire one month from date of purchase. 1 and 3 Month memberships must be paid in full. Consecutive monthly payment options are available for 6 Month and 12 Month Memberships. If a member fails to make the required payments, any future memberships must be paid in full or pay 1 month in full then can go back to regular payments.														
Childcare: Drop in														
	Members: Free													
	Non-members: \$10													
Admission Passes														
Daily, 6 Visit passes are not considered memberships. 6 visit passes expire 6 months from date of purchase.														

Family: an individual, spouse, or dependent children that can be claimed on taxes. Step-children and adopted children qualify. Court documentation is required to include foster children on a family membership. Anyone age 25 or over (other than parents), engaged couples, couples living together, older siblings, aunts, cousins, or grandchildren DO NOT qualify for the family rate.

Group Rate (Daily visit for groups of 15 or more non-members. Available only with advance notice.)

Individual Adult (18 - 59 yrs)	\$10.00
Individual Child (5 - 11 yrs)	\$6.00
Individual Youth (12 - 17 yrs)	\$8.00

Recreation Center Rental Rates

After- Hours Staffing	\$35/ hr
Kitchen Cleaning Fee	\$75
Extra Setup Time	\$25/ hr

Multi-purpose Rooms

**Rates are Based on Two Hour Minimum*

	Res	N-Res
1 Room	\$100.00	\$120.00
Kitchen + 1 Room	\$185.00	\$210.00
Kitchen + 2 Rooms	\$275.00	\$310.00
Armory Cafeteria	\$145.00	\$200.00

If utilizing for more than two hours (i.e. 3 hours or more) will be charged for an additional block of time.

Pool Parties

**rates applicable for 2 hour time blocks (Saturdays 11:30-1:30, 1:30-3:30, 3:30-5:30)*

Headcount	Res	N-Res
up to 20	\$165	\$190
21-30	\$185	\$210
31-40	\$205.00	\$230.00
41-50	\$225.00	\$260.00
*Saturdays 5:30-7:30	\$250.00	\$270.00
up to 50	\$250.00	\$270.00
51-75	\$300.00	\$320.00
76+	\$385.00	\$405.00

Private Pool Parties

Gymnasium (Capacity 709) (10 am - 12 noon; 1 - 3 pm; 4 - 6 pm) - applicable to operating hours

	Res	N-Res
Entire Gym	\$225.00	\$275.00
1/2 of the Gym	\$150.00	\$175.00
Custom Rental Per Estimate	\$325.00	\$400.00
Table Rental	\$10.00	
Volleyball/Pickleball Setup	No Extra Charge	
Pickleball Tournaments Held Only at the Armory		

Athletic Programs

Softball Field Rental

	Res	N-Res
All day 8:00am-10:00pm	\$250.00	\$295.00
Night only 5:00pm-10:00pm	\$150.00	\$185.00

Other Fees and Charges

	Res	N-Res
Bleacher Rental (1-2 sets, 5 row, for 24 hours)	\$175.00	\$210.00
(3-4 sets, 5 row, for 24 hours)	\$290.00	\$325.00
Shelter Rental (8 am - 12 noon; 1 - 5 pm)	\$115.00	\$140.00
Rental of greenspace - no shelter		
Contract rental priced by activity		
0-50 \$	150.00	\$ 175.00
51-100 \$	225.00	\$ 250.00
101+ \$	275.00	\$ 300.00

Old Armory

							Res	N-Res
Daily Admission								
							\$7.00	\$10.00
Current Recreation Center members								No Charge
Individuals ages 17 and under, 60 and above, special needs, or involved with a program at the Armory								No Charge
Old Armory Rental Rates (2 hour blocks)								
24 hour max, 8 hours per day plus \$7 per table rental							Res	N-Res
Gymnasium - applicable to operating hours							\$295.00	\$340.00
Cafeteria							\$125.00	\$175.00
Camp Fees (per week per child)								
Summer Camp							\$175.00	\$190.00
After School (\$10 additional child fee)							\$55.00	\$60.00
Home School PE (\$10 additional child fee)							\$10.00	\$15.00
American Red Cross Course Fees								
Lifeguard Course							\$350.00	\$400.00
CPR/First Aid/AED Course							\$100.00	\$125.00
Swim Lessons Fees								
Private Lessons *appointment only							Res	N-Res
Single session							\$50.00	\$60.00
Five sessions							\$175.00	\$200.00
Ten sessions							\$350.00	\$400.00
Group Lessons *sessions per month							Res	N-Res
Four sessions							\$100.00	\$125.00
Eight sessions							\$150.00	\$175.00
Base Camp on the Go Festival Fees (2 hour minimum)								
Up to 50 participants								\$175 per hour
51 to 100 participants								\$275 per hour
101 plus participants								\$350 per hour
Refundable damage deposit								\$500.00
*Non-profits, special Haywood county/city events, and schools are exempt from this fee								
* Renter responsible for additional fees if crowd exceeds the anticipated number								

Waynesville's electric rates are reviewed and adjusted monthly based on power costs billed by town's supplier for wholesale rates. Monthly reviews will determine fuel adjustments to be added to base rates shown below.	
All electric sales are subject to a 7% sales tax imposed by the State of North Carolina, with the exception of electric sales to the State of North Carolina or United States government, which are exempt from the sales tax.	
Residential & Commercial fuel adjustment added to base rate as of January 1, 2018 is \$ 0.00000 per kWh.	
Late Payment Penalty (applied to any arrears balance)	2% per month
Residential	
Base Charge	\$15.57
All kWh(s)	\$0.14047/kWh
Residential Solar (Accounts established prior to 4/26/22)	
Base Charge	\$42.94
All kWh(s)	0.0780285/kWh
Net Meter Residential Solar Rate Rider (20kW Max. Sized to Existing Consumption)	
Base Charge in addition to residential base rate	\$11.24
Residential Rate	\$0.14047/kWh
Solar Power Credit	\$.0125 less than residential rate
Commercial, Single Phase (No Demand)	
Base Charge	\$16.50
1 - 700 kWh	\$0.16569/kWh
701 - 4,000 kWh	\$0.13304/kWh
All over 4,000 kWh	\$0.12711/kWh
Commercial, Three Phase (No Demand)	
Base Charge	\$25.43
1 - 700 kWh	\$0.16569/kWh
701 - 4,000 kWh	\$0.13304/kWh
All over 4,000 kWh	\$0.12473/kWh
Net Metering Commercial Solar Rate Rider (150 kW max. Sized to Existing Consumption)	
Base Charge in addition to commercial base rate	\$11.91
1 - 700 kWh	\$0.16568/kWh
701 - 4,000 kWh	\$0.13304/kWh
All over 4,000 kWh	\$0.12711/kWh
Solar Power Credit	\$0.09
Net Metering Governmental Solar Rate Rider (150 kW max. Sized to Existing Consumption)	
Base Charge in addition to commercial base rate	\$11.91
1 - 700 kWh	\$0.16568/kWh
701 - 4,000 kWh	\$0.13304/kWh
All over 4,000 kWh	\$0.12711/kWh
Solar Power Credit	\$0.09
Demand Accounts	
Demand meters are placed on all commercial accounts with an actual or anticipated 12 month average consumption of at least 5,000 kWh per month.	
Accounts will be removed from demand service rates when the calendar year average declines below a 5,000 kWh per month average or the nature of the operation is changed to the extent that the average consumption will be less than 5,000 kWh per month.	
Three Phase	
Base Charge	\$18.94
Usage	\$0.097428/kWh
Single Phase	
Base Charge	\$16.50
Usage	\$0.097428/kWh

In addition to the kilowatt hours charges, peak metered demand is billed at \$8.3073 per kilowatt of peak demand per month.		
Industrial Accounts		
Industrial rates are used on all industrial accounts with an actual or anticipated 12 month average consumption of at least 1,500,000 kWh per month.		
Industrial fuel adjustment added to base rate as of January 1, 2018 is \$ 0.00000 per kWh.		
Three Phase		
Base Charge		\$18.94
Usage		\$0.071605/kWh
In addition to the kilowatt hours charges, peak metered demand is billed at \$17.72 per kilowatt of peak demand per month.		
Renewable Energy and Efficiency Portfolio Standards (REPS)		
In 2007, the North Carolina General Assembly passed legislation that requires utility companies to develop an increasing supply of alternative energy resources, with 3% of their total supply coming from renewable by 2013 and 12% from renewable by 2021. Utility companies are charging their customers to recover the cost of the renewable energy they purchase. In turn the Town is passing along these costs to its customers. These charges (REPS) are set each December by our power supplier.		
Residential		\$0.66
Commercial		\$5.36
Industrial		\$41.69
Deposits (tenant-occupied accounts only)		
Residential		\$170.00
Commercial		\$200.00
Deposits may be refunded at customer request if the most recent twelve months of billings have been paid before a late-payment penalty has been added. Deposits available at termination of service are applied to unpaid utility balances and any excess deposit is refunded to customer.		
Deposits may be transferred to a new account when customer is moving if the current account is paid in full. The final bill at the current location will be transferred to the new location if not paid in full within thirty (30) days of billing.		
Area Lighting Fixture		
30 to 140 LED/Sodium Vapor, 100w/ 9,500 lumen Semi-Enclosed		\$15.00
150 to 215 LED/Sodium Vapor, 400w/50,000 lumen Enclosed		\$30.00
220 to 280 LED/Metal Halide, 400w/40,000 lumen Flood		\$45.00
Lighting Fixtures (no longer available to new customers)		
Sodium Vapor, 150w/16,000 lumen Semi-Enclosed		\$19.00
Sodium Vapor, 400w/50,000 lumen Flood		\$33.00
Mercury, 175w/ 7,000 lumen Semi-Enclosed		\$13.00
Special Area Lighting Pole		
If other than distribution pole, add monthly charge per pole		
Wood		\$7.00
Or, a one-time pole charge		\$250.00
Underground service for area lighting		
Monthly		\$5.00
Or a one-time charge		\$200.00
Underground Service for New Homes (Up to 4/0 wire)		
0 - 100 feet of wire from pole to house		\$250.00
All wire over 100 feet		\$3.00/ft
Underground Service for Existing Homes That Change from Overhead (Up to 4/0 wire)		
Opening and Closing of Ditch		\$100.00/hr
All wire		\$3.00/ft
3 Phase Underground Service		
4/0 wire		\$3.00/ft
350 mcm		\$4.00/ft

**TOWN OF WAYNESVILLE COUNCIL MEETING
REQUEST FOR BOARD ACTION
Meeting Date: 06.23.2026**

SUBJECT: Budget Amendment for Public Works

AGENDA INFORMATION:

Agenda Location: New Business
Item Number:
Department: Public Works
Contact: Hutch Reece
Presenter: Hutch Reece

BRIEF SUMMARY: The Town of Waynesville Public Works Department requests authorization to utilize Powell Bill reserve funds to cover the costs of repairs and maintenance completed within the Chestnut Walk streets and residential areas. These expenditures were necessary to maintain the safety, functionality, and condition of the Town's transportation infrastructure.

MOTION FOR CONSIDERATION: Approve the Budget Amendment

FUNDING SOURCE/IMPACT: Powell Bill reserved/restricted funds



Ian Barrett, Finance Director

06.17.26

Date

ATTACHMENTS:

MANAGER'S COMMENTS AND RECOMMENDATIONS:

Ordinance No. O-24-26

Amendment No. 39 to the 2025-2026 Budget Ordinance

WHEREAS, the Town Council of the Town of Waynesville wishes to amend the 2025-2026 Budget Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Waynesville that the 2025-2026 Budget Ordinance be amended as follows:

General Fund:

Decrease the following appropriations:

Powell Bill Reserved Fund Balance \$79,283.01

Increase the following appropriations:

Powell Bill- Paving \$79,283.01

Adopted this 23rd day of June 2026.

Town of Waynesville

Gary Caldwell
Mayor

Attest:

Candace Poolton
Town Clerk

Approved As To Form:

Martha Sharpe Bradley
Town Attorney

TOWN OF WAYNESVILLE TOWN COUNCIL
REQUEST FOR COUNCIL ACTION
Meeting Date: June 23rd, 2026

SUBJECT: Lead Service Line Inventory Project Funding Acceptance and Authorization

AGENDA INFORMATION:

Agenda Location: New Business
Department: Public Works
Contact: Ricky Bourne
Presenter: Ricky Bourne

SUMMARY:


On May 15, 2026, the Division of Water Infrastructure (Division) approved our Lead Service Line Replacement (LSLR) project (DWI Project No. SRF-D-LSL-0189) as eligible to receive a loan from IIA-DWSRF LSLR funds in the amount of \$1,000,000, repayable in five (5) years at 0.00% interest rate. A loan fee of 2% will be applied to the total funding amount.

MOTION FOR CONSIDERATION:

Approve the Letter of Intent from the State Revolving Fund for Lead Service Line Replacement Program funding offer from the North Carolina Division of Water Infrastructure for the Waynesville Lead Service Line Inventory Project and authorize the Town Manager to execute all documents necessary to secure and administer the funding.

FUNDING SOURCE/IMPACT:

The project will be funded through the Water Fund utilizing State Revolving Fund financing. Acceptance of the funding offer does not require an immediate tax increase. Future debt service obligations will be incorporated into the Water Fund financial plan and annual budget process. The project supports compliance with federal Lead and Copper Rule requirements and reduces the Town's financial burden associated with independently funding the inventory effort.

 6/17/2026

Ian Barrett, Finance Director

Date

ATTACHMENTS:

Letter of Intent to Fund Town of Waynesville
Waynesville Lead Service Line Inventory
April 2026 SWIA Award

MANAGER'S COMMENTS AND RECOMMENDATIONS:

JOSH STEIN
Governor
D. REID WILSON
Secretary
SHADI ESKAF
Director



NORTH CAROLINA
Environmental Quality

May 15, 2026

Mr. Rob Hites, Town Manager
Town of Waynesville
P.O. Box 100
Waynesville, NC 28786

Subject: Lead Service Line Replacement Program
Letter of Intent to Fund
Town of Waynesville
Waynesville Lead Service Line Inventory
April 2026 SWIA Award
DWI Project No. SRF-D-LSL-0189

Dear Mr. Hites:

The Division of Water Infrastructure (Division) has reviewed your application, and the State Water Infrastructure Authority (SWIA) has approved your Lead Service Line Replacement (LSLR) project as eligible to receive a loan from IJJA-DWSRF LSLR funds in the amount of \$1,000,000, repayable in five (5) years at 0.00% interest rate. A loan fee of 2% will be applied to the total funding amount.

Please note that this intent to fund is contingent on the Division receiving IJJA-DWSRF LSLR funds from USEPA, approval of the loan through the Local Government Commission, and on meeting all the following funding milestones:

Milestone	Deadline date
Scope of Work Submittal	August 3, 2026
Scope of Work Approval	September 1, 2026
Completion of Inventory Project and Submittal of Final Product Deliverables	December 1, 2027

The Division will consider granting milestone timeline modification including extensions if good cause for extension can be provided. Failure to meet any milestone may result in the forfeiture of funding for the proposed project.

Upon detailed review of the project during the funding process, it may be determined that portions of your project are not eligible for funding and the total funding amount may be reduced. Furthermore, changes in the scope or priority points awarded – based on additional information that becomes apparent during project review – may also result in changes to the total funding amount and loan terms.



Mr. Rob Hites, Town Manager
Town of Waynesville
May 15, 2026
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Electronic Document Submittal

All project documents, including milestone extension requests, must be submitted to the Division via the documentation submittal form located at <https://edocs.deq.nc.gov/Forms/DW-Document-Upload-Form>. Use of this form provides more seamless document tracking, processing, filing, accessibility, and security via our electronic document repository, Laserfiche. The link and a list of frequently asked questions can also be accessed from the Division's *I Have Funding* page, <https://www.deq.nc.gov/about/divisions/water-infrastructure/i-have-funding>.

Guidance on preparation of the Scope of Work can be found on the Division's *LSLR Funding* webpage under "For Funded LSLR Projects: Guidance Documents", at [Lead Service Line Replacement \(LSLR\) Funding | NC DEQ](#).

Disbursement of Funds

Funds are disbursed for eligible costs that are documented as part of the project only after the costs have been incurred and all necessary documentation has been received and approved by the Division beforehand. Prior to requesting the first disbursement on your project, you will be asked to submit to the Division via the link above several required documents, including but not limited to:

1. Copy of the original funding offer-and-acceptance document, executed by the Authorized Representative for the project, along with the signed "Standard Conditions and Assurances".
2. A resolution adopted by the governing body accepting the funding offer and making the applicable assurances contained therein.
3. Copies of all executed service agreements and/or contracts.

The Division will communicate to you when these documents are required.

Once all documents have been received and approved, you may request disbursements using the Division's Disbursement Request form. If you request funds prior to paying contractors, you will have three business days to pay contractors upon receipt of funds.

Approval of Debt by Local Government Commission

Projects funded with a loan component must receive approval from the Local Government Commission (LGC). Final approval of debt must be coordinated directly with the LGC after approval is received either for the Scope of Work or the Engineering Report, as applicable. The following items must be submitted to the LGC:

- | | |
|------------------------|------------------------------------|
| 1. Funding Application | 4. Letter of Intent to Fund (LOIF) |
| 2. LGC Form 108A | 5. Scope of Work |
| 3. LGC Form 108C | 6. Scope of Work Approval Letter |

Documents must be e-mailed to srf@nctreasurer.com. When ready to obtain debt approval, investor-owned water corporations should contact LGC staff and also notify the North Carolina Utilities Commission to ensure regulatory requirements are met.

Mr. Rob Hites, Town Manager
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Joint Legislative Committee on Local Government Notification Requirements

In accordance with G.S. 120-157.2, local government units with projects that require **debt equal or greater than \$1,000,000** must submit a letter to Committee Chairs, Committee Assistant, and the Fiscal Research Division of the General Assembly at least 45 days prior to presentation before the Local Government Commission. You are responsible for submitting that letter and providing a copy to the Division.

Davis-Bacon Requirements and American Iron and Steel Provisions

Projects funded through the State Revolving Fund (SRF) programs must comply with Davis-Bacon wage requirements and American Iron and Steel provisions. You can find standard specifications covering these requirements on our website.

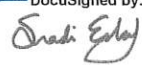
Build America, Buy America Act (BABA)

Projects funded through the DWSRF LSLR funds must comply with the Build America, Buy America Act (BABA). BABA requires that iron, steel, manufactured products, and construction materials used in infrastructure projects are produced in the United States. You can find additional information at the following link: <https://www.epa.gov/cwsrf/build-america-buy-america-baba>

If you choose to decline this funding, please send a letter on the applicant's letterhead, signed by the Authorized Representative as declared in the application, within 30 days of receipt of this letter. Applications for projects already funded will only be considered for additional funds to cover unfunded project costs.

If you have any questions, please contact Suzanne Molloy, P.E., either by telephone at 828.296.4590 or by e-mail at suzanne.molloy@deq.nc.gov.

Sincerely,

DocuSigned by:

6300A872077B4C5...

Shadi Eskaf, Director
Division of Water Infrastructure, NCDEQ

cc: Mark Cathey, P.E., McGill Associates, P.A. (mark.cathey@mcgillassociates.com)
Lauren Elliott, McGill Associates, P.A. (lauren.elliott@mcgillassociates.com)
David Giachini, P.E., DWI
Suzanne Molloy, P.E., DWI
Mark Hubbard, P.E., DWI
Allen Baker, MBA, DWI

DWI Agreement ID 2000089419 (COM_LOIF)

TOWN OF WAYNESVILLE TOWN COUNCIL
REQUEST FOR COUNCIL ACTION
Meeting Date: June 23, 2026

SUBJECT: Establishment of a permanent Downtown Waynesville Social District

AGENDA INFORMATION

Agenda Location: New Business
Item Number:
Department: Administration
Contact: Beth Gilmore, Executive Director, Downtown Waynesville Commission
Presenter: Beth Gilmore, Executive Director, Downtown Waynesville Commission

BRIEF SUMMARY

The Downtown Waynesville Commission (DWC) voted unanimously in a meeting on June 16, 2026, to recommend the establishment of a permanent social district to include a portion of the Municipal Service District (MSD) and Frog Level, Miller and Montgomery Streets (see attached map for specific boundary line).

The DWC's recommends establishing a permanent Downtown Waynesville Social District to be in effect within the designated boundary that excludes all church properties every Thursday through Saturday, from 10:00 AM until 9:00 PM. Since 2021 when social districting laws were enacted, we have seen social districts work to encourage pedestrian activity, support local businesses, drive tourism and enhance the visitor experience in towns throughout North Carolina.

Establishing a social district within a town like Downtown Waynesville that already functions as a highly walkable, event-centric district with lively restaurants, breweries, shops, live music and special events will not create new activity patterns- but will enhance the experience by allowing visitors to move more freely between businesses and public spaces, increasing the likelihood that they stay longer and spend more during each visit.

MOTIONS FOR CONSIDERATION

A motion to approve the proposed ordinance for the establishment of a Downtown Waynesville Social District.

ATTACHMENTS:

Draft Ordinance and Exhibit A for creating a permanent Downtown Waynesville Social District.

MANAGER'S COMMENTS AND RECCOMENDATIONS

TOWN OF WAYNESVILLE ORDINANCE CREATING A PERMANENT SOCIAL DISTRICT

WHEREAS, the Town of Waynesville has the legal authority under G.S. §§ 160A-205.4 and 18B-300.1 to adopt an ordinance designating one or more social districts within its municipal limits; and

WHEREAS, the Town Council finds that establishing a Social District will promote economic vitality in the downtown area while allowing for the regulated possession and consumption of alcoholic beverages; and

WHEREAS, the Town Council desires to establish a permanent social district subject to all applicable state and local laws;

NOW, THEREFORE, the Town Council of the Town of Waynesville, North Carolina, hereby ordains as follows:

1. **Establishment.** A Social District is hereby established within the municipal limits of the Town of Waynesville (the "Downtown Social District").
2. **Definitions.** The following definitions shall apply:
 - a. *ABC Commission* – The North Carolina Alcoholic Beverage Control Commission established under G.S. § 18B-200.
 - b. *ABC permit(s)* – Any written or printed authorization issued by the ABC Commission pursuant to the provisions of Chapter 18B of the N.C General Statutes, other than a purchase-transportation permit. Unless the context clearly requires otherwise, as in the provisions concerning applications for permits, “ABC permit” or “permit” means a presently valid permit.
 - c. *Alcoholic beverage* – Any beverage containing at least one half of one percent (0.5%) alcohol by volume, including beer or malt beverages, unfortified wine, fortified wine, spirituous liquor, mixed beverages, and any alcohol consumable.
 - d. *Alcohol consumable (or consumable alcohol)* – Any manufactured and packaged ice cream, ice-pop, gum-based or gelatin-based food product containing at least 0.5% alcohol by volume.
 - e. *Customer* – A person who purchases an alcoholic beverage from a permittee that is in a social district.
 - f. *Malt beverage (or beer)* – Beer, lager, malt liquor, ale, porter, and any other brewed or fermented beverage or alcohol consumable, except for fortified and unfortified wine as defined by Chapter 18B of the N.C. General Statutes, containing at least 0.5% and not more than 15% alcohol by volume.
 - g. *Mixed beverage* – Either a drink composed in whole or in part of spirituous liquor and served in a quantity less than the quantity contained in a closed package or a premixed cocktail served from a closed package containing only one serving.
 - h. *Non-permittee business* – A business that is located in a social district and does not hold any ABC permit.
 - i. *Open container* – A container whose seal has been broken or a container other than the manufacturer’s unopened original container.
 - j. *Permittee* – An establishment holding any of the following permits issued by the ABC Commission:
 - i. An on-premises malt beverage permit issued pursuant to G.S. § 18B-1001(1);
 - ii. An on-premises unfortified wine permit issued pursuant to G.S. § 18B-1001(3);
 - iii. An on-premises fortified wine permit issued pursuant to G.S. § 18B-1001(5);

- iv. A mixed beverages permit issued pursuant to G.S. § 18B-1001(10);
 - v. A wine shop permit issued pursuant to G.S. § 18B-1001(16);
 - vi. A special one-time permit issued pursuant to G.S. § 18B-1002.
- k. *Person* – An individual, firm, partnership, association, corporation, limited liability company, other organization or group or other combination of persons acting as a unit.
 - l. *Police Department* – The Town of Waynesville Police Department.
 - m. *Premises* – A fixed permanent establishment, including all areas inside or outside of the licensed premises, where the permittee has control through a lease, deed, or other legal instrument.
 - n. *Social district* – A defined area in which a person may consume alcoholic beverages sold by a permittee. A social district may include both indoor and outdoor areas of businesses within or contiguous to the defined area during the days and hours set by the Town by ordinance pursuant to G.S. § 18B-300.1(d). A social district may include privately owned property, including permittees and non-permittee businesses, multi-tenant establishments, as defined in G.S. § 18B-1001.5, and public streets, sidewalks, crosswalks, and parking areas, whether or not the streets, sidewalks, or parking areas are closed to vehicle traffic.
 - o. *Spirituos liquor (or liquor)* – Distilled spirits or ethyl alcohol, and any alcohol consumable containing distilled spirits or ethyl alcohol, including spirits of wine, whiskey, rum, brandy, gin, and all other distilled spirits or mixtures of cordials, liqueur, and premixed cocktails, in closed-containers regardless of their dilution.
 - p. *Town* – The Town of Waynesville
 - q. *Wine, fortified* – Any wine or alcohol consumable containing more than 16% and no more than 24% alcohol by volume, made by fermentation from grapes, fruits, berries, rice or honey; or by the addition of pure cane, beet or dextrose sugar; or by the addition of pure brandy from the same type of grape, fruit, berry, rice or honey that is contained in the base wine and produced in accordance with the regulations of the United States.
 - r. *Wine, unfortified* – Any wine or alcohol consumable containing 16% or less alcohol by volume that is made by fermentation from grapes, fruits, berries, rice or honey; or by the addition of pure cane, beet or dextrose sugar; or by the addition of pure brandy from the same type of grape, fruit, berry, rice or honey that is contained in the base wine and produced in accordance with the regulations of the United States.
3. **Boundaries and Map.** The boundaries of the Social District shall be as shown on the official Social District map adopted concurrently with this ordinance and maintained by the Town Clerk.
 4. **Days and Hours of Operation.** Alcoholic beverages may be possessed and consumed within the Social District during the following hours: Thursday through Saturday from 10:00 a.m. until 9:00 p.m., unless otherwise restricted by state law.
 5. **Management and Maintenance Plan.** The Management and Maintenance Plan adopted by the Town Council for the Social District is hereby approved and incorporated by reference. The Plan shall remain on file with the Town Clerk and posted on the Town’s website.
 6. **Sale of Alcoholic Beverages.** Permittees located within the Social District may sell alcoholic beverages pursuant to their valid ABC permits. Nothing herein relieves any permittee of their obligations under Chapter 18B of the North Carolina General Statutes or associated administrative rules.
 7. **Possession and Consumption.** Notwithstanding any ordinance prohibiting open containers, alcoholic beverages purchased from a permittee within the Social District may be possessed and consumed within the Social District only in approved containers that comply with G.S. § 18B-300.1 and the Management and Maintenance Plan.

8. **Prohibited Conduct.** Alcoholic beverages not purchased from a permittee located within the Social District are prohibited. All alcoholic beverages must be disposed of prior to exiting the Social District or entering a vehicle.
9. **Enforcement.** A violation of this ordinance shall constitute a misdemeanor or infraction as provided by G.S. §§ 14-4 and 160A-175 and may also be enforced through civil penalties as authorized by the Town Code.
10. **Severability.** Should any provision of this ordinance be held illegal or invalid, such holding shall not affect the remaining provisions.

Effective Date. This ordinance shall become effective upon adoption.

ADOPTED THIS the ____ day of _____, 2026.

Gary Caldwell, Mayor

ATTEST:

Candace Poolton, Town Clerk

EXHIBIT A

Waynesville Social District Management and Maintenance Plan

RULES OVERVIEW

Alcoholic beverages may be possessed and consumed within the Social District during the following dates and times: Thursday through Saturday from 10:00 a.m. until 9:00 p.m. No outside alcohol is permitted within the district. All alcoholic beverages must be purchased from permitted establishments located within the Social District, served in specially labeled cups, and consumed within the district. Only one Social District beverage per person can be served at a time. An establishment may allow patrons to enter their premises with an alcoholic beverage purchased at a different permitted establishment within the Social District. Any alcoholic beverage must be consumed or discarded before exiting the Social District or entering a vehicle.

MANAGEMENT AND RESPONSIBILITIES

The Social District will be managed and maintained by the Town of Waynesville with support from the Participating Merchants and the Waynesville Social District Committee made up of the participating ABC Permittees (hereafter referred to as the Committee). Specific responsibilities are outlined herein.

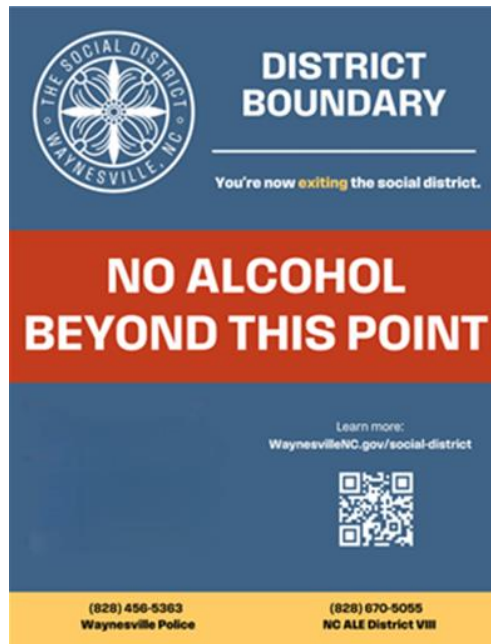
DISTRICT BOUNDARIES

Boundaries of the Social District will be clearly marked with signs mounted on existing poles at all entrance/exit points.

Boundary Map:



Boundary Sign:



DAYS AND HOURS OF OPERATION

The Waynesville Social District will operate Thursday through Saturday from 10:00 a.m. until 9:00 p.m., unless otherwise restricted by state law. At all other times, open containers of alcohol cannot leave the premises of the ABC-permitted business where it was purchased.

Proposed Signage Map:



GENERAL RULES

- Only alcoholic beverages purchased from a participating business with an ABC permit may be consumed in the Social District. **No outside alcohol allowed.**
- Alcoholic beverages may not be brought into a business that does not display the Social District Window Sign (see below).
- Any alcoholic beverage purchased for consumption in the Social District must also be in a specifically labeled cup (see below).
- **All open container alcoholic beverages must be disposed of prior to exiting the Social District boundaries or entering a vehicle (including a bicycle).**

- Businesses can choose to be included in the Social District or they can opt out. No business is required to participate or to allow customers to bring alcohol onto its premises.
- The sale and delivery of alcohol in a social district is subject to no more than two malt beverage or wine drinks at one time to a single person and one mixed beverage or spirituous liquor drink at one time to one person.
- Retail beverages ("closed containers") can be purchased inside the Social District boundary, but they cannot be consumed inside the Social District boundary. They must stay closed and leave closed.

PARTICIPATING BUSINESSES WITH AN ABC PERMIT

In order to participate, ABC-permitted establishments must be located within or have an entrance adjacent and contiguous to the Social District boundary and complete a Social District Registration Form provided by the Committee (located on the last page of this Plan). Participants also agree to provide representation in the Waynesville Social District Committee which will be responsible for regular inspection and repair/replacement of District signage. A small fee will be collected occasionally to cover the purchase and replacement costs of signage as needed.

Registration allows the Town of Waynesville to ensure that those businesses selling alcoholic beverages within the Social District are aware of and in compliance with the requirements of this Plan. As part of the registration process, the business owner must provide written acknowledgment to abide by the rules, regulations, and requirements of this Plan.

CUPS

Alcoholic drinks that are sold for consumption in the Social District must be in containers that meet all of the following requirements:

1. The container clearly identifies the ABC permittee from which the alcoholic beverage was purchased.
2. The container clearly displays the Social District Logo.
3. The container displays, in no less than 12-point font, the statement, "Drink Responsibly- Be 21."
4. The container is not made of glass.
5. The container cannot hold more than 16 fluid ounces.

The Downtown Waynesville Commission will provide Social District logo stickers for the participating permittees to purchase. Individual permittees will provide their own cups and apply the Waynesville Social District logo stickers. The Cups will fulfill requirements 2-5. The participating establishments will

provide and affix their own stickers meeting requirement 1. Pre-printed cups bearing the Social District logo and other logos may be utilized by any permittee as long as the cups meet the requirements above.

The Cups will look approximately like this:

Social District Cups



PARTICIPATING BUSINESSES WITHOUT AN ABC PERMIT

Businesses without an ABC permit may participate in the Social District by allowing alcoholic beverages purchased and possessed in accordance with this Plan to be consumed inside their businesses.

Participating businesses that are not selling alcoholic beverages are not required to register with the Town. The Committee will provide information to participating businesses to ensure that the businesses understand their obligations under this Plan and the Social District Ordinance.

Participating businesses are required to post a Window Sign (see below) in a conspicuous place indicating their participation to the public. The Committee will provide the Window Signs to participants.

During the days and hours when the social district is active, participating businesses must allow law enforcement officers access to all areas of the premises accessible by customers.

NON-PARTICIPATING BUSINESSES

Nothing in this Plan or shall be construed as requiring any business, regardless of whether or not it holds a valid ABC permit, to participate in the Social District.

Non-participating businesses are encouraged to still post an appropriate Window Sign indicating their nonparticipation to the public. The Committee will provide the Window Signs to participants that do not have the signs utilized in previous temporary social districts.

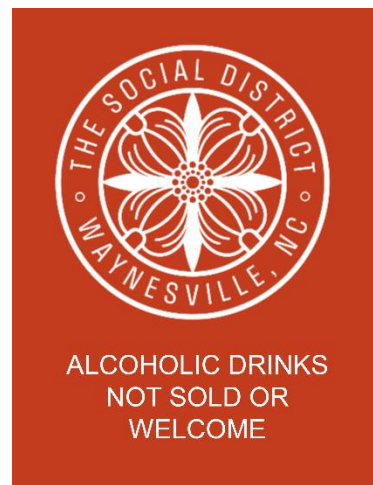
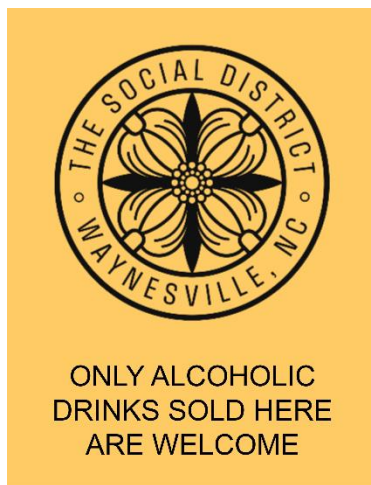
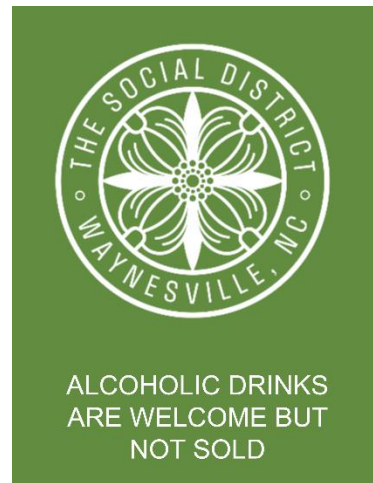
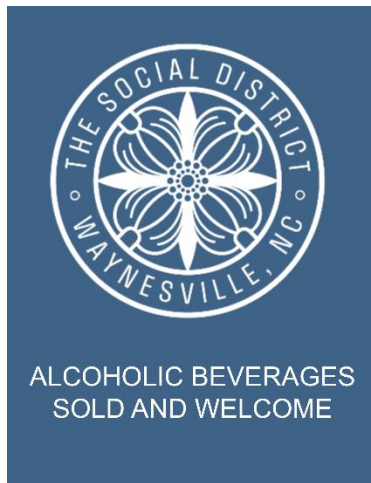
DISTRICT LOGO

The Waynesville Social District will use the logo below.



WINDOW SIGNS

The uniform signage below must be displayed in businesses participating in the Social District to inform visitors that they are allowed to bring alcoholic beverages inside. The Committee will provide the Window Signs to participants that do not have the signs previously provided by the TDA.



If a participating business has an exit that opens outside the Social District boundary, the business must post "No Alcohol Beyond This Point" or similar sign at the exit.

ENFORCEMENT

Town of Waynesville Police will enforce the requirements of the Social District. The Town of Waynesville reserves the right to prohibit a permit holder from participating in the district due to violations of this Plan.

ABC permit holders accept liability for patrons they serve the same as they do now and will enforce the same rules and regulations as they currently do.

To report potential violations, please call the Waynesville Police Department at 828-456-5363 or the NC Alcohol Law Enforcement Division 828-670-5055.

Waynesville Social District

Registration Application for ABC Permit Holder Participation

Date: _____

Business Name: _____

Contact Name: _____

Phone Number: _____

Email Address: _____

By signing this acknowledgement, I agree to the terms outlined in the Management and Maintenance Plan. I have read and understand the guidelines and procedures for the Waynesville Social District. The Town of Waynesville reserves the right to prohibit or pause participation in the Social District at any time.

Signature: _____ Date: _____

Name: _____