Town of Waynesville, NC
Town Council Regular Meeting

Town Hall, 9 South Main Street, Waynesville, NC 28786
Date: October 13th, 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 September 22nd, 2026 Regular Meeting Minutes
b. Call for a public hearing to consider a text amendment to remove the screening requirement for Outdoor Storage on October 27th, 2026.
c. Call for a public hearing to consider a text amendment to remove parking minimums to be consistent with NC General Statutes on October 27th, 2026.
d. Approval of Budget Amendment to accept the CLG Grant funds.
e. Budget Amendment for the Police Department
f. Hazelween Special Event Permit
g. Toys for Tots Special Event Permit

***Motion:* To approve the consent agenda as presented**

E. PROCLAMATION

3. Pregnancy and Infant Loss Awareness Month Proclamation
   - Mayor Gary Caldwell

F. PUBLIC HEARING

4. A public hearing to consider an application to designate 437 Boundary St as a Local Landmark.
   - Alex Mumby, Land Use Administrator

   Motion: To designate / not designate 437 Boundary St as a Local Landmark.

G. NEW BUSINESS

5. Purchase of a 2027 Dodge Durango Police Vehicle
   - Police Chief David Adams

   Motion: Motion to approve budget amendment for use of ABC funds to purchase a 2027 Dodge Durango.

6. Recommendation of Emergency Water Interconnect Committee
   - Page McCurry, Assistant Town Manager/HR Director & Rick Howell, Interim Town Manager

   Motions:

   1. Approve the Interconnect Committee's recommendation of McGill Associates as engineer for the "Canton, Clyde Waynesville Water Interconnect" and request that the Committee negotiate a contract for Council consideration.

   2. Approve the Project Ordinance establishing the capital projects fund for the Waynesville/Clyde/Canton Water Interconnect Project in the amount of $2,841,800, funded by the North Carolina Department of Environmental Quality (NCDEQ) State Revolving Funds (SRF Helene Funds), as presented.

H. COMMUNICATION FROM STAFF

7. Manager's Report
   - Interim Town Manager Rick Howell

8. Town Attorney's Report- Unauthorized signs on Town property
   - Town Attorney, Martha Bradley

   Motion: To adopt the draft ordinance as proposed.

I. COMMUNICATIONS FROM THE MAYOR AND COUNCIL

J. CLOSED SESSION

Motion: ***Motion to go into closed session in accordance with § 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".***

K. ADJOURN

TOWN OF WAYNESVILLE

PO Box 100
16 South Main Street
Waynesville, NC 28786
Phone (828) 452-2491 • Fax (828) 456-2000
www.waynesvillenc.gov

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	
Saturday, October 17	Haywood County Chamber-Apple Harvest Festival 10am-5pm Main Street
Tues. October 27	Town Council Meeting – Regular Session
Saturday October 31	Treats on the Street-5-7pm
Friday, November 6th	First Friday-5-8pm on Main Street
Tues. November 10	Town Council Meeting – Regular Session
Tues. November 24	Town Council Meeting – Regular Session
Friday, December 4th	First Friday-5-8pm on Main Street
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 – October 2026

ABC Board	ABC Office – 52 Dayco Drive	**October 20** 3rd Tuesday 10:00 AM
Board of Adjustment	Town Hall – 9 S. Main Street	**October 6** 1st Tuesday 5:30 PM
Cemetery Commission	Public Services Building	**Every Other Month- September 15** 3rd Tuesday 2:00 PM
Downtown Waynesville Commission	Town Hall – 9 South Main Street	**October 20** 3rd Tuesday 8:30 AM
Environmental Sustainability Board	Public Services-129 Legion Drive	**October 1** 1st Thursday 4:30pm
Historic Preservation Commission	Town Hall – 9 S. Main Street	**October 7** 1st Wednesday 2:00 PM
Planning Board	Town Hall – 9 S. Main Street	**October 19** 3rd Mondays 5:30 PM
Public Art Commission	Town Hall – 9 S. Main Street	**October 6** 1st Tuesdays 4:00 PM
Recreation & Parks Advisory Commission	Rec Center Office – 550 Vance Street	**October 19** 3rd Monday 5:30 PM
Tree Advisory Board	Public Services-129 Legion Drive	**2nd Thursday of the month, Quarterly @ 6:30pm** October 8th, 2026, January 14th, 2027, and April 8th, 2027
Waynesville Housing Authority	Main Office-48 Chestnut Park Drive	**October 28** 4th Wednesday 9:00 AM

MINUTES OF THE TOWN OF WAYNESVILLE TOWN COUNCIL
Regular Meeting
September 22, 2026

THE WAYNESVILLE TOWN COUNCIL held a regular meeting on Tuesday, September 22, 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 6:00 pm with the following members present:
Mayor Gary Caldwell
Mayor Pro Tempore Chuck Dickson
Councilmember Jon Feichter
Councilmember Julia Boyd

The following staff members were present:
Page McCurry, Assistant Town Manager & HR Director
Martha Bradley, Town Attorney
Candace Poolton, Town Clerk/Assistant to the Manager
Chris Mehaffey, Fire Chief
Cody Parton, Assistant Fire Chief
Olga Grooman, Interim Development Services Director
Alex Mumby, Land Use Administrator
Cody Stiles, Water Treatment Plant Superintendent

The following members of the media were present:
Paul Nielsen, The Mountaineer

1. Welcome/Calendar/Announcements

Mayor Gary Caldwell welcomed everyone and announced that First Friday will be October 2nd, the Church Street Arts and Crafts Show will be the 10th, and the next Council meeting will be October 13th. Councilmember Dickson added that the Travel Writers Association will be in town the first week of October.

B. PUBLIC COMMENT

Ellen Pitt- Ms. Pitt gave an update on the DUI Task Force. She reported no complaints about the new Social District. Ms. Pitt said Kratom has been a rising issue.

A motion was made by Councilmember Feichter, seconded by Mayor Caldwell, to allow an extension to Ms. Pitt's public comment time. Councilmember Feichter and Mayor Caldwell voted in the affirmative. Councilmembers Boyd and Dickson voted against. The motion does not pass.

C. ADDITIONS OR DELETIONS TO THE AGENDA

A motion was made by Councilmember Dickson, seconded by Councilmember Boyd, to add to the consent agenda item e. "Appointment to the ElectriCities Non-Power Agencies Board". 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 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 September 8th, 2026 Regular Meeting Minutes.
   b. Motion to appoint Lorelei Garnes' to the Waynesville Housing Authority.
   c. Motion to approve the Budget Amendment for the Town Council.
   d. Motion to call for a public hearing for October 13th to consider an application to designate 437 Boundary St as a Local Landmark.
   e. Motion to appoint Interim Rick Howell as Waynesville's representative on the ElectriCities Non Power-Agencies Board of Commissioners. Motion to appoint Page McCurry as Waynesville's alternate representative on the ElectriCities Non Power-Agencies Board of Commissioners.

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

E. PROCLAMATION

3. Public Power Week
   - Mayor Gary Caldwell

Mayor Caldwell proclaimed October 4th-10th as Public Power Week. He recognized North Carolina's more than 70 public power cities and towns, including Waynesville, and their exceptional and reliable electric service.

F. PRESENTATION

4. Presentation by ES Engineering, P.C. and EnviroScience, Inc. on the Richland Creek and Vance Greenway Restoration Project.
   - Emily Tarsa, Ph.D.; Haley Valdez, P.E.; Angelina Hotz, P.E.; Julie Bingham, CERP ES Engineering, P.C. and EnviroScience, Inc.

Interim Development Services Director Olga Grooman introduced Haywood Waterways Director, Preston Jacobsen, and the EnviroScience staff, who are utilizing a $2 million grant to restore several areas of Richland Creek.

DRAFT

Preston Jacobsen spoke about Haywood Waterways and all the work they've done since Helene, including their paid clean-up crew removing 260,000 pounds of trash out of waterways in Haywood. He highlighted several educational programs they provide, including Kids in the Creek. He told Council that this project will be the largest restoration project in Richland Creek's history.

Emily Tarsa reviewed Phase I of the restoration project. She said her team will focus on repairing storm damage, improve public access and recreation, stabilizing river banks, improve stream habitats, treat runoff before it reaches the creek, remove levies, and connect sections of the greenways.
Haley Valdez reviewed the restoration design and what the design is targeting.

Mr. Jacobsen said the entire project should be done in three to four years, but this section of creek will be restored by next Spring.

Councilmember Feichter asked if the restoration would help mitigate flooding. Mr. Jacobsen said that it will improve resiliency, but that flood mitigation could take decades. He said this project is one of the top five projects in national district, and there is a good chance that there will be $100 million awarded in the future that would improve flood mitigation efforts.
Councilmember Dickson asked if Town staff will have to maintain the work that's done. Mr. Jacobsen said HWA will assist with the cost to maintain, but the work is designed to be zero maintenance with the goal of not adding work to staff. Councilmember Dickson said the Tree Board would be interested in assisting.

G. PUBLIC HEARING

5. Public Hearing to consider text amendments related to periodic fire inspection standards and requirements for the installation of key boxes for change in occupancy classification, Chapter 30- Fire Prevention and Protection of the Waynesville Code of Ordinances.
   - Olga Grooman, Interim Development Services Director

A motion was made by Councilmember Dickson, seconded by Councilmember Boyd, to open the public hearing at 6:46pm. The motion passed unanimously.

Interim Development Services Director Olga Grooman reported that the proposed text amendment is requested by the Town Fire Marshal and amends Chapter 30- Fire Prevention and Protection of the Waynesville Code of Ordinances. She presented the two proposed changes:

1. The first amendment would reference the most recent inspection schedule established by the most recent Fire Code, instead of prescribing specific fire inspection schedules for different types of structures based on occupancy classification.
2. The second amendment would specify that the Fire Code Official can require an approved fire department key box in an approved location when there is a change in occupancy classification in commercial structures, if the fire box is not already installed.

There was no public comment.

A motion was made by Councilmember Dickson, seconded by Councilmember Boyd, to close the public hearing at 6:50pm. The motion passed unanimously.

A motion was made by Councilmember Dickson, seconded by Councilmember Boyd, to approve the ordinance as presented. The motion passed unanimously.

H. NEW BUSINESS

6. Consideration of Budget Amendment – Water Treatment Plant Critical Improvements
   - Cody Stiles, Water Treatment Plan Superintendent

Water Treatment Plan Superintendent Cody Stiles reported that staff requests the approval of a budget amendment appropriating $130,500 from approximately $400,000 in excess Water revenues realized during the prior fiscal year to address critical and necessary improvements at the Water Treatment Plant. He explained that the requested funding will address three immediate priorities: roof repairs ($73,000), filter-bed media replenishment ($20,000), and watershed road repair and stabilization ($37,500).

Councilmember Feichter asked about the road near the entrance of watershed. Mr. Stiles explained that road was fixed with FEMA funds, and that the requested funds to help build, in-house, an access road around where the slide washed the road out.

A motion was made by Councilmember Boyd, seconded by Councilmember Dickson, to approve the amendment to the Water Treatment Plant budget, Fund/Account 61-7122-00 – Capital Projects (Water Treatment Plant Improvements), appropriating $130,500 from available excess Water revenues realized during the prior fiscal year, and to authorize staff to proceed with the necessary repairs, maintenance, contractual services, filter-bed media replenishment, and watershed road repair and stabilization activities described herein. The motion passed unanimously.

I. COMMUNICATION FROM STAFF

7. Town Attorney's Report- Legislative restriction on local government zoning authority
   - Town Attorney, Martha Bradley

Town Attorney Martha Bradley reported that recent legislation has placed limits on municipal down-zoning. She explained that attorneys across the state still don't know exactly what "no down-zoning" means because the statute is broadly written. She explained that the new laws that support applicant rights also eliminated the waiting period to reapply if their permit is denied. She said applicants who were denied now have a longer time and more grounds to sue and attorney fees have to be assigned and paid by the municipality if they lose. Ms. Bradley said the development may proceed while taxpayers pay for the town's defense costs. She said that municipalities cannot require developers to provide on-site parking.

Councilmember Dickson asked if the Town were to be sued, is there insurance that could cover legal fees? Ms. Bradley said it depends if it was a case of improper judgement or an intentional constitutional violation, which

would not be covered. She emphasized that citizens need to voice their concerns with state lawmakers, because Council is not legally able to deny development.

Councilmember Feichter said that this is not good news because Council has no recourse to regulate development within Town limits or the ETJ. Ms. Bradley said Council could retract the Town's urban services boundary. She also suggested that Council could adopt an economic development zone to try to direct development to one area, but they can't force anyone to develop in certain areas.

J. COMMUNICATIONS FROM THE MAYOR AND COUNCIL

Councilmember Dickson requested that staff look into the sign ordinance and remove the political signs on Town property if able to do so.

Councilmember Boyd reminded everyone of the Sarges Dog Walk and Soiree Under the Stars this Saturday.

K. ADJOURN

A motion was made by Councilmember Dickson, seconded by Councilmember Boyd, to adjourn at 7:38pm. The motion passed unanimously.

ATTEST:

_____ _____

Gary Caldwell, Mayor Rick Howell, Interim Town Manager

_____

Candace Poolton, Town Clerk

DRAFT

TOWN OF WAYNESVILLE COUNCIL
REQUEST FOR COUNCIL ACTION
Meeting Date: October 13th, 2026

SUBJECT: Call for a public hearing to consider a text amendment to remove the screening requirement for Outdoor Storage on October 27th, 2026.

AGENDA INFORMATION:

Agenda Location: Consent Agenda
Item Number:
Department: Development Services
Contact: Alex Mumby, Land Use Administrator
Presenters: Alex Mumby, Land Use Administrator

BRIEF SUMMARY:

Staff received an application for a text amendment to remove the screening requirement for outdoor storage yards in Commercial Industrial districts. Currently, Outdoor Storage yards are only allowed within Commercial Industrial districts. These districts are already required to be screened from adjacent zoning districts, so this requirement to screen Outdoor Storage only adds screening within the district itself. Staff has tailored the amendment to reflect that if the use were to be expanded to other districts in the future, that the screening requirement from adjacent properties would still be in effect.

MOTIONS FOR CONSIDERATION:

1. Motion to call for a public hearing to consider a text amendment to remove the screening requirement for Outdoor Storage on October 27th, 2026.

FUNDING SOURCE/IMPACT:

There is no financial impact.

ATTACHMENTS:

1. Draft Ordinance

MANAGER'S COMMENTS AND RECOMMENDATIONS:

DRAFT ORDINANCE FOR PLANNING 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 has an adopted 2035 Comprehensive Plan, which sets goals and provides a Future Land Use map to identify where certain types of growth and density should be allowed, and where growth should be restricted; and,

WHEREAS, the Town of Waynesville Planning Board has reviewed the proposed text amendments to the Land Development Standards (LDS) and recommends that they are consistent with the 2035 Comprehensive Plan and that they are reasonable and in the public interest because they meet the following goals of the 2035 Comprehensive Plan:

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

- Encourage infill, mixed-use and context-sensitive development

WHEREAS, the Planning Board reviewed and held a public hearing on September 21st, 2026, and recommends the proposed text amendments for enactment by the Town Council; and

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

WHEREAS, after notice duly given, a public hearing was held on September 21st, 2026 at a regularly scheduled meeting of the Waynesville Planning Board, and on _____**,** at the regularly scheduled meeting of the Town Council;

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

1. Amend Chapter 2.5.3 Tables of Uses to update the symbology as follows:

Change the use permission for **Manufacturing/Wholesale/Storage – Outdoor Storage Yard** in **Commercial Industrial** districts from Permitted with additional standards (PS) to Permitted (P).

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
REQUEST FOR COUNCIL ACTION
Meeting Date: October 13th, 2026

SUBJECT: Call for a public hearing to consider a text amendment to remove parking minimums to be consistent with NC General Statutes on October 27th, 2026

AGENDA INFORMATION:

Agenda Location: Consent Agenda
Item Number:
Department: Development Services
Contact: Alex Mumby, Land Use Administrator
Presenters: Alex Mumby, Land Use Administrator

BRIEF SUMMARY:

With House Bill 162 the North Carolina State Legislature removed the ability for local governments from enforcing parking minimums. Waynesville already had fairly low parking minimums for commercial and residential uses as well as waiving parking minimums downtown. The attached draft ordinance reflects changes to the parking chapter of the Land Development Standards to bring the Town of Waynesville's zoning into compliance with state law.

The new law does not prohibit standards associated with parking lots which are also contained in the Land Development Standards, such as landscaping, screening the glare, and bicycle parking. These standards are not being removed and will continue to be enforced as part of the zoning standards.

MOTIONS FOR CONSIDERATION:

1. Motion to call for a public hearing to consider a text amendment to remove parking minimums to be consistent with NC General Statutes on October 27th, 2026

FUNDING SOURCE/IMPACT:

There is no financial impact.

ATTACHMENTS:

1. Draft Ordinance

MANAGER'S COMMENTS AND RECOMMENDATIONS:

DRAFT ORDINANCE FOR PLANNING 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 adopted the 2035 Comprehensive Land Use Plan, which sets goals and provides a Future Land Use map to identify where certain types of growth and density should be allowed, and where growth should be restricted; and,

WHEREAS, the Town of Waynesville Planning Board has reviewed the proposed text amendments to the Land Development Standards (LDS) and recommends that they are consistent with the 2035 Comprehensive Plan and that they are reasonable and in the public interest because they meet the following goals of the 2035 Comprehensive Plan:

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

- Create Walkable and attractive neighborhoods and commercial centers
- Encourage infill, mixed-use and context-sensitive development
-

Goal 5: Create opportunities for a sustainable economy

- Encourage creatively designed, mixed-use, walkable centers and commercial districts that appeal to residents and visitors

WHEREAS, the Planning Board held a public hearing on September 21st, 2026, and recommends the proposed text amendments for enactment by the Town Council; and

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

WHEREAS, after notice duly given, a public hearing was held on September 21st, 2026, at a regularly scheduled meeting of the Waynesville Planning Board, and on _____**,** at the regularly scheduled meeting of the Town Council;

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

CHAPTER 9: Parking and Driveways

9.1 Purpose and Intent.

Parking lots and similar facilities are necessary elements in the urban environment. However, these facilities have been known to cause the following negative impacts:

- Increased storm water volume and velocity;
- Increased surface pollutants;
- Increased surface level heat and glare;
- Reduction in the efficiency of the connecting street system; and
- Reduction in the operations of the surrounding pedestrian and bicycle network.

9.2 Required Parking Standards.

~~Permanent off-street parking (including on-street parking in accordance with the requirements below) is required subject to the table below. If required, parking shall be provided at the time of erection, alteration, enlargement, establishment or change of use of any building or open use of land which require additional off-street parking.~~

~~9.2.1 Parking Requirements by Use Table.~~ Reserved

~~The following table details the required minimum and maximum (where applicable) parking ratios by major land use. All area calculations use gross leasable area (GLA). For uses not covered in this table, the parking requirements shall be those of the most similar use as determined by the Administrator. For bicycle parking, the use of a single "inverted U" bicycle parking rack will count as two bicycle parking spaces. The minimum required shall be two spaces or one rack and the maximum required shall be 20 spaces.~~

~~Use Category~~	~~Minimum Required Auto Spaces~~	~~Bicycle Parking Spaces Required~~
~~**Residential**~~		
~~Dwelling—Single-Family and Two-Family~~	~~One per unit~~	~~No requirement~~
~~Dwelling—Townhome and Multifamily~~	~~1.5 per unit~~	~~1 per 20 auto spaces~~
~~Dwelling—Accessory~~	~~One space per unit~~	~~No requirement~~
~~Live—Work Units~~	~~One per 600 s.f.~~	~~1 per 20 auto spaces~~
~~Residential Care Facilities~~	~~One per 2 units~~	~~1 per 20 auto spaces~~
~~All Other Residential Uses~~	~~No requirement~~	~~No requirement~~
~~**Lodging**~~		
~~All Lodging Uses~~	~~One per room~~	~~1 per 50 auto spaces~~
~~**Office/Service**~~		
~~Child/Adult Day Care Centers (More than 8 persons)~~	~~One space per employee~~	~~1 per 20 auto spaces~~
~~Medical Services~~	~~One per Examination Room~~	~~1 per 20 auto spaces~~
~~All Other Office/Service Uses~~	~~One per 600 s.f.~~	~~1 per 20 auto spaces~~
~~**Commercial**~~		
~~Restaurant~~	~~One per eight (8) seats~~	~~1 per 20 auto spaces~~
~~All Other Commercial Uses~~	~~One per 600 s.f.~~	~~1 per 20 auto spaces~~
~~**Entertainment/Recreation**~~		
~~Amusements (Indoor)~~	~~No requirement~~	~~1 per 20 auto spaces~~

- Amusements (Outdoor)	No requirement	1 per 20 auto spaces
- Recreational Facility (Indoor)	No requirement	1 per 20 auto spaces
- Theater (Indoor & Outdoor)	One (1) per eight (8) seats	1 per 20 auto spaces
- All Other Entertainment/Recreation Indoor Uses	No requirement	1 per 20 auto spaces
- All Other Entertainment/Recreation Outdoor Uses	No requirement	1 per 20 auto spaces
Civic/Institutional		
- Religious Institution (Town Centers & Regional Mixed-use Districts)	No requirement	1 per 20 auto spaces
- Religious Institution (All Other Districts)	One per 8 seats in the main assembly hall	1 per 20 auto spaces
- All Other Civic/Institutional Uses	No requirement	1 per 20 auto spaces
Manufacturing/Wholesale/Storage		
- Mini-Warehouses	No requirement	No requirement
- All Other Manufacturing/Wholesale/Storage Uses	No requirement	1 per 50 auto spaces
Agricultural		
- All Agricultural Uses	No requirement	No requirement
- Infrastructure		
- All Infrastructure Uses	No requirement	No requirement

9.2.2 Exemptions and Adjustments. **Reserved**

A. Exemptions: Uses in the Central Business District are exempt from the minimum parking requirements of this subsection.

B. Commercial Uses in N Districts: All commercial uses in RL, RM, NR, and UR Districts shall provide all required parking on-site at a rate of 1 space per 400 square feet. The use of on-street spaces shall not be permitted in this calculation.

C. Residential Care Facilities: The Administrator may authorize a reduction in off-street parking requirements for multifamily dwellings that provide Residential Care Facilities (including duplexes and multifamily buildings of four or more units) to no less than three (3) off-street parking spaces for each four dwelling units or fraction thereof. Should a change of use occur such that the building is no longer providing Residential Care Facilities as the primary use, parking requirements shall meet the minimum ratio for residential uses as required in the table above.

D. Tree Preservation: The minimum number of parking spaces required may be adjusted by the Administrator when it has been determined that the reductions are necessary to preserve a healthy tree or trees (with a 12-inch or greater diameter at breast height) from being damaged or removed, and where the site plan provides for the retention of said tree or trees.

9.2.3 Remote Parking. **Reserved**

A. If the off-street parking spaces required by this section cannot be reasonably provided on the same lot on which the principal use is located, such space may be provided on any land within six hundred (600) feet. Such measurement shall be taken from the edge of the parking area on the lot to the entryway of the remote parking area.

B. Parking for Permitted Uses Only: If remote parking is utilized to fulfill parking requirements, the owner or authorized agent for the land upon which such remote parking is located shall restrict the use of such parking area for parking only in connection with the use or structure for which such remote parking is provided. Such restriction shall be recorded by a declaration of restrictions properly filed with the Register of Deeds of Haywood County, which may be released

~~only by written consent of the town. Remote parking for a particular use shall not be established in any district that does not allow that use.~~

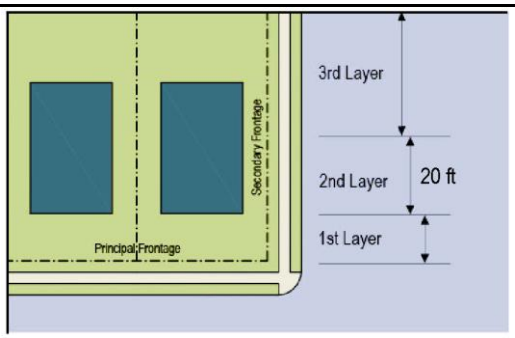
9.2.4 Accessible Parking.

Accessible parking shall be provided in accordance with Chapter 4 of the North Carolina Accessibility Code, as amended.

9.3 Permitted Parking Locations.

The following table details the permitted parking locations (by Building Type/District Category):

	Civic/Monument	House—Street	House—Alley	Townhouse	Apartment	Mixed-Use	Commercial	All Other Bldgs
RL	IV	V	II	III	—	—	—	—
RM	IV	V	II	III	III	III	—	—
NR	IV	V	II	II	II	II	—	—
UR	IV	V	II	II	II	II	—	—
NC	IV	V	II	II	II	II	II	—
BD	IV	—	II	II	II	II	II	—
RC	IV	—	II	III	III	IV	IV	—
CI	V	—	—	—	—	V	V	V



II 2nd and 3rd Layer Only

III 2nd and 3rd Layer permitted and parking in 1st Layer restricted to one drive aisle with one bay

IV 2nd and 3rd Layer permitted and parking in 1st Layer restricted to one drive aisle with one bay, except that more parking in the 1st Layer may be achieved with a Special Use Permit (3.10.7)

V Unrestricted

9.4 Off-Street Parking Design Specifications.

All off-street parking areas shall conform to the following standards.

9.4.1 Surfacing.

Off-street parking ~~areas developed to meet the minimum requirements of this section and all off-street parking facilities in the Central Business District,~~ shall be properly graded, marked and located on improved lots or within parking structures. The material for surface parking spaces and corresponding access drives ~~required by this section~~, except for single-family detached and duplex residences, shall consist of suitable material as set forth below.

A. Suitable paving material for ~~required~~ parking areas includes, but is not limited to asphalt, porous asphalt, concrete, compacted stone (road bond), and gravel.

B. Accessible Spaces: All accessible spaces and corresponding access paths shall consist of concrete or asphalt.

C. Gravel Containment: When gravel is used it must be maintained on site with a concrete apron at the traveled way.

D. Pervious Surfaces: Porous paving blocks and pervious paving materials are permitted and encouraged as material for parking lots. The use of grass as a parking lot surface is permitted for overflow parking.

E. Parking Space Marking: The individual parking spaces in a lot shall be delineated in all parking lots

except those utilizing road bond, gravel, grass or other vegetative surfacing.

F. Residential Parking Areas: Parking for single family and duplex residences shall be on prepared surfaces only. Prepared surfaces include concrete, asphalt, brick, gravel, or other similar materials, but shall not include landscaped areas or dirt. No more than 25 percent of the front yard or the width or two parking spaces (20 feet), whichever is less, may be used for motor vehicle parking.

G. Exceptions: The following situations are exempted from the paving requirements of this Section:

1. A parking lot used only for occasional use (Use that occurs on two or fewer days per week) or is temporary in nature (not exceeding 24 months).

2. Whenever a proposed development involves only one of the following: an accessory structure, or, a change in use which will not increase the number of ~~required~~ parking spaces by more than 25 percent and the existing parking lot is not paved.

3. Up to 75 percent of the ~~required~~ employee parking spaces in ~~an~~ the Commercial Industrial zone provide that the employee parking area is not visible, either by effective buffer screening or because of the grade of the site, from any public right-of-way or a residentially or commercially zoned property.

H. Non-paved Areas: Whenever a permanent parking area is exempt from the paved parking requirements or otherwise not required to be paved, the Administrator shall:

1. Require that landscape aisles or spatial separations be provided where it finds it is desirable to ensure that the parking spaces will be readily identifiable to the users; and,
2. Require the perimeter of the parking area encompassing the parking stalls and the side of any unpaved drive or aisle leading to said stalls, to be edged with brick, pressure treated timbers, or cast in place concrete, and anchored into place. Alternate borders may be considered on a case by case basis.



Pervious pavers and other pervious paving techniques allow stormwater to infiltrate into the ground below.

9.4.2 Layout and Circulation.

A. Size of Spaces: The minimum size of one parking space shall be nine (9) feet in width and eighteen (18) feet in depth. Refer to Architectural Graphic Standards, latest edition, or a similarly recognized reference manual for additional guidance regarding parking space design.

B. Maneuvering and Circulation: All parking areas shall be designed so that there is sufficient area for access to all parking spaces and safe maneuvering within the parking area.

1. The minimum aisle width for ninety (90) degree parking shall be twenty (20) feet. Widths for other parking arrangements shall conform to industry-standard specification and approved by the

Administrator.

2. Off-street parking areas shall be designed to facilitate adequate movement and access by sanitation, emergency, utility, and other public service vehicles without posing a danger to pedestrians or impeding the function of the parking area.

3. Except for single-family and duplex dwellings with separated parking areas and driveways, parking and maneuvering areas shall be arranged to allow vehicles to enter and leave the premises or parking areas in a forward motion. When more than two ~~required~~ spaces are provided in a single parking area, then entering and leaving in a forward motion is required.

C. Maneuvering into Public Right-of-Way from off-Street Parking Space Prohibited: All off-street parking areas, with the exception of parking areas for single-family and two-family residences, shall be designed so that vehicles will not be required to back onto or maneuver in the public right-of- way.

D. Encroachment: Off-street parking areas shall be designed so that parked vehicles do not encroach upon or extend onto public rights-of-way or sidewalks; or strike against or damage any wall, vegetation, utility, or other structures.

9.4.3 Connectivity.

A. Adjoining parking lots serving (or potentially serving) non-residential buildings shall be interconnected as follows:

1. The parking lot under development has a minimum of 24 parking spaces or equivalent parking area.

2. At least 1 connection is provided at all lot lines that are coincident for at least 60 feet with another lot zoned for non-residential use.

3. The connection is at least 22 feet in width and at least 23 feet from a street line.

4. If applicable, the connection aligns with a connection that has been previously constructed on an adjacent property.

5. The connection has a slope of no greater than 15 percent.

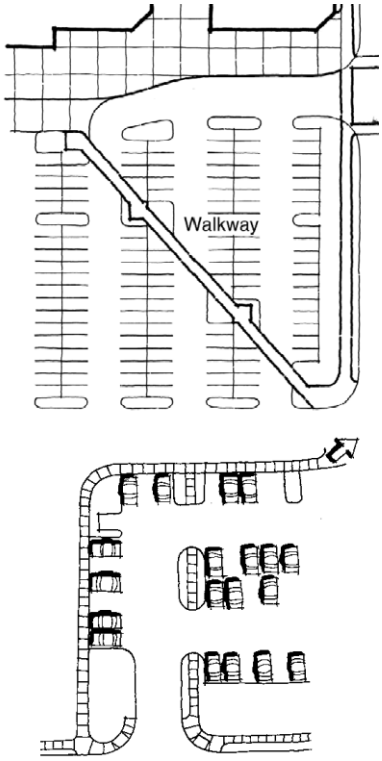
6. The connection is not placed where a building on an adjacent property is within 50 feet of the lot line which would hamper traffic movements within the parking lot.

7. The connection is placed in an area which will not require the removal of significant natural features such as wetlands or trees with a caliper of six inches or more.

8. In the event these conditions cannot be met without undue hardship, or if such connections would create undesirable traffic flow, the Administrator may waive the connection requirement.

B. Where a parking lot connection is required an easement for ingress and egress to adjacent lots shall be recorded by the property owner with the Haywood County Register of Deeds.

9.4.4 Pedestrian Corridors in Parking Lots.



Suggested options for pedestrian access in parking lots. Diagrams courtesy of the City of Fort Collins, CO.

Parking lots shall be designed to separate pedestrian travel from vehicles and include protecting pedestrian walkways within parking areas that lead to business/office/store entrances. For lots of 36 spaces or greater, sidewalk corridors shall be provided within the parking area and/or along the perimeter to provide safe building access for pedestrians.

A. Perimeter sidewalks and interior parking lot pedestrian corridors may be utilized to provide the required pedestrian access.

B. Pedestrian pathways (if provided) must be a minimum five (5) feet in width.

C. Where parking is located between a public entrance and the fronting sidewalk, a pedestrian pathway must be provided following the shortest practical route across the parking lot between at least one such entrance on each side of the building facing a public street.

D. Pedestrian pathways must be clearly delineated. This may be accomplished with the use of paving materials that differ from that of vehicular areas, striping or other similar methods.

9.4.5 Landscaping.

Landscaping shall be provided in accordance with Section 8.6, Parking Lot Landscaping.

9.4.6 Lighting.

Lighting of parking lots shall be in accordance with Section 10.3, Lighting, Design Standards.

9.5 Bicycle Parking Standards.

Bicycle parking is required to encourage the use of bicycles for personal transportation and to provide for bicycle access to employment, retail, and other destinations in Waynesville.

9.5.1 Required Racks.



Inverted "U" bicycle rack

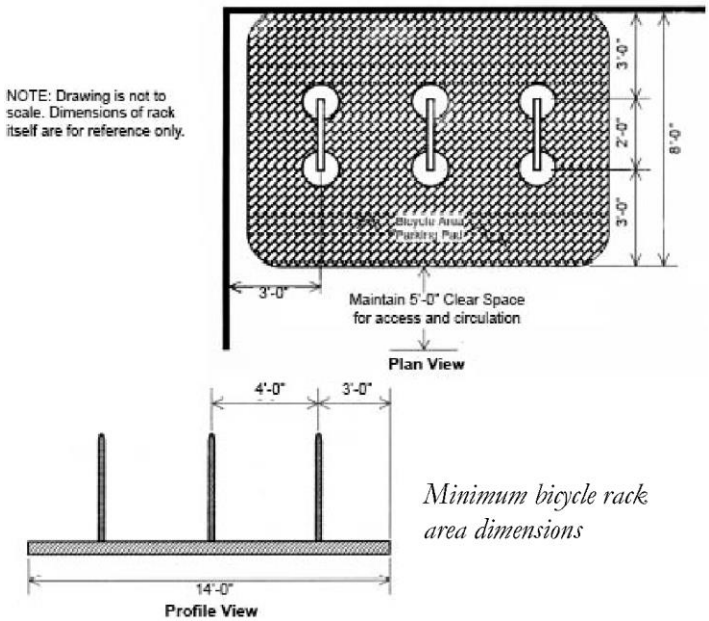
A. The following uses are required to provide 1 bike rack for every 20 auto parking spaces provided: Dwelling – Townhome and Multifamily, Live-Work Units, Residential Care Facilities, all Office/Service uses, all Commercial uses, all Entertainment/Recreation uses, all Civic/Institutional uses.

B. The following uses are required to provide 1 bike rack for every 50 auto parking spaces: all Lodging uses, Manufacturing/Wholesale/Storage uses, except mini-warehouses.

C. Where bicycle racks are used, "Inverted U" type racks or other racks that support the bicycle at two points on the bicycle frame are required.

D. For bicycle parking, the use of a single "inverted U" bicycle parking rack will count as two bicycle parking spaces.

9.5.2 Rack Location and Dimensions.



Minimum bicycle rack area dimensions

E. Bicycle racks installed on sidewalks should provide for a clear, unobstructed width of at least 5 feet for pedestrians and should be installed parallel to and at least 3 feet from the face of curb.

F. Bicycle racks shall be placed a minimum of 4 feet from existing street furniture (i.e. mailboxes, lightpoles, benches) and be no closer than 12 feet from the edge of fire hydrants.

G. Racks should be placed along a major building approach line and clearly visible from the approach and no more than 100 feet from building entrances. Rack placement shall allow for visual monitoring by people within the building and/or people entering the building.

H. If required bicycle parking is not visible from the street or main building entrance, a sign shall be posted at the main entrance indicating the location of the parking.

9.5.3 Shared Bicycle Parking.

Any property owner required to have bicycle parking may elect to establish shared bicycle parking with any other property owner within the same block to meet the combined requirements.

9.6 ~~Structured Parking~~ Parking Structures.

9.6.1 Screening Required.

Where an above-ground parking structure (such as a parking garage) fronts a public street, the ground level shall be screened in such a way that cars are not visible from the street (e.g., structure should be wrapped by retail, office or some other active use along the primary façade).

9.6.2 High Quality Materials Required Along Frontage.

Along pedestrian oriented streets, parking structure façades shall be treated with high quality materials and given vertical articulation and emphasis compatible with the principle structure. The façade shall be designed to visually screen cars.

9.6.3 Clear Pedestrian Entries.

Pedestrian entries shall be clearly visible.

9.6.4 Bicycle Parking is Required.

Parking structures shall provide bicycle parking within the structure. It shall be located on the level closest to the street and/or a primary building entrance.

9.7 Parking of Large Vehicles in Residential Areas.

Parking for recreational vehicles, utility trailers, oversized commercial vehicles (including freight hauling trucks), construction equipment and boats shall be restricted to the rear yards in all Residential districts except on lots greater than 2 acres in size.

9.8 Driveway Access.

9.8.1 Purpose and Applicability.

A. The standards contained in this section are designed to ensure that access to development in the Town of Waynesville does not impair the function of the adjacent roadways or public safety.

B. All proposed vehicular access points connecting to a public or private street shall conform to the provisions of this section as well as to the driveway construction standards of the Town, or as determined by the Public Services Director.

C. Driveways should be designed for their intended use and traffic, located for safety, and consistent with their context with respect to sidewalks, drainage, landscape, and other characteristics of the roadway to which they connect.

9.8.2 Driveway Permit.

A. **Permit Requirement:**

1. Before any proposed vehicular access point connecting to a public or private street may be constructed, a driveway permit must be obtained from the Administrator, unless deemed exempt by the Public Services Director.

2. The North Carolina Department of Transportation (NCDOT) is required to review all connections to state system streets. Driveway permits on state system streets should be submitted to NCDOT for the initial review. Upon NCDOT approval, the driveway permit will be forwarded to the Town of Waynesville for its approval. Where a conflict arises with respect to these standards, the more restrictive access standards shall apply.

B. **Existing Driveway Approaches:**

1. Existing driveway approaches shall not be relocated, altered, or reconstructed without a permit approving the relocation, alteration or reconstruction and such driveway approaches shall be subject to the provisions of this section.

2. When the use or layout of any property is changed, making any portion or all of the driveway approach unnecessary, the owner of the property, shall, at his expense, replace all necessary curbs, gutters, and sidewalks, or correct all nonconforming features.

9.8.3 Driveway Standards.

A. **General Guidelines:**

1. The width, in feet, of a driveway approach shall be within the minimum and maximum limits as specified below. Required driveway width pertains to the measurement at the sidewalk. At other points in the driveway the width may vary.

2. Any driveway access to a state-maintained roadway shall comply with NCDOT's "Policy on Street and Driveway Access to North Carolina Highways."

3. Driveway approaches must cross the sidewalk area at the sidewalk grade established by the Administrator and to accommodate ADA compliance in accordance with the driveway permit.

4. All driveway approaches shall be a concrete apron section ("ramp" type), except that street type driveway entrances may be required by the Administrator for large parking lots and along high volume roadways.

5. All aprons shall be installed to the right-of-way line or at least ten (10) feet from the edge of the traveled way and built to the specifications of the Administrator. Apron section materials other than concrete must be determined appropriate and approved by the Administrator.

6. Driveway access to state highways shall not be permitted for parking or loading areas that require backing maneuvers onto the public street right-of-way. Driveway access to town-maintained streets for non-residential and multi-family developments shall not be permitted for parking or loading areas that require backing maneuvers onto a public street right-of-way.

7. Where feasible, road access for corner lots shall be provided to the street or road with the lowest traffic volume.

8. Driveways shall not interfere with municipal facilities such as street lights, traffic signal poles, signs, fire hydrants, crosswalks, drainage structures or other necessary street structures.

B. **Residential Driveways:**

1. Driveways serving single family and duplex residences should have a minimum width of 10 feet and shall not exceed a maximum width of 18 feet.

2. The minimum distance between the front wall or garage door of a residential dwelling to the back of sidewalk along the driveway length shall be at least 25 feet to permit vehicular parking without blocking the sidewalk.

3. Joint Use or Shared Driveways are encouraged. Driveways serving adjacent residential properties shall have easement agreements among owners, and shall not serve more than three single-family or duplex structures. Rights-of-Way serving more than 3 structures should comply with LDS Chapter 6 Infrastructure Standards.

4. A shared driveway that serves 3 or fewer dwelling unit structures shall be managed to provide emergency access and fire protection and shall conform to the following:

- Right-of-way width: Minimum 18 feet.
- Surface Widths: Minimum 10 feet for driveways less than 150 feet in length; and a minimum of 14 feet in width if a driveway length exceeds 150 feet, or as approved by the Fire Code Official.
- May be paved, gravel, or natural compacted surface.
- Parking for units served by the shared driveway must be provided outside of the shared driveway right-of-way so that access to structures is not blocked.
- Shared driveways do not require curbs, pedestrian connections, or landscaping, but must be designed for stormwater management and safety as approved through the driveway permit.
- Length: Maximum 150 feet, subject to other requirements as determined and approved by the Fire Code Official.
- Only 3 dwelling unit structures (single family or duplex) may be served off of a single shared driveway accessing a public street. Shared driveways may be converted to alleys, lanes, or other roadway types and uses with approval of the Administrator and Fire Code Official.

C. **Non-residential and multi-family driveways:**

1. **Driveway Widths:**

a. One-way drives shall have a minimum width of 12 feet and shall not exceed a maximum width of 18 feet.

b. Two-way drives shall have a minimum width of 18 feet and shall not exceed a maximum width of 24 feet.

c. Commercial driveways shall have a radius of 20 to 50 feet, or per engineering judgment based on the adjacent roadway.

d. All driveways shall have an internal stem length of 25 feet or greater unless otherwise approved by the Administrator.

e. Two-way drives serving a major site plan containing a multi-family development shall have a minimum paved width of 20' and shall include a sidewalk or other pedestrian connection.

f. Driveways entering industrial property may be up to 36 feet in width with the approval of the Administrator.

2. **Joint Use Driveway:** Wherever feasible, the Administrator shall require the establishment of a joint use driveway serving two (2) abutting non-residential properties. When a property is developed before an abutting property is developed, the site shall be designed to ensure that its driveway and circulation may be modified to create a joint use driveway and interconnected parking with abutting properties or to connect to a shared driveway for the purpose of access management.

D. **Driveway Spacing:**

1. Access separation between driveways shall be measured from inside edge to inside edge of driveways. Access separation between a driveway and intersecting street shall be measured from the nearest edge of the driveway to the intersection right-of-way lines.

2. Residential Driveways shall be spaced from other drives and from intersecting streets as set forth for the land development district in which the property is located.

3. Non-Residential and multi-family driveways shall be spaced from other driveways and from intersecting streets in accordance with the chart below, or per AASHTO's "A Policy on Geometric Design of Highways and Streets," at the determination of the Administrator. All driveways shall be located as far from signalized intersections as feasible.

4. The use of alleys to access the rear of properties is strongly encouraged., A minimum separation of ten (10) feet between adjacent property lines and the alley intersection is required. A forty (40) feet separation is required between alleys and the intersection of streets.

5. As determined by the Administrator, engineering judgment shall override the required dimensions set forth in district standards if warranted by:

- Pre-existing environmental conditions (such as a rock outcrop, steep slope, stream or protected area),
- Recommendations of a Traffic Impact Analysis,
- Low traffic volumes on adjacent streets,
- Cumulative impact of adjacent land uses, and
- Safety of vehicles and pedestrian users.

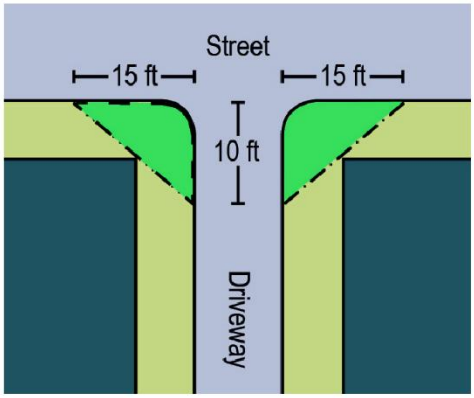
6. Driveway Minimum Spacing Chart:

District Category	Applicable Districts	Driveway Spacing (Min)
Residential—Low Density (RL)	CC-RL, EN-RL, FC-RL, HT-RL	40 ft. (75 ft. between driveways and streets)
Residential—Medium Density (RM)	CP-RM, D-RM, HM-RM, SW-RM	No minimum
Neighborhood Residential (NR)	AC-NR, LL-NR, MS-NR, N-NR, PS-NR, PC-NR, RC-NR, SS-NR, WS-NR	No minimum.
Urban Residential (UR)	EW-UR, H-UR, HM-UR	No minimum
Neighborhood Center (NC)	PS-NC, RC-NC, NM-BD	100 ft. (100 ft. between driveways and streets) or as determined by AASHTO Standards or NCDOT permit
Business District (BD)	CBD, SM-BD, H-BD	50 ft. (100 ft. between driveways and streets) or as determined by AASHTO Standards or NCDOT permit
Regional Center (RC)	RA-RC, DJ-RC, NC-RC	150 ft. (250 ft. between driveways and streets) or as determined by AASHTO Standards or NCDOT permit
Commercial Industrial (CI)	CI	50 ft. (150 ft. between driveways and streets) or as determined by AASHTO Standards or NCDOT permit

E. **Sight Visibility Triangle:**

1. At all driveway approaches, a sight area shall be maintained. Within the sight area no fence, wall, sign or other structure, no slope or embankment, no parked vehicle, no hedge, no foliage or other planting and no other object or structure shall be placed, erected or maintained which will obstruct visibility within the sight area.

2. Sight areas are triangular areas formed by a ten-foot side measured along the edge of the driveway approach and a fifteen-foot side measured along the edge of the traveled way.



(Ord. No. O-01-15, §§ 6, 7, 1-27-2015; Ord. No. O-28-22, §§ 1, 2, 8-9-2022; Ord. No. O-39-22, § 1, 12-13-2022; Ord. No. O-22-24, § 4, 6-11-2024)

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
REQUEST FOR COUNCIL ACTION
Meeting Date: October 13th, 2026

SUBJECT: Approval of Budget Amendment to accept the CLG Grant funds.

AGENDA INFORMATION:

Agenda Location: Consent Agenda
Item Number:
Department: Development Services
Contact: Alex Mumby, Land Use Administrator
Presenters: Alex Mumby, Land Use Administrator

BRIEF SUMMARY:

The Town of Waynesville was awarded a CLG grant to perform a building conditions assessment of the Municipal Building. The Council approved the contract with the State Historic Preservation Office (SHPO), and for staff to initiate an RFQ. At the August 25th meeting, Council approved the professional contract with Rowhouse Architects for the project. The grant match was approved in the professional services budget request for the Development Services Department in the FY 25-26 General Fund budget. This budget amendment is to accept the grant funds.

MOTIONS FOR CONSIDERATION:

To approve the budget amendment to accept the CLG funds.

FUNDING SOURCE/IMPACT:

The total budget will be $10,000 with 40 percent of that being local match. The Town will pay $10,000 and be reimbursed $6,000. Grant match was approved in the professional services budget request for the Development Services Department in the FY 25-26 General Fund budget.

Ian Barrett
Finance Director

ATTACHMENTS:

- Budget Amendment

MANAGER'S COMMENTS AND RECOMMENDATIONS:

Ordinance No. _O-44-26

Amendment No. 11 to the 2026-2027 Budget Ordinance

WHEREAS, the Town Council of the Town of Waynesville wishes to amend the 2026-2027 Budget Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Waynesville that the 2026-2027 Budget Ordinance be amended as follows:

General Fund:

Increase the following revenues:

Development Services- CLG Grant	$6,000
Grant match	$4,000
	$10,000

Increase the following appropriations:

Development Services- Site Study for Admin building	$10,000

Adopted this 13th day of October 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 COUNCIL ACTION
Meeting Date: 10.13.2026

SUBJECT: Budget Amendment for the Police Department

AGENDA INFORMATION:

Agenda Location: Consent Agenda
Item Number:
Department: Police Department
Contact: Chief David Adams
Presenter: **Chief David Adams**

BRIEF SUMMARY: The Waynesville Police Department applied for and was awarded a Governor's Crime Commission grant to fund a part-time Accreditation Manager. The position will assist the department with the development, implementation, and documentation required to achieve North Carolina Law Enforcement Accreditation (NCLEA) status.

MOTION FOR CONSIDERATION: Motion to approve the budget amendment, accept the Governor's Crime Commission grant, and approve the establishment of the grant-funded part-time Accreditation Manager position for the Waynesville Police Department.

FUNDING SOURCE/IMPACT: PD Appropriations /PD Grants

Ian Barrett, Finance Director — 10.06.2026 Date

ATTACHMENTS: Grant Resolutions, Budget Amendment

MANAGER'S COMMENTS AND RECOMMENDATIONS:

Ordinance No. O-45-26

Amendment No. 12 to the 2026-2027 Budget Ordinance

WHEREAS, the Town Council of the Town of Waynesville wishes to amend the 2026-2027 Budget Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Waynesville that the 2026-2027 Budget Ordinance be amended as follows:

General Fund:

Increase the following revenues:

Police Department- NCLEA Grant	$58,000
	$58,000

Increase the following appropriations:

Police Department- NCLEA implementation	$58,000

Adopted this 13th day of October 2026.

Town of Waynesville

_____
Gary Caldwell
Mayor

Attest:

_____
Candace Poolton
Town Clerk

Approved As To Form:

_____
Martha Sharpe Bradley
Town Attorney

Application for Special Events Permit

EVENT NAME:	Hazelween- Hazelwood's Halloween Trick or Treating
EVENT DATE(S):	October 30, 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 828-452-5862 for more information.
LOCATION	Hazelwood Avenue- Westwood Circle to Virginia Avenue
IF THIS EVENT IS A PARADE OR ROAD RACE	Please provide a full route description and map
SET-UP TIME (START/END):	4pm-5pm
EVENT HOURS:	5pm-7pm
DISMANTLE HOURS (START/END):	7pm-8:30pm
ESTIMATED ATTENDANCE:	2,000
BASIS ON WHICH THIS ESTIMATE IS MADE:	Based on last year's estimate
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 Boosters					
ARE YOU A NON PROFIT CORPORATION?	No	Yes	If yes, are you:	501c(3)	501c(6)	Place of Worship
APPLICANT NAME:	Alex McKay			President		
ADDRESS:	343 Hazelwood Ave.		CITY : Waynesville	STATE: NC	ZIP 28786	
PHONE:		FAX#:		EMAIL:	waynesvillearchive@yahoo.com	
ON-SITE CONTACT:	Chad Brown			Event Chair		
ADDRESS:	495 Hazelwood Ave.					
PHONE #:		CELL PHONE #:	(828) 450-4443	EMAIL:		

III.	Brief Description of Event
Hazelwood's version of treats on the streets, merchants and residents handing out candy.	

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.	Hazelwood Avenue from Westwood Circle to Virginia Ave.
2.	Riverbend St. Closed off at Unagusta St.
3.	Brown Avenue Closed off at Hazelwood Avenue

V. Event Details

YES **NO**

Does the event involve the sale or **use of alcoholic beverages?**

If yes, has the ABC permit been obtained? 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**? ___No_____

If "YES", has the health department been notified? __No____ Have you applied for a temporary permit? _____

Will there be **musical entertainment** at your event? IF "YES" provide the following information:

Number of Stages: _____ Number of Band(s): _____ Amplification? _____

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 _____No_____

Do you plan to use an existing **vacant building?** Address _____No_____

Will there be any **tents or canopies** in the proposed event site? Please provide the following information:

Approx. Number of Tents: Yes Will any tent exceed 400 sq. feet in area? NO

Does the event involve the use of **pyrotechnics**? Explain _____No_____

Will you provide **portable toilets** for the general public attending your event? IF SO, how many and where will they be located? No Will have Park and Rec. open Hazelwood Bathrooms.

Will you require **electrical hookup** for the event? Generators? __No___

Will you require **access to water** for the event? Explain
_____No_____

Will **admission fees** be charged to attend this event? If “YES”, provide the amount(s) of all tickets. No

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?	Approved parking lots around the Hazelwood area including Forga Parking lot.

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?	Hazelwood boosters will clean up along the sidewalks

Yes

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

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:

Application for Special Events Permit

I. General Information

EVENT NAME: Toys For Tots (Sleigh Run)

EVENT DATE(S): Nov 9th 2024

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 / Waynesville

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

SET-UP TIME (START/END): 3:00

EVENT HOURS:

DISMANTLE HOURS (START/END):

ESTIMATED ATTENDANCE: 350

BASIS ON WHICH THIS ESTIMATE IS MADE:

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: Ninevah Baptist / Hazelwood Boosters

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

APPLICANT NAME: Larry Inman TITLE:

ADDRESS: 564 oakdale Rd CITY: waynesville STATE: NC ZIP 28786

PHONE: 828-734-6884 FAX#: EMAIL:

ON-SITE CONTACT: Chad W. Brown TITLE:

ADDRESS: 145 hazelwood Ave

PHONE #: CELL PHONE #: 828-450-4443 EMAIL:

III. Brief Description of Event

Toys for tots Parade Hazelwood School down Hazelwood Ave Left South main Right on Pigeon

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. Brown / 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: _____ Number of Band(s): _____ Amplification? _____
		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 _____
☐	☑	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: _____ 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? _____
☐	☑	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? Hazelwood School Blue Ridge Glass

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?

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

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:

TOWN OF WAYNESVILLE COUNCIL MEMBERS
REQUEST FOR COUNCIL ACTION
Meeting Date: October 13, 2026

SUBJECT: **Pregnancy and Infant Loss Awareness Month Proclamation**

AGENDA INFORMATION:

Agenda Location:	**Proclamation**
Item Number:	
Department:	Administration
Contact:	**Patty Alcathie**
Presenter:	**Mayor Gary Caldwell**

BRIEF SUMMARY: To coincide with Wave of Light, the Mayor will read a proclamation and proclaim October Pregnancy And Infant Loss Awareness Month and October 15th Pregnancy And Infant Loss Remembrance Day.

MOTION FOR CONSIDERATION:

FUNDING SOURCE/IMPACT: N/A

ATTACHMENTS:

- Pregnancy and Infant Loss Awareness Month Proclamation

MANAGER'S COMMENTS AND RECOMMENDATIONS:

Proclamation

PREGNANCY AND INFANT LOSS AWARENESS MONTH
AND PREGNANCY AND INFANT LOSS REMEMBRANCE DAY
October 15, 2026

WHEREAS, thousands of families are bereaved by pregnancy and infant loss in North Carolina every year; and

WHEREAS, pregnancy and infant loss includes infant death, miscarriage, stillbirth, sudden infant death syndrome (SIDS), and death of a newborn; and

WHEREAS, Waynesville wishes to acknowledge the profound, lifelong grief and loss these families experience; and

WHEREAS, today we honor and remember the pregnancies and infants lost and recognize the devastating impact on their families and loved ones whose lives are forever altered; and

WHEREAS, raising public awareness will encourage additional community support for those individuals who have suffered such an unexpected tragedy and promote necessary efforts to prevent further pregnancy and infant loss;

NOW, THEREFORE, I, Gary Caldwell, do hereby proclaim October, 2026, as **"PREGNANCY AND INFANT LOSS AWARENESS MONTH"** and October 15, 2026, as **"PREGNANCY AND INFANT LOSS REMEMBRANCE DAY"** in Waynesville, North Carolina, and commend its observance to all citizens.

IN WITNESS WHEREOF; I have hereunto set my hand this the 13th day of October, 2026.

_____
Gary Caldwell, Mayor

Attest: _____
Candace Poolton, Town Clerk

TOWN OF WAYNESVILLE COUNCIL
REQUEST FOR COUNCIL ACTION
Meeting Date: October 13, 2026

SUBJECT: A public hearing to consider an application to designate 437 Boundary St as a Local Landmark.

AGENDA INFORMATION:

Agenda Location: Public Hearing
Item Number:
Departments: Development Services
Contact: Alex Mumby, Land Use Administrator
Presenter: Alex Mumby, Land Use Administrator

BRIEF SUMMARY:

Staff received an application from Shannon and Sherry Morgan to designate their home at 437 Boundary Street (PIN 8615-48-7971) as a Local Landmark. The designation of a local landmark provides the owner with a 50 percent reduction in their property taxes in return for any alterations to the property requiring a certificate of appropriateness from the Town of Waynesville Historic Preservation Commission. The Historic Preservation Commission voted unanimously to recommend the property for nomination on September 2nd, 2026.

The subject property is currently located within the Spread Out Historic District which is listed on the National Register of Historic Places. The national designation protects properties in the district from being affected by projects funded with federal tax dollars as well as making Historic Tax Credits available to property owners for renovations. Additional designation as a local landmark will provide the Town with oversight over renovations of the property (certificate of appropriateness) and provide a 50% property tax reduction.

MOTIONS FOR CONSIDERATION:

1. To designate / not designate 437 Boundary St as a Local Landmark

FUNDING SOURCE/IMPACT:

Designation as a local landmark provides property owners with a 50% reduction in property taxes.

ATTACHMENTS:

- Staff Report
- Application Materials and Payment
- Draft Ordinance
- Public Notice

MANAGER'S COMMENTS AND RECOMMENDATIONS:

Town Council Staff Report
Local Landmark Designation

Date: October 13th, 2026
Subject: Hannah-Graham House, 437 Boundary St (PIN 8615-48-7971)
Applicant: Shannon and Sherry Morgan
Presenter: Alex Mumby, Land Use Administrator

Motion for consideration:

To approve / not approve the designation of 437 Boundary St as a Local Landmark

Background:

Staff received an application from Shannon and Sherry Morgan to designate their home at 437 Boundary Street (PIN 8615-48-7971) as a Local Landmark. The designation of a local landmark provides the owner with a 50 percent reduction in their property taxes in return for any alterations to the property requiring a certificate of appropriateness.

The subject property is currently located within the Spread Out Historic District which is listed on the National Register of Historic Places. This designation does not provide the Town of Waynesville, but instead protects properties in the district from being affected by projects funded with federal tax dollars as well as making Historic Tax Credits available to property owners for renovations.

The home was built in 1897 by Captain William Johnson Hannah. Per the National Register nomination of the Spread Out District, the following describes the architecture of 437 Boundary St:

"a two-story, three-bay, frame I-house with a large two-story rear ell and Italianate detailing. A one-story shed-roof extension abuts a similar two-story extension at the rear of the main block, with the ell projecting beyond. The weatherboarded central-hall house rests on a brick foundation and features an asphalt-shingle side gable roof with cornice returns, two-interior brick chimneys, one-story hip-roof wraparound front porch, and an engaged two-tiered side porch on the ell. The windows are two-over-two double-hung sash with a one-story polygonal bay located under the porch at the east end of the main block of the house. Scroll brackets and a matchboard frieze enliven the eaves and gable ends of the main block as well as the wraparound porch. The porch is supported by turned posts with decorative cutout brackets and a balustrade with simple square balusters. A rare example of an original cast iron fence—manufactured in Ohio—borders the property on Boundary and Beech streets. "

After building the house Captain Johnson led the Richland Rifles cohort of the National Guard during the Spanish American War. He was later appointed as Judge Advocate General on the staff of Governor Charles B Aycock.

The Historic Commission voted unanimously to recommend designation of the Hannah-Graham House as a local landmark citing the work that Sherry and Shannon Morgan have done repairing the house from its

previous state. It now stands as one of the best maintained homes in the Spread Out district. The house is currently listed on the Study List which designates it as having the potential to be listed on the National Register.

Staff Recommendation

Staff recommends designating the Hannah-Graham House as a local landmark because of the unique architectural character of the home and the repair and renovation work which has been completed.

Attachments:

1. Application Materials and Payment
2. Excerpt from Spread Out District Nomination
3. Map of the Spread Out District
4. Draft Ordinance
5. Newspaper Notice

Local Landmark Designation Report

Hannah-Graham-Morgan House

Name of Property: Hannah-Graham-Morgan House

Address: 437 Boundary Street, Waynesville, NC, 28786

Current Owners Name: Shannon Morgan and Sherry Lewis Morgan

Mailing Address: P.O. Box 1496, Waynesville, NC 28786

Phone Number: 828-734-4321 PIN# 8615-48-7971

The Hannah-Graham-Morgan House, 437 Boundary Street Waynesville NC, constructed in 1897, is one of the oldest contributing buildings to the Historic Spread Out District, which is listed on the National Register of Historic Places. Boundary Street runs between North Main Street and Walnut Street, which served as the gateway into Waynesville from the north. The Hannah-Graham-Morgan house was restored and renovated with the highest level of attention paid to its historic status and architectural integrity, both exterior and interior, by Shannon Morgan and his father Kenneth, who are fourth and fifth generation natives of Haywood County. Examples of their quality historic renovation work on the Hannah-Graham-Morgan House is shown on the attached, "Waynesville North Carolina Design Review Guidelines". Care was taken to restore the home as much as possible, to the original 1897 condition, including the windows and siding.

Historic Background:

Captain William Johnson Hannah (1867-1936), was born in the Cataloochee section of Haywood County, attended Waynesville Academy, Wake Forest College, and NC State University and graduated with a degree in law. His home was constructed around 1897 of lumber taken from 1,800 acres of timber land he owned in Cataloochee. Hannah purchased the half-acre lot on the north side of Boundary Street for $200 in February 1897 from David S. Gudger (Deed 9/477). The following year he commanded Haywood County National Guard Group 4, known as the "Richland Rifles," during eleven months of active service during the Spanish American War. Following the war, he was appointed judge advocate general on the staff of Governor Charles B. Aycock, served one term as Waynesville's town attorney, and was elected to a term in the North Carolina State Senate. The Morgan's are only the fourth family to have owned the home. After Hannah it was owned by James-Perry and Meta Dicus, in the 1930's through the 50's. James was the tax collector for Haywood County until he passed from a heart attack and Meta took his place. Elsie Graham owned the house from the second half of the twentieth century until the Morgan's purchased it in 2010.

Assessment:

Built for Captain William J. Hannah, the Hannah-Graham House is a two-story, three-bay, frame I house with a large two-story rear ell and Italianate detailing. A one-story shed-roof extension abuts a similar two-story extension at the rear of the main block, with the ell projecting beyond. The weatherboard central-hall house rests on a brick foundation and features an asphalt-shingle side gable roof with cornice returns, two-interior brick chimneys, one-story hip-roof wraparound front porch, and an engaged two-tiered side porch on the ell. The windows are two-over-two double-hung sash with a one-story polygonal bay located under the porch at the east end of the main block of the house, and most windows are original glass. Victorian Italianate scroll brackets and a matchboard frieze enliven the eaves, cornice and gable ends of the main block as well as the wraparound porch. The porch is supported by turned posts with decorative cutout brackets and a balustrade with simple square balusters. Every Victorian corbel and decorative trim is still in excellent condition.

The interior of the house is original heart pine in every room, still in excellent condition and the walls are bead-board and sheetrock. The lights still have pull strings and the five paneled doors are framed by wide, symmetrical moldings with corner blocks. An original glass-paned entry door leads to a central hall, which contains a staircase with a square chamfered newel post. Twin brick chimneys flank the hall and their fireplaces in include mirrored over mantels and cast-iron coal grates. Antique Victorian chandeliers have been added in every room.

A rare example of an original cast iron fence, dating back to the 1800's—manufactured in Ohio—borders the property on Boundary and Beech streets.

Pictures beginning in 1897, the year the house was built, throughout the years and how it looks today are attached. Behind the house, Hannah built a carriage house, show on some of the pictures. The Morgan's built a new carriage house where that one once stood.

Supporting documentation

1. Digital photographs that clearly show overall property condition.
   Photographs attached and sent electronically to the Local Government Coordinator.

2. A sketch floor plan of the building. It does not have to be of draftsman quality or exactly to scale, but should clearly show arrangement of spaces and their relationship to one another. Floor plans may be drawn by hand with a ruler and legible printing or may be created with graphics or drafting software.
   Floor plan attached

3. Site plan attached
4. Tax map and property record card attached
5. Bibliography
   A. William Hannah Family Records
   B. NRHP-Spread Out Historic District 2010
   C. The Historic Spread Out District of Waynesville NC
      Ann D. Melton and B. Alex McKay
      Privately Published 2018

County Home Page (https://www.haywc

Zoom IN | Zoom Out | Full Extent

Search **Results** Layers

Results List

Details

View Tax Card (taxhandler.ashx?id=8615-48-7971)

LEWIS, SHERRY E
MORGAN, SHANNON D
PO BOX 1496
WAYNESVILLE, NC 28786-1496

PIN:	**Acct#:**
8615-48-7971	214915
Legal Ref 1:	**Add Ref 1:**
793/2223 (DeedReference.aspx?target='793/2223')	A05/577
Legal Ref 2:	**Add Ref 2:**
	D087/450

Acreage
0.44 AC

Tax Information		**Tax Bill**	
Land:	$45,500	**Tax Year:**	**2025**
Building:	$364,800		$2415.65
Market:	$410,300	**Tax Year:**	**2024**
Deferred:	$0		$2415.65

Total Assessed: $410,300

Sale Info
Price: $0
Date: 11/24/2010

Additional Information
Address: 437 BOUNDARY ST WAYNESVILLE NC 28786
Subdivision:
Year Built: 1900
Heated Area: 3017
Building Desc: DWELLING, DWELLING

Buffer



LEWIS, SHERRY E	437 BOUNDARY ST WAYNESVILLE NC 28786

Tax Year:2026 Valuation Year:2021 ID:2802047 Group:0

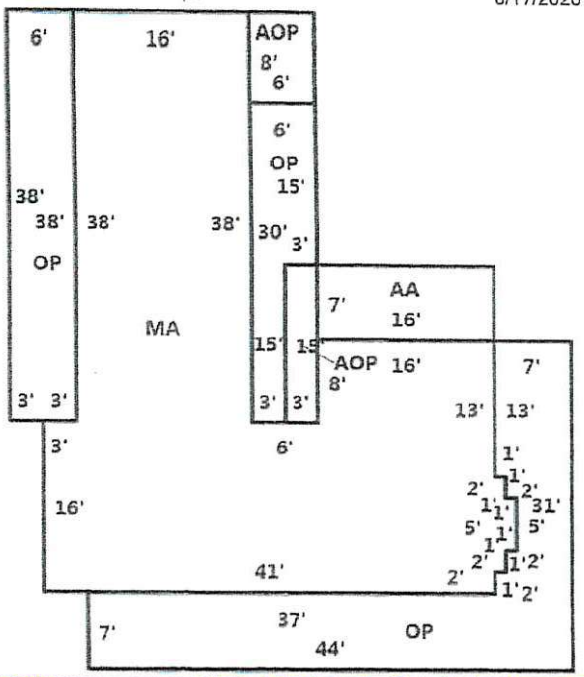
ACCT	TOWNSHIP	PIN #	TAX CODES				
214915	15-TOWN OF WAYNESVILLE	8615-48-7971	L01A	C15			

SALE DATE	SALE PRICE	VALID	BOOK/PAGE	DATE APP	BY	PREVIOUS VALUE	
11/24/2010	0		793/2223	10/16/2019	ZDF	LAND	0

NEIGHBORHOOD	LAND MODEL	ACRES		
15R029		0.4351	BUILDINGS	0
			TOTAL	0

MTHD	TYPE	ACR/ SQFT	RD	CODE / ADJUSTMENT	PUV	APPRAISED VALUE	DEFERRED	USE VALUE	EX
AC	HP	0.435	P			45,500			

GENERAL REMARKS



METHOD	R	DESCRIPTION	2.0/S	BUILDING DEPRECIATION				% COMPLETE	USE	TOTAL BUILDING VALUE
SECTIONS	7	REMARKS	IRR	PHYS	FUNC		ECONOMIC	100	D	138,700
# ROOMS				FEATURES				REPLACEMENT VALUE		
								462,203		

TYPE	AREA	OCC	WL HGT	STORIES	EXT WAL	BASE MENT	BSMT% FINSHD	RECRM% FINSHD	FUS	UUS	ATTIC	BED	BATH	FIREPLACE OPEN/STACK	HEAT	AIR	SPRNKLR	PERIMETR	GRADE	YR BLT	EFF AGE	CDU	DESIGN	PHY DEP	FUNC DEP	MKT FAC	REP VALUE	DEP TAX VALUE
MA	1,406	SF		2.00	LS							4	3.0		P				C+	1900	1900	VP					421,424	126,400
OP	462			1.00																							16,516	5,000
OP	135			2.00																							10,711	3,200
OP	228			1.00																							9,045	2,700
AA	112			1.00																							0	0
AOP	45			1.00																							2,181	700
AOP	48			1.00																							2,326	700

MTHD	TYPE	% CMPLT	COUNT	WIDTH	LNGTH	AREA	STORIES	EXT WALL	AIR	HEAT	GRADE	YR BLT	EFF AGE	CDU	FUNC DEP	ECONOMIC DEPR.	TAX VALUE	REMARKS

Haywood County - Property Record Card

APPRAISED VALUE SUMMARY		USE VALUE SUMMARY		TOTAL TAX VALUE
LAND	BUILDING	LAND	BUILDING	
45,500	364,800			410,300

LEWIS, SHERRY E	437 BOUNDARY ST WAYNESVILLE NC 28786	Tax Year: Valuation Year: ID: Group:	6/17/2026 8:56:53 PM Page 2 of 2

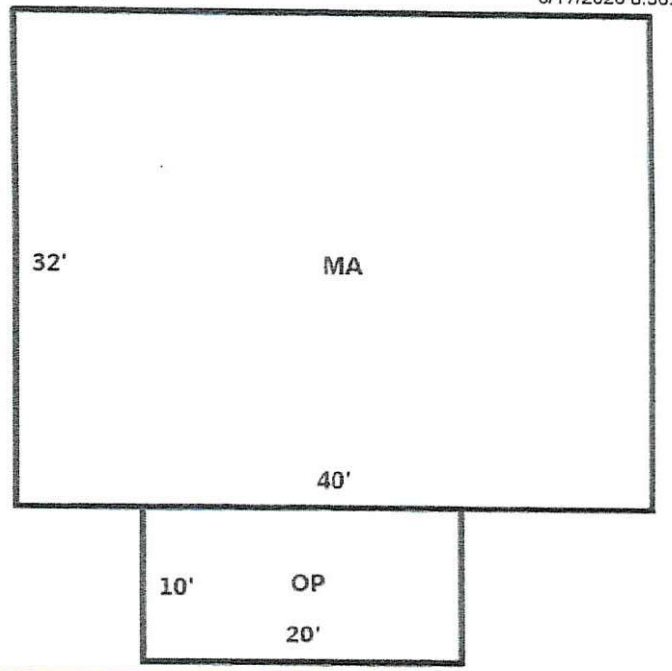
ACCT	TOWNSHIP	PIN #	TAX CODES				
214915	15-TOWN OF WAYNESVILLE	8615-48-7971	L01A	C15			

SALE DATE	SALE PRICE	VALID	BOOK/PAGE	DATE APP	BY	PREVIOUS VALUE	
11/24/2010	0		793/2223	10/16/2019	ZDF	LAND	
						BUILDINGS	
						TOTAL	

NEIGHBORHOOD	LAND MODEL	ACRES
15R029		0.4351

MTHD	TYPE	ACR/ SQFT	RD	CODE / ADJUSTMENT	PUV	APPRAISED VALUE	DEFERRED	USE VALUE	EX

GENERAL REMARKS



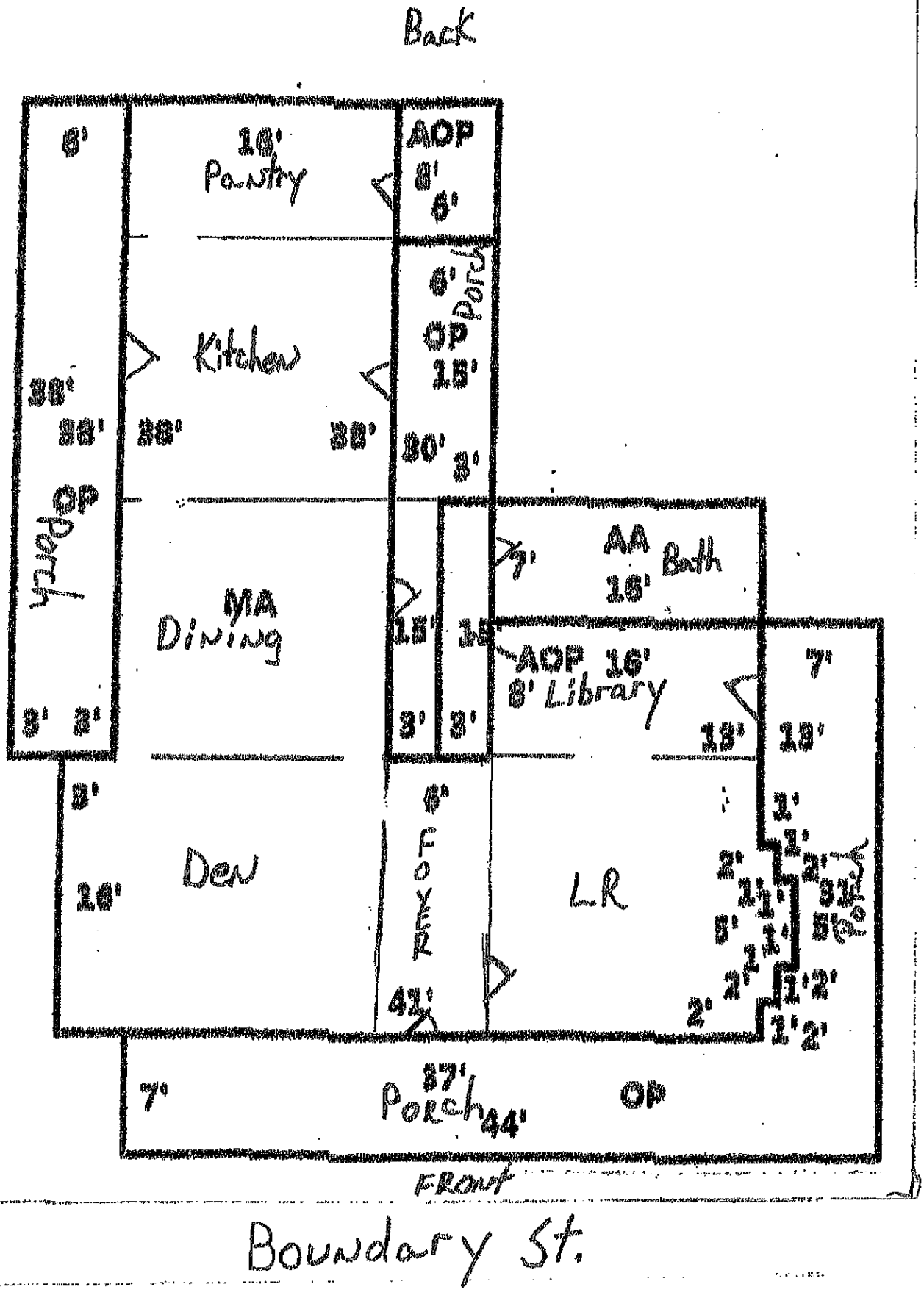
METHOD	R	DESCRIPTION	1.0/S/B	BUILDING DEPRECIATION				% COMPLETE	USE	TOTAL BUILDING VALUE
SECTIONS	2	REMARKS		PHYS		FUNC		ECONOMIC	100	D	226,100
# ROOMS				FEATURES					REPLACEMENT VALUE		235,593

TYPE	AREA	OCC	WL HGT	STORIES	EXT WAL	BASEMENT	BSMT% FINSHD	RECRM% FINSHD	FUS	UUS	ATTIC	BED	BATH	FIREPLACE OPEN/STACK	HEAT	AIR	SPRNKLR	PERIMETR	GRADE	YR BLT	EFF AGE	CDU	DESIGN	PHY DEP	FUNC DEP	MKT FAC	REP VALUE	DEP TAX VALUE
MA	1,280	SF		1.00	LS	1280						2	2.0		P				C	2016	2016	A					228,380	219,200
OP	200			1.00																							7,213	6,900

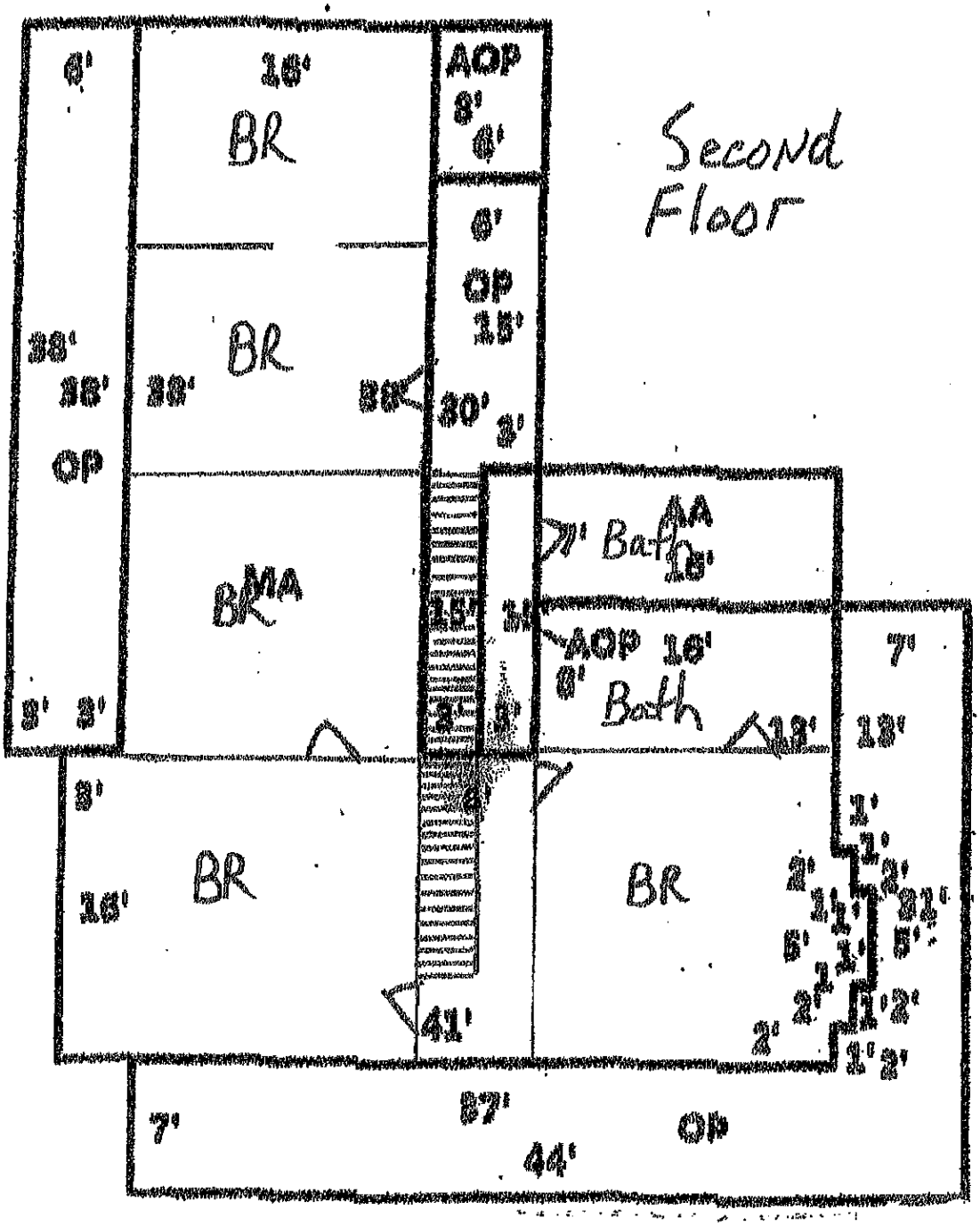
MTHD	TYPE	% CMPLT	COUNT	WIDTH	LNGTH	AREA	STORIES	EXT WALL	AIR	HEAT	GRADE	YR BLT	EFF AGE	CDU	FUNC DEP	ECONOMIC DEPR.	TAX VALUE	REMARKS

Haywood County - Property Record Card

APPRAISED VALUE SUMMARY		USE VALUE SUMMARY		TOTAL TAX VALUE
LAND	BUILDING	LAND	BUILDING	


Back
6'
18'
Pantry
AOP
8'
6'
6'
OP
Porch
15'
Kitchen
38'
38'
38'
38'
30'
3'
OP
Porch
AA
Bath
16'
MA
Dining
15'
15'
AOP
8'
16'
Library
7'
3'
3'
3'
3'
13'
13'
5'
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Foyer
Den
LR
2'
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1'
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5'
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5'
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Porch
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OP
Beech St
Front
Boundary St.

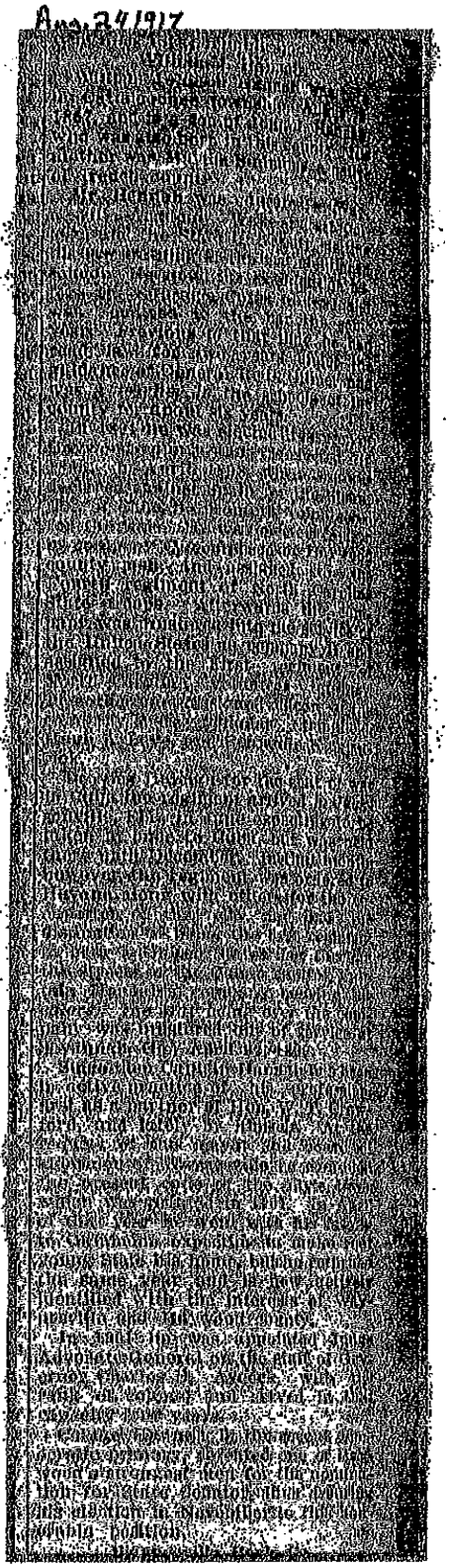
Back



Second Floor

Front

Aug 24 1917



August 10, 1922.

GRESHAM-HANNAH.

One of the prettiest weddings of the season was solemnized Thursday afternoon at the Anchorage, when Miss Lois Hannah and Mr. T. Manly Gresham, of Greenville, S. C., plighted their troth.

The beautiful home of Captain William J. Hannah was never more attractive than in its bridal decorations. A color scheme of pink and white was carried out throughout the lower floor which was thrown open to the wedding guests. Festoons of graceful clematis and ferns formed a lovely background for the pink flowers which gave the note of color. In the hall, pink dahlias were used most effectively in vases and on the stair, which was twined with green, while the note of pink was further carried out in the parlor where the ceremony was performed before an improvised altar, formed with stately columns topped with graceful baskets of pink gladioli.

An artistic musical program, rendered just before the ceremony, included three songs: I Love You Truly, At Dawning, and O Promise Me, sung by Miss Ruth Smith of Gainesville, Georgia. Miss Katherine Sutphen of New York accompanied her and played the Wedding March from Lohengrin to herald the coming of the bridal party. Miss Elizabeth McNeill of Lynchburg, South Carolina, was maid of honor. She wore a becoming gown of imported old blue silk and carried an arm bouquet of Ophelia roses showered with valley lilies. Dorothy Lane was flower girl and her girlish charm was enhanced by a dainty frock of white lace. The bride entered with her uncle, Captain Hannah, by whom she was given in marriage. She wore a handsome suit of midnight blue tricotine with waist of gray Spanish lace and georgette, squirrel choker, and accessories of

gray. Her corsage was of bride's roses and valley lilies, and her black velvet hat with trimmings of gray and silver lent the final touch needed to complete the picture of stately beauty which she presented. The groom was attended by Mr. Lee Allen of Hendersonville as best man.

Immediately after the ceremony a reception was held. Receiving the guests at the door were Misses Cornelia Bell and Roliena Miller. Misses Georgia Miller and Lois Harold presided at the punch table, while Mrs. J. P. Swift and Mrs. Harold received in the library where the lavish display of gifts of silver, cut glass, china and linen attested the popularity of the bride and groom. The guests were invited into the dining room by Mrs. B. H. Abbott and Mrs. Carl M. Allen, both of Columbia, South Carolina, and a refreshing ice course was served by Misses Carrie Smith of Gainesville, Georgia, Laura Hawkins of Jacksonville, Florida, Alice Harold, Margaret Blackwell, and Mary Tucker. The wedding table was a thing of beauty. It had for its center the wedding cake which was artistically embossed to form a basket filled with pink roses, the handle made graceful with delicate tracery of green and pink rose buds intertwined. Unshaded pink tapers in silver candelabra and bonbonieres of pink and white mints completed the table decorations while a shower of sweet peas tied in streamers of white from the electrolier softened the light and lent an added touch of grace. The cream was served in individual baskets of cake embossed in pink and white sweet peas.

Among the out-of-town guests were: Mrs. Anna Christian, Messrs. Dalton, T. N. Ward, Granbery Ward, W. A. Harvin, Ben Jumper, Cox and Robinson of Asheville; Mrs. A. M. Waldron of Brooklyn, N. Y., Mrs. W. B. Gutmieran of Columbia, S. C., Mr. and Mrs. Frank Gresham and Mr. and Mrs. Burdette of Greenville, S. C.

,"

00 P. M.

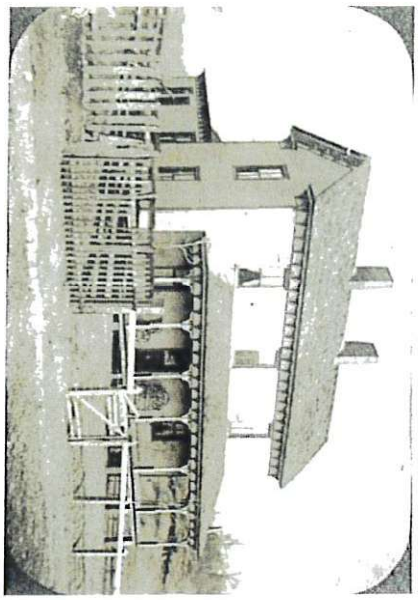
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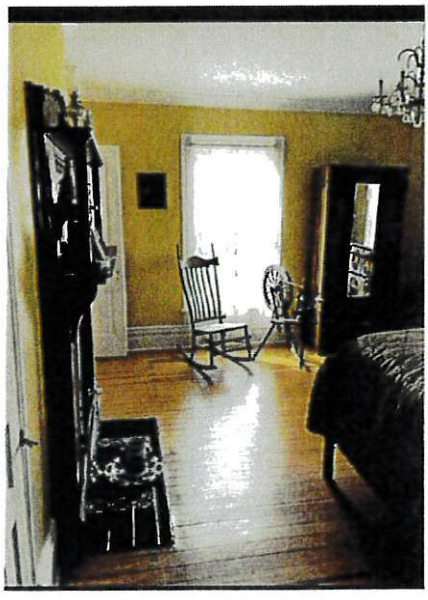














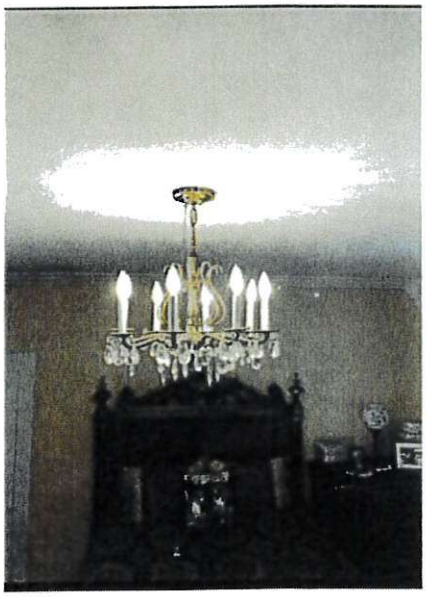




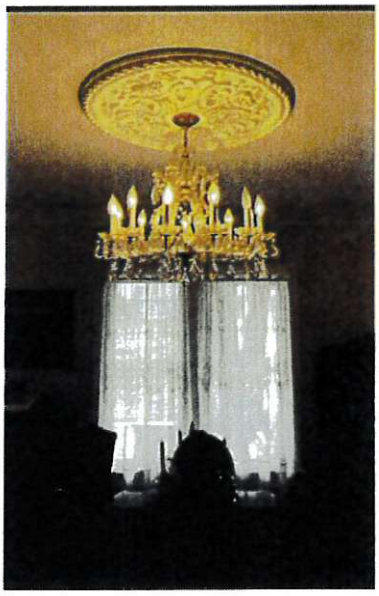














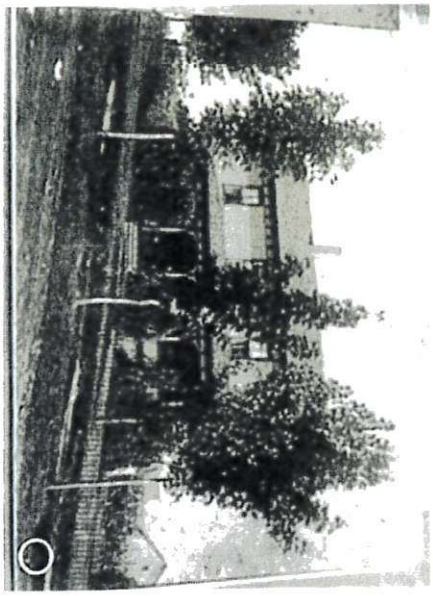


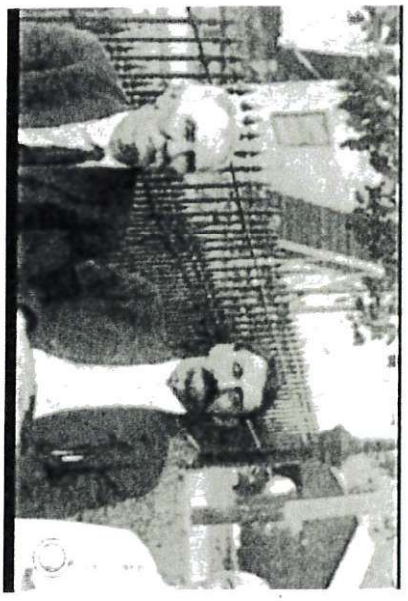






















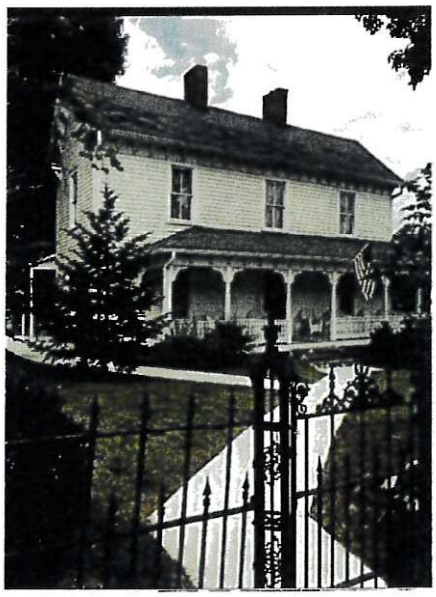


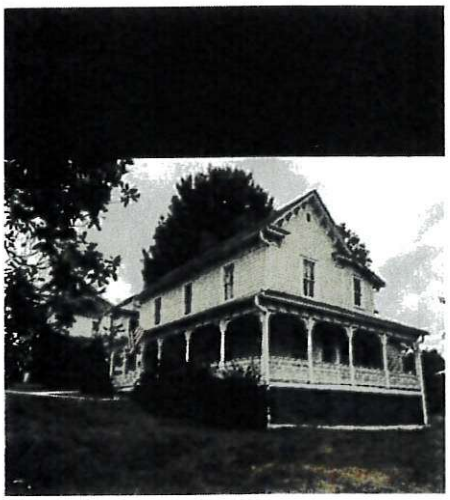


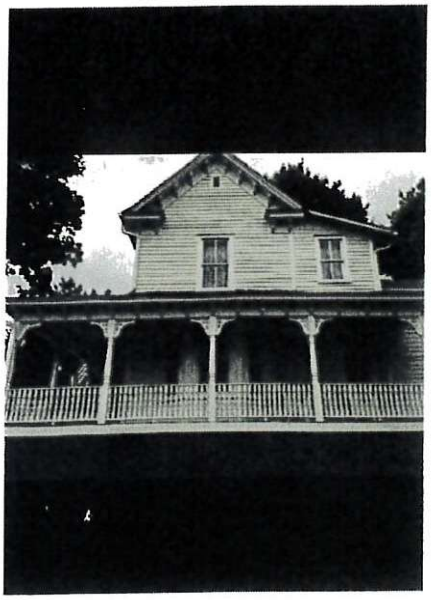


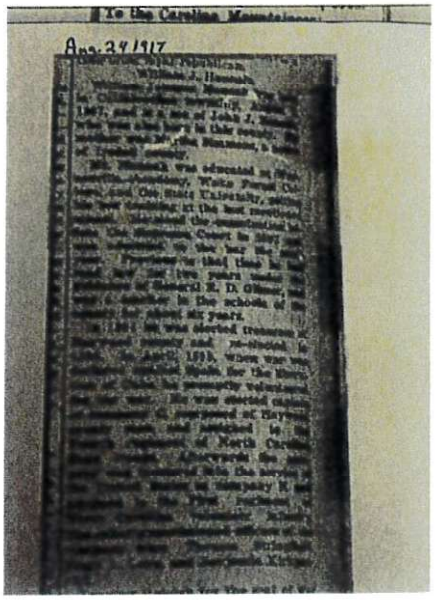


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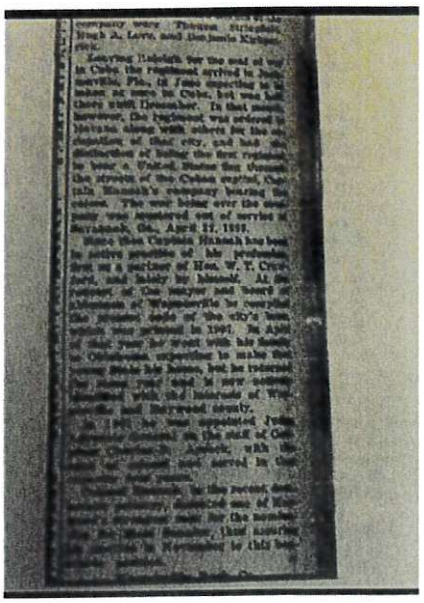






To the Carolina Mountaineer.

Aug. 24/1917



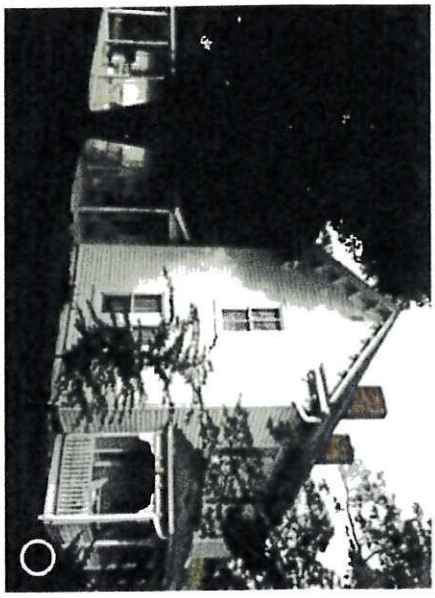
51. "Laurel Bank," Cruso, 1906

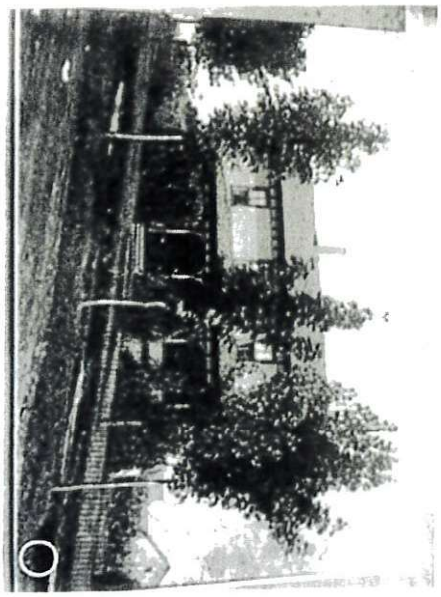
Cast iron, which made its first appearance in the 18th century and gained its widest use for structural and decorative purposes in the 19th century, is found in Haywood homes as fences, coal grates, and columns.

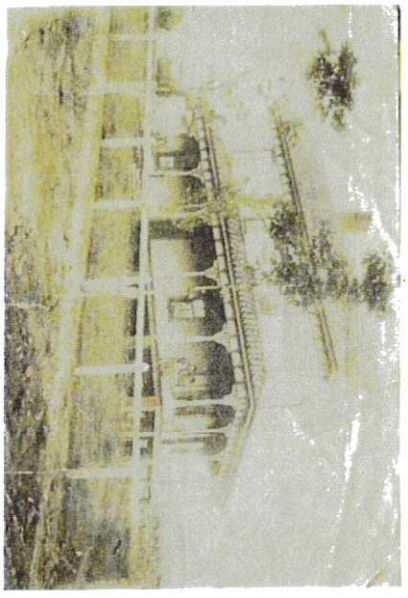
A rare example of an original cast iron fence is found bordering the property of the 1895 Hannah-Graham house in Waynesville (fig. 52). Built by Capt. Hannah, who served in the Spanish-American War, the house is constructed from lumber taken from 1,800 acres of land he owned in the Cataloochee area. Sitting on land that once was the property of the Love family, this is a central hall, two-story frame I-house with a large two-story rear ell that has a two-tiered engaged side porch. Scroll brackets and a matchboard frieze board decorate the cornice and gable. The wraparound hipped porch has the same brackets as the main house and turned posts topped by brackets. A three-sided bay window protrudes from the east gabled end.

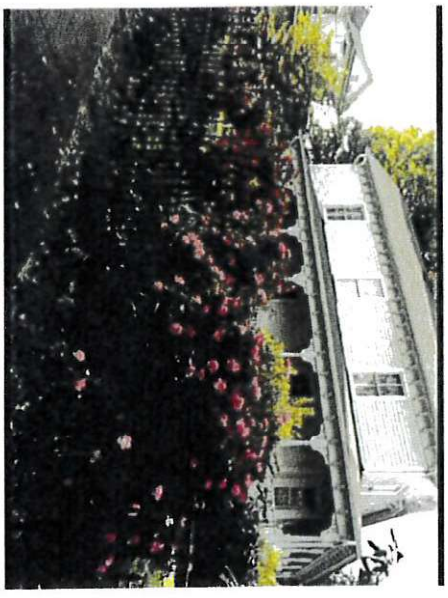
A glass paned entry door leads to a central hall which contains a staircase with a square, chamfered newelpost. Twin brick chimneys flank the hall and rear fireplaces include mirrored overmantels and cast iron coal grates. The five paneled doors are en-

W. J. HANNAH. William Johnson Hannah (1867–1936), at right, was a Cataloochee-born Waynesville attorney who led a regiment of Haywood County soldiers in the Spanish-American War in 1898. Known as the Richland Rifles, they traveled by train to Raleigh with orders to sail to Cuba but were instead redirected to Camp Cuba Libre in Jacksonville, Florida. While stationed there for several months, Hannah came down with typhoid fever and had to relinquish his post as commanding officer for a month. By the end of the summer, he was back in good health. In December, he and his regiment received orders to sail to Havana, Cuba, where they took part in a flag-raising ceremony that officially concluded the end of the war with Spain. Below, he appears, seventh from right, with fellow officers of the war. Returning home to Waynesville, Hannah took up his law practice, married, got involved in local politics, and served a term as a state senator. He was also appointed the judge advocate general for Gov. Charles B. Aycock. (Both, courtesy of Bette Sprecher.)





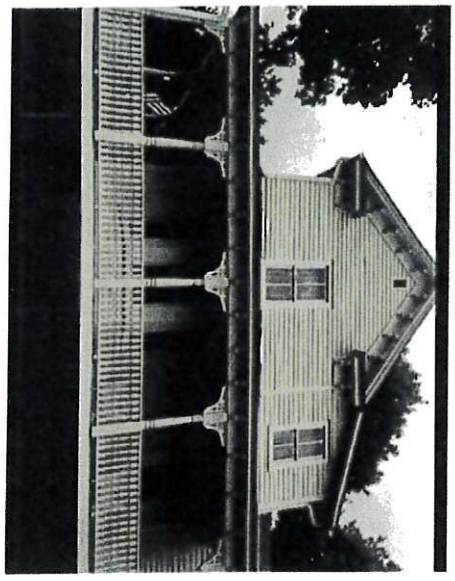


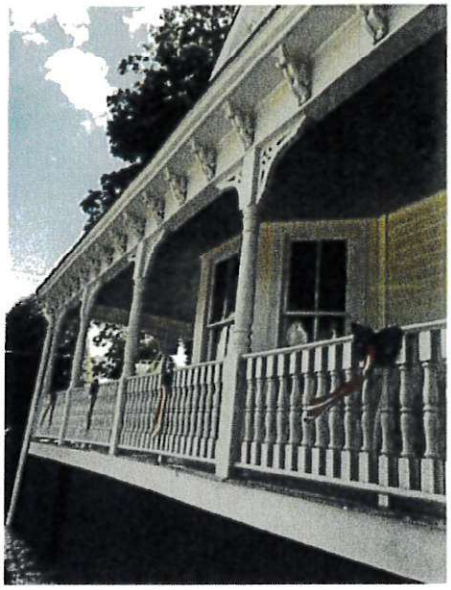


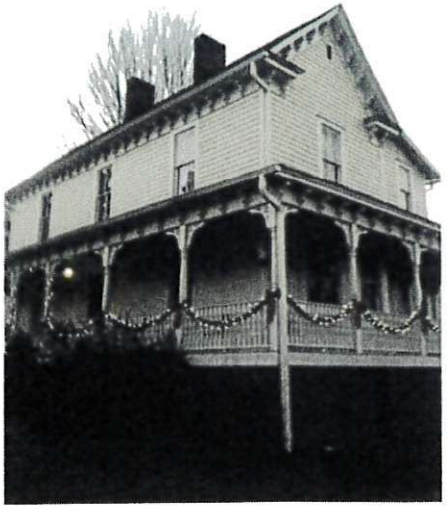








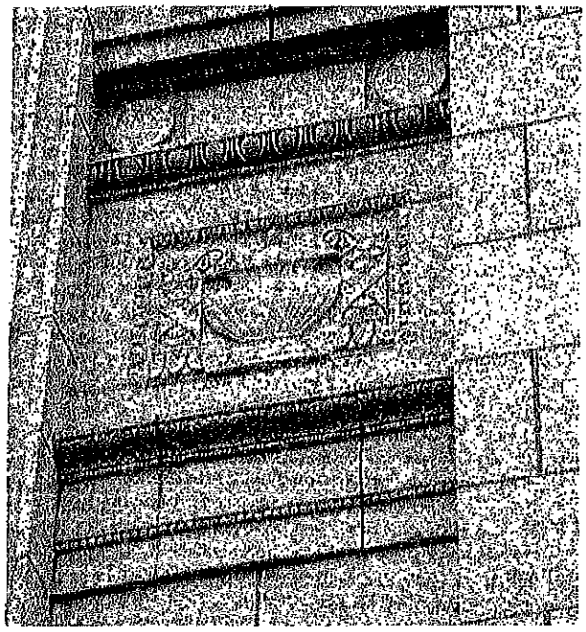






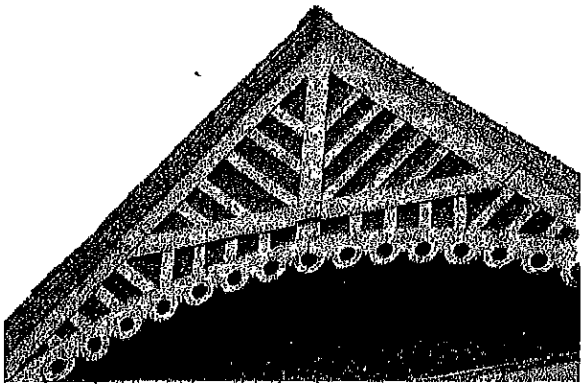






WAYNESVILLE, NORTH CAROLINA

DESIGN REVIEW GUIDELINES



THOMASON AND ASSOCIATES

PRESERVATION PLANNERS

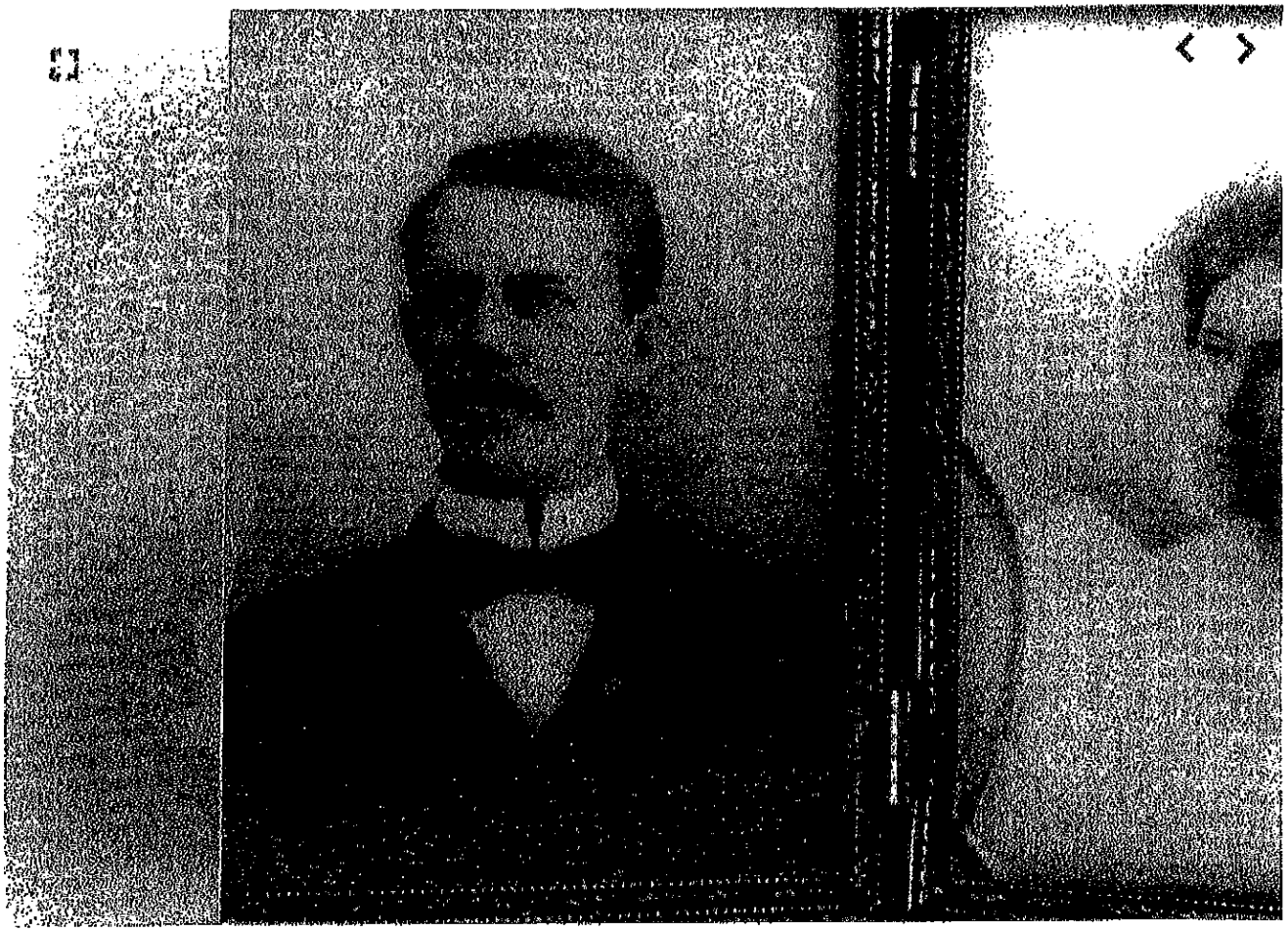
NASHVILLE, TENNESSEE

https://www.themountaineer.com/life/the-honor-of-the-national-register/article_4370f52c-5a9c-11eb-8227-9f5cfbe49b24.html

The Honor of The National Register

By Ann Melton & Lorna Sterling
Jan 24, 2021

1 of 2



124 YEARS OLD — Captain William Johnson Hannah and his wife, Josephine, lived in the house that he built in 1897. Th Register.

In 1897, Captain William Johnson Hannah looked with satisfaction at the house under construction on the half-acre lot he had purchased on Boundary Street for $200 in February. The land had once belonged to the Love family, who had founded

Waynesville.

Built with lumber taken from 1,800 acres of timber land the Captain owned in Cataloochee, the frame house was two stories high with a rear ell. It was surrounded by a cast iron fence made in Ohio. The Captain was particularly pleased with the work of the craftsmen who were embellishing the house with Italianate detailing, scroll brackets and a matchboard frieze decorating the cornice and gables. A lovely three-sided bay window protruded from the east gabled end. The Captain thought the wraparound hipped porch with its turned posts and scroll brackets would be a fine spot to sit and watch the bustling growing downtown Waynesville.

Through the glass-paned entry door he could see the central hall and staircase, graced with a solid square newel post. Twin brick chimneys flanked the hall and, come the winter, he knew he would be warmed by the fireplaces topped with splendid mirrored overmantels and cast iron grates.

Little did Captain Hannah know that over 100 years later, his house at 437 Boundary St. would be known as the Hannah-Graham-Morgan House, and that it would be listed on the National Register of Historic Places — the official list of the Nation's historic places deemed worthy of preservation.



His home joins 13 other Waynesville properties that have been placed on the Register. Our town also has three districts on the National Register, which is amazing for a town as small as Waynesville.

To be nominated for this national recognition, a property must meet the National Register Criteria for Evaluation. This involves examining its age, its significance and its integrity.

Is the property old enough to be considered historic (generally at least 50 years old) and does it still look much the way it did in the past? And is the property associated with events, activities, or developments that were important in the past? With the lives of people who were important in the past? With significant architectural history, landscape history, or engineering achievements? Does it have the potential to yield information through archeological investigation about our past?

Captain William Johnson Hannah was born in 1867 in the Cataloochee section of Haywood County. In 1898, a year after he had constructed his house, he commanded Haywood County National Guard Group 4, known as the Richland Rifles (a moniker that referred to Richland Creek, which flows through Waynesville) during 11 months of active service during the Spanish-American War. This company of Haywood men received orders on April 25, 1898, to join the United States Army and head to Cuba.

Hannah kept a diary of that year's service, noting military matters as well as tender affections toward his future wife, Josephine.

Days after President William McKinley signed the United States' declaration of war with Spain, Hannah wrote, "There is great excitement in regard to the war ..." Hannah led the Richland Rifles, Thomas Stringfield served as first lieutenant and Hugh Love was second lieutenant.

Hannah's company was finally sent to Jacksonville, Florida, where the men pitched tents and awaited orders. In June, Hannah came down with typhoid fever. Bedridden and barely able to leave his tent for days at a time, he relinquished his command and rested at a local physicians' home. A month later, Hannah finally recovered at Camp Cuba Libre.

On Dec. 6, Haywood's Company H received orders to make haste for Havana. On Dec. 12, the Richland Rifles would be among the first North Carolina regiments to march through Havana as Cubans cheered them in the streets. On Jan. 1, Hannah took his company with the 7th Army Corps and raised the United States flag over Masso Castle and took formal possession of the Island of Cuba.

Following the war, he was appointed judge advocate general on the staff of Governor Charles B. Aycock, served one term as Waynesville's town attorney and was elected to a term in the state senate.

He died in 1936 and is buried in Green Hill Cemetery.

Waynesville's Historic Preservation Commission, together with the State Historic Preservation Office, assists owners interested in listing their properties to navigate the process of nomination. Official National Register nomination forms can be downloaded or obtained from the State Historic Preservation Office.

National Register Bulletins also can provide guidance on how to document and evaluate certain types of properties. Sample nominations provide additional useful information. Proposed nominations are reviewed by the state's historic preservation office and the state's National Register Review Board.

Completed nominations, with certifying recommendations, are then submitted by the state to the National Park Service in Washington, D.C., for final review and listing by the Keeper of the National Register of Historic Places.

Listing in the National Register of Historic Places provides formal recognition of a property's historical, architectural or archeological significance based on national standards used by every state. The property becomes part of the National Register Archives, providing the public with a wealth of research information. Listing on the Register also provides opportunities for preservation incentives, such as federal preservation grants for planning and rehabilitation, federal investment tax credits, preservation easements to nonprofit organizations, international building code fire and life safety code alternatives, and possible state tax benefit and grant opportunities.

Under Federal Law, the listing of a property in the National Register places no restrictions on what an owner may do with their property up to and including destruction, unless the property is involved in a project that receives Federal assistance, usually funding or licensing/permitting. Nor does National Register listing automatically invoke local historic district zoning or local landmark designation.

For more information on the Waynesville properties on the National Register, or the process of nomination, contact the Waynesville Historic Preservation Commission of the Town of Waynesville Development Department.

Ann Melton and Lorna Sterling are members of the Historic Preservation Commission





OMB No. 1024-0018

NPS Form 10-900
(Rev. 10-90)

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Spread Out Historic District

other names/site number North Waynesville Addition

2. Location

street & number Roughly bounded by North Main Street, Walnut Street, and Beech Street not for publication N/A

city or town Waynesville vicinity N/A

state North Carolina code NC county Haywood code 087 zip code 28712

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide X locally. (___ See continuation sheet for additional comments.)

Signature of certifying official Date

State or Federal agency and bureau

In my opinion, the property ___ meets ___ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

___ entered in the National Register
___ See continuation sheet.
___ determined eligible for the National Register
___ See continuation sheet.
___ determined not eligible for the National Register
___ removed from the National Register
___ other (explain): _____

Signature of the Keeper Date of Action

Spread Out Historic District
Name of Property

Haywood County, North Carolina
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- X private
- ___ public-local
- ___ public-State
- ___ public-Federal

Category of Property
(Check only one box)

- ___ building(s)
- X district
- ___ site
- ___ structure
- ___ object

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
67	25	buildings
0	0	sites
0	3	structures
0	0	objects
67	28	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/single-family dwelling
DOMESTIC/multiple dwelling
DOMESTIC/secondary structure
RELIGION/religious facility
RELIGION/church-related residence

Current Functions
(Enter categories from instructions)

DOMESTIC/single-family dwelling
DOMESTIC/multiple dwelling
DOMESTIC/secondary structure
RELIGION/religious facility
RELIGION/church-related residence
COMMERCE/professional

7. Description

Architectural Classification
(Enter categories from instructions)

Colonial Revival
Bungalow/Craftsman
Other: Minimal Traditional
Other: Ranch
Queen Anne
Other: Period Cottage
Mission Revival

Materials
(Enter categories from instructions)

foundation Stone
Brick
Concrete block
roof Asphalt
Metal
walls Wood/weatherboard
Wood/shingle
Wood/board-and-batten
Stone
Brick
Synthetics
other

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

Spread Out Historic District
Name of Property

Haywood County, North Carolina
County and State

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

_ A Property is associated with events that have made a significant contribution to the broad patterns of our history.

_ B Property is associated with the lives of persons significant in our past.

X C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

_ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "X" in all the boxes that apply.)

Property is:

_ A owned by a religious institution or used for religious purposes.

_ B removed from its original location.

_ C a birthplace or a grave.

_ D a cemetery.

_ E a reconstructed building, object, or structure.

_ F a commemorative property.

_ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

Architecture

Period of Significance
Ca. 1895 - 1958

Significant Dates
N/A

Significant Person
(Complete if Criterion B is marked above)
N/A

Cultural Affiliation
N/A

Architect/Builder
Phillips, D. V. - builder

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

___ preliminary determination of individual listing (36 CFR 67) has been requested.
___ previously listed in the National Register
___ previously determined eligible by the National Register
___ designated a National Historic Landmark
___ recorded by Historic American Buildings Survey # _____
___ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

X State Historic Preservation Office
___ Other State agency
___ Federal agency
___ Local government
___ University
X Other

Name of repository:
Haywood County Library, Waynesville, NC
Pack Memorial Library, Asheville, NC

Spread Out Historic District
Name of Property

Haywood County, North Carolina
County and State

10. Geographical Data

Acreage of Property approx. 25 acres

UTM References
(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing
1	17	320430	3929720
2	17	319970	3929250
3	17	319760	3929430
4	17	319930	3929900

See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Clay Griffith

organization Acme Preservation Services, LLC date August 6, 2010

street & number 825-C Merrimon Ave., #345 telephone (828) 281-3852

city or town Asheville state NC zip code 28804

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items
(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name multiple owners

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

NPS Form 10-900-a
(8-86)

OMB Approval 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Garage, ca. 2000 **Non-contributing building**
One-story, one-bay, frame garage with a metal roof, plywood siding, and a metal roll-up door.

House, 407 Boundary Street, ca. 1895 **Contributing building**
This asymmetrically massed, two-story, hip-roof, frame dwelling rests on a brick foundation and features two-story polygonal bays on the east and west elevations. The house exhibits a decorative front gable, interior brick chimney, and a one-story rear addition. The house was altered with vinyl siding and one-over-one replacement windows in the late twentieth century. An attached, one-story, hip-roof porch on turned wood posts extends the full width of the façade and wraps around the east side, abutting the projecting polygonal bay. A decorative gable marks the center entrance bay, which is accessed by concrete steps with brick cheek walls. The single-leaf entry door consists of a large single light over three panels.

John and Lura Davis lived here in the late 1950s and 1960s. John Davis was a salesman with Henry Davis Used Cars, and Lura Davis was a nurse as the Owen-Smith Clinic.

Garage/Apartment, ca. 1970 **Non-contributing building**
A two-story, two-bay garage with a second-story apartment is located northwest of the house. The concrete block building features an asphalt-shingle side-gable roof, vinyl siding on the second story, and paired one-over-one double-hung wood sash windows. The slightly recessed garage bays are accessed through glazed-and-paneled wood roll-up doors and sheltered by the overhanging second story. A single-leaf five-panel wood door to the east provides access to the second-story apartment.

Hannah-Graham House, 437 Boundary Street, ca. 1897 **Contributing building**
Built for Captain William J. Hannah, the Hannah-Graham House is a two-story, three-bay, frame I-house with a large two-story rear ell and Italianate detailing. A one-story shed-roof extension abuts a similar two-story extension at the rear of the main block, with the ell projecting beyond. The weatherboarded central-hall house rests on a brick foundation and features an asphalt-shingle side gable roof with cornice returns, two-interior brick chimneys, one-story hip-roof wraparound front porch, and an engaged two-tiered side porch on the ell. The windows are two-over-two double-hung sash with a one-story polygonal bay located under the porch at the east end of the main block of the house. Scroll brackets and a matchboard frieze enliven the eaves and gable ends of the main block as well as the wraparound porch. The porch is supported by turned posts with decorative cutout brackets and a balustrade with simple square balusters. A rare example of an original cast iron fence—manufactured in Ohio—borders the property on Boundary and Beech streets.

Captain William Johnson Hannah (1867-1936), a lawyer born in the Cataloochee section of Haywood County, constructed the house around 1897 of lumber taken from 1,800 acres timber land he owned in the county. Hannah purchased the half-acre lot on the north side of Boundary Street for $200 in February 1897

NPS Form 10-900-a
(8-86)

OMB Approval 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

from David S. Gudger (Deed 9/477). The following year he commanded Haywood County National Guard Group 4, known as the "Richland Rifles," during eleven months of active service during the Spanish-American War. Following the war, he was appointed judge advocate general on the staff of Governor Charles B. Aycock, served one term as Waynesville's town attorney, and was elected to a term in the state senate.[5] Elsie Graham owned the house in the second half of the twentieth century.

Boundary Street, south side

Dr. Robert & Harriett Stretcher House, 344 Boundary Street, ca. 1936 **Contributing building**

This one-and-a-half story, three-bay, side-gable, brick house features three front gable dormers, exterior brick end chimney, dentil cornice, one-and-a-half story gable-roof ell, and eight-over-eight and six-over-six windows. The single-leaf paneled entry door is flanked by sidelights. The dormers are sheathed with lapped wood siding. A one-story, flat-roof, brick-and-frame wing was added to the west side of the rear ell in the late twentieth century. Three-light windows illuminate the basement. The house sits on an elevated site with a river rock retaining wall running along the sidewalk and east side of the driveway. River rock cheek walls and steps lead from the sidewalk to a flagstone walkway to the concrete steps at the front of the house.

Dr. Robert H. and Harriett Stretcher acquired the property from O. Y. and Lenora Kirkpatrick in October 1935 (Deed 92/118). Dr. Stretcher (1900-1969) came to Waynesville in 1928 with a medical degree from Rush Medical College in Chicago and two years training in Michigan. He also served in the Army. Dr. Stretcher died in 1969, and his wife Harriett lived here until 1992.[6]

Dr. Kenneth & Mae Montgomery House, 368 Boundary Street, ca. 1920 **Contributing building**

Well-detailed one-story, cross-gable, frame bungalow with a river rock foundation and an attached front gable and side-gable wraparound porch. Sheathed with weatherboards, the house features an exterior river rock chimney, purlin brackets, exposed rafter tails, and replacement doors and windows. The porch roofs are supported by battered posts on river rock piers with concrete caps. The solid balustrade of river rock displays eyebrow scuppers. The porch gables are covered with wood shingles and have decorative tie beams supported on a center joist. A substantial gable-roof frame addition was built at the southeast corner of the house in the late twentieth century. The house sits on an elevated site with a river rock retaining wall bordering the sidewalk and driveway. River rock cheek walls flank the concrete steps leading from the sidewalk to the front walkway.

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[5] Curtis W. Wood, Jr., *Haywood County: A Portrait of a Mountain County* (Waynesville, NC: The Historical Society of Haywood County, 2009), 189-190.

[6] Anderson, 134.

https://www.themountaineer.com/life/waynesville-book-details-history-of-historic-spread-out-district/article_6e572714-637f-11e8-9329-ff6d5adc8cfe.html

Waynesville book details history of Historic Spread Out District

May 29, 2018

Ann Melton and Alex McKay have just released their new book on the historic district of Spread Out.

Information for the book primarily came from extensive research of newspaper articles and from information gathered from when the area was named an historic district more than a decade ago, Melton said.

"The area got its name when the town started growing and people scattered and spread out," she added.

While Melton has written numerous history books, this is McKay's first.

While writing about history may be new, the subject matter is something he's embraced for years.

"One of the things people will probably find most interesting is the Women's Christian Temperance Temple that was planned, but didn't end up being built," said McKay, who meticulously combs through old issues of the Waynesville newspaper to find nuggets of information that is put together with family or building historic information.

"Waynesville is so fortunate to have a young man like Alex who is so knowledgeable about the history of Waynesville and Haywood County and truly cares about preserving it," said Melton. "The museum he has opened in the old courthouse is wonderful, and I hope folks will consider donating to it."

Both authors serve on Waynesville's Historic Preservation Commission, both have been involved in the town's yearly Speakers Series and the Green Hill Cemetery Tour.

McKay has opened a museum on the second floor of the old courthouse that contains unique pieces representing the history of Waynesville. The museum is open every Friday.

The book

The book titled "The Historic Spread Out District" discusses the residential neighborhood between North Main and Walnut streets, and includes Boundary, Mead, Hazel, Cherry and Maple. The book tells about 54 of the historic homes in the focus area.

According to Clay Griffith and the office of Archives and History, the district's historic resources reflect the town's prosperity following the connection of a railroad line in 1883 and periods of growth in the 20th century associated with industrial and economic development in the county that attracted new residents to the area.

This district is the largest and best defined historic residential neighborhood in Waynesville. Its proximity to the courthouse, central business district and railroad made the district a popular place to live for a variety of economic classes.

How the district grew

In the early 20th century, Waynesville began to spread out beyond its 19th century town limits, with a new area of development located north of Boundary Street, thus the name "Spread Out District," according to information in the book.

The district is significant in that it contains so many different architectural styles, including Queen Anne, Colonial revival, Craftsman and Ranch houses, to name a few. The homes in the district where built from 1895-1958 with the youngest, the Champion House, a Ranch style house at 361 Boundary St.

The three oldest houses in the area are at 389 Boundary St. and was built in 1895, the Garrett House at 401 Boundary St., and the Hannah-Graham House at 437 Boundary St., both built in 1897.

Cast iron, which made its first appearance in the 18th century and gained its widest use for structural and decorative purposes in the 19th century, is found in Haywood houses as fences, coal grates, and columns. A rare example of an original cast iron fence manufactured in Ohio, is found bordering the property of the Hannah-Graham House.

The Waynesville Presbyterian Church located at 462 No. Main St. is also in the Spread Out District. It was built in 1907 and replaced an 1882 Victorian-era frame church on the same site. The book includes detailed interior photographs of the church.

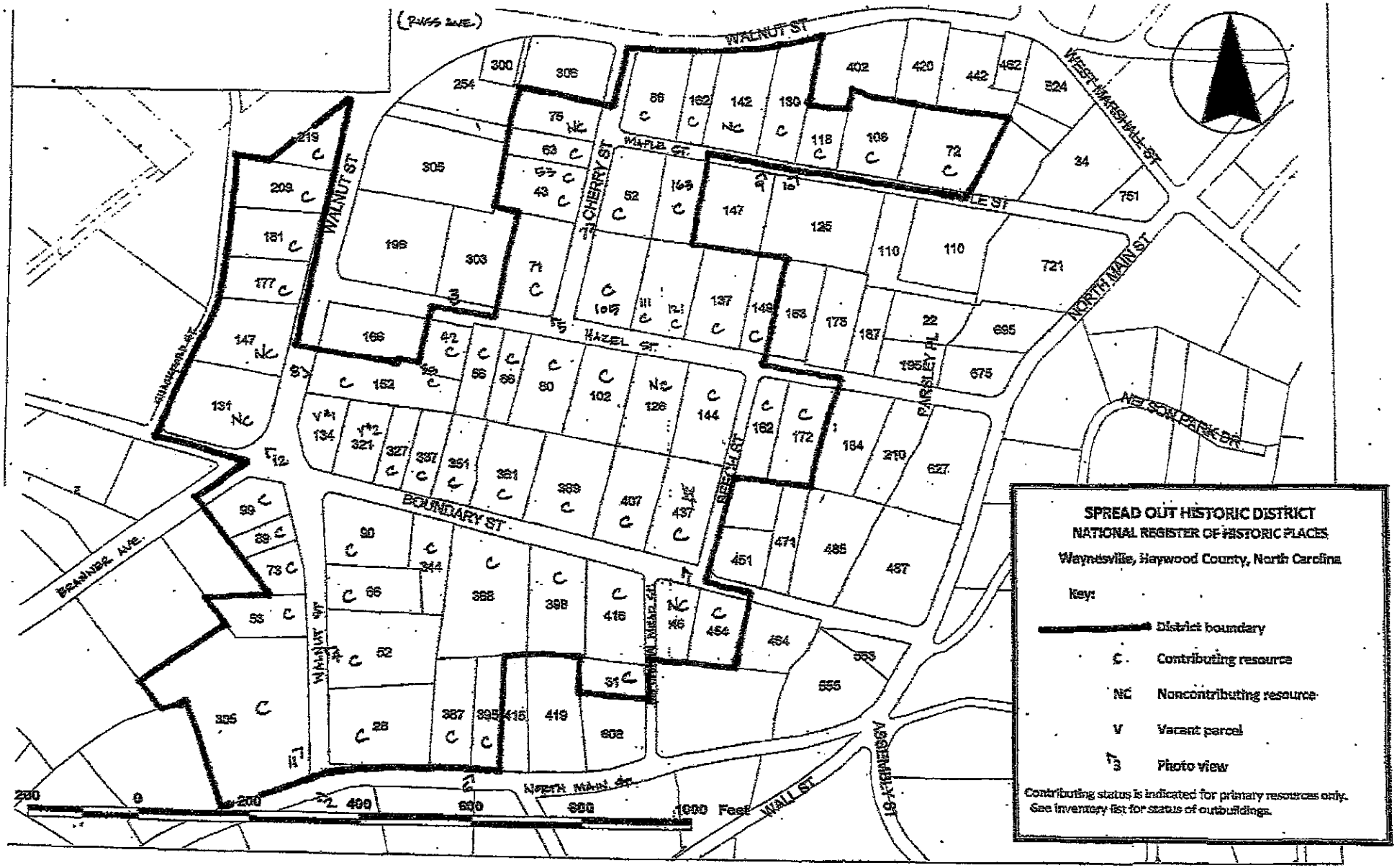
"Historic Spread Out District" is filled with early photographs and maps, as well as photographs of the 54 homes that are featured. It also includes information about three important hotels and boarding houses just outside the Spread Out District – The Maples, The Forsyth Inn and Branner Crest. There are also photographs of Congressman Crawford's home, a magnificent home just outside the district.

Of special interest is the Women's Christian Temperance Union temple that was planned for the corner of Main and Walnut streets where Dr. Sam Stringfield's home is now located at 28 Walnut street.

However, group members were never able to raise the money for the building. The cornerstone is still located on the Stringfield property. The Love heirs donated their land to the Southern Assembly of the W.C.T.U. for the use of their School of Methods and the work of the W.C.T.U.

Both Melton and McKay have worked for many months to compile "The Historic Spread Out District. To purchase a copy of the book, call Melton at 421-7689 or McKay at 246-8528.

43

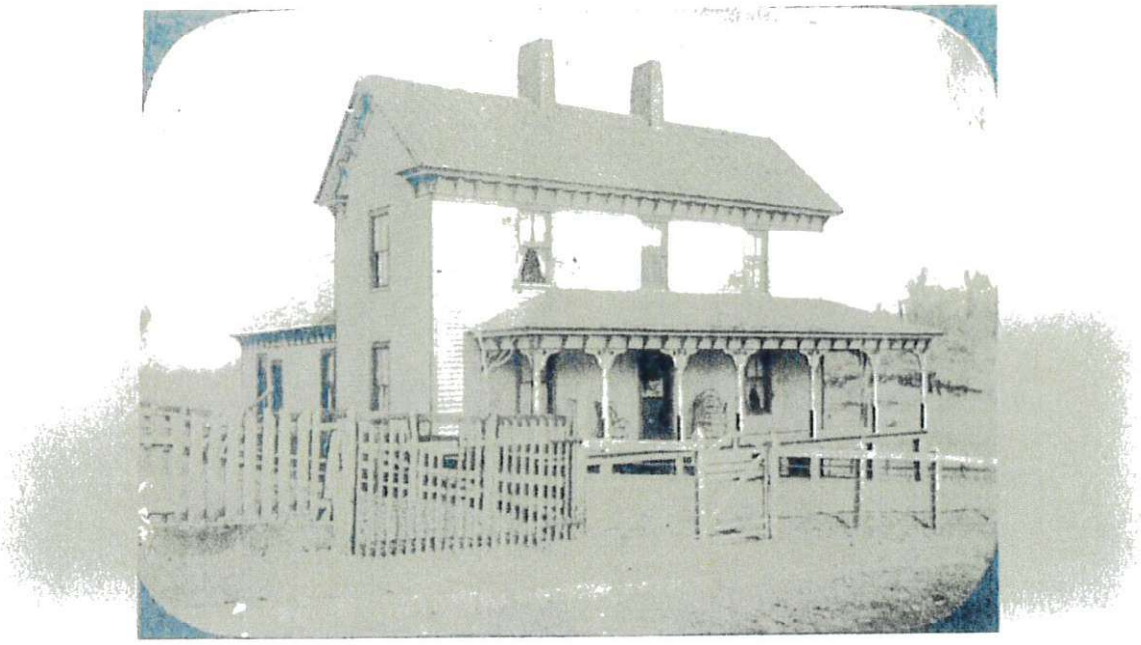

WALNUT ST
MAPLE ST.
CHERRY ST
HAZEL ST.
BOUNDARY ST
NORTH MAIN ST
WEST WASHINGTON ST
PARSLEY HL
BEECH LAT
BRANNER AVE.
CUMBERLAND AVE.
WALNUT WAY
ASHEVILLE-NY
WALL ST
NEW SOUTH PARK DR
SPREAD OUT HISTORIC DISTRICT
NATIONAL REGISTER OF HISTORIC PLACES
Waynesville, Haywood County, North Carolina
Key:
District boundary
C Contributing resource
NC Noncontributing resource
V Vacant parcel
Photo view
Contributing status is indicated for primary resources only. See inventory list for status of outbuildings.
0 200 400 600 800 1000 Feet

https://www.themountaineer.com/news/labor-of-love-how-the-morgans-saved-one-of-waynesville-s-oldest-homes/article_cf5ad1dd-b1a1-45c1-a64e-7788183e84db.html

Labor of love: How the Morgans saved one of Waynesville's oldest homes

By Ann Melton
Jun 13, 2025

1 of 5



ORIGINAL HOME — This photo circa 1897 shows the home shortly after construction by William Hannah, a native of Cataloochee Valley who moved to town, but hauled the lumber for its construction from Cataloochee.

One morning in 2010, Sherry Lewis Morgan, a mortgage lender at a local bank, was checking newly listed homes in Haywood County and came across an old Victorian house in Waynesville she has always admired.

It was run down and shabby, but in her eyes, its former grandeur was hiding just below the surface.

She excitedly called her husband, Shannon Morgan, assistant fire chief for Waynesville at the time. He pulled over to take her call since he was in a town fire truck, and when she gave him the address, he said "I'm looking at it right now." He was serendipitously parked right in front of the house.



Bogart's Rest. & Tavern

Unwind and Dine at the Premier Restaurant in Town - Book Your Table Now



Sherry and Shannon Morgan

CLYDE FIRST BAPTIST CHURCH PRESCHOOL

Registering for the 2025-2026 School Year for Preschool ages 18 months - Pre-K and Transitional Kindergarten Program

Come register your child March 18th from 7:30am-12:30pm

$50 registration fee for preschool programs
$60 registration materials fee for Transitional Kindergarten Program
We accept cash or check only

We use the same schedule as Haywood Co. School System

Call 828-627-2257 for more info
227 Main Street, Clyde, NC 28721

He told her to offer $1,000 over the asking price with no inspection, which she did, and the house was theirs. Both feel that getting the house was a blessing from God.

The house, located at 437 Boundary Street, is within the Spread Out Historic District of Waynesville.

It was in need of renovations and, after Shannon and his father inspected it, the repairs were mostly cosmetic.

"It could have been eaten up with termites," Shannon stated. "So I immediately called a pest control company. When the guy checked the underside of the house, he told me that he saw where one termite had tried to eat into the wood but since all the heavy timber framing is solid chestnut (not wormy chestnut) all the way to the ceiling rafters the termite didn't stand a chance!"

A week after they bought the house, a man offered the Morgans five times what they paid for it. He wanted to tear it down for the chestnut lumber. They said no.

The Morgans had saved one of the oldest homes in Waynesville, dating to 1897. The house was built by William J. Hannah who brought the lumber by wagon from the 1,800 acres of property he owned in Cataloochee. When doing yard work, Shannon still finds horse shoes from the horses pulling all those many wagon-loads of lumber to Waynesville.

The Morgans are only the fourth family to have owned the house. After William Hannah, it was owned by James Perry and Meta Dicus, then Elsie Rouser Graham, and now the Morgans.

Peeling back the layers

The exterior of the house is popular lap siding, the interior is bead-board, and the floors are heart pine — all are original. Every Victorian corbel and decorative trim was still in excellent condition. The house was renovated by preserving the historic details, leaving the windows and siding as they were when William Hannah built the house in 1897.



THE HANDY MEN — Shannon Morgan and his father, Kenneth, renovated the house together over many years.

Shannon and his father, Kenneth Morgan, renovated the house together. Shannon was full-time with the fire department, so the work had to be done in the evenings.

But it was a special time for Shannon to spend time with his dad. It's been the gift that keeps on giving, as they are still enjoying projects together on this Victorian house 15 years after they began in 2010.

Shannon learned all about construction from his father growing up, helping him build three houses from the ground up. Shannon's grandfather, Austin Morgan, was also a builder at the former Lee Industries plant, specializing in furniture construction.



The first thing the Morgan men had to do was to work on the porch, which was falling down.

And what was Sherry doing while Shannon and his dad were hard at work restoring the house? She was hard at work designing the interior of the home in her mind and searching antique shops for treasures. For example, one of the mantles came from an old home in New Orleans, and three windows came from a church in England.

Nothing could keep her from buying amazing pieces, even when one of the bedroom suites had to be hoisted up to the second floor, by off duty firemen, because it was too large to get up the stairs. She was also very excited to buy at auction Hannah's bed, two of his rocking chairs and his desk.

One of the really special things about the property is the wonderful cast iron fence which is in front of the house. Cast iron, which made its first appearance in the 18th century and gained its widest use for structural and decorative purposes in the 19th century, is found in fences, coal grates, and columns. A rare example of an original cast iron fence manufactured in Ohio is found bordering the property of this house!

Original family

William Hannah was born in Cataloochee on August 3, 1867, attended Waynesville Academy, Wake Forest College, and the State University graduating with a degree in law. In February 1897, William Hannah purchased the half-acre lot on the north side of Boundary Street for $200 from David S. Gudger.

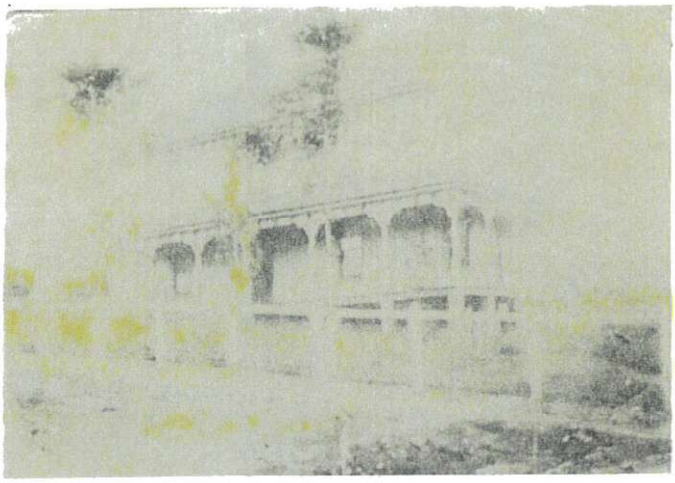


ORIGINAL OWNERS — William Hannah, who was born in Cataloochee, went on to become a judge, attorney and state senator after serving in the Spanish American War. Also pictured is his wife, Josephine.

Morgan house william hannah and wife.jpg

The following year, he commanded Haywood National Guard Group 4 known as the "Richland Rifles" — a moniker that referred to Richland Creek, which flows through Waynesville — for 11 months of active service during the Spanish American War. This company of Haywood men received orders on April 25, 1898, to join the United States Army and head to Cuba. Hannah kept a diary of that years' service noting military matters, as well as tender affections toward his future wife, Josephine.

The Richland Rifles were among the first North Carolina regiments to march through Havana as Cubans cheered them in the streets. Captain Hannah took his company with the 7th Army Corps and offered to raise the United States flag over Masso Castle and took formal possession of the island of Cuba.



The Hannah Graham Morgan house circa 1900.

Following the war, he was appointed judge advocate general on the staff of Governor Charles B. Aycock. He later served one term as Waynesville's town attorney and was elected to a term in the state senate.

In September of 1899, he married Josephine Tucker of Tennessee.

Architecture

Sitting on land that once was the property of the Robert Love family, this is a central-hall, two-story frame L-shaped house with Italianate detailing. The house has scroll brackets, and a matchboard frieze board decorates the cornice and gable.

The wraparound hipped porch has the same brackets as the main house and turned posts topped by brackets. A three-sided bay window is on the east gabled end.

A glass-paned entry door leads to a central hall, which contains a staircase with a square, chamfered newel post. Twin brick chimneys flank the hall and their fireplaces include mirrored overmantels and cast-iron coal grates. The five-paneled doors are framed by wide, symmetrical moldings with corner blocks.

Behind the house Hannah had built a carriage house, which had been torn down. The Morgans built a new carriage house where that one once stood.

The Hannah Graham Morgan house is a Haywood County treasure. Shannon and Sherry Morgan who are fifth generation Haywood residents are to be congratulated on a job well done.

Ann Melton is a local historian and author. She has researched and written 17 books on the historic districts, places and homes of Waynesville and surrounding areas. To purchase any of Melton's books, contact her at 828-421-7689.

PAYMENT SUMMARY RECEIPT

TOWN OF WAYNESVILLE
16 S MAIN ST

DATE: 07/16/26 CUSTOMER#:
TIME: 10:59:16
CLERK: 2044ecou

RECPT#:	3353814	PREV BAL:	200.00
TP/YR:	P/2027	AMT PAID:	200.00
BILL:	3353814	ADJSTMNT:	.00
EFF DT:	07/16/26	BAL DUE:	.00

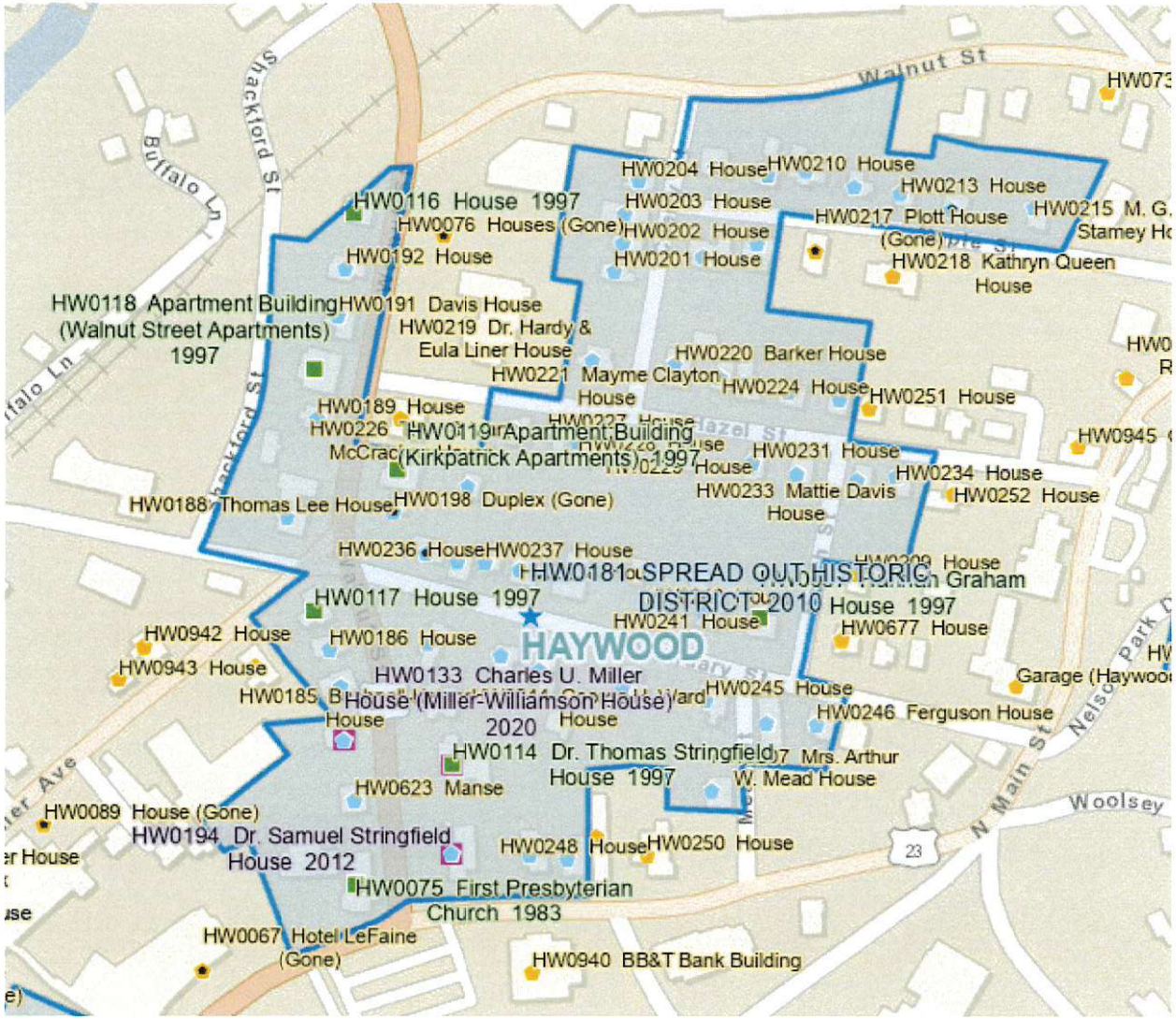
Misc Cash Receipts

----------TOTALS----------

PRINCIPAL PAID:	200.00
INTEREST PAID:	.00
ADJUSTMENTS:	.00
DISC TAKEN:	.00
AMT TENDERED:	200.00
AMT APPLIED:	200.00
CHANGE:	.00

PAID BY: Sherry Local Landmark
PAYMENT METH: CHECK
PAYMENT REF: 6682

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


Walnut St
Buffalo Ln
Shackford St
HW0204 House
HW0210 House
HW0213 House
HW0116 House 1997
HW0203 House
HW0215 M. G.
HW0076 Houses (Gone)
HW0202 House
Stamey Ho
HW0217 Plott House (Gone)
HW0192 House
HW0201 House
HW0218 Kathryn Queen House
HW0118 Apartment Building (Walnut Street Apartments) 1997
HW0191 Davis House
HW0219 Dr. Hardy & Eula Liner House
HW0220 Barker House
HW0221 Mayme Clayton House
HW0224 House
HW0251 House
HW0189 House
HW0226
HW0119 Apartment Building (Kirkpatrick Apartments) 1997
HW0231 House
HW0945
HW0234 House
HW0233 Mattie Davis House
HW0252 House
HW0188 Thomas Lee House
HW0198 Duplex (Gone)
HW0236 House
HW0237 House
HW0181 SPREAD OUT HISTORIC DISTRICT
HW0117 House 1997
2010 House 1997
HW0241 House
HW0677 House
HW0942 House
HW0186 House
HAYWOOD
HW0943 House
HW0133 Charles U. Miller House (Miller-Williamson House) 2020
HW0245 House
Garage (Haywood
HW0185
HW0246 Ferguson House
HW0114 Dr. Thomas Stringfield House 1997
Mrs. Arthur W. Mead House
HW0623 Manse
HW0089 House (Gone)
Woolsey
HW0194 Dr. Samuel Stringfield House 2012
HW0248 House
HW0250 House
N Main St
Nelson Park
23
HW0075 First Presbyterian Church 1983
HW0067 Hotel LeFaine (Gone)
HW0940 BB&T Bank Building

NPS Form 10-900-a
(8-86)

OMB Approval 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Garage, ca. 2000 **Non-contributing building**
One-story, one-bay, frame garage with a metal roof, plywood siding, and a metal roll-up door.

House, 407 Boundary Street, ca. 1895 **Contributing building**
This asymmetrically massed, two-story, hip-roof, frame dwelling rests on a brick foundation and features two-story polygonal bays on the east and west elevations. The house exhibits a decorative front gable, interior brick chimney, and a one-story rear addition. The house was altered with vinyl siding and one-over-one replacement windows in the late twentieth century. An attached, one-story, hip-roof porch on turned wood posts extends the full width of the façade and wraps around the east side, abutting the projecting polygonal bay. A decorative gable marks the center entrance bay, which is accessed by concrete steps with brick cheek walls. The single-leaf entry door consists of a large single light over three panels.

John and Lura Davis lived here in the late 1950s and 1960s. John Davis was a salesman with Henry Davis Used Cars, and Lura Davis was a nurse as the Owen-Smith Clinic.

Garage/Apartment, ca. 1970 **Non-contributing building**
A two-story, two-bay garage with a second-story apartment is located northwest of the house. The concrete block building features an asphalt-shingle side-gable roof, vinyl siding on the second story, and paired one-over-one double-hung wood sash windows. The slightly recessed garage bays are accessed through glazed-and-paneled wood roll-up doors and sheltered by the overhanging second story. A single-leaf five-panel wood door to the east provides access to the second-story apartment.

Hannah-Graham House, 437 Boundary Street, ca. 1897 **Contributing building**
Built for Captain William J. Hannah, the Hannah-Graham House is a two-story, three-bay, frame I-house with a large two-story rear ell and Italianate detailing. A one-story shed-roof extension abuts a similar two-story extension at the rear of the main block, with the ell projecting beyond. The weatherboarded central-hall house rests on a brick foundation and features an asphalt-shingle side gable roof with cornice returns, two-interior brick chimneys, one-story hip-roof wraparound front porch, and an engaged two-tiered side porch on the ell. The windows are two-over-two double-hung sash with a one-story polygonal bay located under the porch at the east end of the main block of the house. Scroll brackets and a matchboard frieze enliven the eaves and gable ends of the main block as well as the wraparound porch. The porch is supported by turned posts with decorative cutout brackets and a balustrade with simple square balusters. A rare example of an original cast iron fence—manufactured in Ohio—borders the property on Boundary and Beech streets.

Captain William Johnson Hannah (1867-1936), a lawyer born in the Cataloochee section of Haywood County, constructed the house around 1897 of lumber taken from 1,800 acres timber land he owned in the county. Hannah purchased the half-acre lot on the north side of Boundary Street for $200 in February 1897

NPS Form 10-900-a
(8-86)

OMB Approval 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

from David S. Gudger (Deed 9/477). The following year he commanded Haywood County National Guard Group 4, known as the "Richland Rifles," during eleven months of active service during the Spanish-American War. Following the war, he was appointed judge advocate general on the staff of Governor Charles B. Aycock, served one term as Waynesville's town attorney, and was elected to a term in the state senate.[5] Elsie Graham owned the house in the second half of the twentieth century.

Boundary Street, south side

Dr. Robert & Harriett Stretcher House, 344 Boundary Street, ca. 1936 Contributing building

This one-and-a-half story, three-bay, side-gable, brick house features three front gable dormers, exterior brick end chimney, dentil cornice, one-and-a-half story gable-roof ell, and eight-over-eight and six-over-six windows. The single-leaf paneled entry door is flanked by sidelights. The dormers are sheathed with lapped wood siding. A one-story, flat-roof, brick-and-frame wing was added to the west side of the rear ell in the late twentieth century. Three-light windows illuminate the basement. The house sits on an elevated site with a river rock retaining wall running along the sidewalk and east side of the driveway. River rock cheek walls and steps lead from the sidewalk to a flagstone walkway to the concrete steps at the front of the house.

Dr. Robert H. and Harriett Stretcher acquired the property from O. Y. and Lenora Kirkpatrick in October 1935 (Deed 92/118). Dr. Stretcher (1900-1969) came to Waynesville in 1928 with a medical degree from Rush Medical College in Chicago and two years training in Michigan. He also served in the Army. Dr. Stretcher died in 1969, and his wife Harriett lived here until 1992.[6]

Dr. Kenneth & Mae Montgomery House, 368 Boundary Street, ca. 1920 Contributing building

Well-detailed one-story, cross-gable, frame bungalow with a river rock foundation and an attached front gable and side-gable wraparound porch. Sheathed with weatherboards, the house features an exterior river rock chimney, purlin brackets, exposed rafter tails, and replacement doors and windows. The porch roofs are supported by battered posts on river rock piers with concrete caps. The solid balustrade of river rock displays eyebrow scuppers. The porch gables are covered with wood shingles and have decorative tie beams supported on a center joist. A substantial gable-roof frame addition was built at the southeast corner of the house in the late twentieth century. The house sits on an elevated site with a river rock retaining wall bordering the sidewalk and driveway. River rock cheek walls flank the concrete steps leading from the sidewalk to the front walkway.

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[6] Anderson, 134.

ORDINANCE NO. O-46-26

AN ORDINANCE DESIGNATING THE HANNAH-GRAHAM HOUSE AT 437 BOUNDARY STREET AS A LOCAL HISTORIC LANDMARK

WHEREAS, the Town Council of the Town of Waynesville has taken into full consideration all statements and information presented at a public hearing held on the 13TH day of October on the question of designating a property known as the Hannah-Graham House (PIN 8615-48-7971) as a Local Historic Landmark; and

WHEREAS, the Historic Preservation Commission has demonstrated that the property known as the Hannah-Graham House (PIN 8615-48-7971) possesses special significance in terms of its historical, architectural, and cultural importance; and

WHEREAS, the Historic Preservation Commission has demonstrated that the property known as the Hannah-Graham House (PIN 8615-48-7971) possesses integrity of design, setting, workmanship, and materials; and

WHEREAS, the property known as the Hannah-Graham House (PIN 8615-48-7971) is owned by Shannon and Sherry Morgan; and

WHEREAS, after notice duly given, a public hearing was held by the Historic Preservation Commission on _September 2nd, 2026_; and

WHEREAS, after notice duly given, a public hearing was held by Town Council on __October 13th, 2026__.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE TOWN OF WAYNESVILLE, MEETING IN REGULAR SESSION ON October 13th, 2026 AND WITH A MAJORITY OF THE BOARD MEMBERS VOTING IN THE AFFIRMATIVE, THE FOLLOWING:

That the property known as the Hannah-Graham House (PIN 8615-48-7971) and all of the land included in this property is hereby designated a Local Historic Landmark pursuant to Chapter 160A-400.5 of the General Statutes of North Carolina.

ADOPTED this 13th Day of October, 2026.

TOWN OF WAYNESVILLE

_____
J. Gary Caldwell, Mayor

ATTEST:

_____
Town Clerk

APPROVED AS TO FORM:

_____
Town Attorney

TOWN OF WAYNESVILLE

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

FOR PUBLICATION IN THE MOUNTAINEER: September 23 and September 30 (Wednesday) editions

Date: September 16th, 2026
Contact: Alex Mumby, (828) 452-0401

Notice of Public Hearing
Waynesville Town Council

The Town of Waynesville Town Council will hold a public hearing on Tuesday, October 13, 2026, at 6:00 p.m. in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider an application to designate 437 Boundary Street as a Local Landmark.

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

TOWN OF WAYNESVILLE COUNCIL MEETING
REQUEST FOR COUNCIL ACTION
Meeting Date: October 13, 2026

SUBJECT: **Purchase of a 2027 Dodge Durango Police Vehicle**

AGENDA INFORMATION:

Agenda Location: New Business
Item Number:
Department: Police
Contact: Chief David Adams
Presenter: **Chief David Adams**

BRIEF SUMMARY:

We are requesting funds from the ABC Law Enforcement account to purchase a 2027 Dodge Durango Patrol vehicle.

Dodge Durango: $43,780.00 Equipment: $16,174.23 Paint: $955.94 Striping: $2,525.20

Total: $63,435.37

MOTION FOR CONSIDERATION:

Motion to approve budget amendment for use of ABC funds to purchase a 2027 Dodge Durango.

FUNDING SOURCE/IMPACT: ABC Funds

Ian Barrett 10/6/2026

Ian Barrett, Finance Director Date

ATTACHMENTS:

N/A

MANAGER'S COMMENTS AND RECOMMENDATIONS:

Ordinance No. O-47-26

Amendment No. 13 to the 2026-2027 Budget Ordinance

WHEREAS, the Town Council of the Town of Waynesville wishes to amend the 2026-2027 Budget Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Waynesville that the 2026-2027 Budget Ordinance be amended as follows:

General Fund:

Decrease the following revenues:

Police Department ABC Funds	$63,435.37

Increase the following appropriations:

Police Department- Vehicle Purchases	$63,435.37

Adopted this 13th day of September 2026.

Town of Waynesville

_____
Gary Caldwell
Mayor

Attest:

_____
Candace Poolton
Town Clerk

Approved As To Form:

_____
Martha Sharpe Bradley
Town Attorney



ILDERTON

TRUST IN THE DRIVE

CHRYSLER DODGE Jeep RAM FIAT

CONVERSION COMMERCIAL SERVICE



10/6/2026

Buyer:	WAYNESVILLE POLICE DEPT	**Cell:**			
	JOSH SCHICK				
Phone:	828-400-6506	**Phone:**			
E-Mail	Jschick@waynesvillenc.gov	**Fax:**			

			TRADE
VEHICLE	DODGE DURANGO PURSUIT AWD	**Make:**	
Year:	2027	**Model:**	
Color:	BLACK	**Year:**	
Engine:	5.7L V8 HEMI MDS	**Color:**	
Drive	8-SPD AUTO 8HP75	**VIN:**	
Mileage:		**Stock #:**	
		ACV:	

MSRP

Sale Price NCSA CONTRACT 26-12-0909R **$ 40,075.00**

#236

Options Included

VINYL FLOOR / CLOTH FRONT	$ -		$ -
4 KEY FOBS / SHIFTER ON THE COLUMN	$ -		$ -
BLIND SPOT CROSS PATH DETECTION			$ -
CLASS IV RECEIVER HITCH			$ -
18" ALUMINIUM WHEELS	$ 430.00		$ -
VINYL REAR SEAT	$ 160.00		$ -
V8 ENGINE UPGRADE	$ 3,115.00		$ -
			$ -
			$ -
	$ -		$ -

Options Total **$ 3,705.00**

Sub Total **$ 43,780.00**

Units: 1

BALANCE DUE **$43,780.00**

Manager *Catherine Martin* **Customer**

DIRECTOR OF FLEET SALES

AUTHORIZED PERSONEL

Western Carolina Comm Systems, Inc.
Post Office Box 488
Sylva, NC 28779

Voice: **828-586-0611**
Fax: **828-586-0451**

QUOTATION

Quote Number: 9899
Quote Date: Sep 21, 2026
Page: 1

Quoted To:

Waynesville Police Department
Attn: Lt. Billy Benhart
9 S. Main Street
Waynesville, NC 28786

Customer ID	Good Thru	Payment Terms	Sales Rep
WPD	10/21/26	Net 15 Days	JSR

Quantity	Description	Unit Price	Amount
	2027 DODGE DURANGO MARKED W/HALF-CAGE		
1.00	KENWOOD, VHF (136-174 MHz), 50 WATTS NXDN CONVENTIONAL/ TYPE-C TRUNKING.	1,053.41	1,053.41
1.00	UNIDEN BEARCAT DIGITAL SCANNER	406.07	406.07
2.00	ANTENNA COAXIAL RF LINE KIT (BLACK)	35.45	70.90
1.00	MALE CRIMP CONNECTOR PL259	4.83	4.83
1.00	BNC CONNECTOR	6.25	6.25
2.00	PCTEL 152-162 HMz 1/4 WAVE, TITANIUM GRAY	20.85	41.70
1.00	FEDERAL SIGNAL 45" ALLEGIANT COMBO (FSJOIN) R/W & B/W FRONT & R/A & B/A REAR SIGNALMASTER, PATHFINDER (PW100), ES100 SPEAKER, SPEAKER BRACKET.	2,330.00	2,330.00
2.00	FEDERAL SIGNAL MICROPULSE ULTRA 6 FSJOIN, DUAL COLOR, CLEAR LENS.12 -LED. RED/BLUE (GRILL)	149.15	298.30
1.00	FEDERAL SIGNAL PAIR OF GRILLE BRACKETS FOR MPS3U/MPS6U LIGHT. FITS VEHICLES WITH A MESH GRILLE.	29.85	29.85
2.00	FEDERAL SIGNAL MICROPULSE ULTRA 6 FSJOIN, DUAL COLOR, CLEAR LENS.12 -LED. RED/BLUE (REAR SIDE CARGO 1 ON EACH SIDE)	149.15	298.30
1.00	FEDERAL SIGNAL, LATITUDE LIGHT STICK 31.8" IN LENGTH. BBBBRRRR.(INSIDE REAR HATCH)	498.86	498.86
1.00	FEDERAL SIGNAL, MOUNTING BRACKETS FOR LATITUDE, (LONG).	48.36	48.36
1.00	SETINA SINGLE PRISONER TRANSPORT WILL POLY-CARB WINDOW FOR 2011-CURRENT DODGE DURANGO.	1,074.96	1,074.96
1.00	SETINA REAR CARGO PARTITION WITH EXPANDED METAL	570.36	570.36

Subtotal	Continued
Sales Tax	Continued
TOTAL	**Continued**

All invoices totaling $ 1,000.00 or more will be subject to a payment schedule of 60% bef ordering, 20% upon delivery of equipment to WCCS and the remaining 20% on completic delivery to customer.

Thank you for your business.

Authorized Signature Printed Name Date

Western Carolina Comm Systems, Inc.
Post Office Box 488
Sylva, NC 28779

Voice: **828-586-0611**
Fax: **828-586-0451**

QUOTATION

Quote Number: 9899
Quote Date: Sep 21, 2026

Quoted To:
Waynesville Police Department Attn: Lt. Billy Benhart 9 S. Main Street Waynesville, NC 28786

Customer ID	Good Thru	Payment Terms	Sales Rep
WPD	10/21/26	Net 15 Days	JSR

Quantity	Description	Unit Price	Amount
	WINDOW FOR 2011- CURRENT DODGE DURANGO.		
1.00	SETINA DUAL T-RAIL DOUBLE WEAPON MT WITH 2 XL	545.16	545.16
	UNIVERSAL LOCKS & HANDCUFF KEY. (MOUNT TO PARTITION)		
1.00	HAVIS 19" CONSOLE W/ POCKETJET 8 INTERNAL PRINTER	698.55	698.55
	MOUNT FOR 2021-2025 DODGE DURANGO POLICE PACKAGE		
1.00	R/A DOWN CABLE FOR POCKETJET 8 PRINTER	15.45	15.45
1.00	HAVIS CONSOLE BRACKET FOR FEDERAL SIGNAL		
	PATHFINDER SIREN		
1.00	HAVIS, 1 PIECE EQUIPMENT MOUNTING BRACKET FOR		
	NX-5000 SERIES RADIO - NON-REMOTE & REMOTE STD HEAD.		
1.00	HAVIS UNIVERSAL 2-PIECE EQUIPMENT MOUNTING BRACKET		
	2.5"		
1.00	HAVIS, CONSOLE MOUNTED, 2 CUP SELF ADJUSTING 4".	57.49	57.49
1.00	HAVIS CONSOLE ACCESSORY BRACKET W/2 ACC OUTLET, &	137.85	137.85
	1 USB-C & USB-A PORT & 2 BLANKS FOR RECTANGULAR		
	ACCESSORIES		
2.00	HAVIS SHIELD MIC CLIP BRACKET	16.54	33.08
1.00	HAVIS, FLIP ARM REST.	174.85	174.85
1.00	FILLER PLATES TO FILL REST OF CONSOLE		
1.00	POCKETJET 8 PRINTER WITH VEHICLE KIT. REQUIRES	536.50	536.50
	PROPER USB CABLE ORDERED SEPARATELY		
1.00	KUSTOM SIGNAL GOLDEN EAGLE 3 WITH DUAL ANTENNA'S IN	3,234.00	3,234.00
	THE KA BAND		
1.00	KUSTOM SIGNAL BRACKETS		
	047-2674-00/05		
	2- 200-1271-00 FRONT & REAR		

All invoices totaling $ 1,000.00 or more will be subject to a payment schedule of 60% bef
ordering, 20% upon delivery of equipment to WCCS and the remaining 20% on completic
delivery to customer.

Subtotal	Continued
Sales Tax	Continued
TOTAL	**Continued**

Thank you for your business.

Authorized Signature Printed Name Date

Western Carolina Comm Systems, Inc.
Post Office Box 488
Sylva, NC 28779

Voice: **828-586-0611**
Fax: **828-586-0451**

QUOTATION

Quote Number: 9899
Quote Date: Sep 21, 2026
Page: 3

Quoted To:
Waynesville Police Department Attn: Lt. Billy Benhart 9 S. Main Street Waynesville, NC 28786

Customer ID	Good Thru	Payment Terms	Sales Rep
WPD	10/21/26	Net 15 Days	JSR

Quantity	Description	Unit Price	Amount
1.00	INSTALLATION KIT, VEHICLE. INCLUDES TIMER FOR EQUIPMENT SHUT DOWN.	263.52	263.52
1.00	LABOR	2,187.50	2,187.50
1.00	ESTIMATED SHIPPING (THIS IS JUST A GUESS, TARIFF'S ARE FLUCTUATING THIS EVERY WEEK)	500.00	500.00

Subtotal	15,116.10
Sales Tax	1,058.13
TOTAL	**16,174.23**

All invoices totaling $ 1,000.00 or more will be subject to a payment schedule of 60% bef ordering, 20% upon delivery of equipment to WCCS and the remaining 20% on completic delivery to customer.

Thank you for your business.

Authorized Signature Printed Name Date

A to Z SIGNS & ENGRAVING

SIGNSANDENGRAVING.NET 828-454-0983

1516 SULPHUR SPRINGS ROAD • WAYNESVILLE, NC 28786

Sales Quote

Date	Quote #
1/16/2025	5974

Ship To

Billy Benhart
450.2463
or Brandon Gilmore

Name / Address

Waynesville Police Department
Attn: Accounts Payable
9 South Main Street
Waynesville, NC 28786

P.O. No.	Terms	Rep
	Net 30	JND

Description	Qty	Amount	Total
printed and laminated premium vinyl wrap graphics Reflective both sides front and back 1x ghost 1x regular Black Durango #00 #00	2	1,150.00	2,300.00T
reflective numbers installed on vehicles 00	4	15.00	60.00T
Local Sales Tax		7.00%	165.20
Total			$2,525.20

Accelerated Collision Repair

3216 Asheville Rd, Waynesville, NC 28786
Phone: (828) 283-0674

Workfile ID: 31af0046
Federal ID: 83-2240655
State ID: 60-0790313

Preliminary Estimate

Customer: Waynesville PD

Written By: Rob Bartholomew

Insured: Waynesville PD
Type of Loss:
Point of Impact:

Policy #:
Date of Loss:

Claim #:
Days to Repair: 0

Owner:
Waynesville PD

Inspection Location:
Accelerated Collision Repair
3216 Asheville Rd
Waynesville, NC 28786
Repair Facility
(828) 283-0674 Business

Insurance Company:

VEHICLE

2020 DODG Durango Pursuit AWD (Fleet) 4D UTV 6-3.6L Gasoline Sequential MPI

VIN:
License:
State:

Interior Color:
Exterior Color:
Production Date:

Mileage In:
Mileage Out:
Condition:

Vehicle Out:
Job #:

TRANSMISSION
Automatic Transmission
4 Wheel Drive

POWER
Power Steering
Power Brakes
Power Windows
Power Locks
Power Mirrors
Heated Mirrors
Power Driver Seat

DECOR
Dual Mirrors
Privacy Glass
Console/Storage
Overhead Console

CONVENIENCE
Air Conditioning
Intermittent Wipers
Tilt Wheel
Cruise Control
Rear Defogger
Keyless Entry
Message Center
Steering Wheel Touch Controls
Rear Window Wiper
Telescopic Wheel
Climate Control
Dual Air Condition
Backup Camera
Parking Sensors

RADIO
AM Radio
FM Radio
Stereo
Search/Seek
Auxiliary Audio Connection

SAFETY
Drivers Side Air Bag
Passenger Air Bag
Anti-Lock Brakes (4)
4 Wheel Disc Brakes
Traction Control
Stability Control
Front Side Impact Air Bags
Head/Curtain Air Bags
Communications System
Hands Free Device

SEATS
Cloth Seats
Bucket Seats
Reclining/Lounge Seats

WHEELS
Aluminum/Alloy Wheels

PAINT
Clear Coat Paint

OTHER
Fog Lamps
Rear Spoiler

TRUCK
Rear Step Bumper

Customer: Waynesville PD

2020 DODG Durango Pursuit AWD (Fleet) 4D UTV 6-3.6L Gasoline Sequential MPI

Line		Oper	Description	Part Number	Qty	Extended Price $	Labor	Paint
1	**FRONT DOOR**							
2	*	Rpr	LT Door shell				1.0	2.4
3			Add for Clear Coat					1.0
4	**REAR DOOR**							
5	*	Rpr	LT Door shell				1.0	2.4
6			Overlap Major Adj. Panel					-0.4
7			Add for Clear Coat					0.4
8	**MISCELLANEOUS OPERATIONS**							
9	#	Refn	Color tint / color match					1.0
10	#	Repl	Flex additive		1	5.00		
				SUBTOTALS		**5.00**	**2.0**	**6.8**

ESTIMATE TOTALS

Category	Basis		Rate	Cost $
Parts				5.00
Body Labor	2.0 hrs	@	$ 60.00 /hr	120.00
Paint Labor	6.8 hrs	@	$ 60.00 /hr	408.00
Paint Supplies	6.8 hrs	@	$ 53.00 /hr	360.40
Subtotal				893.40
Sales Tax	$ 893.40	@	4.7500 %	42.44
County Tax	$ 893.40	@	2.2500 %	20.10
Grand Total				**955.94**

Our shop provides easy and accessible payment plans powered by Sunbit.
Scan this QR code to see payment options available to you.

Customer: Waynesville PD

2020 DODG Durango Pursuit AWD (Fleet) 4D UTV 6-3.6L Gasoline Sequential MPI

Estimate based on MOTOR CRASH ESTIMATING GUIDE and potentially other third party sources of data. Unless otherwise noted, (a) all items are derived from the Guide DR3TG11, CCC Data Date 09/16/2026, and potentially other third party sources of data; and (b) the parts presented are OEM-parts. OEM parts are manufactured by or for the vehicle's Original Equipment Manufacturer (OEM) according to OEM's specifications for U.S. distribution. OEM parts are available at OE/Vehicle dealerships or the specified supplier. OPT OEM (Optional OEM) or ALT OEM (Alternative OEM) parts are OEM parts that may be provided by or through alternate sources other than the OEM vehicle dealerships with discounted pricing. Asterisk (*) or Double Asterisk (**) indicates that the parts and/or labor data provided by third party sources of data may have been modified or may have come from an alternate data source. Tilde sign (~) items indicate MOTOR Not-Included Labor operations. The symbol (<>) indicates the refinish operation WILL NOT be performed as a separate procedure from the other panels in the estimate. Non-Original Equipment Manufacturer aftermarket parts are described as Non OEM, A/M or NAGS. Used parts are described as LKQ, RCY, or USED. Reconditioned parts are described as Recond. Recored parts are described as Recore. NAGS Part Numbers and Benchmark Prices are provided by National Auto Glass Specifications. Labor operation times listed on the line with the NAGS information are MOTOR suggested labor operation times. NAGS labor operation times are not included. Pound sign (#) items indicate manual entries.

Some 2024 vehicles contain minor changes from the previous year. For those vehicles, prior to receiving updated data from the vehicle manufacturer, labor and parts data from the previous year may be used. The CCC ONE estimator has a list of applicable vehicles. Parts numbers and prices should be confirmed with the local dealership.

The following is a list of additional abbreviations or symbols that may be used to describe work to be done or parts to be repaired or replaced:

SYMBOLS FOLLOWING PART PRICE:
m=MOTOR Mechanical component. s=MOTOR Structural component. T=Miscellaneous Taxed charge category. X=Miscellaneous Non-Taxed charge category.

SYMBOLS FOLLOWING LABOR:
D=Diagnostic labor category. E=Electrical labor category. F=Frame labor category. G=Glass labor category. M=Mechanical labor category. S=Structural labor category. (numbers) 1 through 4=User Defined Labor Categories.

OTHER SYMBOLS AND ABBREVIATIONS:
Adj.=Adjacent. Algn.=Align. ALU=Aluminum. A/M=Aftermarket part. Blnd=Blend. BOR=Boron steel. CAPA=Certified Automotive Parts Association. CFC=Carbon Fiber. D&R=Disconnect and Reconnect. HSS=High Strength Steel. HYD=Hydroformed Steel. Incl.=Included. LKQ=Like Kind and Quality. LT=Left. MAG=Magnesium. Non-Adj.=Non Adjacent. NSF=NSF International Certified Part. O/H=Overhaul. Qty=Quantity. Refn=Refinish. Repl=Replace. R&I=Remove and Install. R&R=Remove and Replace. Rpr=Repair. RT=Right. SAS=Sandwiched Steel. Sect=Section. STS=Stainless Steel. Subl=Sublet. UHS=Ultra High Strength Steel. N=Note(s) associated with the estimate line.

CCC ONE Estimating - A product of CCC Intelligent Solutions Inc.

The following is a list of abbreviations that may be used in CCC ONE Estimating that are not part of the MOTOR CRASH ESTIMATING GUIDE:
BAR=Bureau of Automotive Repair. EPA=Environmental Protection Agency. NHTSA= National Highway Transportation and Safety Administration. PDR=Paintless Dent Repair. VIN=Vehicle Identification Number.

TOWN OF WAYNESVILLE TOWN COUNCIL
REQUEST FOR COUNCIL ACTION
Meeting Date: 10/13/2026

SUBJECT Recommendation of Emergency Water Interconnect Committee

AGENDA INFORMATION:

Agenda Location: New Business
Item Number:
Department: Manager
Contact: Page McCurry
Presenter: A. Page McCurry B. Rick Howell

BRIEF SUMMARY Waynesville received proposals for engineering services related to the potable water interconnect on behalf of the Towns. The "Request for Qualifications" requests that engineering firms submit statements of qualifications for drafting a "Preliminary Engineering Report", Application for an Environmental Permit (FONSI), design, property acquisition, bidding and construction administration. The project has a preliminary budget of $19,246,178. Waynesville has been granted a SRF Grant/Loan of $2,841,800 with a 100% forgiveness of principal. The Committee met on 10/2/26 to review submissions by McGill Associates and Withers Ravenel engineers. After reviewing the applications, the committee recommends McGill Associates of Asheville. Their recommendation was based on McGill's experience with the Interconnect to date and the firm's project schedule. Should the Council approve the Committee's recommendation, they will instruct the Committee to negotiate a contract that will be submitted to the Council for approval.

MOTIONS FOR CONSIDERATION:

Approve the Interconnect Committee's recommendation of McGill Associates as engineer for the "Canton, Clyde Waynesville Water Interconnect" and request that the Committee negotiate a contract for Council consideration.

Approve the Project Ordinance establishing the capital projects fund for the Waynesville/Clyde/Canton Water Interconnect Project in the amount of $2,841,800, funded by the North Carolina Department of Environmental Quality (NCDEQ) State Revolving Funds (SRF Helene Funds), as presented.

FUNDING SOURCE/IMPACT State Revolving Loan of $2,841,800 with 100% principal forgiveness**.**

ATTACHMENTS: Committee Recommendation, Scoring Sheet, Proposal, Project Ordinance

MANAGER'S COMMENTS: See Above

MEMORANDUM

TO: Mayors, Town Commissions, Councils
FROM: Rob Hites, Southwestern COG
Date: 10/3/2026

Subject: Recommendation of Interconnect Committee on Engineering Proposals

The Interconnect Committee comprised of representatives of Canton, Clyde, Waynesville, and Haywood County met on 10/2/2026 to review proposals to prepare Engineering Reports, Applications for "Finding of No Significant Impact (FONSI), design and bid documents, property acquisition and construction administration for the potable water interconnect between Canton and Waynesville.

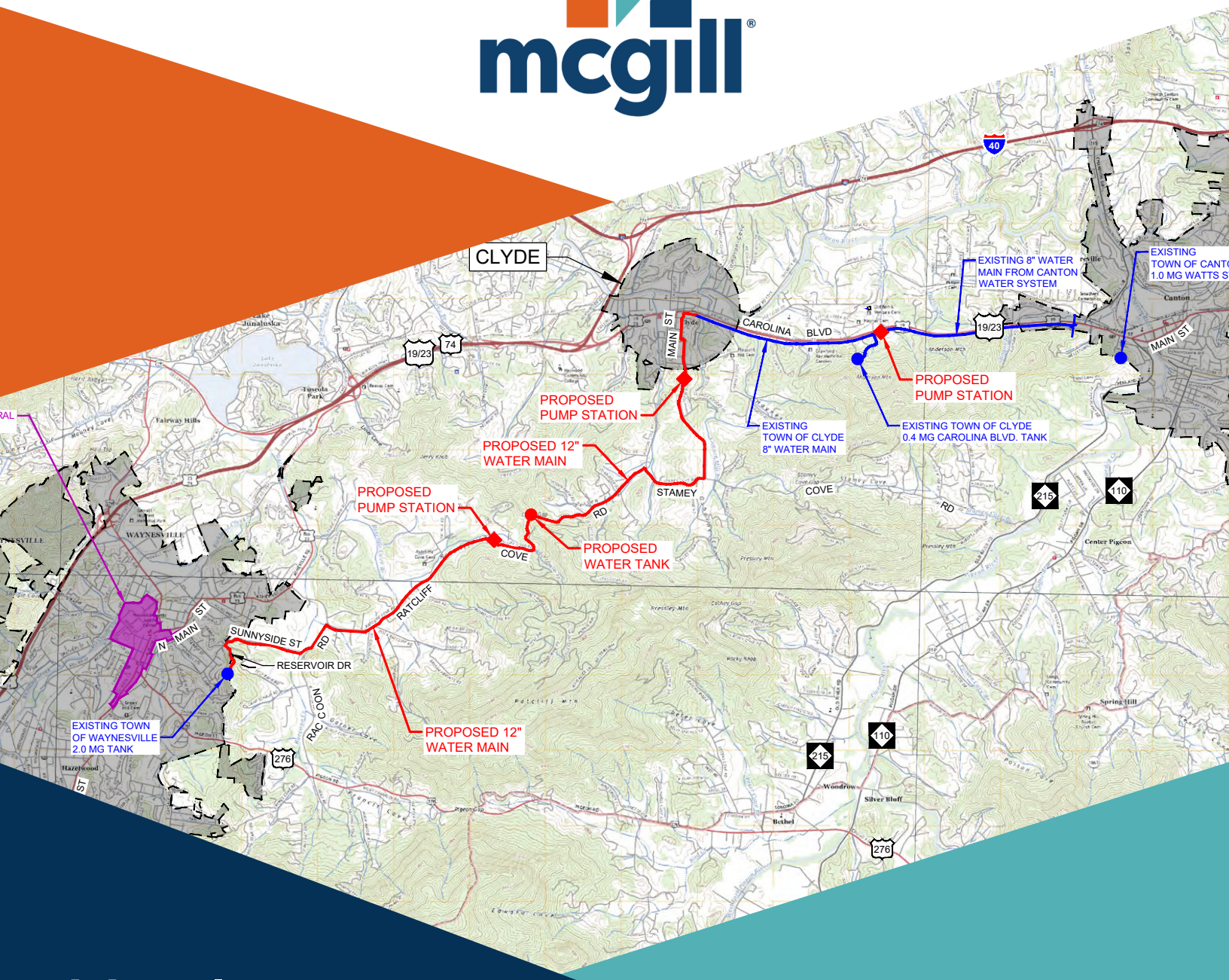
The "Memorandum of Understanding" designates Waynesville as "project administrator". As such, Assistant Manager Page McCurry accepted the proposals on behalf of the Towns. Proposals were accepted until 3:00 pm on September 30th. Ms. McCurry reported that two proposals were submitted, McGill Associates and Withers and Ravenel. Both firms have been actively involved in engineering projects in Haywood County for a number of years. Ms. McCurry sent the proposals to Committee members for review based on a scoring formula stated in the Request for Qualifications (RFQ).

The Committee discussed their reviews and agreed on a Committee recommendation (attached). They recommend McGill Associates of Asheville based on their experience with the Interconnect to date and their proposed schedule for carrying out the project.

The State procurement statute requires that elected bodies choose and engineering firm based on their qualifications only. Once the firm has been selected, the governmental unit will negotiate a contract and present it to the elected officials for approval. Given that this is a consortium of local governments, we recommend that each Town consider the Committee recommendation at their next meeting. Should the elected bodies concur with the Committee, it will present them with a contract. Should the elected bodies reject the committee recommendation or fail to agree on a contract, the Statute states that they will move to the next proposal. The Statute also states that the elected bodies may reject any and all of the proposals and direct the Committee to readvertise the project.

Clyde, Canton, Waynesville Interconnect
Statement of Qualifications Scoring

Criteria	Withers Ravenel	McGill Associates		
Qualification of Firm	18	20		Score on a scale of 1%-20%
Overall Qualification of Project Team	22	25		Score on a scale of 1%-25%
Experience with NC State Revolving Loans	10	10		Score on a scal of 1-10%
Project Delivery Approach	15	25		Score on a Scale of 1-25%
Office Location & Availability of Key Personnel	18	20		Score on a Scale of 1-20%
	83	100		



Water Interconnect Design, Bid, and Construction

THE TOWN OF CANTON, TOWN OF CLYDE, AND TOWN OF WAYNESVILLE

Table of Contents

	Cover Letter	1
01	Firm / Team Background	2
02	Project Team	3-5
03	Firm / Team Experience and References	5-11
04	Project Delivery Approach	12-15

Shaping Communities Together

September 30, 2026

Page McCurry, Waynesville Assistant Town Manager
16 South Main Street
Waynesville, NC 28786

RE: Water Interconnect Design, Bid, and Construction

Dear Ms. McCurry,

The Towns of Clyde, Canton, and Waynesville (the Towns) are taking an important step toward strengthening regional water system resilience. The proposed interconnection will improve reliability during droughts, floods, infrastructure failures, and future emergencies such as fire. This project's successful delivery will depend on close coordination among the Towns and careful management of an accelerated project supported by multiple funding sources. McGill Associates, PA (McGill) brings the following to this project:

- **Schedule Adherence:** A portion of the project funding is tied to a demanding 15-month schedule. Meeting that deadline while maintaining consistent technical standards and quality control will require a team that can advance multiple workstreams concurrently. Mark Cathey, a Haywood County resident, will lead our team and serve as Project Coordinator and Principal-in-Charge. To accelerate the Phase 1 work, McGill will divide the project into two segments supported by two engineering teams, advancing the designs concurrently.
- **Familiarity and Continuity:** McGill has been involved in this interconnection from its early planning stages. Our team prepared the 2018 regional water supply study, helped develop the interconnection agreement, prepared the preliminary engineering report and project mapping, and surveyed the proposed route. We also understand the existing water systems and have experience working with their supervisory control and data acquisition (SCADA) provider. This familiarity will allow our team to begin immediately without spending valuable time learning the project.
- **Proven Water Interconnection and Finding of No Significant Impact (FONSI) Experience:** The success of this project requires a team that understands both the Towns' and the project's needs. McGill's local presence is backed by 42 years of experience delivering public water infrastructure, including interconnections of similar size and complexity. Our team also brings direct experience with transmission mains, storage and pumping facilities, hydraulic modeling, and SCADA integration. Many of our projects have required detailed environmental assessments, and our team has helped secure the necessary FONSI determinations.

McGill understands both the importance and the complexity of this project. Our team is prepared to partner to deliver a reliable interconnection that strengthens all three systems. Please do not hesitate to contact me with any questions. Thank you for your consideration.

Sincerely,
MCGILL ASSOCIATES, PA

Mark Cathey, PE
Principal-in-Charge | Project Coordinator



CONTACT FOR THE FIRM

Mark Cathey, PE
mark.cathey@mcgillassociates.com
p. 828.252.0575
55 Broad Street
Asheville, NC 28801

LEGAL FIRM NAME

McGill Associates, PA

CORPORATE HEADQUARTERS

55 Broad Street
Asheville, NC 28801
p. 828.252.0575

FAMILIARITY

Led by Mark Cathey and Mike Waresak, McGill assisted the Towns in securing $17.1 million in North Carolina Department of Environmental Quality (NCDEQ) Division of Water Infrastructure (DWI) State Revolving Fund (SRF) awards for the interconnection.

Our funding staff understands the commitments attached to these awards and will coordinate closely with the engineering team to keep procurement, invoicing, reporting, and project documentation aligned with program requirements.

This continuity will be especially valuable when allocating costs among the participating communities and funding sources.

Prior Experience and Qualifications with Projects of a Similar Size



McGill's public water system interconnect experience spans North Carolina, helping communities strengthen system resilience and maintain reliable public services. Our work includes the Mars Hill–Marshall interconnect, a project of similar size and complexity that is now under construction. We have also designed connections between Mars Hill and Weaverville and between Hot Springs and Fairview. Additional relevant projects are highlighted beginning on page five.

This experience extends beyond waterline design. Our team understands the coordination required when projects cross utility service areas, public and private property, and funding jurisdictions. We have supported environmental reviews and FONSI determinations for numerous infrastructure projects. Our technical depth and staffing capacity allow survey, permitting, environmental review, and easement coordination to advance concurrently on an accelerated schedule.

General Capabilities

HISTORY

McGill was founded in Asheville in 1984 to **help communities provide safe drinking water and properly treat wastewater** — services that remain central to our work today. From the beginning, we partnered with municipalities to deliver practical, cost-effective infrastructure that protects public health while supporting community growth.

Over the past 42 years, McGill has grown into a multidisciplinary engineering firm with eight offices across the region. This growth has expanded the **technical depth and capacity we bring to complex infrastructure projects**, while our municipal-first approach has remained unchanged. The staff selected for this project have extensive experience with similar projects (detailed within the following sections).

Because grant and loan funding is often essential to moving projects forward, McGill has also developed funding expertise with **extensive experience in North Carolina State Revolving Loans.** Our staff helps communities pursue funding and administer awards while keeping project scope and documentation aligned with each program's requirements. This coordination is especially valuable for projects supported by multiple funding sources, such as this project, where careful administration helps protect eligibility and momentum.

OVERALL SIZE

Number of Offices: 8

Number of Employees: 186

Business Type: Corporation

Headquarters Location: Asheville

Local Offices:

Asheville, NC	Pinehurst, NC	Roanoke, VA
Hickory, NC	Shallotte, NC	Williamsburg, VA
Raleigh, NC	Knoxville, TN	

SCOPE OF SERVICES

- **Water and Wastewater**
- **Civil Engineering**
- **Water Resources**
- **Electrical Engineering**
- **Mechanical, Electrical, and Plumbing**
- **Surveying**
- **Construction Administration**
- **Environmental**
- **Funding Administration**



Keith Webb, PE
Quality Assurance / Quality Control (QA / QC) (AVL)



Mark Cathey, PE
Principal-in-Charge
Project Coordinator (AVL)



Mike Waresak, PE
Project Manager (AVL)

Location Key
AVL = Asheville
HKY = Hickory
FLT = Fletcher
PHT = Pinehurst
RAL = Raleigh

McGill
BLE
TELICS

DESIGN TEAM 1

Mike Waresak, PE
Water Engineering Team Lead (AVL)

Matthew Jones, PE
Senior Project Manager (PHT)

Sarah Carver, EI
Engineering Technician (AVL)

DESIGN TEAM 2

J Meliski, PE
Water Engineering Team Lead (AVL)

Keith Gellerman, PE
Project Manager (AVL)

Cole Emmett, PE
Project Engineer (AVL)

SURVEYING

Chad Howard, PLS
Survey Practice Area Leader (AVL)

Charles Langdale, PLS
Survey Team Lead (AVL)

Daniel Vail
Survey Party Chief (AVL)

ENVIRONMENTAL

Jonathan Herman, PLA
Environmental Planner (HKY)

Alex Lowdermilk
Environmental Specialist (HKY)

ELECTRICAL

Nick Huffman, PE
Electrical Practice Area Leader (HKY)

Phil Fisher, PE
Senior Project Manager (AVL)

Jacob Webb
Engineering Technician (AVL)

CONSTRUCTION

Adam Waldroup, PE
Construction Services Manager (AVL)

Greg Harvey
Construction Administrator (AVL)

GEOTECHNICAL

Jesse Jacobson, PE
Geotechnical Team Lead (FLT)

EASEMENTS / PROPERTY ACQUISITION

Andrew Ponder, R/W-RAC
Easements / Property Acquisition Lead (AVL)

FUNDING ADMINISTRATION

Christyn Fertenbaugh, PE
Funding Services Manager (RAL)

Julia Byrd, EI
Funding Administrator (AVL)

Key Team Experience

Mark Cathey, PE

PRINCIPAL-IN-CHARGE, PROJECT COORDINATOR



Mark brings 32 years of civil and environmental engineering experience and extensive knowledge of Western North Carolina. As Principal-in-Charge, he will provide executive oversight, support timely decision-making, and deploy firmwide resources to maintain the project schedule. His experience delivering municipal infrastructure and working with local officials will help keep the project aligned with the Towns' priorities.

PE: NC #24993 (+ 2 states)
Years of Experience: 32 total / 27 McGill

Keith Webb, PE

QA / QC



Keith brings 46 years of civil and environmental engineering experience, with an emphasis on complex water and wastewater infrastructure. As QA/ QC Manager, he will provide independent technical review of calculations, plans, specifications, and construction documents. His practical project-delivery experience will help identify issues early and maintain consistency and constructability across the two design segments.

PE: NC #012809 (+ 2 states)
Years of Experience: 46 total / 40 McGill

Mike Waresak, PE



PROJECT MANAGER
DESIGN TEAM 1 LEAD

Mike brings 39 years of experience planning, designing, and delivering complex water infrastructure. As Project Manager / Engineer and Design Team 1 Lead, he will direct the project's engineering and coordinate with Design Team 2 to maintain a consistent overall design. His experience with distribution systems, booster pump stations, tanks, and construction administration will support practical decisions from design through completion.

PE: NC #019950 (+ 5 states)
Years of Experience: 39 total / 22 McGill

J Meliski, PE



DESIGN TEAM 2 LEAD

J brings 20 years of municipal infrastructure experience, with an emphasis on water distribution and wastewater collection systems. As Design Team 2 Lead, he will direct the segment's technical design and coordinate closely with Mike Waresak to maintain consistency across the project. His experience with waterline extensions, storage tanks, pump stations, and projects delivered from funding through closeout aligns directly with the proposed improvements.

PE: NC #029887
Years of Experience: 20 total / 19 McGill

Matthew Jones, PE



DESIGN TEAM 1 SENIOR PROJECT MANAGER

Matthew is a senior project manager with experience preparing engineering reports, plans, specifications, cost estimates, environmental documentation, and permits for water projects. As part of Design Team 1, he will support Mike Waresak in advancing design and coordinating technical deliverables. His responsive management style will help provide timely information and keep the team aligned with the Towns' needs.

PE: NC #041400 (+ 1 state)
Years of Experience: 15 total / 9 McGill

Keith Gellerman, PE



DESIGN TEAM 2 PROJECT MANAGER

Keith brings 14 years of water and wastewater planning, design, and construction management experience. As part of Design Team 2, he will support J Meliski in advancing design and coordinating technical deliverables. His experience managing complex project sequencing and multidisciplinary coordination will help maintain progress while keeping the team attentive to schedule and budget.

PE: NC #059283 (+ 4 states)
Years of Experience: 14 total / 2 McGill

Jonathan Herman, PLA



ENVIRONMENTAL PLANNER

Jonathan brings 21 years of environmental planning experience, including state-funded infrastructure projects. His experience with environmental review, 404 / 401 permitting, stream buffers, and geographic information system (GIS) analysis will help identify potential constraints early and advance the review with design.

PLA: NC #2231
Years of Experience: 21 total / 8 McGill

Christyn Fertenbaugh, PE



FUNDING SERVICES MANAGER

Christyn brings 15 years of experience with water and wastewater permitting, compliance, and NCDEQ DWI-administered funding programs. Her experience with grant administration will help the Towns meet SRF requirements, maintain complete documentation, and keep funding activities aligned with project delivery.

PE: NC #042020
Years of Experience: 15 total / 2 McGill

Subconsultants

BUNNELL LAMMONS ENGINEERING

SERVICES: Geotechnical engineering

Subsurface conditions can determine whether a site is feasible and how development should proceed. Since 1996, Bunnell-Lammons Engineering, Inc. (BLE) has provided geotechnical engineering services throughout the Southeast. For this contract, BLE will perform investigations and develop recommendations that inform site planning and design. Its construction materials testing and inspection capabilities can also support projects through construction.

Jesse Jacobson, Director of Technical Services
jesse.jacobson@blecorp.com

30 Park Ridge Drive, Fletcher, NC 28732
800.249.0176 | blecorp.com

TELICS

SERVICES: Property Easement and Acquisition

Property acquisition can directly affect project schedules and the ability to advance construction. Established in 1981, Telecommunication & Industrial Consulting Services Corporation (TELICS) provides right-of-way acquisition, appraisal, relocation assistance, and utility coordination throughout North Carolina and South Carolina. For this contract, TELICS will support easement and property acquisition, helping the Towns secure the property rights needed to keep design and construction moving.

Andrew Ponder, SR/WA, Senior Manager, Right of Way Services | aponder@telics.com

850 Warren Wilson Road, Swannanoa, NC 287378
828.575.2324 | blecorp.com

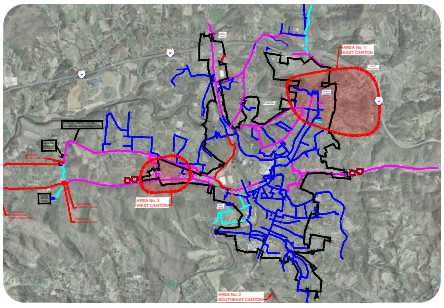
Experience with the Towns and Their Water Systems

The proposed McGill team already understands the Towns' water systems and the infrastructure relationships that will shape this interconnection. Through prior planning, mapping, surveying, and hydraulic modeling, team members have developed firsthand knowledge of existing conditions and how the three systems must work together.

Just as important, we already understand the funding behind the proposed interconnection. Led by Mark Cathey and Mike Waresak, McGill assisted the Towns in securing $17,158,338 in SRF awards for the project:

- **$10 million for Canton**
- **$4,316,538 for Clyde**
- **$2,841,800 for Waynesville**

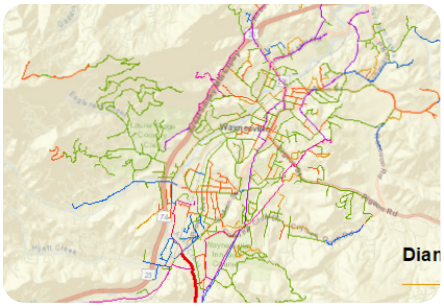
Christyn Fertenbaugh and Julia Byrd supported the funding effort and bring that continuity into administration of the awards. Because of this understanding and continuity, McGill can move directly into delivery while keeping design decisions, procurement, and documentation aligned with SRF requirements.



Hydraulic modeling for the Town of Canton



Water Model for the Town of Clyde



Water Model for the Town of Waynesville

Experience with FONSIs and Engineering Reports

Phase I depends on advancing the environmental review alongside the Preliminary Engineering Report (PER) so the project can remain on the Towns' accelerated schedule.

The proposed team has direct experience preparing Environmental Information Documents (EIDs), FONSI applications, and other environmental documentation for public infrastructure projects. This experience allows environmental considerations to inform design while keeping agency review moving efficiently. Representative projects are listed below, followed by a case study demonstrating this experience in practice.

- Town of Bryson City Wastewater Treatment Plant (WWTP) Improvements
- Town of Murphy Ice Plant Lift Station and Force Main Replacement Project
- Village of Chimney Rock Main Street Phase 2 Streetscape Improvements
- Cleveland County Water (CCW) Broad River Water Treatment Plant (WTP)
- Town of Robbinsville Water System Improvements
- Town of Robbinsville WWTP
- Tuckaseigee Water and Sewer Authority (TWSA) Horsepasture River WWTP
- TWSA Wastewater Treatment Plant No. 1
- East Yancey Water and Sewer District WWTP
- McDowell County Lake James Raw Water Intake
- City of Statesville Lookout Shoals Raw Water Intake



McGill prepared the environmental documentation supporting the FONSI for the TWSA WWTP (right)

ENVIRONMENTAL REVIEW FOR CLEVELAND COUNTY WATER (CCW)

After the United States Department of Agriculture Rural Development (USDA-RD) determined that an Environmental Assessment was necessary for CCW's new 6.0-million-gallons-per-day (MGD) WTP and 130,000 linear feet (LF) of transmission line, our team advanced the environmental documentation alongside preliminary design.

The environmental review directly informed project planning. An alternative involving a large reservoir was eliminated because of its potential effects on wetlands and wildlife habitat. The preferred alternative minimizes impacts by using existing rights-of-way, directional drilling at water crossings, and preserved buffers. McGill submitted the revised Environmental Assessment in March 2026 to support USDA-RD's FONSI determination.



Experience with Public Water Utility Distribution Systems

The proposed team has delivered water interconnections ranging from targeted system connections to regional projects encompassing more than 37 miles of waterline. These projects have required coordination with NCDOT, NCDEQ Public Water Supply, and other regulatory agencies. The projects detailed on the following pages demonstrate experience with:

- Emergency and redundant connections between neighboring water systems
- Booster pump stations and water storage tanks
- Master-meter and pressure-control facilities
- Hydraulic modeling and SCADA integration
- NCDOT Encroachment Agreements
- NCDEQ permits
- United States Army Corps of Engineers (USACE) permits
- Survey plats and legal descriptions for easement and property acquisitions
- Railroad, roadway, and stream crossings
- Multiple construction contracts delivered under a coordinated program
- Funding compliance and administration
- Bidding, construction administration, and project closeout

Together, these projects demonstrate the team's ability to coordinate improvements across municipal systems and deliver the full scope required for the Canton, Clyde, and Waynesville interconnection.

FROM PROJECT PLAN TO DELIVERY

PROJECT MANAGER / ENGINEER MIKE WARESAK, PE

Mike has also been closely involved with this interconnection from planning through funding. His firsthand knowledge of the three water systems and the commitments attached to the SRF awards will allow him to move directly into implementation, coordinate the concurrent design teams, and keep technical decisions aligned with the Towns' priorities.



MARS HILL / WEAVERVILLE WATER SYSTEM INTERCONNECTION

TOWN OF MARS HILL

This completed project created an emergency water system interconnection between Mars Hill and Weaverville. Improvements included approximately 20,300 LF of 8- and 12-inch waterline, a 250-gallons-per-minute (GPM) booster pump station, and a master meter.

The connection provides Mars Hill with up to 250,000-gallons-per-day during drought conditions while improving fire protection and supporting future growth. McGill provided planning, alternatives analysis, design, permitting, and construction documents. We also obtained agency approvals, including NCDOT and NCDEQ.

Client Reference

Nathan Bennett, Town Manager
280 North Main Street, Mars Hill, NC 28754

828.689.2301
nbennett@townofmarshill.org







MARSHALL / MARS HILL WATER INTERCONNECTION

MADISON COUNTY

Funded through a $12 million NC DWI American Rescue Plan Act (ARPA) earmark, this project extends approximately 45,000 LF of 8- and 12-inch waterline to interconnect the Towns of Mars Hill and Marshall. The improvements include two water storage tanks and two booster pump stations, supported by an interconnection master meter vault and SCADA telemetry. Once complete, the connection will provide an emergency water supply between the two Towns while supporting economic growth along the NC 213 corridor.

Construction is being delivered through two separate contracts. McGill's services have included funding assistance, surveying, water system modeling, easement acquisition support, design and permitting, including NCDOT and NCDEQ. McGill also led bidding and award for both contracts and is providing construction administration and observation through project closeout.

Client Reference

Rod Honeycutt, County Manager
Post Office Box 579, Marshall, NC 28753

828.649.2854
rhoneycutt@madisoncountync.gov







HOT SPRINGS / FAIRVIEW COMMUNITY WATER CONSOLIDATION

MADISON COUNTY

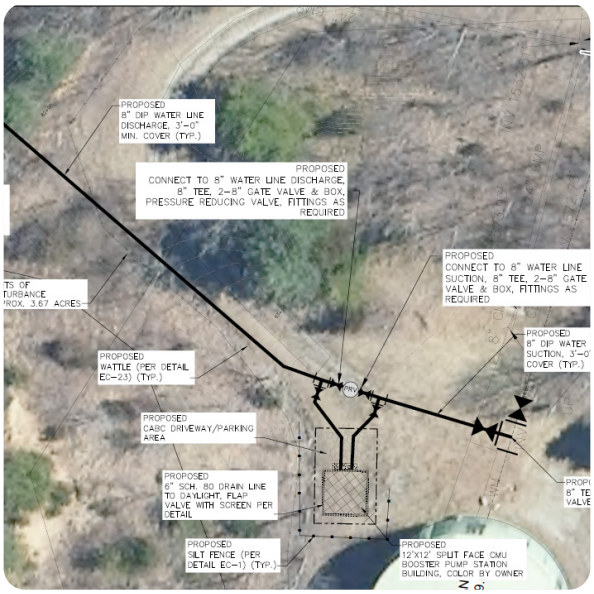
Madison County is extending the Town of Hot Springs water system to serve and consolidate the Fairview Community Water System, which has experienced water quality violations and maintenance concerns, and relies on an inadequate single-well supply.

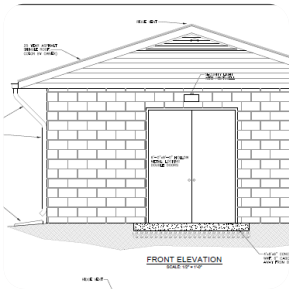
Funded through a State earmark, the project includes a new booster pump station, a 100,000-gallon storage tank, and approximately 12,600 LF of new 8-inch waterlines to replace aging infrastructure. McGill is providing services from preliminary design through construction and closeout, including NCDEQ permitting and NCDOT approval.

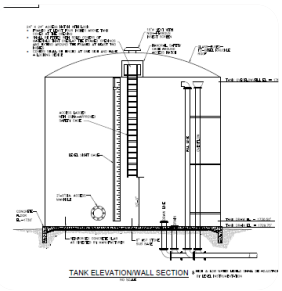
Client Reference

Rod Honeycutt, County Manager
Post Office Box 579, Marshall, NC 28753

828.649.2854
rhoneycutt@madisoncountync.gov







CHERRYVILLE WATER INTERCONNECTION

CLEVELAND COUNTY WATER (CCW)

McGill assisted CCW with the design, bidding, permitting, and construction administration of a new water system connection between Tobe Bridge Road and the City of Cherryville. The project will extend CCW's system along existing roadways and across the CSX railroad, creating a looped feed within the Waco pressure zone. This connection will allow water to flow between the two systems, especially during emergencies. McGill obtained approvals from NCDOT and NCDEQ for the project.

Supplied by the new McGill-designed Waco Pump Station, the system delivers up to 700 GPM to Cherryville and provides the capacity to fill the City's West Academy Street elevated tank. Improvements include approximately 12,000 LF of 4-, 6-, and 8-inch waterline, a dual master meter, 13 fire hydrants, and related appurtenances.

Client Reference

Brad Cornwell, General Manager
Post Office Box 8, Shelby, NC 28150

704.538.9033
brad.cornwell@clevelandcountywater.com







CCW AND BOILING SPRINGS WATER INTERCONNECTION

CLEVELAND COUNTY WATER (CCW)

CCW upgraded its aging interconnection with the Town of Boiling Springs along McBrayer Homestead Road, allowing the Town to purchase potable water from the County as needed. The project connected the systems' existing 6-inch waterlines through two below-grade vaults housing a master meter, backflow prevention, and an actuated pressure-reducing valve.

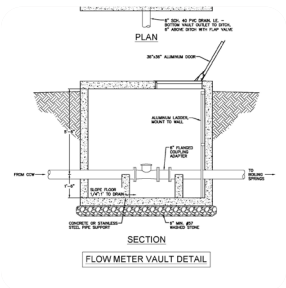
The valve reduces pressure from approximately 115 pounds per square inch (psi) in the CCW system to match Boiling Springs' operating pressure of approximately 85 psi. Electrical controls and a SCADA connection to the Town's elevated tank support automatic operation and system monitoring. McGill provided planning and funding assistance, design, permitting, construction administration, and agency coordination. McGill coordinated and obtained agency approvals from NCDOT and NCDEQ.

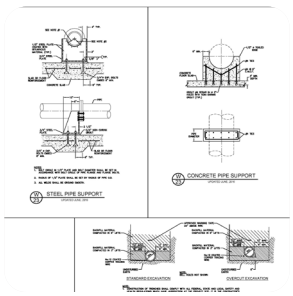
Client Reference

Brad Cornwell, General Manager
Post Office Box 8, Shelby, NC 28150

704.538.9033
brad.cornwell@clevelandcountywater.com







FALLSTON / CCW INTERCONNECT

TOWN OF FALLSTON

The Town of Fallston completed water distribution system improvements that included a new 12-inch interconnection with CCW and replacement of approximately 10,000 LF of aging waterline.

The USDA-RD-supported project strengthened system reliability and provided the Town with access to a regional water supply. McGill provided the preliminary engineering report, environmental documentation, design and permitting, bidding assistance, construction administration, observation, and project closeout. McGill prepared applications for and obtained agency approvals from NCDOT and NCDEQ.

Client Reference

Brad Cornwell, General Manager
Post Office Box 8, Shelby, NC 28150

704.538.9033
brad.cornwell@clevelandcountywater.com







MARION / MCDOWELL INTERCONNECT



MCDOWELL COUNTY

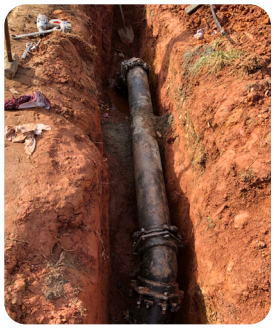
This $11 million ARPA-funded project extended 72,000 LF of water line across six construction contracts, expanding service and providing redundant connections to the City of Marion's water system. McGill provided design, permitting, easement acquisition support, bidding and construction administration. Agency approvals were obtained from NCDOT and NCDEQ.

Client Reference

Ashley Wooten
County Manager
69 N Main Street
Marion, NC 28752

828.652.2976
awooten@mcdowellgov.com

MURPHY WATER AND SEWER LINE IMPROVEMENTS



TOWN OF MURPHY

The Town of Murphy is replacing approximately 25,000 LF of aging water and sewer lines throughout downtown, including 4- to 12-inch asbestos-cement and cast-iron waterlines and deteriorated terra cotta sewer lines. The project also includes more than 600 service connections and 50 fire hydrants.

Client Reference

Chad Simmons
Town Manager
Post Office Box 130
Murphy, NC 28906

828.837.2510 ext 4
manager@townofmurphync.com

HURRICANE HELENE WATER SYSTEM IMPROVEMENTS



TOWN OF HOT SPRINGS

McGill is providing engineering, permitting, easement acquisition assistance, and bidding and construction administration to replace the French Broad River waterline. The project is supported by Federal Emergency Management Agency (FEMA) and SRF-Helene funding and includes a directionally drilled waterline under the river. McGill obtained agency approvals from USACE, NCDOT, and NCDEQ.

Client Reference

Abby Norton, Mayor
Post Office Box 218
Hot Springs, NC 28743

828.622.7591
mayor@townofhotsprings.org

Team Experience and Availability Matrix

Project Experience		Marshall / Mars Hill Water Interconnection, Madison County	Mars Hill / Weaverville Water System Interconnection, Town of Mars Hill	Hot Springs / Fairview Community Water Consolidation, Madison County	Cherryville Water Interconnection CCW	CCW and Boiling Springs Water Interconnection, CCW	Fallston / CCW Interconnect, Town of Fallston	Marion / McDowell Interconnect, McDowell County	Murphy Water and Sewer Line Improvements, Town of Murphy	Helene Water System Improvements, Town of Hot Springs
Team Member	**Availability %**									
Mark Cathey, PE	20%	■	■	■	■	■	■	■	■	■
Mike Waresak, PE	26%	■	■	■			■	■		■
Keith Webb, PE	24%	■	■	■	■	■	■			■
J Meliski, PE	28%	■		■	■	■	■	■	■	
Matthew Jones, PE	32%									
Keith Gellerman, PE	31%			■						
Cole Emmett, PE	38%	■			■			■	■	■
Sarah Carver, EI	38%	■		■	■			■	■	■
Nick Huffman, PE	21%	■	■						■	
Phil Fisher, PE	24%	■	■	■					■	
Jacob Webb	32%	■		■					■	■
Chad Howard, PLS	23%	■		■				■	■	■
Charles Langdale, PLS	25%	■		■					■	
Daniel Vail	28%	■		■				■	■	■
Jonathan Herman, PLA	35%									■
Alex Lowdermilk	37%									■
Christyn Fertenbaugh, PE	25%			■				■		■
Julia Byrd, EI	28%			■	■			■		■
Jesse Jacobson, PE	25%	■								■
Adam Waldroup, PE	21%	■			■			■	■	■
Greg Harvey	25%	■			■			■	■	■
Andrew Ponder, SR / WA	27%			■						

Project Understanding

McGill began informally evaluating options for this interconnection following Hurricanes Frances and Ivan in 2004. In 2018, Haywood County formally selected McGill to evaluate the project through an SRF Merger and Regionalization grant. We later updated the study on behalf of the Town of Clyde and surveyed the proposed route via Ratcliff Cove Road, as well as the looped connection to the eastern side of Canton and the NC 215 and NC 110 corridor via Stamey Cove Road (although this segment is not yet funded). This history gives our team firsthand knowledge of all three water systems, allowing us to move directly into delivery without spending critical schedule time learning the project.

McGill has reserved staff capacity to make this project an immediate priority. Project Manager Mike Waresak, PE, and the majority of the core project team are based in McGill's Asheville office, providing convenient access to Canton, Clyde, and Waynesville. Principal-in-Charge Mark Cathey, PE, lives in Waynesville and travels through the project area daily. As Vice President, Mark also has the authority to deploy additional staff from across the firm as needed to maintain the project's accelerated schedule.

Approach

Successfully delivering these improvements will require coordinated execution across multiple project elements and stakeholders. McGill will provide practical guidance and proactive coordination to support efficient delivery and long-term performance.

FUNDING ADMINISTRATION

McGill understands that North Carolina State Revolving Loan Funding (SRF-Helene) and other disaster-recovery funding programs require a methodical approach to compliance. Missed requirements can delay a project, jeopardize eligibility, and increase costs.

McGill has an experienced and qualified funding administration team that will assist the Towns as needed with the SRF / State Water Infrastructure Authority (SWIA) funding coordination, including funds disbursement requests, documentation, progress reports, and communications with DWI staff. McGill has worked closely with NCDEQ DWI since 2016 and has expanded its funding services alongside the agency's programs. Our team supported the Towns in securing the three SRF awards for this interconnection and will carry that continuity into project delivery.

Our experience includes:

- **27 SRF-Helene applications prepared** following Hurricane Helene
- More than **$372 million requested** on behalf of municipal clients
- Former DWI staff who understand the agency's funding and compliance requirements

SRF-FUNDED AND ADMINISTERED PROJECTS INCLUDE:

Village of Chimney Rock
- New WWTP and Sewer Resiliency Improvements
- South and North Side Septic Improvements
- Water Supply Resiliency Improvements

Town of Bryson City
- Drinking Water Resiliency Improvements
- Wastewater Resiliency Improvements

Town of Highlands
- Drinking Water Resiliency Improvements

Town of Black Mountain
- Drinking Water Resiliency Improvements

Woodfin Water and Sewer Authority
- Water System Improvements

For this project, Christyn Fertenbaugh, PE, and Julia Byrd, EI, will coordinate funding requirements directly with the engineering team and participating communities. Their responsibilities will include:

- Tracking deadlines and funding milestones
- Allocating costs among the three SRF awards
- Maintaining procurement and compliance documentation
- Preparing reimbursement requests and agency reports
- Supporting project closeout

Integrating these activities with design, bidding, and construction will help protect funding eligibility while allowing Towns' staff to remain focused on utility operations.

1 | PROJECT INITIATION AND COORDINATION

McGill will initiate the project with coordination meetings to confirm scope, schedule, funding requirements, and communication protocols. Early coordination will focus on the initial Phase 1 deliverables, including preparation of the PER and submittal of the EID to support a FONSI. We will secure approval of both documents from the DWI.

McGill has prepared a topographical survey of the route for this project and has a thorough understanding of the site conditions. We have internal environmental staff experienced in developing EIDs and navigating the FONSI process. The most critical task, from a schedule efficiency standpoint, is submitting the scoping letters to the various environmental regulatory agencies. McGill will submit these scoping letters within days of receiving a notice to proceed on this project. Concurrently, team members will be completing the following tasks:

- **SRF / SWIA compliance requirements:** Our funding specialists are well versed in these requirements and are currently administering a similar project for Wilkesboro and North Wilkesboro that is supported by multiple SRF awards. We already have a process developed for pro-rata requisitions, record-keeping, and reporting.
- **Permitting pathways and agency coordination:** NCDEQ Public Water Supply, NCDEQ DWI, NCDEQ Division of Energy Mineral and Land Resources, and NCDOT.
- **Securing easements:** Led by our subconsultant, TELICS, our team will identify property needs for the proposed pump stations and water tank, then confirm any waterline segments located outside NCDOT right-of-way. We will then coordinate the required easements or property acquisition.

2 | ENGINEERING REPORT (ER) / EID AND FONSI

McGill will prepare the ER / EID in accordance with SRF requirements and the required DWI format. Because our team completed a PER for this project before DWI issued its SRF-Helene reporting requirements, the underlying technical information has already been developed. We can therefore update and reformat the report efficiently for DWI review.

- Description of existing water system and need for project
- Identification of potential water storage tank locations and current property owners
- Alternatives analysis (required by SRF guidelines)
- Basis of Design for selected alternative
- Preliminary Opinion of Probable Costs
- Environmental agencies scoping letters, EID, and FONSI

3 | DATA COLLECTION, SURVEYING, AND EASEMENT AND PROPERTY ACQUISITION

McGill has performed surveying of the proposed water line route through a previous contract with the Town of Clyde. Remaining survey work will focus on finalizing the locations of the three pump stations and the water tank, then surveying those sites for permanent easement plats or potential property acquisition.

McGill will perform the project's core engineering, surveying, environmental, funding, electrical, and construction services in-house, allowing us to directly manage staffing and schedules. The only tasks completed by subconsultants will be geotechnical evaluation (BLE) and easement / property purchase negotiations by TELICS, if necessary. Previous efforts will expedite design of the project significantly.

4 | HYDRAULIC MODELING AND PRELIMINARY DESIGN

McGill has GIS mapping of each of the Towns' water systems and has previously developed a hydraulic model for this interconnect. We will update this model to reflect recently completed projects and evaluate potential impacts of future proposed projects. The updated model will account for planned improvements, including future wells, waterlines, and tanks at Ratcliff Cove, Thompson Cove, Watts, and Spruce Street.

5 | FINAL DESIGN, PERMITTING, AND DWI APPROVAL

McGill will utilize multiple design teams and divide the interconnect project into two separate segments in order to expedite delivery. This will also allow for the construction to be divided into at least two separate contracts to further accelerate the completion of the project. We estimate completion of Phase 1 work within 12 months, well ahead of the Towns' 15-month milestone. Our estimated schedule is provided on page 15.

One segment will consist of the water line from Waynesville's Reservoir Road tank to the Ratcliff Cove Road (Clyde Gap) tank, including the pump station required along this route. The second segment will include the Clyde to Canton pump station, the Clyde to Clyde Gap tank pump station, and the associated water lines.

These segments will be assigned to two separate design teams. These teams will coordinate the connection points and the hydraulic modeling of existing and future conditions, but the Clyde Gap tank is a practical demarcation.

McGill will complete the following:

- 30%, 60%, and 90% design plans, and conduct review meetings with the Towns' representatives at each design progress milestone
- Electrical, controls, and SCADA design, including meetings with the Towns' staff to confirm SCADA and controls preferences. McGill is familiar with the SCADA systems and providers for each Town.
- Final construction plans and specifications
- Final project cost estimate
- NCDOT encroachment agreements
- NCDEQ Public Water Supply permit applications and DWI / SRF compliance documentation
- Following NCDEQ / DWI's issuance of an Authorization to Construct (ATC), assemble complete bid documents in accordance with SRF / SWIA requirements

Designs will emphasize constructability, cost control, and compatibility with the Towns' operations and preferences. McGill will also coordinate an emergency operating protocol that defines how the interconnection will respond to conditions and system demands within Canton, Clyde, or Waynesville.



GIS Parcel map for the potential area for the Clyde to Canton booster pump station segment.



GIS Parcel map for the potential Ratcliff Cove Road booster pump station site.

6 | BIDDING ASSISTANCE AND CONTRACTOR SELECTION

McGill will support the Towns during bidding by:

- Preparing advertisements for bids and solicitations
- Organizing and attending pre-bid conference
- Responding to contractor requests for information (RFI)
- Preparing addenda, as needed
- Conducting bid opening
- Assisting with bid evaluation
- Preparing a Certified Bid Tabulation and Recommendation of Award to the lowest responsive and responsible contractor
- Issuing the Notice to Proceed

7 | CONSTRUCTION ADMINISTRATION AND PROJECT CLOSEOUT

During construction, McGill will provide construction administration services, including:

- Review of project progress (site visits / construction observations)
- Submittal and shop drawing review
- Pay application review and recommendations for payment
- Change order evaluation
- Coordinating with the Towns' finance officers and other representatives and funding agencies
- Preparing hard-copy and digital record drawings
- Preparing project progress and final punch lists and coordinating project closeout

McGill will also coordinate progress meetings, respond to requests for information, and provide construction observation through testing and startup.

Closeout will include punch-list inspections, record drawings, final acceptance, and warranty review. Closeout documentation will be prepared to support final project acceptance and SRF / SWIA funding requirements and to facilitate a smooth transition to operations.

Anticipated Schedule

Task \ Month	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
ER / EID Submittal and DWI Environmental Review / FONSI Determination	■	■	■	■											
Survey		■													
Plans and Specifications Preparation, Hydraulic Modeling		■	■	■	■										
NCDEQ, NCDOT Permitting						■	■	■							
Easement / Property Acquisition Support				■	■	■	■	■							
Bidding Document Preparation, DWI Approval							■	■							
Bid / Award / DWI Approval (Multiple Contracts)									■	■	■	■			
Construction Administration*															
Project Closeout*															
Funding Administration**	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

**Construction timing will be refined with the Towns following confirmation of Phase I priorities and procurement requirements.*

***Funding administration to occur throughout the project.*

mcgill®

Shaping Communities Together

844.448.4333 • mcgillassociates.com

Let's Move Your Priorities Forward Together



Contact Mark Cathey, PE
to discuss this project for the Towns of Clyde, Canton, and Waynesville.

mark.cathey@mcgillassociates.com

828.252.0575

Ordinance No. O-48-26

Waynesville/Clyde/Canton Waster Interconnect Project Ordinance

WHEREAS the Town Council of the Town of Waynesville wishes to establish a capital projects fund to account for the Waynesville/Clyde/Canton Water Interconnect Project

NOW, THEREFORE, BE IT ORDAINED by the Council of the Town of Waynesville that the following project ordinance is hereby adopted:

Section 1. The project authorized is the Waynesville/Clyde/Canton Waster Interconnect Project to be funded by the North Carolina Department of Environmental Quality State Revolving Funds (SRF Helene Funds)

Section 2: the offices of this unit are hereby directed to proceed with the capital project in terms of the budget contained herein. This is a project length budget where the capital project fund will remain operational until the term of this project.

Section 3: the following finance source is anticipated to be available to complete this project

NCDEQ State Revolving Loan (0% Interest)	$2,841,800
Total Revenues	**$2,841,800**

Section 4. The following amounts are appropriate for expenditures of this project:

Expenditures	
Engineering/Pro. Services	$10,000
Administration	$742,000
Construction	$2,034,078
2% Closing Fee	$55,722
Total Appropriations	**$2,841,800**

Section 5. The Finance Officer is hereby directed at maintaining within the Capital Project Fund sufficient specific detailed accounting records to satisfy the requirements of the funding agency

Section 6:. Reimbursement requests should be made to the funding agency in an orderly and timely manner. Funds may be advanced from the General Fund for the purpose of making payments due

Section 7. The Finance Officer is directed to include a detailed analysis of past and future costs and revenues on this capital project in every budget submission made to this board.

Section 8. Copies of this project ordinance shall be furnished to the Town Clerk, the Budget Officer, and the Finance Officer for direction in carrying out this project.

Adopted this 13th day of October 2026.

Town of Waynesville

_____

Gary Caldwell, Mayor

Attest:

_____

Candace Poolton, Town Clerk

Approved As To Form:

_____

Martha Bradley, Town Attorney

TOWN OF WAYNESVILLE TOWN COUNCIL
REQUEST FOR BOARD ACTION
Meeting Date:

SUBJECT: Unauthorized signs on Town property

AGENDA INFORMATION:

Agenda Location: New Business
Item Number:
Department: Legal
Contact: Martha Bradley
Presenter: **Martha Bradley**

BRIEF SUMMARY: Council-member Dickson directed staff to prepare a draft ordinance implementing the Town's police power to restrict the placement of signs on Town-owned premises to those authorized in some manner by the Town Council.

MOTION FOR CONSIDERATION: To adopt the draft ordinance as proposed.

FUNDING SOURCE/IMPACT: None.

ATTACHMENTS:

COMMENTS AND RECOMMENDATIONS

11.4 General Provisions.

11.4.1 Standards Applicable to All Permitted Signs.

Permitted signs shall be located outside of the street right-of-way, behind sidewalk areas and outside of the site triangle as per Sections 6.7.2 for streets and 9.8.3 for driveways.

11.4.2 Noncommercial Messages.

Any sign, display or device allowed under this chapter may contain, in lieu of any other copy, any otherwise lawful noncommercial message.

11.4.3 No Unauthorized Signs on Town Property.

Regardless of whether a permit is required by another ordinance, no private signs, including but not limited to commercial, political, or personal signs, shall be erected, placed, or maintained on any property owned, leased, or controlled by the Town except as allowed below.

1. Official Town Signs or Displays are allowed. An Official Town Sign or Display is: (i) any temporary or permanent sign, banner, flag, notice, emblem, or structural display that is owned, fabricated, erected, or maintained by the Town of Waynesville; or (ii) authorized by resolution of the Town Council.
2. To qualify as an Official Town Sign or Display, the item must meet at least one of the following criteria:
   A. Public Safety or Direction: It provides necessary regulatory, directional, traffic control, wayfinding, or public parking information on public property or rights-of-way.
   B. Government Operation: It identifies Town facilities, public parks, Town-sponsored infrastructure projects, official town meetings or public notices, or other public information.
   C. Town-Sanctioned Event: It promotes a festival, market, or community event that has been officially authorized, adopted, funded, or co-sponsored by a vote of the Town Council.
   D. Civic Expression or Pride: It expresses civic pride, recognizes local public educational institutions, celebrates historic Town milestones, Appalachian heritage, local leaders or persons who have made significant contributions to the Town, or other aspects of community identity or heritage designated for recognition by a resolution of the Town Council.

~~1.~~3. Temporary Special Event Signs are allowed as follows: The holder of a Special Event Permit may display temporary signage strictly within the permitted event perimeter during the hour and days authorized by the permit for the event. All such signs must comply with uniform sign limits and safety guidelines and must be removed immediately upon expiration of the permit.

(Ord. No. O-15-13, 11-26-2013; Ord. No. O- - , - -2026)