



# TOWN OF WAYNESVILLE

## Planning Board

9 South Main Street  
Waynesville, NC 28786  
Phone (828) 456-8647 • Fax (828) 452-1492  
[www.waynesvillenc.gov](http://www.waynesvillenc.gov)

Development Services  
Director  
Elizabeth Teague

**Planning Board Members**  
Susan Teas Smith (Chairman)  
Ginger Hain (Vice Chair)  
Stuart Bass  
R. Michael Blackburn  
Gregory Wheeler  
Don McGowan  
Marty Prevost  
Tommy Thomas  
Barbara Thomas

### **Regular Meeting of the Planning Board**

**Town Hall, 9 South Main Street, Waynesville, NC 28786**  
**Monday, March 21, 2022, 5:30 PM**

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#### **A. CALL TO ORDER**

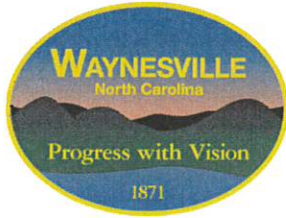
1. Welcome/Calendar/Announcements:
  - Scheduling of Special Called Meeting to continue work on recommendations from the Subdivision Subcommittee on April 4, 2022 at 5:30pm or another date to be determined.
2. Adoption of Minutes
  - February 21, 2022 Regular Meeting as presented (or as amended)

#### **B. BUSINESS**

1. Public Hearing on a major site plan review for a 60-unit apartment development on 7.1 acres at Preservation Way (PINs 8615-56-3155 and 8615-55-0946).
2. Public Hearing on a conditional district zoning amendment for a 59-unit townhome development on 7.71 acres at Allison Acres Drive (PINs 8615-88-1632, 8615-88-3857, 8615-88-1854) and off East Street (PIN 8615-88-4442).

#### **C. PUBLIC COMMENT/CALL ON THE AUDIENCE**

#### **D. ADJOURN**



## TOWN OF WAYNESVILLE Planning Board

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

Susan Teas Smith (Chairman)  
Ginger Hain (Vice)  
Gregory Wheeler  
Stuart Bass  
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Don McGowan  
Marty Prevost  
Tommy Thomas  
Barbara Christian Thomas

Development Services  
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### MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD

#### Regular Called Meeting

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

February 21<sup>st</sup>, 2022

THE WAYNESVILLE PLANNING BOARD held a Regular Scheduled Meeting February 21<sup>st</sup>, 2022, at 5:30 p.m. in the board room of the Town Hall, 9 South Main Street, Waynesville, NC. 28786.

#### A. CALL TO ORDER

##### 1. Welcome/Calendar/Announcements

The following members were present:

Susan Teas Smith (Chairman)  
Ginger Hain (Vice Chairman)  
Marty Prevost  
Tommy Thomas  
Stuart Bass  
Michael Blackburn  
Barbara Christian Thomas

The following members were absent:

Don McGowan  
Gregory Wheeler

The following staff members were present:

Elizabeth Teague, Development Services Director  
Olga Grooman, Planner  
Esther Coulter, Administrative Assistant

Chairman Susan Teas Smith called the meeting to order at 5:28 pm and welcomed everyone. Ms. Smith wanted to personally thank the Board Members and Staff for all their hard work on these issues. Ms. Smith also stated that the meeting was a public hearing without any public present.

2. Adoption of Minutes

***A Motion was made by Board Member Ginger Hain and seconded by Board Member Marty Prevost to approve the minutes of the January 24<sup>th</sup>, 2022, Planning Board meeting as presented (or amended). The motion carried unanimously.***

**B. BUSINESS**

*Chairman Susan Teas Smith open the public hearing at 5:40p.m.*

Ms. Smith said there were four items in tonight's meeting. Ms. Smith asked Development Services Director Elizabeth Teague to speak. Ms. Teague stated she had an introduction video from the School of Government before they start the public hearing for the ordinance changes. (The video was played) the school stated that if an application is submitted and the local ordinance changes before the item is heard, the applicant can choose which version they want to follow.

1. Public hearing and recommendation to the Board of Aldermen on revisions to the Traffic Impact Analysis Ordinance LDS 6.10.

Ms. Teague stated that since the January meeting additional changes were made with the assistance of engineer Mark Teague, P.E., principle of JM Teague Engineering to incorporate the ordinance of guidance for developing the Transportation Impact Analysis scope. Mr. Teague discussed with the Planning Board the importance of a Traffic Analysis Study using its own thresholds, parameters, and mitigation requirements, methods for conducting the study, and methods for analyzing the results of the study. The board asked questions and gave comments regarding the added section for the alternative analysis to Traffic Impact Analysis (TIA).

*Ms. Smith closed the public hearing at 6:45p.m.*

1. ***A Motion was made by Board Member Ginger Hain and seconded by Board Member Stuart Bass to approve that the proposed text amendments to the Land Development Standard are consistent with goal one to promote smart growth principles in land use planning and zoning. Encourage in-fill, mixed use, and context-sensitive development. Goal 6 to create an attractive, safe and multi-modal transportation system. Provide and interconnected transportation network of roadways, greenways, freight mobility, bicycle routes, and sidewalks that improves safety and strategic access for all users. Coordinate with NCDOT on roadway improvement projects, particularly those along South Main, North Main, Russ Avenue, Pigeon Road, and Dellwood Road.***

***With the conditions amending***

- ***6.10.1 adding #4 for a condition of a sub-standard road.***
  - ***6.10.4 adjusting the percentages of Thresholds for Mitigation leaving it general.***
  - ***6.10.5 adding when a TIA study is not required if it is not a sub-standard road.***
- The motion carried unanimously.***

2. ***A motion was made by Chairman Susan Teas Smith and seconded by Board Member Marty Prevost that the zoning amendment is in the public interest, it is consistent with***

***Comprehensive Land Use Plan, it is consistent with traffic engineering, provides balance with all parties in the development, it is consistent with the amendment already adopted for the community. The motion carried unanimously.***

*Chairman Susan Teas Smith opened the public hearing at 6:58p.m*

**2. Public hearing and recommendation to the Board of Aldermen on updates to the Stormwater Ordinance, LDS 12.5 and 15.4.1.**

Town Planner Olga Grooman stated that the proposed revisions to Section 12.5 Stormwater Management Ordinance are required to keep the Town of Waynesville in compliance with the National Pollutant Discharge Elimination System. The purpose of the NPDES permit is to manage stormwater runoff, reduce the discharge of pollutants, and protect water quality within the Town's jurisdiction. The permit is valid for five years. One of the requirements is to maintain adequate legal authorities through ordinance (permit reference 3.6.2). The proposed text amendment will align the Town's ordinance with Phase II NCDEQ Stormwater Model Ordinance for North Carolina.

The proposed text amendments include the following changes. The definitions of stormwater map, watershed, stormwater control measures (SCMs), the addition of Natural Resources Inventory and Stormwater Management System Concept Plan, the clarification of authority, penalties for violations, and remedies, the explanation of record keeping, standards for SCMs based on the NC DEQ Design Manual, and the clarification of As-Built standards for final stormwater inspection and additions to non-illicit discharges section.

Ms. Grooman read through the changes, discussing them in detail with the Board Members. Board Member Tommy Thomas made a recommendation to leave out the example of Watershed, as it is inconsistent with the other definitions and to clarify abbreviations.

*Ms. Smith Closed the public hearing at 7:19p.m*

- 1. A motion was made by Chairman Susan Teas Smith and seconded by Board Member Tommy Thomas that the zoning amendment is approved and is consistent with Comprehensive Land Use Plan Goal One: Continue to promote smart growth principles in land use planning and zoning. Encourage in-fill, mixed use, and context-sensitive development. Promote conservation design to preserve important natural resources. Reinforce the unique character of Waynesville. Goal Three: Protect and enhance Waynesville's natural resources. Encourage Park and greenway development to protect watersheds and improve access to open space. Protect rural lands, iconic views, and mountain vistas. Protect and enhance water quality and forests. The zoning amendment is needed to bring consistency with the Model Ordinance in this area. It provides more detail and gives more compliance opportunities and enforcement opportunities. The motion carried unanimously.***



2. ***A motion was made by Chairman Susan Teas Smith and seconded by Board Member Barbara Thomas that the Planning Board recommend staff-initiated text amendment as attached with amendments to the Board of Aldermen. The motion carried unanimously.***
3. Public hearing and recommendation to the Board of Aldermen on revisions to the LDS on additional 160D corrections and clarification of terms.

*Chairman Susan Teas Smith opened the public hearing at 7:24p.m*

Town Planner Olga Grooman stated that staff found additional clarification and definition needed due to changes related to 160D. Additionally, several typographical errors and incorrect or outdated information were also identified. Ms. Grooman went over the changes and read verbatim through her Administrative Modifications and Substantial Changes. Ms. Grooman stated that verification of these changes was received from the NC School of Government. The Board discussed Neighborhood Meetings and agreed that they should be mandatory for development projects of 8 or more lots/units.

*Ms. Smith closed the public hearing at 7:37p.m*

1. ***A motion was made by Chairman Susan Teas Smith and seconded by Board Member Marty Prevost that the zoning amendment is approved and is consistent with Comprehensive Land Use Plan Goal One: It continues to promote smart growth principles in land use planning and zoning. Encourage in-fill, mixed use, and context-sensitive development. Promote conservation design to preserve important natural resources. It is reasonable and in the public interest because it clarifies that we are in complete compliance and has resolved in ambiguity that might give us issues in the future. The motion carried unanimously.***
2. ***A motion was made by Chairman Susan Teas Smith and seconded by Board Member Tommy Thomas that the Planning Board recommend staff-initiated text amendment as attached and amended to the Board of Aldermen. The motion carried unanimously.***
4. Discussion of recommendations of subcommittee on LDS regulations relevant to major subdivisions and consideration of scheduling a public hearing and/or workshop.

Development Services Director Elizabeth Teague stated that a subcommittee was formed October 26, 2021, consisting of Board Members Ginger Hain, Michael Blackburn, Don McGowan, and Susan Smith to work with town staff to ensure consistency between the Comprehensive Plan and various 160D requirements.

The committee met 4 times to work on text amendments as well as definitions and design scale for subdivision developments.

Ms. Teague proposed a text amendment establishing a tiered system in which subdivisions are divided into categories – small, medium large, and conservation. Ms. Teague shared a power point with the Planning Board of suggested examples, categories, and specifications of the sub-committee's recommendations.

*A motion was made by Board member Michael Blackburn, to adjourn the meeting at 7:38 pm.*

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Ginger Hain, Vice Chairman

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Esther Coulter, Administrative Assistant

DRAFT

**Planning Board Staff Report**  
**Major Site Plan Review of Multifamily Development on 7.1 acres**  
**Administrative Site Plan Review**  
**March 21, 2022**

**Project:** Preservation Way  
**Location:** Two unaddressed parcels at Preservation Way, PINs 8615-56-3155 and 8615-55-0946  
**Zoning District:** East Waynesville Urban Residential (EW-UR)  
**Applicant:** Quartz Properties, LLC

**Background:**

This application is for a 60-unit multifamily development on 7.1 acres on two unaddressed lots at Preservation Way. Quartz Properties has included an authorization form to make application on behalf of the property owners (*Exhibit 1*). It proposes two multifamily apartment buildings, a dog park, two community pavilions, and a community green area for passive recreation (*Exhibit 2*).

The developer intends to work with existing topography and limit the buildable and disturbed areas to reduce the grading and overall disruption of the site. The proposed disturbed area is 4 acres, impervious surface is 2.1 acres, and preserved area is 3.1 acres (roughly 43.6% of the site).

The project will be bordered on one side by Belleview Road. It will be also bordered by residential properties off Preservation Way, East Street, Ginkgo Lane, and Park Drive. The proposed main entrance will be through the platted right-of-way off Hillside Rd (*Exhibit 3*).

This is the Major Site Plan review, which is an administrative procedure since the adoption of 160D-related text amendments in the Land Development Standards (LDS). The Planning Board is the *administrator* in accordance with LDS Section 15.8.2 Site Plan/Design Review (Major). Because this project is a multifamily development of 8 or more units, it is reviewed by the Planning Board and a public hearing is required.

The Planning Board must find that each of the following facts to be true in order to approve, deny, or approve with conditions, a Major Site Plan:

1. The plan is consistent with the adopted plans and policies of the Town;
2. The plan complies with all applicable requirements of this ordinance; and
3. The plan has infrastructure as required by the ordinance to support the plan as proposed.

The applicant has provided the Environmental Survey, Existing Conditions, Site Development Plan, Utility Plan, and Building Elevations which staff submits are adequate for consideration for the land development (planning and zoning) permitting. Generally, full construction drawings and engineering are completed once a developer has zoning approval, and those shall be reviewed for compliance as part of the building permit application, per LDS section 15.8.2.D.

The applicant met with Town staff and submitted preliminary plans for review at the Technical Review Committee meeting on January 26, 2022. The plan was reviewed by the Public Safety, Building Inspections, Zoning, and Public Works staff. The applicant submitted an updated set of plans on March 2, 2022. Public notice was provided with a site posting (03/04/22), The Mountaineer (03/09/22 and 03/16/22), and letters to adjacent property owners via first class mail (03/04/22). See *Exhibit 10*. The applicant held a neighborhood meeting on March 8, 2022 in the Pigeon Community Center. See *Exhibit 11*.

## **Staff Review Comments:**

### **Consistency with Adopted Plans and Policies of the Town (LDS Chapter 1)**

#### **Comprehensive Plan:**

The project lies within an area designated for low to medium density residential within the Comprehensive Plan's Future Land Use Map. In the current Waynesville Official Land development Map (the regulatory zoning map), the properties are located in East Waynesville Urban Residential District (EW-UR). This zoning district has a permitted density of 16 units/acre (*Exhibit 4*). The developer proposes 8.5 units/acre and is therefore compliant. Notably, the density proposed reflects the density allowed in Waynesville's medium density residential districts (LDS 2.4.1, Residential Med. Density- 8 units/acre and 12 units/acre with Special Use Permit). Therefore, the project is consistent with the Future Land Use Map and the Town's current zoning.

Staff also finds the project to be consistent with the Land Use Plan Goal # 2 to "create a range of housing opportunities and choices" by encouraging new housing within Waynesville's city limits and promoting a diverse housing stock.

#### **Zoning District (LDS Chapter 2): EW-UR**

##### **2.3.4 Urban Residential Districts (UR) Purpose and Intent**

- A. The East Waynesville Urban Residential District (EW-UR) is an urban neighborhood of mostly medium to high density residential development bordering the Waynesville town center. Higher density development is encouraged closer to town with lesser densities found as the district approaches areas with steeper slopes. A number of public spaces are found in this district including the East Street and Vance Street parks. It will be important as new development and redevelopment occurs for connections to be made to such public spaces and throughout the district.

**Dwelling—Multifamily.** A building or portion thereof containing three or more dwelling units on a single lot where each unit has a separate entrance from the outside or through a common vestibule. A multifamily structure where dwelling units are available for lease or rent for less than one month shall be considered lodging (LDS 17.3).

In the East Waynesville Urban Residential District multifamily dwellings are permitted outright at a density of 16 units/acre, and this project proposes 60 units on 7.1 acres (LDS 2.5.3, 2.4.1).

#### **Dimensional Requirements (LDS Chapter 2-4):**

##### **LDS 2.4.1 Dimensional Standards for UR :**

- Density is compliant at 60 units on 7.1 acres, or 8.5 units/acre.
- Project will create two multifamily buildings (30 units each) with parking spaces, including bicycle racks, and common areas with preserved green spaces. There will be a total of 40 two-bedroom units and 20 one-bedroom units.
- Each building is within the required setback of 10 ft in front, 10 ft from the side, and 6 ft from rear boundary. The minimum distance between buildings for EW-UR is 6ft, and the distance between the proposed buildings at their nearest points is 140', exceeding this threshold.

LDS 3 Supplemental Standards: There are no supplemental standards for Multifamily Dwellings.

LDS 4 General Provisions for All Districts:

- The two residential buildings are designed so that the primary façade of the building is three stories, with the first floor partially built into the hillside. The height of the buildings is less than 60 ft from the peak of the roof to the highest adjacent grade per LDS 2.4.1 and 4.4.2. The exact height is not provided (*Exhibit 5*).
- Basic lot and use standards are compliant as the development fronts the public right-of-way coming up from Hillside Road, which will be used as a main entrance to the neighborhood (LDS 4.3). The 1966 plat submitted by the developer shows the right-of-way width to be 40 ft. The developer is only required to provide a 20-foot wide entrance by the 2018 NC Fire Code and LDS section 4.3.1.
- The secondary entrance is not required based on the number of units (2018 NC Fire Code). However, the developer proposes a secondary gated emergency entrance that will come from the Preservation Way's 30 ft private right-of-way. If the developer chooses to proceed with the second entrance, he needs to provide the building inspectors with its width and surface materials to ensure the safe passage of emergency vehicles before the building permit is issued.

**Building Design Guidelines (LDS Chapter 5.8 (Apartment)):**

LDS 5.8.2: The buildings have flat roofs. Flat roofs are permitted in UR.

LDS 5.8.3: Useable porches and stoops are recommended on the front and/or side of the building. The buildings show stoop entries on the Front and Side Elevations. The buildings will also have balconies, as indicated on Rear Elevations.

LDS 5.8.5(A): At least 15% of the facades must be windows or main entrance doors. A rough calculation based on the submitted building elevations indicates that at least 29% of the façades are windows.

LDS 5.8.5(B): The following five architectural features are shown on the elevation drawings, meeting the minimum standard for design: balconies, offsets in building face, window trims, stoop entries, and recessed entries. In addition, there is a decorative pattern on exterior finish (window overhangs, painted brick masonry). The design of these buildings is modern, while our ordinance standards are geared more towards a traditional building design with pitched roofs, eaves, pillars, and dormers. The staff finds the proposed architectural features to be appropriate to the modern style of the buildings:

"Detailed design shall be provided along all primary elevations and elevations facing a public street or open space by using at least five of the following architectural features on all elevations **as appropriate for the proposed building type and style** (may vary features on rear/side/front elevations):

- (...) Other architectural features appropriate to the architectural style of the house."

LDS 5.8.6(A): The façade design is in compliance. The exterior building walls are arranged in the vertical board and batten and horizontal lap siding. There will be a painted brick masonry veneer at the first level of each building. Permitted materials are wood clapboard, cementitious fiber board, wood shingle, wood drop siding, primed board, wood board and batten, brick, stone, stucco, or synthetic materials similar and/or superior in appearance and durability.

LDS 5.8.6(B): The roof material is PVS or TPO membrane over flat rigid insulation board.



## **Infrastructure (LDS Chapter 6):**

### LDS 6.4 Connectivity (*Exhibit 6*):

- The project will connect to the Hillside Rd through the public right-of-way. Per 2018 NC Fire Code, the entrance to this development needs to be minimum 20 ft wide. The plan shows that the project meets this requirement. The developer has also planned a survey to determine the actual width of the platted right-of-way.
- The second entrance is not required but proposed by the developer off the Preservation Way private right-of-way. It would be a secondary gated emergency entrance.
- Considering the topography and location of the lots, the staff finds the connectivity to existing streets to be appropriate.
- This project is designed to have 111 parking spaces and 6 bicycle racks. It will not create new streets.

### LDS 6.8 Pedestrian Facilities:

- The applicant provides a network of interconnected pedestrian walkways inside the development: a sidewalk from the main entrance to the Hillside Drive, paths around both buildings, a winding path in the preserved green areas, a pedestrian connection to Belleview Rd, and a path for the access to the dog park and pavilions common areas (LDS 6.8.1).
- Based on the submitted plan, the proposed sidewalk along the main right-of-way entrance has the approximate width of 6 ft.
- The plan shows six pedestrian crosswalks (LDS 6.8.3).
- The sidewalks conform to the required standards.

LDS 6.10 Transportation Impact Analysis (TIA): The TIA is not required because the estimated trip generation is below 3,000 vehicles per day. However, the applicant has voluntarily commissioned the TIA to assess the current and future conditions.

### LDS 6.11 Utilities (*Exhibit 6, p.4 and Exhibit 7*):

- Both lots are located within direct Town limits.
- The applicant has provided the utility plan. The Public Services affirms that the Town of Waynesville can supply water/sewer and electric to this project.
- There are two existing sewer and drainage easements located at the northern side of the property. The easements shown on the submitted plans align with the 1966 East Hills subdivision plat (*Exhibit 12*). However, the developer does not anticipate using these easements for their sewer. Since there is an existing sewer main in Belleview Road that is adequately sized, they plan to connect to that line directly from Preservation Way, thereby avoiding running sewer lines through the neighbor's properties to the north.
- There are two proposed fire hydrants: one at the main entrance, and another at the northern side of the property. Per 2018 NC Fire Code, the northern fire hydrant will need to be moved from behind the parking area to a curb side access location to help prevent blockage of hydrant due to parking.

## **Civic Space (LDS Chapter 7):**

LDS Chapter 7 calls for the dedication of the 5% of the total development area as civic space in EW-UR. Areas including ponds, lakes, wetlands, or easements for public utility cannot be counted towards the amount of civic space required.

LDS 7.2.1 Required Civic Space Types:

- The total acreage of the project is 7.1 acres. A minimum of .36 acres must be dedicated as civic space.
- The developer proposes the community green area as a civic space. The minimum size of the community green shall be .5 acres, and the proposed size is 1 acre, which exceeds the requirement of the ordinance.
- The landscape of the community green shall consist of lawn and trees. The developer meets the requirement.
- In addition to already compliant green civic space, the applicant also proposes a dog park, and two pavilions as civic amenities.

LDS 7.2.2 Accessibility and 7.2.3 Location:

- Civic spaces must be centrally and internally located and be accessible to all residents of the development. All the proposed civic amenities are connected by pedestrian paths with crosswalks.
- No residential unit within the development shall be further than .25 (1,320 ft) miles from a civic space. The project is compliant.

LDS 7.2.4 Usability: The area is not in the floodplain, neither is civic space.

LDS 7.2.5(A) Minimum Amenities (All Civic Spaces):

- There are three benches proposed in the green area. A minimum of 2.5 linear feet of seating shall be provided for 10,000 square feet of open space. The green space is 1 acre (43,560 sq ft). Therefore, one more bench will be required.
- A minimum of 1 tree shall be planted in 350 sq ft of soil or one preserved tree shall remain for every 2,500 sq ft of required civic space. The developer has two preserved areas of .37 and .19 acres in the community green area, which is compliant.
- One garbage receptacle and one recycling receptacle will required for 5,000 sq ft of each physically separated civic space. There are currently three garbage receptacles shown by the benches. The requirement will need to be met before the building permit is issued.

The staff submits that the project complies with the main civic space requirements, such as type, size, accessibility, location, and landscaping. The other requirements, such as benches, trash and recycling receptacles will need to be met at the time of the building permit.

**Landscape (LDS Chapter 8):**

LDS 8.3.1 Existing Vegetation:

- (A) "The use of existing trees or shrubs to satisfy the landscaping requirements of the section is expected. Significant existing vegetation within landscaped areas shall be preserved and credited towards required landscaping." The developer preserves approximately 3.1 acres of the wooded areas.
- (B) "The Town expects new development, through the protection of trees and existing vegetation, to be creative in design and placement of buildings, structures, parking, and other impervious surfaces as to preserve natural features and to complement the existing topography when practical." The staff submits that the applicant meets this requirement by reducing density by almost 50%, preserving about 43.6% of the site, adding green space with inclusion of existing trees, and placing the two apartment buildings with parking on the flattest, central part of the site to minimize hill disturbance and reduce grading.

**LDS 8.4 Buffer Yards:** No buffer yard is required because the project in EW-UR is adjacent to another residential district (PS-NR).

**LDS 8.5 Street Tree Planting:** Not applicable because the project is not adjacent to any streets. The main entrance is through the public right-of-way, and the secondary entrance is proposed through the private right-of-way. The developer, however, exceeds the internal landscaping requirements as indicated below.

**LDS 8.6.1(A) Parking Lot Screening:** “Parking lot shall be screened from sidewalks, streets, and adjacent properties with canopy trees planted with a maximum spacing of 30 feet on-center for screening of car lights and glare.” The project is compliant. The preserved areas along the perimeter of the project serve as a screen between adjacent properties.

**LDS 8.6.2 Interior Parking Lot Plantings:** The project is compliant with no parking space being more than 40 feet from the base of a canopy tree, and there is at least one canopy tree per 12 parking spaces. The developer greatly exceeds the landscaping requirement by preserving an additional of 3.1 acres.

**LDS 8.7 Screening of Dumpsters:** There is one proposed dumpster enclosure in the north-eastern part of the project, which is compliant.

**Parking and Driveways (LDS Chapter 9):**

- LDS calls for 1.5 auto spaces per unit for multifamily. The required parking is 90 spaces, and the developer exceeds the requirement providing 111 spaces, or 1.85 per unit.
- One bicycle parking is required per 20 auto spaces. The developer meets the requirement with 6 proposed racks.
- There are 6 ADA spaces included. Per 2018 NC Building Code, the project needs to have 5 ADA spaces. The develop exceeds the requirement.
- Interior pedestrian connectivity provided along with pathways serving each building inside the perimeter and a sidewalk connection from the main entrance to pedestrian facilities and parking areas. The crosswalks connect pedestrian facilities across parking areas.

**Other. Lighting (LDS Chapter 10) and Signs (LDS Chapter 11):**

- Lighting plan shall be submitted to Town staff for approval before the building permit is issued. LDS requires that streetlights in UR be spaced a minimum of 300' apart, be preferably pedestrian scale (no taller than 18'), placed in a manner to limit the casting of shadows on sidewalks, and use cut-off features. Requirements related to control of glare, building façade lighting, and security lighting shall also be met.
- Any signage will require a sign permit from the Town.

**Environmental (LDS Chapter 12) (*Exhibit 8*):**

- The applicant has submitted an Environmental Survey.
- The project does not fall within the Floodplain regulations or steep slope and hillside regulations, and both lots are under 2,900 ft in elevation.
- The development has to comply with sedimentation and erosion control requirements and will have to apply for a land disturbance permit from the State (disturbed area >1 acre).

- At this time, stormwater facilities are not required to be shown on the Master Plan (LDS 15.4.3), but the detailed stormwater management plan will be required before the building permit is issued.
- The project shows a stormwater management area on the east side of the property. The final inspection of stormwater control measures will be conducted by the Town before the final certificate of occupancy is issued. The Town also has a post-construction stormwater inspection and maintenance requirements.
- In general, "...stormwater management facilities, structures, devices, and methods shall be designed and built with sufficient capacity to accommodate surface runoff caused by the development in excess of that runoff which would occur from the site if left in its pre-development condition (LDS 12.5.7(C))."
- Although not required, the applicant submitted 2015 Soil Testing Results, and no indication of potential land slide is given on the WNC Landslide Hazard Map by the NC Geological Survey (*Exhibit 9*).

**Staff Recommendation:**

Staff recommends the approval of the application with the following findings of fact and contingencies:

1. The proposed Major Site Plan is consistent with the 2035 Comprehensive Land Use Plan, Goal 2 to "create a range of housing opportunities and choices."
2. The plan complies with all applicable requirements of the ordinance:
  - zoning and dimensional requirements
  - building design guidelines
  - civic space
  - landscape
  - parking and driveways
  - environmental standards
3. The condition of approval is as follows:
  - clarify building height in feet
4. The plan has infrastructure as required by the ordinance to support the plan as proposed.

The staff recommends that the Board approves this application for the Major Site Plan.



**TOWN OF WAYNESVILLE**  
**Development Services Department**

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

**Exhibit 1**

**Application Cover Sheet**

*This form must be accompanied by all information required pursuant to the Land Development Standards Chapter 15. All drawings and site plans to be considered shall be to scale and sealed by a qualified design professional. Hearing will not be scheduled until application materials are deemed complete by the Administrator.*

**Project Name:** Preservation Way Multi-Family

**Property Location:** Preservation Way

**PIN:** PIN 8615-56-3155 & 8615-55-0946

**Property Owner(s):** Travis Bramlett

**Owner Mailing Address:** 21 Jordan Farm Dr

**Telephone:** (828) 400-5736

**Name of Applicant (if different from Owner)** Quartz Properties, LLC

*If applicant is different from owner, than authorization form must accompany this application.*

**Applicant Address:** 430 Lexington Street, 2nd Floor, Newton, MA 02466

**Email:** jake@quartzproperties.com

**Telephone:** (206) 949-0688

**Type of Permit/Process Type:** X **Site Plan/Design Review (Major)** *Administrative Review*

       **Subdivision (Major)** *Administrative Review*

       **Special Use Permit** *Quasi-Judicial Proceeding*

       **Conditional District Rezoning** *Legislative Proceeding*

**Office Use Only:**

**Date Application Received:** 03/02/2022

**Date of Scheduled Hearing:** 03/21/2022

**Fee:** \$540.00



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

The undersigned Owner or **Party with a contract or option to purchase** that real property located at **PIN 8615-56-3155 & 8615-55-0946 on Preservation Way** in Waynesville or the ETJ area of Waynesville, North Carolina, has submitted an application which is to be heard in a proceeding by Board(s) of the Town of Waynesville, North Carolina. I hereby authorize the following named individual to present my application and case, as my agent at such hearings.

Name of Authorized Agent: Matt Sprouse

Title and Company: Sitework Studios

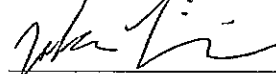
Address: 82 Patton Ave, Suite 700, Asheville, North Carolina 28801

Phone and email: 828.225.4945 / msprouse@siteworkstudios.com

This authorization shall be good through the completion of the project for which the zoning text or map amendment, special use permit, subdivision, variance or appeal, or other Town approval is requested, or until revoked in writing. The Town of Waynesville may rely on this authorization until it is given notice of the revocation of this authorization or of a change of property ownership takes place.

This the 24th day of February 2022.

Owner or **Party with Contractual Interest in Property:**



Jake Libaire for Quartz Properties, LLC  
(Party with contractual interest)

Address and phone number:

430 Lexington Street, 2nd Floor, Newton, MA 02466  
206-949-0688

# Exhibit 1

## Letter of Owner Authorization

### Name and Address of Owner(s) of the Property

Name: Travis Bramlett

Address: 21 JORDAN FARM DR

City: WAYNESVILLE State: NC Zip Code: 28786

Phone: \_\_\_\_\_ Email: travis.bramlett@yahoo.com

To Whom It May Concern:

As owner(s) of the property located at PIN 8615-56-3155 & 8615-55-0946 on Preservation Way

I/we authorize Quartz Properties, LLC and their agents to act as Agent for the following permits:

Site Plan/Design Review (Major)

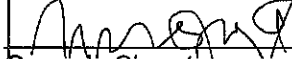
\_\_\_\_\_  
\_\_\_\_\_

Sincerely,

Travis Bramlett

Owner's Printed Name

DocuSigned by:



Owner's Signature

2/24/2022 | 1:11 PM PST

Date

February 28, 2022

**Re: Project Narrative for Site Plan/Design Review (Major) - Preservation Way  
PIN's 8615-56-3155 & 8615-55-0946**

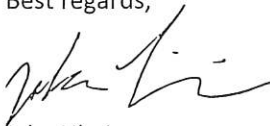
Dear Planning Staff & Planning Board Members,

Quartz Properties is proud to present our proposed application for Site Plan/Design Review (Major) to the Town of Waynesville. The project will consist of 60 apartment units in two buildings (30 units each) on a 7.1-acre site. Each building will be three stories; however, the first floor will be partially built into the hillside, making the buildings appear to be two or 2.5 stories from three of the four elevations. Access will come from a drive aisle connecting to Hillside Drive to the east, with gated emergency access provided to Preservation Way (only EMS, Quartz Properties, and the neighboring property owner will have access to this gate).

Current zoning allows 113 dwellings per base density and 170 dwelling units with a Special Use Permit, putting our proposal at about half of the allowable density. Although more units than we are proposing could be achieved, doing so would require extensive mass grading to flatten the property and expand the existing plateau at the top of the site, which would be very disruptive to the neighborhood and impact most of the site. In contrast, Quartz Properties, LLC intends to work with the existing topography to a great extent, which will limit the buildable area (and the disturbed area) and reduce the unit yield of the project but will also reduce the scope of mass grading and the overall disruption to the site and the neighborhood.

We believe that our proposed project is compatible with the Town's Comprehensive Land Use Plan, as it provides residents with a housing option that is lacking in the area and will ultimately add to the community's stock of attainable housing. Additionally, instead of spreading the development over the entire seven-acre site, this proposed design concentrates all 60 dwelling units on about half of the property, preserving much of the acreage as open space and providing a substantial buffer between this project and adjacent properties. Lastly, to enhance walkability/bike-ability, a trail is proposed from the two buildings down to Belleview Road, which is the shortest route from this site to East Street (and to downtown Waynesville).

Best regards,

A handwritten signature in blue ink, appearing to read 'Jake Libaire', is written over a horizontal line.

Jake Libaire



## Exhibit 1

February 11, 2022

Ms. Elizabeth Teague  
9 South Main Street  
Waynesville, North Carolina 28786

RE: Wastewater Allocation  
Preservation Way Development  
Quartz Properties  
Waynesville, North Carolina

Dear Ms. Teague,

McGill Associates has reviewed the adequacy of the Town of Waynesville's sewer system to accept and treat an estimated 14,400 gpd wastewater flow generated by the proposed Preservation Way development by Quartz Properties. This flow amount is within the 155,000 gpd "New Flow" which may be accepted as provided by Article 8 of the Town's Special Order by Consent with the North Carolina Environmental Management Commission dated December 31, 2020.

Sincerely,  
**McGill Associates, P.A.**

**Joel L. Storrow, P.E.**  
Senior Principal

P:\2019\19.00330-WaynesvilleNC-WWTP Upgrade Design & Cons\Correspondence\22-0211-Preservation Way  
Wastewater Allocation Letter.docx

TOWN OF WAYNESVILLE  
280 GEORGIA AVENUE  
WAYNESVILLE NC 28786

# Exhibit 1

PG: 1

MISC RECEIPT 2735794  
REFERENCE Major site  
DATE/TIME 03/02/22 12:25  
CLERK 2044ecou  
CUSTOMER Quartz Properties Mana  
EFF. DATE 03/02/2022  
DEPT

01

TOTAL: 540.00  
540.00

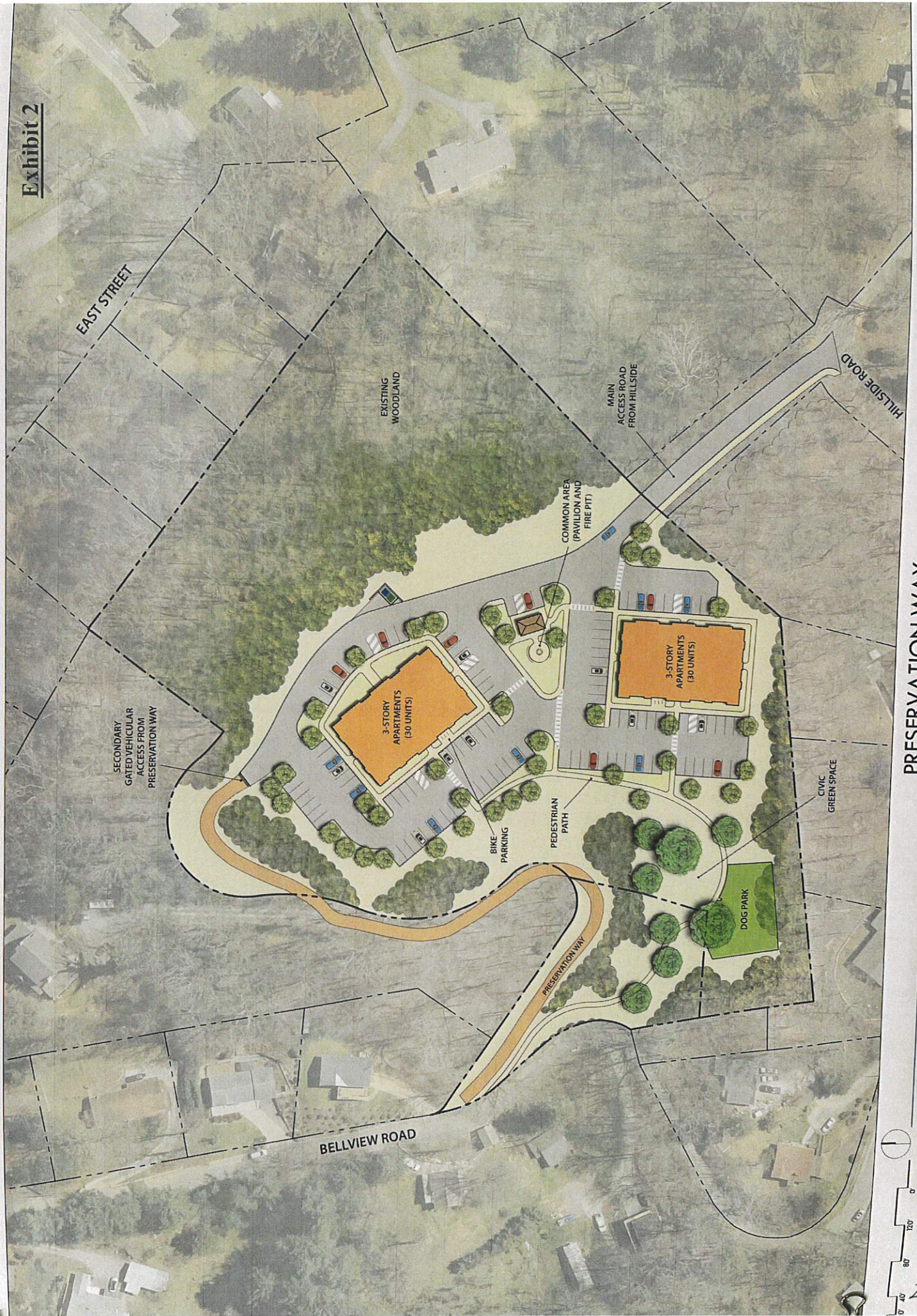
PMT TYPE	QTY	REF
CHECK	1	1108

AMOUNT  
540.00

*Preservation Way*



Exhibit 2

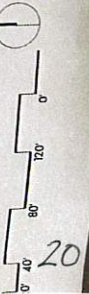


PRESERVATION WAY

WAYNESVILLE, NORTH CAROLINA

NEIGHBORHOOD MEETING

steward





## Exhibit 2





## Exhibit 2





# Exhibit 3





## Exhibit 4

BRAMLETT, TRAVIS HUGH  
BRAMLETT, MAGGIE BEST  
21 JORDAN FARM DR  
WAYNESVILLE, NC 28786-6046

### Account Information

PIN: 8615-56-3155

Legal Ref: 1017/2224

Add Ref: CAB C/3733  
463/711

### Site Information

EAST HILLS

### PRESERVATION WAY

Heated Area:

Year Built:

Total Acreage: 6.54

Township: Town of Waynesville

### Site Value Information

Land Value:

Building Value:

Market Value:

Deferred Value:

Assessed Value:

Sale Price:

Sale Date: 12/31/2020

East Waynesville Urban Residential  
Residential

Pigeon Street Neighborhood Residential  
Residential



1 inch = 200 feet

June 30, 2021

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



# Exhibit 5



# Exhibit 5

ROOFING MATERIAL (NOT VISIBLE)  
PVC OR TPO MEMBRANE OVER FLAT  
RIGID INSULATION BOARD

VERTICAL BOARD &  
BATTEN SIDING, TYP.

HORIZONTAL LAP  
SIDING, TYP.

MODERN STYLE HORIZONTAL  
METAL RAILING / GUARDS

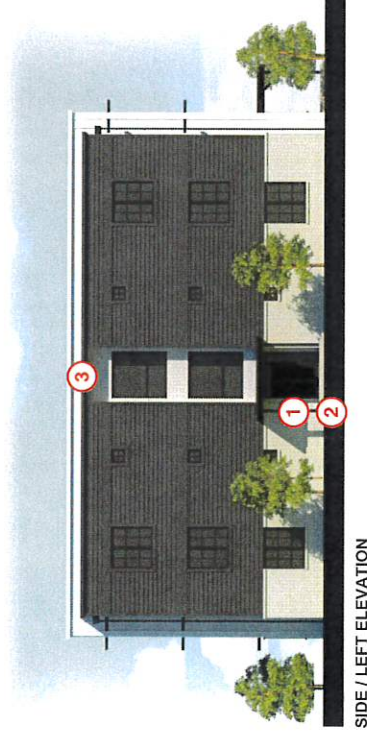
PAINTED BRICK MASONRY  
VENEER AT FIRST LEVEL, TYP.

37'-0"  
TOTAL  
BUILDING  
HEIGHT



FRONT ELEVATION

SIDE / RIGHT ELEVATION



SIDE / LEFT ELEVATION



REAR ELEVATION

PER WAYNESVILLE MUNICIPAL CODE SECTION 5.5.5 (B), THE FOLLOWING DETAILED DESIGN  
CRITERIA ITEMS ARE MET WITH THE ABOVE ELEVATIONS:

- ① RECESSED ENTRIES
- ② COVERED PORCH OR STOOP ENTRIES
- ③ OFF-SETS IN BUILDING FACE OR ROOF  
(ELEVATIONS SHOW 24'-0" OFFSET)
- ④ WINDOW TRIM (MIN. 4" WIDE)
- ⑤ BALCONIES



SITE DEVELOPMENT PLANS FOR  
PRESERVATION WAY

PREPARED FOR:  
Quartz Properties, LLC  
430 Lexington Street, 2nd Floor  
Newton, MA 02466



LANDSCAPE ARCHITECTURE  
82 Patton Ave | Suite 700 | Asheville, NC 28901  
828.225.4945 | siteworkstudios.com

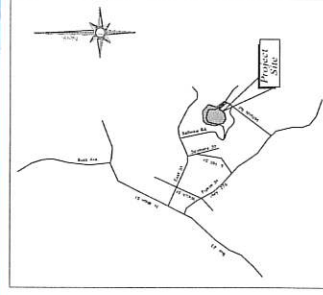


CONTRACT PURCHASER/DEVELOPER:  
QUARTZ PROPERTIES, LLC  
CONTACT: JAKE LIBARET  
430 LEXINGTON STREET, 2ND FLOOR  
NEWTON, MA 02466

LANDSCAPE ARCHITECT:  
MATTHEW B. SPROUSE, PLA  
PATRICK BRADSHAW, PE  
CAC DESIGN CONCEPTS, PA  
82 PATTON AVENUE, SUITE 700  
ASHEVILLE, NC 28901  
828.249.4945

CIVIL ENGINEER:  
PATRICK BRADSHAW, PE  
CAC DESIGN CONCEPTS, PA  
168 N. HUNTER STREET  
ASHEVILLE, NC 28901  
828.252.5388

PROPERTY INFORMATION  
PROPERTY PINS: 861556-3155  
PROJECT NUMBER: 1605-00046  
SIZE OF PROPERTY: 7.7 AC



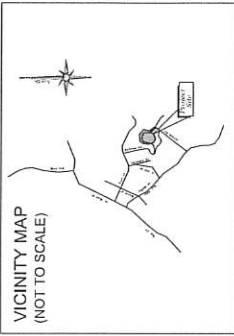
VICINITY MAP  
N/E

DRAWING INDEX

SHEET #	SHEET TITLE
L-100	EXISTING CONDITIONS
L-200	SITE DEVELOPMENT PLAN
C601	UTILITY PLAN



# Exhibit 6



**siteWORK**  
LANDSCAPE ARCHITECTURE  
200 Main Street, Suite 200 | Ashville, NC 28801 | 828.255.4845

**QUARTZ PROPERTIES, LLC**  
436 LEXINGTON STREET, 2ND FLOOR  
NEWTON, MA 02466  
PREPARED FOR:  
**PRESERVATION WAY**

REVISIONS  
NO. REMARKS DATE

**NOTED FOR CONSTRUCTION**  
C-18  
DATE: 03/01/2022  
SHEET TITLE

EXISTING CONDITIONS

SHEET NO. **L-100**

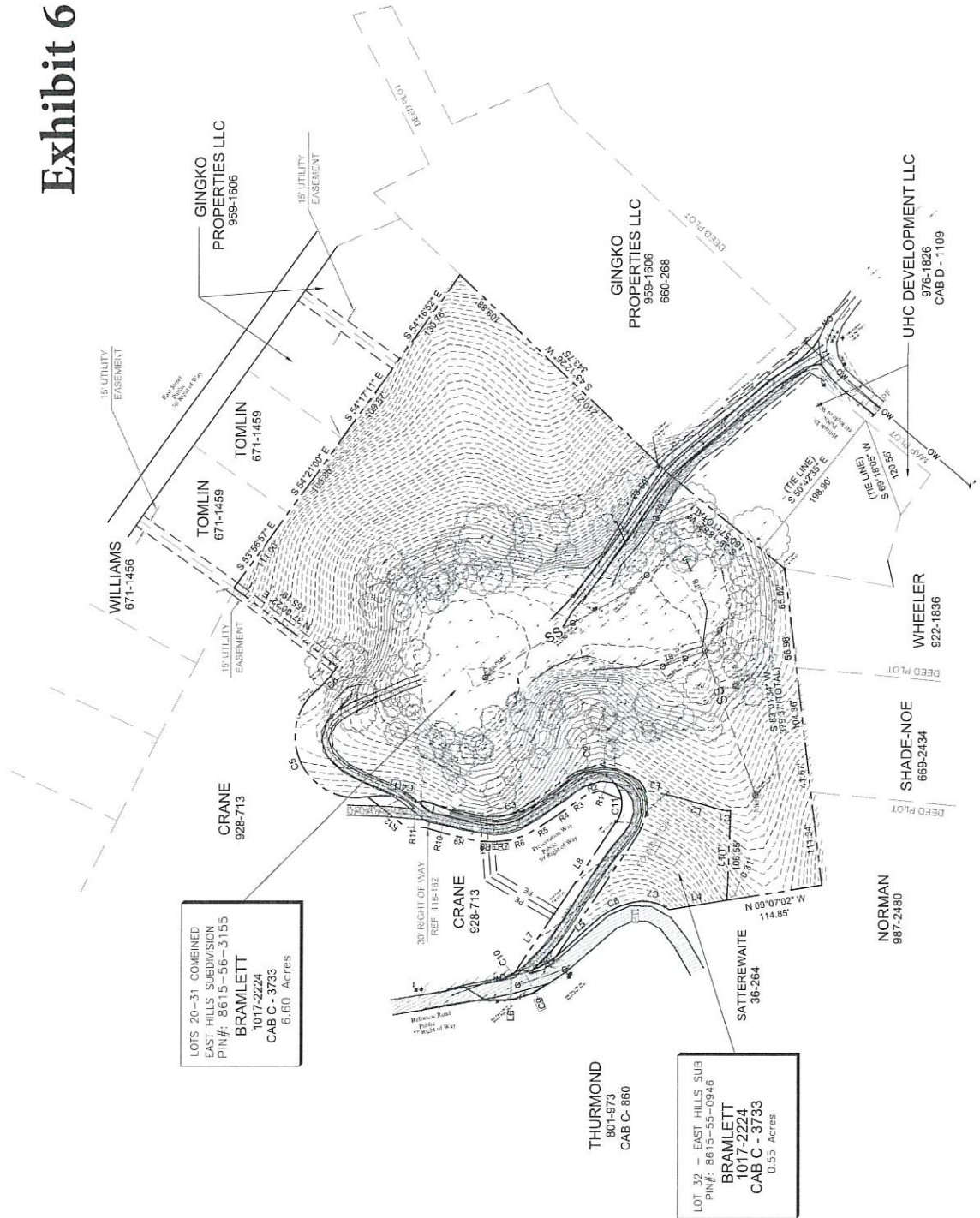
**CONTRACT PURCHASER/DEVELOPER**  
Quartz Properties, LLC  
Contact: Jake Libaire  
430 Lexington Street, 2nd Floor  
Newton, MA 02466  
(206) 949-0888

**LANDSCAPE ARCHITECT**  
SiteWork Studios  
Contact: Matthew Sprouse  
82 Patton Avenue, Suite 700  
Asheville, NC 28801  
(828) 249-4945  
msprouse@siteworkstudios.com

**PROJECT ADDRESS**  
Preservation Way  
Waynesville, NC 28723  
PIN: 8615-56-3155 AND 8615-55-0946

**ZONING**  
East Waynesville Urban Residential District (EW-UR)

Total Acreage: 7.1 acres



LOTS 20-31 COMBINED  
EAST HILLS SUBDIVISION  
PIN#: 8615-56-3155  
**BRAMLETT**  
1017-2224  
CAB C - 3733  
6.60 Acres

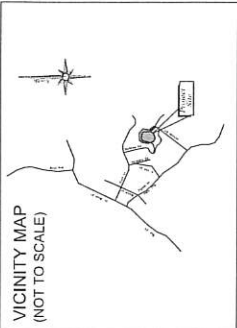
**THURMOND**  
801-973  
CAB C - 860

LOT 32 - EAST HILLS SUB  
PIN#: 8615-55-0946  
**BRAMLETT**  
1017-2224  
CAB C - 3733  
0.55 Acres



THIS DOCUMENT IS THE PROPERTY OF SITEWORK STUDIOS, INC. IT IS NOT TO BE USED FOR THIS PROJECT OR ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION FROM SITEWORK STUDIOS, INC.

# Exhibit 6

VICINITY MAP  
(NOT TO SCALE)

CONTRACT PURCHASER/DEVELOPER

**CONTRACT PURCHASER/DEVELOPER**  
Quartz Properties, LLC  
Contact: Jake Libaire  
430 Lexington Street, 2nd Floor  
Newton, MA 02466  
(206) 949-0688

## LANDSCAPE ARCHITECT

**Silework Studios**  
Contact: Matthew Sprouse  
82 Patton Avenue, Suite 700  
Asheville, NC 28801  
(828) 249-4945  
msprouse@sileworkstudios.com

## PROJECT ADDRESS

Preservation Way  
Waynesville, NC 28723  
PIN: 8615-56-3155 & 8615-55-0946  
ZONING: East Waynesville Urban  
Residential District (EW-UR)  
Density

- Allowed: 16 units/acre
- Provided: 8.5 units/acre

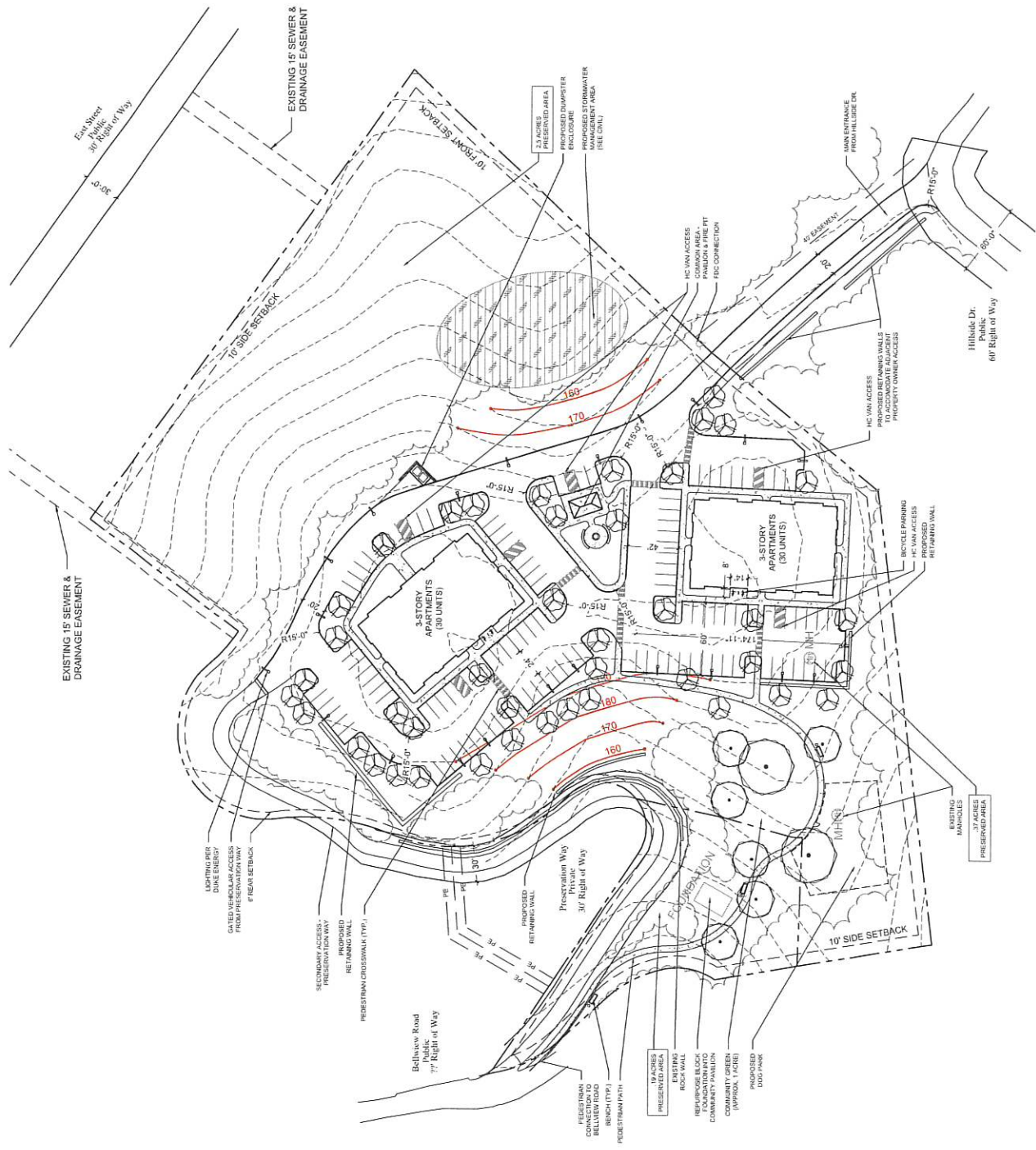
**Total Acreage: 7.1 acres**

## DEVELOPMENT SUMMARY

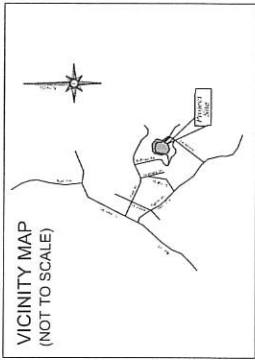
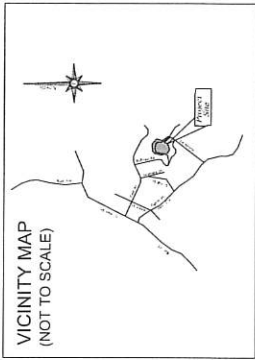
2 Multi-Family Buildings  
2 Bedroom Units - 40  
1 Bedroom Units - 20  
Total Units - 60

Estimated Disturbed Area: 4.0 acres  
Estimated Preserved Area: 3.1 acres  
Estimated Impervious Surface: 2.1 acres

Required Parking - 90 spaces  
Proposed Parking - 111 spaces  
Accessible Parking - 6 spaces  
Bicycle Parking - 6 racks







**CONTRACT PURCHASER/DEVELOPER**  
Quartz Properties, LLC  
Contact: Jake Libaire  
430 Lexington Street, 2nd Floor  
Newton, MA 02466  
(857) 222-8875

**LANDSCAPE ARCHITECT**  
Sitework Studios  
82 Patton Avenue, Suite 700  
Asheville, NC 28801  
(828) 249-4945  
[msprouse@siteworkstudios.com](mailto:msprouse@siteworkstudios.com)

**PROJECT ADDRESS**  
 PIN: 8615-56-3155 & 8615-55-0946  
 Total Acreage: 7.1 acres  
 East Waynesville Urban Residential  
 District (EW-UR)  
 Preservation Way  
 Waynesville, NC 28723

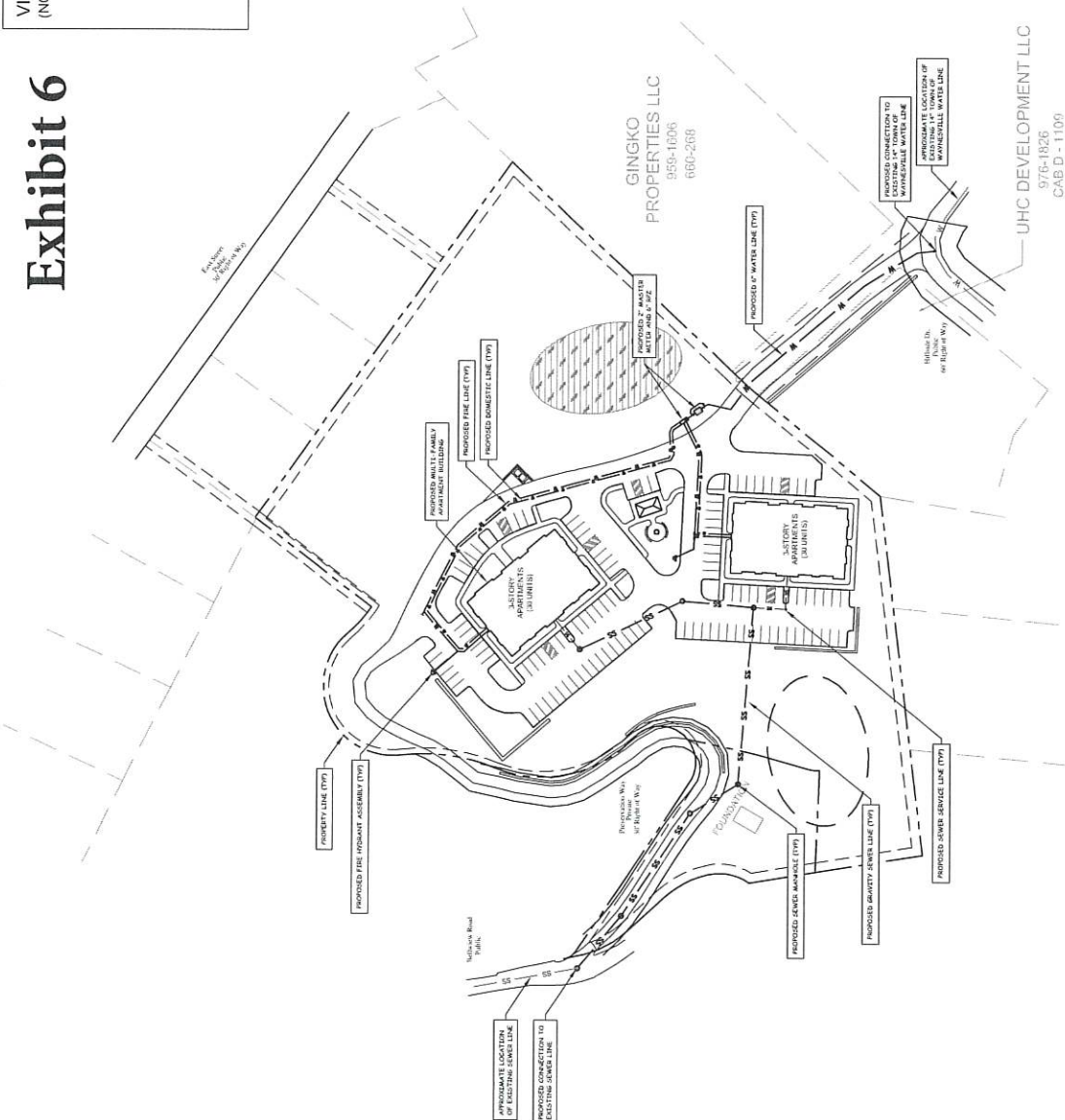
DEVELOPMENT SUMMARY

2 Multi-Family Buildings	
2 Bedroom Units - 40	
1 Bedroom Units - 20	
<b>Total Units - 60</b>	

Required Parking - 90 spaces  
Proposed Parking - 116 spaces  
Accessible Parking - 6 spaces

GINGKO  
PROPERTIES LLC  
959-1006  
660-268

UHC DEVELOPMENT LLC  
976-1826  
CAB D - 1109



REVISIONS			DATE
NO.	REMARKS		

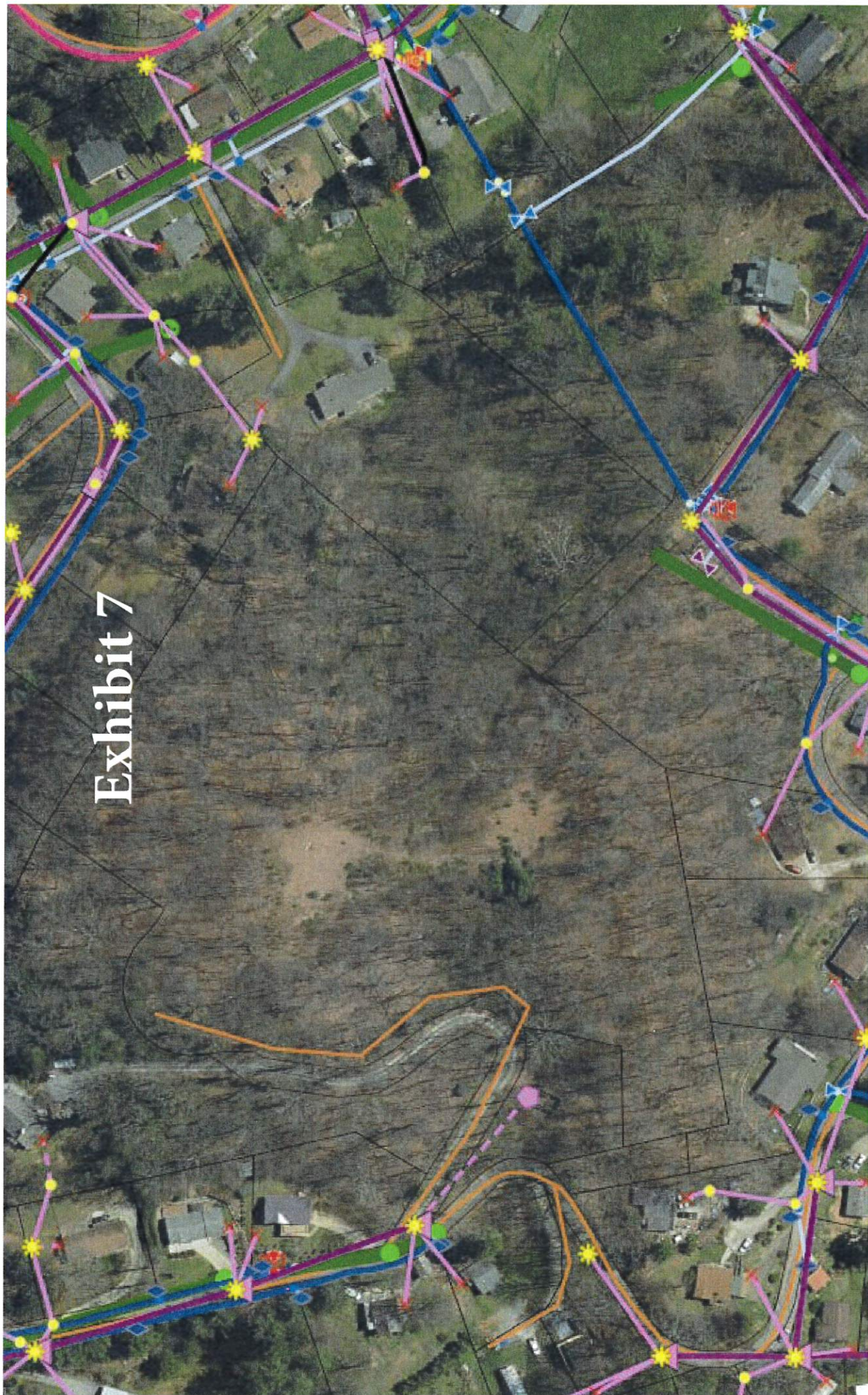
PRELIMINARY  
NOT RELEASED  
FOR  
CONSTRUCTION

DATE: 01.17.2022  
SHEET TITLE:

UTILITY  
PLAN

SHEET NO. C-601







## Exhibit 7



Gary Caldwell, Mayor  
Julia Freeman, Mayor Pro Tem  
Clarence "Chuck" Dickson, Alderman  
Jon Feichter, Alderman  
Anthony Sutton, Alderman

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

March 3, 2022

Re: Water/Sewer and Electric Availability  
**PIN 8615-56-3155 & PIN 8615-55-0946**

To whom it may concern:

For the parcel in question, the Town of Waynesville can supply water/sewer and electric to this property. Based on the capacity requested, the Town of Waynesville can supply the demand of water/sewer and electric to the referenced PIN. If you have any questions, feel free to contact me.

Sincerely,  
Jeff Stines



# ENVIRONMENTAL SURVEY

FOR

## A Proposed 7.1 Acre Development Preservation Way

PIN #'s 8615-56-3155 / 8615-55-0946

APPLICANT:

Quartz Properties, LLC  
430 Lexington St, 2<sup>nd</sup> Floor  
Newton, MA 02466

PREPARED BY:



168 Patton Ave.  
Asheville, NC 28801  
Phone: 828-252-5388  
Fax: 828-252-5365

52 Walnut Street – Suite 9  
Waynesville, NC 28786  
Phone: 828-452-4410  
Fax: 828-456-5455

[www.cdcgo.com](http://www.cdcgo.com)

NCBELS LICENSE #: C-2184



---

**Project Name: Proposed 7.1 Acre Development along Preservation Way  
Haywood County PIN # 8615-56-3155 / 8615-55-0946**

**Project Location: Waynesville, NC  
CDC Project No. 22204  
Date: February 28, 2022**

The proposed development is located off Preservation Way, Waynesville, Haywood County, North Carolina. The development parcels include PIN # 8615-56-3155 / 8615-55-0946 as shown by Haywood County GIS and the proposed development area is approximately 7.1 acres.

Both of the subject parcels are located in the East Waynesville – Urban Residential zoning district. The proposed development parcels are largely wooded and generally undeveloped. The proposed site improvements would include a proposed road network, storm drainage, water and sewer facilities to support a development of 60 proposed multi-family units located in two buildings.

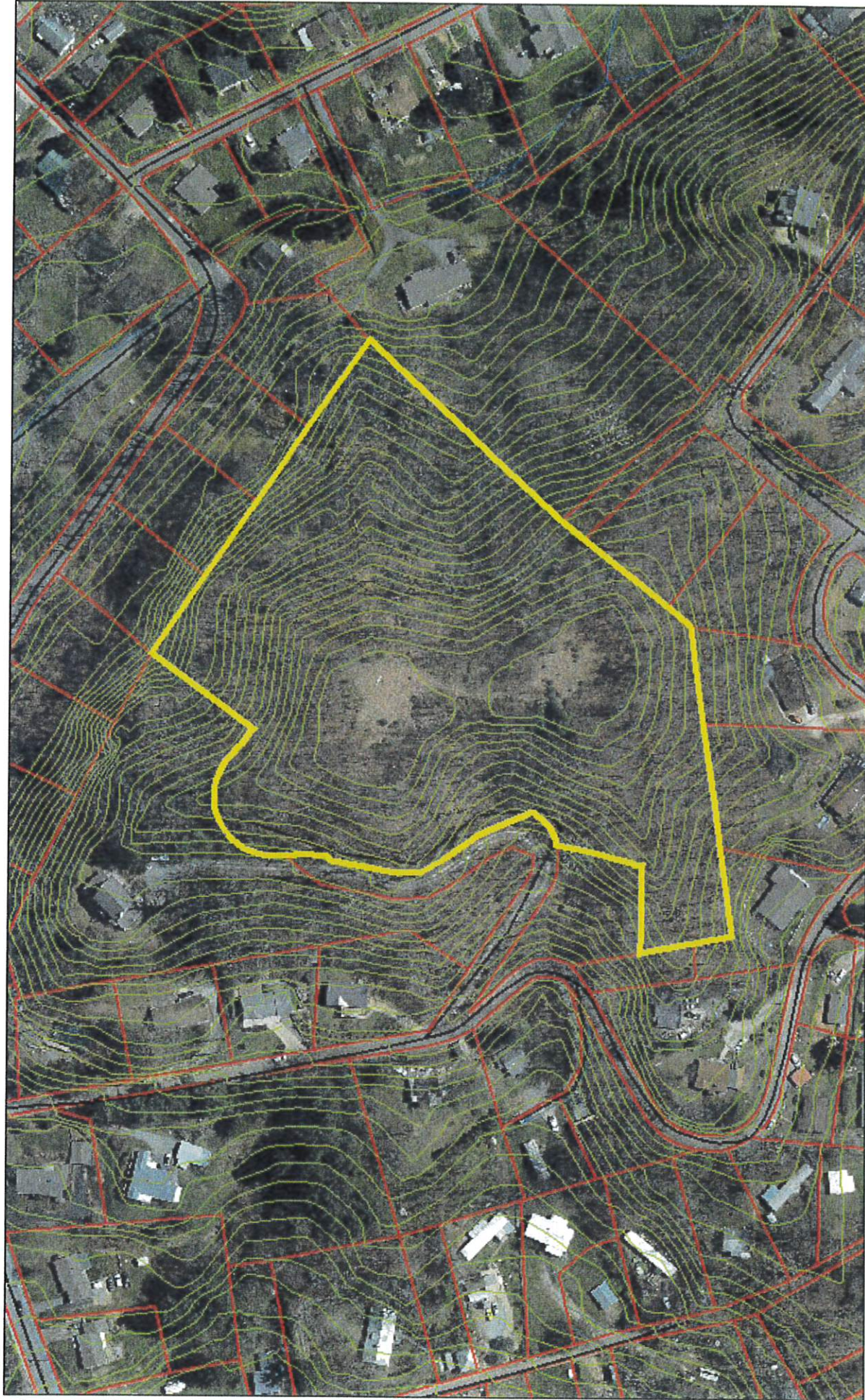
The property is located in Zone X on the FEMA Flood Insurance Rate Maps and no portion of the site is located in a Special Flood Hazard Area. The project area can be found from the FEMA FIRM 3700861500J with an effective date of April 3, 2012.

The site soils consist of the following classifications: Evard-Cowee (EvD, EvE and ExD) and Saunook Urban (SfC). All of these soils are described as being well drained and have no frequency of flooding per the USDA and NRCS data sources.

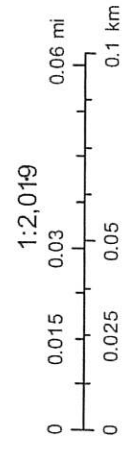
Erosion control measures during construction will consist of silt fences, sediment basins, temporary diversion ditches and other conventional measures. Post-construction stormwater control measures will consist of conveyance pipes and above ground detention ponds to control post development runoff and water quality.

**Mailing Address: P.O. Box 5432, Asheville, NC 28813**  
**168 Patton Avenue Asheville, NC 28801      52 Walnut Street Ste. 9, Waynesville, NC 28786**  
**Phone 828-252-5388 Fax 828-252-5365      Phone: 828-452-4410 Fax: 828-456-5455**





February 26, 2022





# Preservation Way Flood

Feb 26, 2022



North Carolina Floodplain Mapping Program


















































# Soil Map—Haywood County Area, North Carolina (Preservation Way Soils Mapping)



## MAP LEGEND

 Area of Interest (AOI)	 Area of Interest (AOI)
<b>Soils</b>	
 Soil Map Unit Polygons	 Soil Map Unit Polygons
 Soil Map Unit Lines	 Soil Map Unit Lines
 Soil Map Unit Points	 Soil Map Unit Points
<b>Special Point Features</b>	<b>Special Line Features</b>
 Blowout	 Streams and Canals
 Borrow Pit	 Streams and Canals
 Clay Spot	 Streams and Canals
 Closed Depression	 Streams and Canals
 Gravel Pit	 Streams and Canals
 Gravelly Spot	 Streams and Canals
 Landfill	 Streams and Canals
 Lava Flow	 Streams and Canals
 Marsh or swamp	 Streams and Canals
 Mine or Quarry	 Streams and Canals
 Miscellaneous Water	 Streams and Canals
 Perennial Water	 Streams and Canals
 Rock Outcrop	 Streams and Canals
 Saline Spot	 Streams and Canals
 Sandy Spot	 Streams and Canals
 Severely Eroded Spot	 Streams and Canals
 Sinkhole	 Streams and Canals
 Slide or Slip	 Streams and Canals
 Sodic Spot	 Streams and Canals

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Haywood County Area, North Carolina  
Survey Area Data: Version 23, Jan 21, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 30, 2021—Apr 4, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
EvD	Evard-Cowee complex, 15 to 30 percent slopes	3.0	37.2%
EvE	Evard-Cowee complex, 30 to 50 percent slopes	4.8	60.6%
ExD	Evard-Cowee-Urban land complex, 15 to 30 percent slopes	0.1	1.1%
SfC	Saunook-Urban land complex, 2 to 15 percent slopes	0.1	1.1%
Totals for Area of Interest		8.0	100.0%



## Exhibit 9

uncamaps.arcgis.com/apps/webappviewer/index.html?id=e9f79de934f24e40a71bab8db8050612

## WNC Landslide Hazard Data Viewer

| NC Geological Survey | | Project Website | | Download Data |

Preservation Way, Waynesville, ↑ X Q

Show search results for Preservation ...

## Layer List

## Layers

✓ Counties



Parcel Boundaries (Zoom in to view)



✓ Landslide Points



Landslide Outlines



Landslide Deposits



## User Guide

## Welcome to the WNC Landslide Hazard Data Viewer

## Getting Started Using the Viewer

This GIS Viewer is controlled by a set of buttons that allow you to interact with the map. Hover your cursor over a button to see its name/function. Each button is explained in more detail below:



Click the **Layer List** button to turn layers on and off by placing a check-mark next to the layer you want to see. Note that the **Parcel Boundaries** and the **Potential Debris Flow Pathways** layers require you to zoom into a sub-county scale before they will become visible. Other layers may become invisible if you zoom in too far (street level).

To view the basemap along with one of the layers at the same time, in the Layer List, click the three dots the right of the layer name to activate the

"Transparency" for that layer. Click and drag the slider to make the layer more or less transparent, allowing you to see through the layer to the basemap below it



Click the **Layer Descriptions** button to see a description of each layer found in the Layer List.

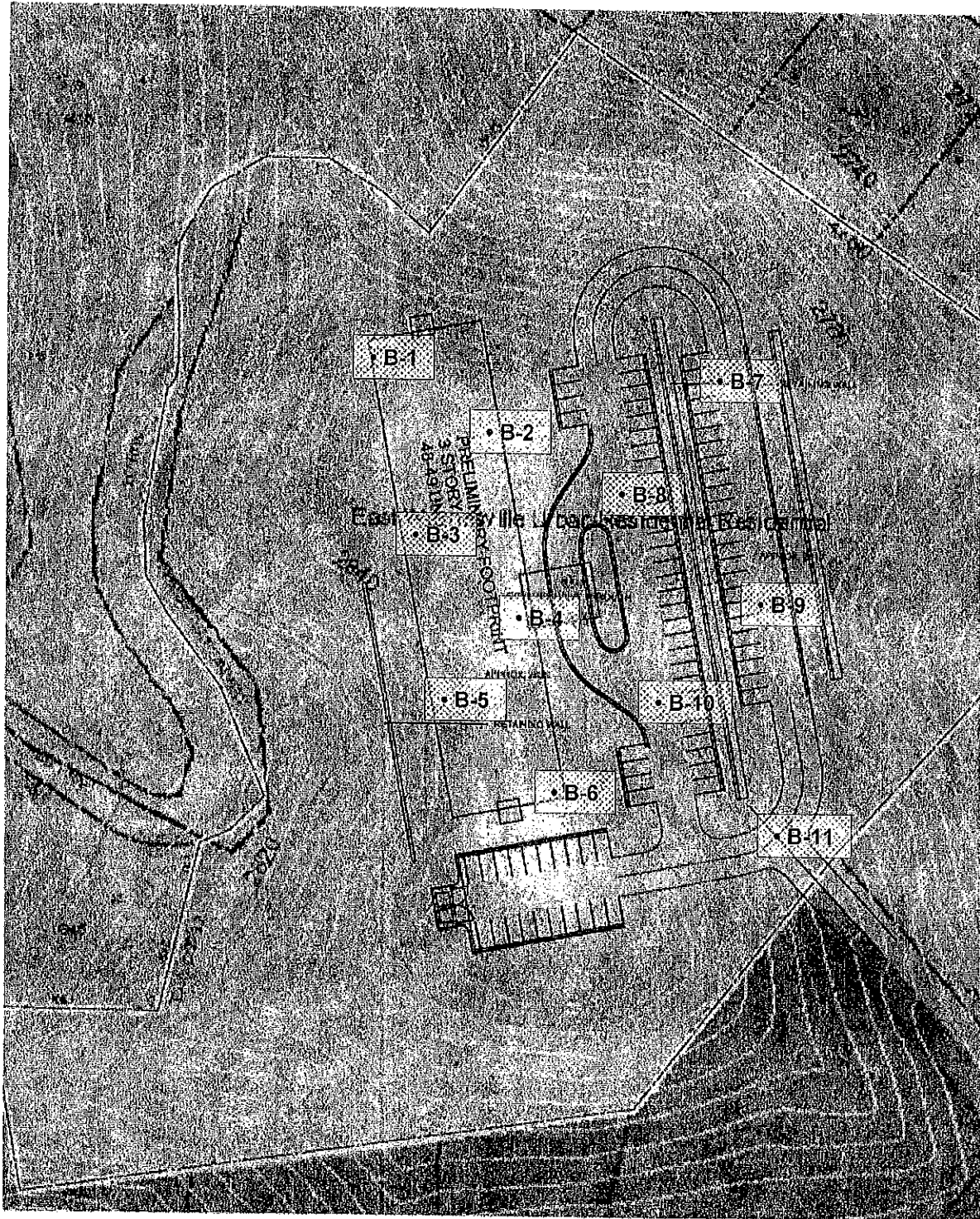


Click the **Zoom to a Completed County** button select from a list of completed counties.



Click the **Choose Basemap** button to choose from a set of basemaps that can help orient yourself





**Figure 1. Test Location Plan**

Not to Scale

Map provided by Mills Construction

TerraTech Engineers, Inc. (C-1356)  
4905 Professional Court  
Raleigh, NC 27609  
919-876-9799

Project: Waynesville Apartments  
Waynesville, North Carolina  
Our Project Number 121-15-78240

## Symbols and Nomenclature

I	Undisturbed Sample (UD)
●	Standard penetration resistance (ASTM D-1586)
100/2"	Number of blows (100) to drive the spoon a number of inches (2)
W-O-H, R	Weight of Hammer, Weight of Rods
AX, BX, NX	Core barrel sizes for rock cores
65%	Percentage of rock core recovered
RQD	Rock quality designation - % of core 4 or more inches long
▼	Water table at least 24 hours after drilling
▼	Water table one hour or less after drilling
△	Loss of drilling water
A	Atterberg Limits test performed
C	Consolidation test performed
GS	Grain size test performed
T	Triaxial shear test performed
P	Proctor compaction test performed
18	Natural moisture content (percent)

## Penetration Resistance Results

Sands	Number of Blows, N	Relative Density
	0-4	very loose
	5-10	loose
	11-20	firm
	21-30	very firm
	31-50	dense
	over 50	very dense
Silts and Clays	Number of Blows, N	Approx. Consistency
	0-1	very soft
	2-4	soft
	5-8	firm
	9-15	stiff
	16-30	very stiff
	31-50	hard
	over 50	very hard

## Drilling Procedures

Soil sampling and standard penetration testing performed in accordance with ASTM D-1586. The standard penetration resistance is the number of blows of a 140 pound hammer falling 30 inches to drive a 2 inch O.D., 1.4 inch I.D. split spoon sampler one foot. Core drilling performed in accordance with ASTM D-2113. Undisturbed sampling performed in accordance with ASTM D-1587.

# TEST BORING RECORD

Depth	Description	Elev.	Water Level	Blow Counts	Standard Penetration Test			
					blows/ft			
					20	40	60	80
1	Topsoil (Approximately 11 inches)	-0.9	C	6-5-5				
2	Stiff red, orange and black fine to medium sandy micaceous silt (ML) (RESIDUUM)	-3.0			•			
3								
4	Very stiff tan orange fine to medium sandy micaceous silt (ML)	-8.0		9-10-13		•		
5								
6				8-9-9		•		
7								
8	Very stiff gray brown fine to medium sandy micaceous silt (ML)	-15.0		11-11-10		•		
9								
10								
11				9-10-16				
12								
13								
14								
15	BORING TERMINATED			•				
16								
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28								
29								
30								

Water Level 24 hr.: Boring Backfilled Upon Completion  
Water Level 1 hr.: Not Encountered

**TerraTech Engineers, Inc.**  
4905 Professional Court  
Raleigh, NC 27609

Boring Number: B-1  
Project Number: 121-15-78240  
Date Drilled: 1/21/15  
Sheet: 1 of 1

# TEST BORING RECORD

Depth	Description	Elev.	Water Level	Blow Counts	Standard Penetration Test			
					blows/ft			
					20	40	60	80
1	Topsoil (Approximately 14 inches)	-1.2	C	5-6-7				
2	Stiff tan, orange and black fine to medium sandy micaceous silt (ML) (RESIDUUM)	-3.0			•			
3								
4	Very firm tan silty fine to medium sand (SM)	-8.0		9-13-13		•		
5								
6								
7								
8				9-9-12	•			
9	Very stiff red and orange fine to medium sandy micaceous silt (ML)	-12.0		8-7-9	•			
10								
11								
12				9-12-11				
13	Very firm tan silty micaceous fine to medium sand (SM)	-15.0						
14								
15					•			
16	BORING TERMINATED							
17								
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19								
20								
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25								
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27								
28								
29								
30								

Water Level 24 hr.: Boring Backfilled Upon Completion  
 Water Level 1 hr.: Not Encountered

**TerraTech Engineers, Inc.**  
 4905 Professional Court  
 Raleigh, NC 27609

Boring Number: B-2  
 Project Number: 121-15-78240  
 Date Drilled: 1/21/15  
 Sheet: 1 of 1

# TEST BORING RECORD

Depth	Description	Elev.	Water Level	Blow Counts	Standard Penetration Test blows/ft			
					20	40	60	80
1	Topsoil (Approximately 3 inches)							
2	Loose tan silty fine to medium sand (SM) (RESIDUUM)							
3		-3.0		8-5-5	●			
4								
5	Dense tan and red silty micaceous fine to medium sand (SM) with gravel			8-14-29		●		
6								
7								
8		-8.0		8-22-16		●		
9								
10	Very firm brown silty micaceous fine to medium sand (SM)			11-12-14	●			
11								
12		-12.0						
13	Very dense purple and tan silty micaceous fine to medium sand (SM)							
14								
15		-15.0		15-28-40			●	
16	BORING TERMINATED							
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								
28								
29								
30								

Water Level 24 hr.: Boring Backfilled Upon Completion  
Water Level 1 hr.: Not Encountered

**TerraTech Engineers, Inc.**  
4905 Professional Court  
Raleigh, NC 27609

Boring Number: B-3  
Project Number: 121-15-78240  
Date Drilled: 1/21/15  
Sheet: 1 of 1

# TEST BORING RECORD

Depth	Description	Elev.	Water Level	Blow Counts	Standard Penetration Test			
					blows/ft			
					20	40	60	80
1	Topsoil (Approximately 14 inches)	-1.2	C	9-7-13				
2	Very stiff red, orange and black fine to medium sandy micaceous silt (ML) (RESIDUUM)	-3.0						
3								
4	Hard to very stiff red brown fine to medium sandy micaceous silt (ML)	-8.0		12-15-16				
5								
6								
7								
8	Dense tan brown silty micaceous fine to medium sand (SM)	-12.0		15-14-14				
9								
10								
11								
12	Very stiff to hard brown fine to medium sandy micaceous silt (ML)	-22.0		12-17-20				
13								
14								
15								
16				13-14-13				
17								
18								
19								
20	15-20-23							
21								
22								
23								
24	Partially weathered rock sampled as red and brown silty micaceous fine to medium sand (SM)	-25.0		22-50 6"				
25	BORING TERMINATED							
26								
27								
28								
29								
30								

Water Level 24 hr.: Boring Backfilled Upon Completion  
Water Level 1 hr.: Not Encountered

**TerraTech Engineers, Inc.**  
4905 Professional Court  
Raleigh, NC 27609

Boring Number: B-4  
Project Number: 121-15-78240  
Date Drilled: 1/21/15  
Sheet: 1 of 1

# TEST BORING RECORD

Depth	Description	Elev.	Water Level	Blow Counts	Standard Penetration Test				
					blows/ft				
					20	40	60	80	
1	Topsoil (Approximately 15 inches)	-1.3	C	2-1-3					
2	Soft orange brown fine to medium sandy micaceous silt (ML) (FILL)	-3.0			●				
3									
4	Stiff orange brown fine to medium sandy micaceous silt (ML) (FILL)	-8.0		7-6-6	●				
5									
6				4-5-6	●				
7									
8	Firm gray and brown fine to medium sandy silt (MH) (ALLUVIUM)	-12.0		3-2-4	●				
9									
10									
11									
12	Hard gray and brown fine to medium sandy silt (MH) with wood fragments (ALLUVIUM)	-15.0		7-12-24					
13									
14									
15									
16	BORING TERMINATED				●				
17									
18									
19									
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30									

Water Level 24 hr.: Boring Backfilled Upon Completion  
Water Level 1 hr.: Not Encountered

**TerraTech Engineers, Inc.**  
4905 Professional Court  
Raleigh, NC 27609

Boring Number: B-5  
Project Number: 121-15-78240  
Date Drilled: 1/21/15  
Sheet: 1 of 1

# TEST BORING RECORD

Depth	Description	Elev.	Water Level	Blow Counts	Standard Penetration Test			
					blows/ft			
					20	40	60	80
1	Topsoil (Approximately 12 inches)	-1.0	C	3-3-3  7-9-12  9-9-9  5-8-8  7-10-13				
2	Firm tan orange fine to medium sandy micaceous silt (ML) (RESIDUUM)	-3.0						
3	Very stiff brown, orange and red fine to medium sandy micaceous silt (ML)							
4								
5								
6								
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12								
13								
14								
15		-15.0						
16	BORING TERMINATED							
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Water Level 24 hr.: Boring Backfilled Upon Completion  
Water Level 1 hr.: Not Encountered

**TerraTech Engineers, Inc.**  
4905 Professional Court  
Raleigh, NC 27609

Boring Number: B-6  
Project Number: 121-15-78240  
Date Drilled: 1/21/15  
Sheet: 1 of 1



# TEST BORING RECORD

Depth	Description	Elev.	Water Level	Blow Counts	Standard Penetration Test			
					blows/ft			
					20	40	60	80
1	Topsoil (Approximately 9 inches)	-0.8	C	7-6-7				
2	Firm to very firm red and orange-brown silty micaceous fine to medium sand (SM) (FILL)				•			
3								
4								
5		-5.0		10-10-14	•			
6	BORING TERMINATED							
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Water Level 24 hr.: Boring Backfilled Upon Completion  
 Water Level 1 hr.: Not Encountered

**TerraTech Engineers, Inc.**  
 4905 Professional Court  
 Raleigh, NC 27609

Boring Number: B-7  
 Project Number: 121-15-78240  
 Date Drilled: 1/21/15  
 Sheet: 1 of 1

# TEST BORING RECORD

Depth	Description	Elev.	Water Level	Blow Counts	Standard Penetration Test			
					blows/ft			
					20	40	60	80
1	Topsoil (Approximately 12 inches)	-1.0	C	11-9-9				
2	Very stiff red and black fine to medium sandy micaceous silt (ML) (RESIDUUM)				•			
3								
4								
5		-5.0		6-8-10	•			
6	BORING TERMINATED							
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Water Level 24 hr.: Boring Backfilled Upon Completion  
 Water Level 1 hr.: Not Encountered

**TerraTech Engineers, Inc.**  
 4905 Professional Court  
 Raleigh, NC 27609

Boring Number: B-8  
 Project Number: 121-15-78240  
 Date Drilled: 1/21/15  
 Sheet: 1 of 1

# TEST BORING RECORD

Depth	Description	Elev.	Water Level	Blow Counts	Standard Penetration Test			
					blows/ft			
					20	40	60	80
1	Topsoil (Approximately 11 inches)	-0.9	C	2-2-2				
2	Soft tan orange fine to medium sandy micaceous silt (ML) (FILL)							
3		-3.0			•			
4	Stiff red orange fine to medium sandy silt (ML) (FILL)			5-6-7				
5		-5.0			•			
6	BORING TERMINATED							
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9								
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Water Level 24 hr.: Boring Backfilled Upon Completion  
 Water Level 1 hr.: Not Encountered

**TerraTech Engineers, Inc.**  
 4905 Professional Court  
 Raleigh, NC 27609

Boring Number: B-9  
 Project Number: 121-15-78240  
 Date Drilled: 1/21/15  
 Sheet: 1 of 1



# TEST BORING RECORD

Depth	Description	Elev.	Water Level	Blow Counts	Standard Penetration Test blows/ft			
					20	40	60	80
1	Topsoil (Approximately 11 inches)	-0.9	C	4-2-2				
2	Soft tan orange fine to medium sandy micaceous silt (ML) (FILL)							
3		-3.0		4-5-6	●			
4	Firm brown silty micaceous fine to medium sand (SM) (FILL)							
5		-5.0			●			
6	BORING TERMINATED							
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Water Level 24 hr.: Boring Backfilled Upon Completion  
Water Level 1 hr.: Not Encountered

**TerraTech Engineers, Inc.**  
4905 Professional Court  
Raleigh, NC 27609

Boring Number: B-10  
Project Number: 121-15-78240  
Date Drilled: 1/21/15  
Sheet: 1 of 1

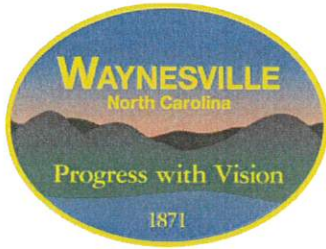
# TEST BORING RECORD

Depth	Description	Elev.	Water Level	Blow Counts	Standard Penetration Test			
					blows/ft			
					20	40	60	80
1	Topsoil (Approximately 11 inches)	-0.9	C	16-28-34				
2	Very dense to dense tan brown silty micaceous fine to medium sand (SM) (RESIDUUM)							
3								
4								
5		-5.0		15-23-25				
6	BORING TERMINATED							
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Water Level 24 hr.: Boring Backfilled Upon Completion  
Water Level 1 hr.: Not Encountered

**TerraTech Engineers, Inc.**  
4905 Professional Court  
Raleigh, NC 27609

Boring Number: B-11  
Project Number: 121-15-78240  
Date Drilled: 1/21/15  
Sheet: 1 of 1



## 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](http://www.waynesvillenc.gov)

March 4, 2022

### Notice of Public Hearing

### Town of Waynesville Planning Board

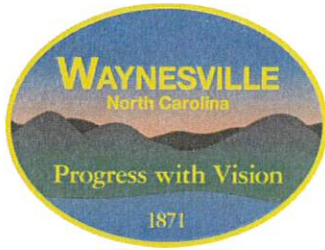
The Town of Waynesville Planning Board will hold a **public hearing on March 21, 2022 at 5:30 pm**, in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider a major site plan review for a 60-unit apartment development on 7.1 acres at Preservation Way (PINs 8615-56-3155 and 8615-55-0946).



For questions contact the Development Services Department at: (828) 456-8647, email: [eteague@waynesvillenc.gov](mailto:eteague@waynesvillenc.gov), mail: 9 South Main Street, Suite 110, Waynesville, NC 28786.



# Exhibit 10



## 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](http://www.waynesvillenc.gov)

FOR PUBLICATION IN THE MOUNTAINEER: March 9 and March 16 Editions

Date: March 3, 2022

Contact: Elizabeth Teague, (828) 456-2004

### Notice of Public Hearings

#### Town of Waynesville Planning Board

The Town of Waynesville Planning Board will hold two **public hearings on March 21, 2022 at 5:30 pm**, in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider:

1. A major site plan review for a 60-unit apartment development on 7.1 acres at Preservation Way (PINs 8615-56-3155 and 8615-55-0946).
2. A conditional district zoning amendment for a 59-unit townhome development on 7.71 acres at Allison Acres Drive (PINs 8615-88-1632, 8615-88-3857, 8615-88-1854) and off East Street (PIN 8615-88-4442).

For more information contact the Development Services Department at: (828) 456-8647, email: [eteague@waynesvillenc.gov](mailto:eteague@waynesvillenc.gov), mail: 9 South Main Street, Suite 110, Waynesville, NC 28786.

WILLIAMS, KENDALL L  
5455 SHIRLEY ST  
NAPLES, FL 34109

DANDY DOG PROPERTIES LLC A NC L  
355 GRASSMERE LN  
WAYNESVILLE, NC 28786-6160

TOMLIN, DIANE L  
64 COTTAGE LOOP  
WAYNESVILLE, NC 28785-6006

UHC DEVELOPMENT LLC A TX LLC  
2111 QUAIL RUN  
SAN MARCOS, TX 78666-9495

THURMOND, BRENT X;  
THURMOND, ANNE DANIELLE  
311 FRANK JONES RD  
CRAWFORDVILLE, FL 32327

NORMAN, NANCY ANN;  
NORMAN, RANDALL COLEN  
275 BELLEVIEW RD  
WAYNESVILLE, NC 28786-4408

GINGKO PROPERTIES LLC A NC LLC  
19 AMHERST ST  
PORTLAND, ME 04103-3114

UHC DEVELOPMENT LLC A TX LLC  
2111 QUAIL RUN  
SAN MARCOS, TX 78666-9495

TOMLIN, DIANE L  
64 COTTAGE LOOP  
WAYNESVILLE, NC 28785-6006

CRANE, ROBIN KEITH;  
CRANE, PATTI LYNN  
147 PRESERVATION WAY  
WAYNESVILLE, NC 28786

GINGKO PROPERTIES LLC A NC LLC  
19 AMHERST ST  
PORTLAND, ME 04103-3114

WILLIAMS, KENDALL L  
5455 SHIRLEY ST  
NAPLES, FL 34109

GINGKO PROPERTIES LLC A NC LLC  
19 AMHERST ST  
PORTLAND, ME 04103-3114

GIBBS, HILLIARD LEE  
249 BELLVIEW RD  
WAYNESVILLE, NC 28786

SPINNER, MARY C;  
SPINNER, ROBERT L  
25 CITY VIEW DR  
WAYNESVILLE, NC 28786-1750

BRAMLETT, TRAVIS HUGH;  
BRAMLETT, MAGGIE BEST  
21 JORDAN FARM DR  
WAYNESVILLE, NC 28786-6046

BRAMLETT, TRAVIS HUGH;  
BRAMLETT, MAGGIE BEST  
21 JORDAN FARM DR  
WAYNESVILLE, NC 28786-6046

BROWN, MAXINE N DEWEESE  
534 EAST ST  
WAYNESVILLE, NC 28786

RITARI, ISABELLE CIOLA;  
RITARI, ERIC JAMES  
104 BELLEVIEW RD  
WAYNESVILLE, NC 28786-4405

WHEELER, NANCY LEE  
329 BELLVIEW RD  
WAYNESVILLE, NC 28786

SHADE-NOE, JUANITA  
299 BELLVIEW RD  
WAYNESVILLE, NC 28786

SATTEREHWAITE, S C HEIRS  
XXXXXXXXXXXXXXXXX  
WAYNESVILLE, NC 28786

# Exhibit 10





THE TOWN OF WAYNESVILLE  
PLANNING BOARD  
WILL HOLD A  
**PUBLIC HEARING**  
**MARCH 21, 2022, AT 5:30 PM**  
IN THE TOWN HALL BOARD ROOM AT  
**9 SOUTH MAIN ST.**  
TO CONSIDER A MAJOR SITE PLAN  
CONTACT THE DEVELOPMENT SERVICES DEPARTMENT  
**828-456-8647**





THE TOWN OF WAYNESVILLE  
PLANNING BOARD  
WILL HOLD A  
**PUBLIC HEARING**  
MARCH 21, 2022, AT 5:30 PM  
IN THE TOWN HALL BOARD ROOM AT  
**9 SOUTH MAIN ST.**  
TO CONSIDER A MAJOR SITE PLAN  
CONTACT THE DEVELOPMENT SERVICES DEPARTMENT  
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THE TOWN OF WAYNESVILLE  
PLANNING BOARD  
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MARCH 21, 2022, AT 5:30 PM  
IN THE TOWN HALL BOARD ROOM AT  
**9 SOUTH MAIN ST.**  
TO CONSIDER A MAJOR SITE PLAN  
CONTACT THE DEVELOPMENT SERVICES DEPARTMENT  
**828-456-8647**

NO  
PARKING

Exhibit 10



## EXHIBIT 11

MEETING TITLE	Preservation Way
ORGANIZER	Quartz Properties Management
LOCATION	Pigeon Community Multicultural Development Center
DATE	March 8, 2022
TIME	5:30pm

ATTENDEE NAME	ORGANIZATION	PHONE NUMBER	E-MAIL ADDRESS
Scott C. Cason	UHC Development	512-395-7744	urbanhomecreators@gmail
Shianne Higgins		919-961-8738	jmhiggins27@yahoo.com
Travis Bramlett		828-400-5736	travis_bramlett@yahoo.com
Cole Blumer	neighbor	864-323-7344	cole.blumer@gmail.com
Mary + Bob Spinner	neighbor	706-326-6147	mary.corrine@gmail.com
Matt McCall	neighbor	619-203-2448	Matt.McCall@gmail.com
Mark Howell	neighbor	828-476-1609	NONE
Eric Riteri	neighbor	703-475-3927	eriteri@comcast.net
Isabelle Cole-Riteri	neighbor	704-660-5235	-
Henry K. Riteri	neighbor	828-246-0250	-
Tony Scardaci	Neighbor	828 246-8037	tonyandleslescardaci@gmail.com
Phillip Gibbs	"	828-646-8466	Phillip.gibbs 8466@gmail.com
Helena Gibbs	"	828-454-9574	-
Becky Johnson	newspaper	828-507-9141	<del>beckyj@newspaper.com</del>
Olaa Grooman	Town of Waynesville	828-450-7674	johnson@themountaineer.com
Randy Best		828-421-6017	oodrooman@waynesville.nc.gov
Carolyn Wallace	neighbor	828-456-5148	randbest1989@gmail.com
			lgubbs@gmail.com



**From:**[David Roover](#)**To:**[Elizabeth Teague](#); [Olga Grooman](#)**Cc:**[Jake Libaire](#)**Subject:**

Attendee list and notes from last night

**Date:**

Wednesday, March 9, 2022 8:30:42 AM

# EXHIBIT 11

---

A lively meeting it was! Folks did their homework, but the discussion was cordial and productive, in my view.

Elizabeth & Olga:

Here is my summary of the concerns raised by the group:

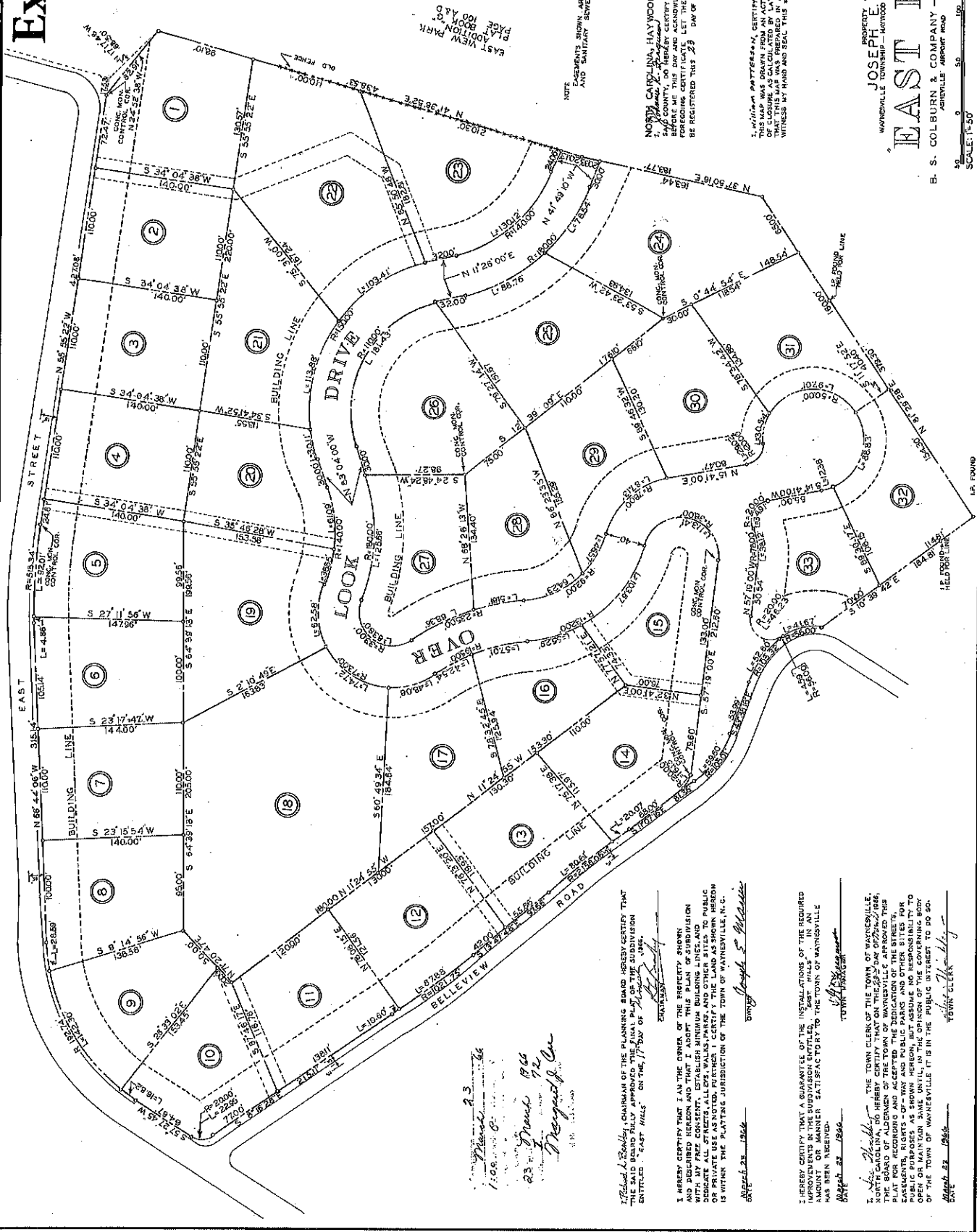
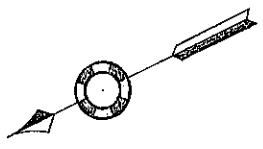
- The Pigeon neighborhood is supposed to be walkable, but there are no sidewalks on connecting roads once you leave the project and the roads are narrow.
- How will the project affect property values?
- How will SW runoff affect downhill neighbors along Bellevue & Park Drive?
- Questions about what the rents will be.
- Question about who can use the open space / dog park.
- Concerns about traffic on Bellevue.
- Concerns about the soils. Again, folks are questioning why the project stalled in 2008, thinking it was due to poor soils.
- Concerns about light pollution
- Questions about the width of the ROW at the bottom of our driveway where it meets Hillside & Park
- Questions about the use of Preservation Way.

Scott Cason dominated the discussion. Meanwhile, he is from Texas and has lived here since August and is a developer.

Thanks,  
Dave

David Roover  
Quartz Properties  
-----

# Exhibit 12



EAST NEW PARK  
PLAT ADDITION  
PAGE 100 A & B

NOTE:  
EASEMENTS SHOWN ARE FOR STORM DRAINAGE  
AND SANITARY SEWER

NORTH CAROLINA, HAYWOOD COUNTY  
I, Joseph E. Massie, Surveyor, do hereby certify that the plat of subdivision shown on this map was filed in the office of the Register of Deeds of Haywood County, North Carolina, on the 23rd day of March, 1966, and that the same is a true and correct copy of the original as filed in said office.

I, Joseph E. Massie, Surveyor, do hereby certify that the plat of subdivision shown on this map was drawn from an actual field survey and that the same is a true and correct copy of the original as filed in the office of the Register of Deeds of Haywood County, North Carolina, on the 23rd day of March, 1966, and that the same is a true and correct copy of the original as filed in said office.

SURVEYOR

PROPERTY OF  
**JOSEPH E. MASSIE**  
WAYNESVILLE TOWNSHIP - HAYWOOD COUNTY - NORTH CAROLINA  
**EAST HILLS**  
B. S. COLBURN & COMPANY - CONSULTING ENGINEERS  
ASHEVILLE AIRPORT ROAD - FLETCHER, N.C.

SCALE: 1" = 50'  
0 50 100 150 200 250  
FEB. 1966

I, Joseph E. Massie, Surveyor, do hereby certify that the plat of subdivision shown on this map was filed in the office of the Register of Deeds of Haywood County, North Carolina, on the 23rd day of March, 1966, and that the same is a true and correct copy of the original as filed in said office.

I, Joseph E. Massie, Surveyor, do hereby certify that the plat of subdivision shown on this map was drawn from an actual field survey and that the same is a true and correct copy of the original as filed in the office of the Register of Deeds of Haywood County, North Carolina, on the 23rd day of March, 1966, and that the same is a true and correct copy of the original as filed in said office.

SURVEYOR

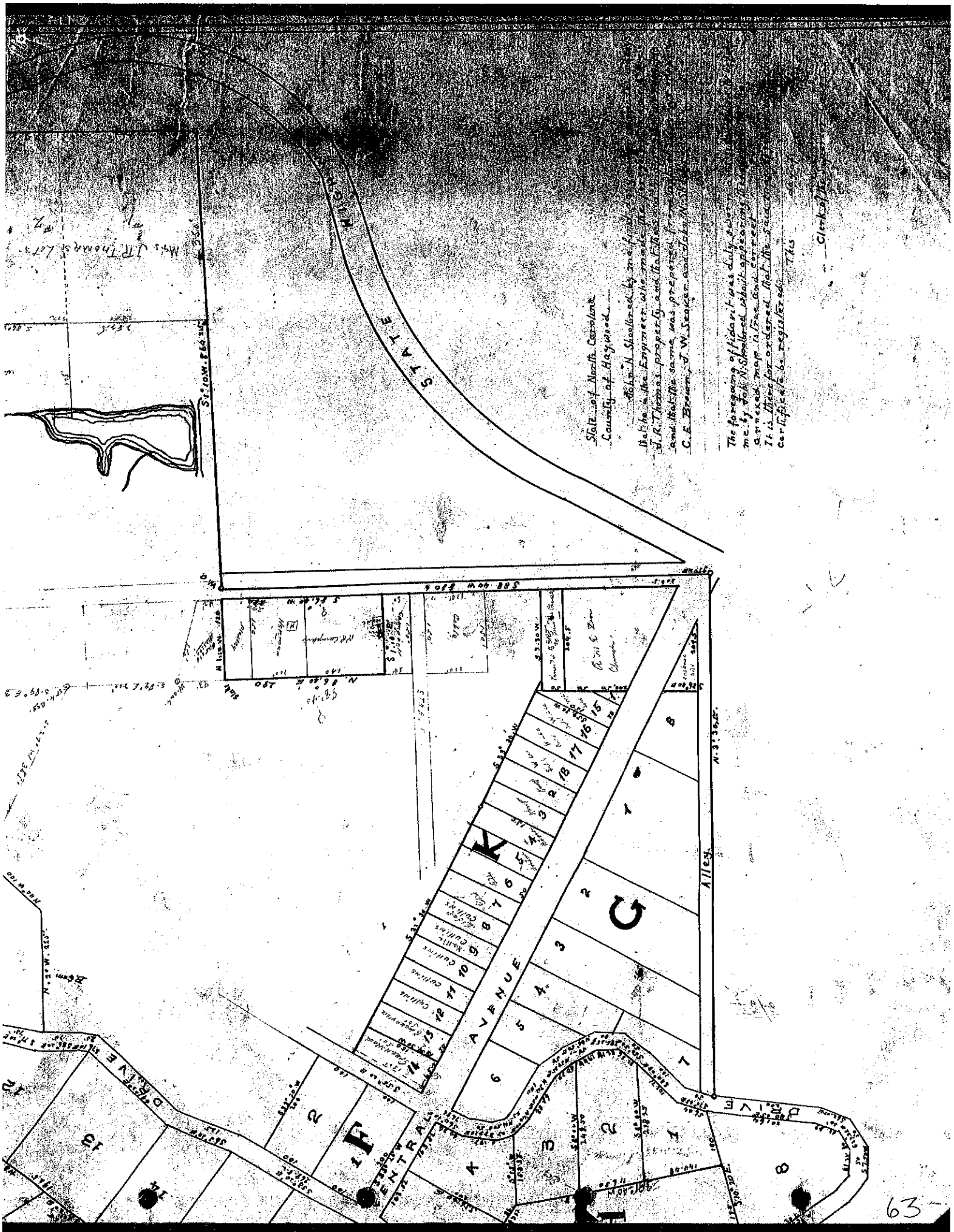
I, Joseph E. Massie, Surveyor, do hereby certify that the plat of subdivision shown on this map was drawn from an actual field survey and that the same is a true and correct copy of the original as filed in the office of the Register of Deeds of Haywood County, North Carolina, on the 23rd day of March, 1966, and that the same is a true and correct copy of the original as filed in said office.

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SURVEYOR





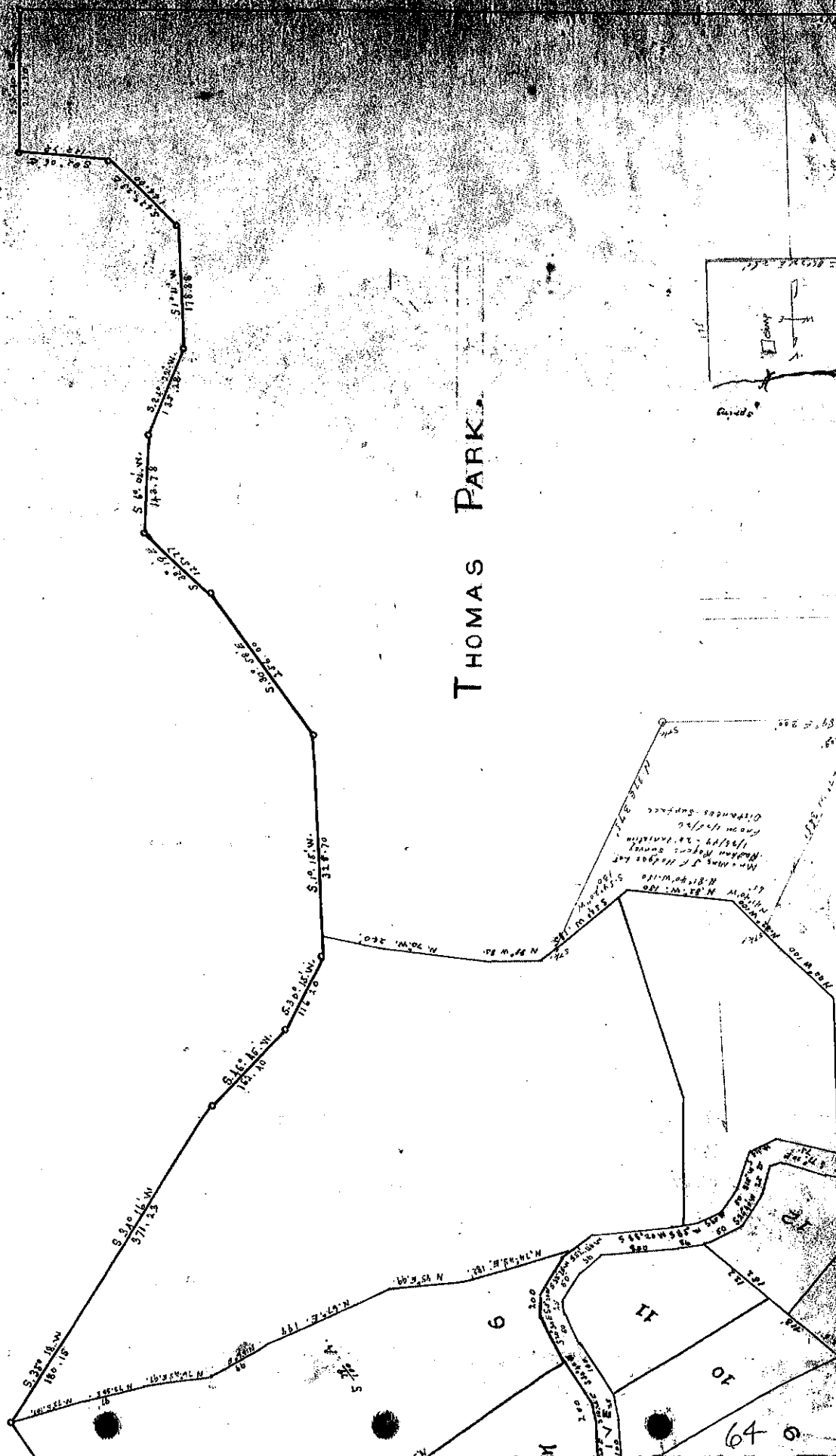
State of North Carolina  
County of Haywood.

John N. Shalstead, by me first of  
the Engineer who made the  
J. R. Thomas property and the Thomas  
and that the same was prepared from  
C. E. Brown, J. W. Seaton and John N. Shalstead.

The foregoing affidavits are duly sworn  
me by John N. Shalstead, Clerk of the  
annexed map is true and correct  
It is therefore ordered that the same  
certificate be registered. This

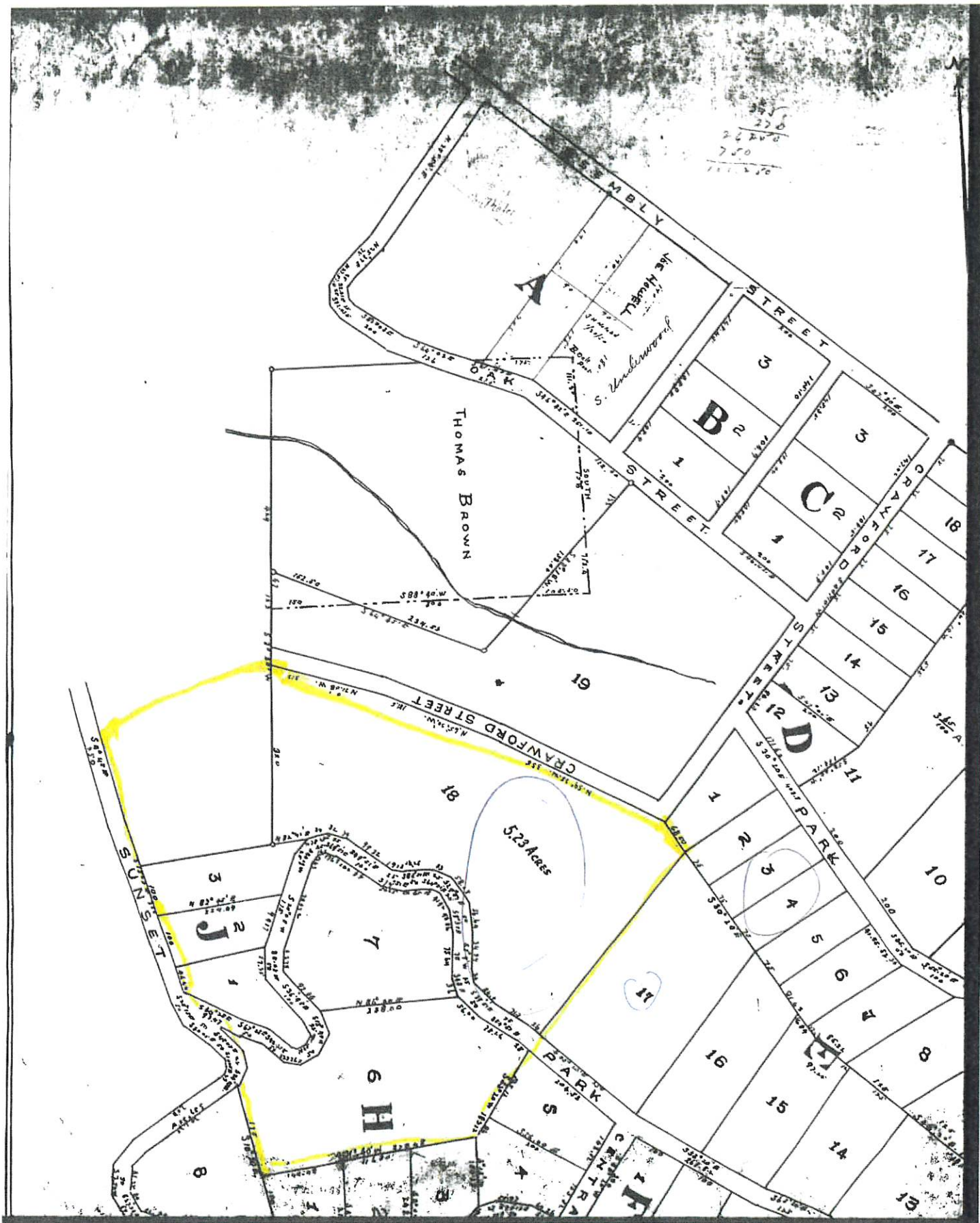
Clerk of the

Hand-drawn diagram of a rectangular box with dimensions 15' by 10'. Inside the box, there is a smaller rectangle labeled '10' x 10' and a label '10' x 10'.

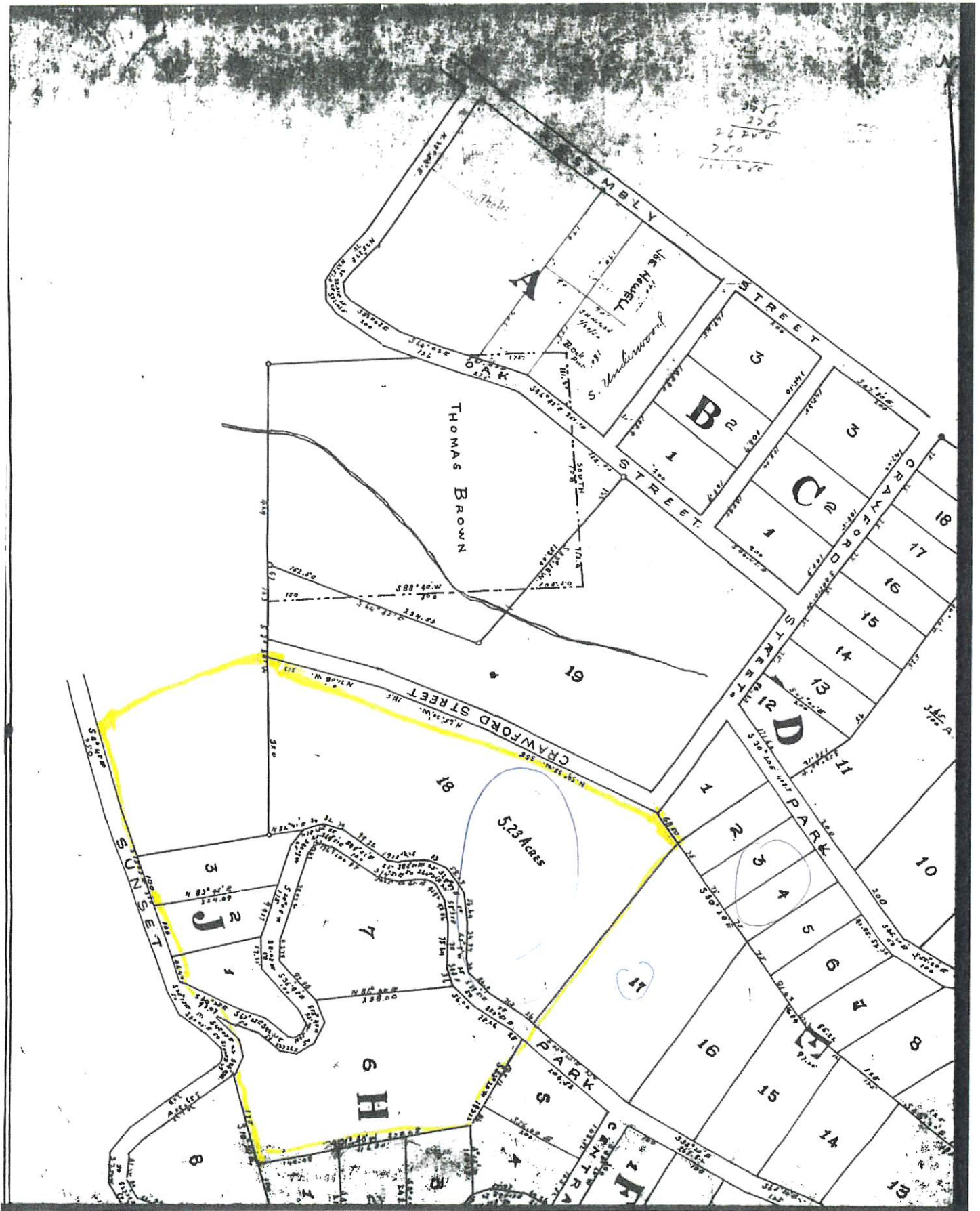












# MAP of SITES

of the

## WILSON PARK

### ADDITION

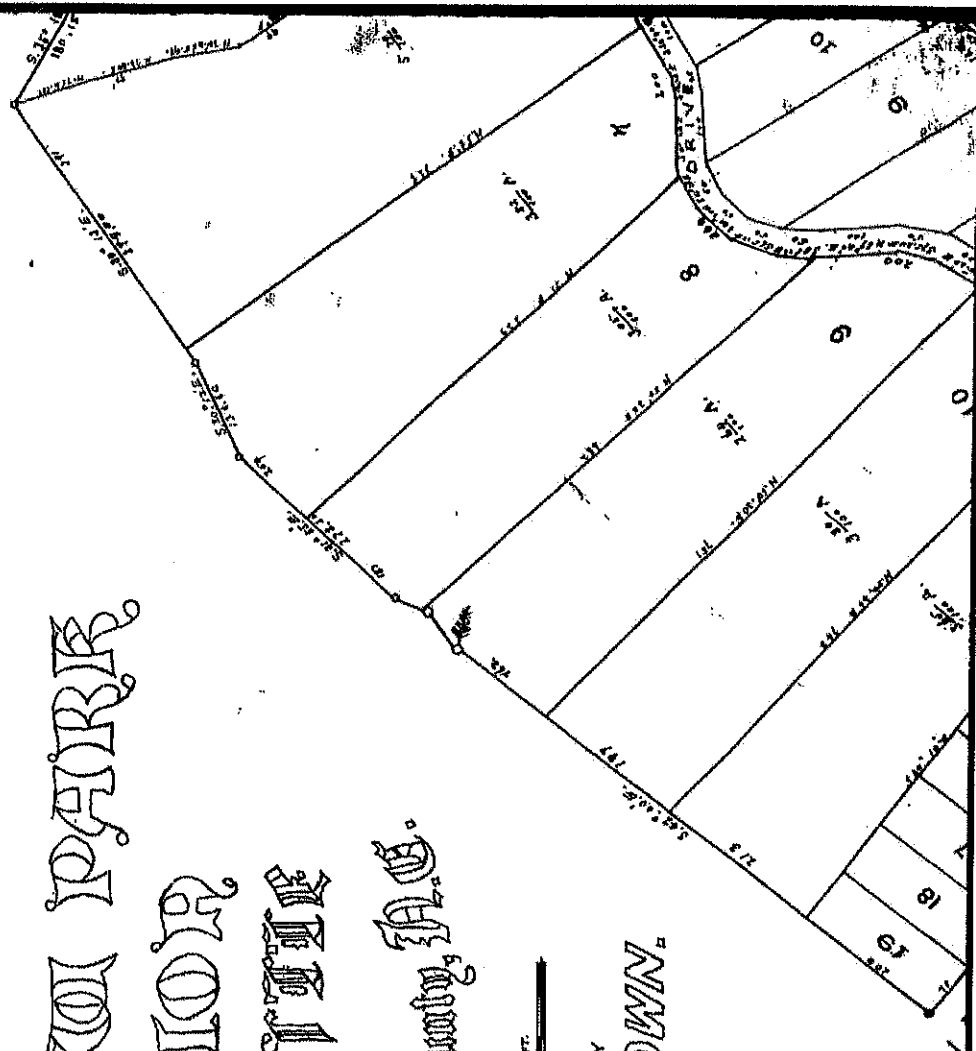
### TO THE

### WILSON PARK

SCALE 1" = 100 FT.

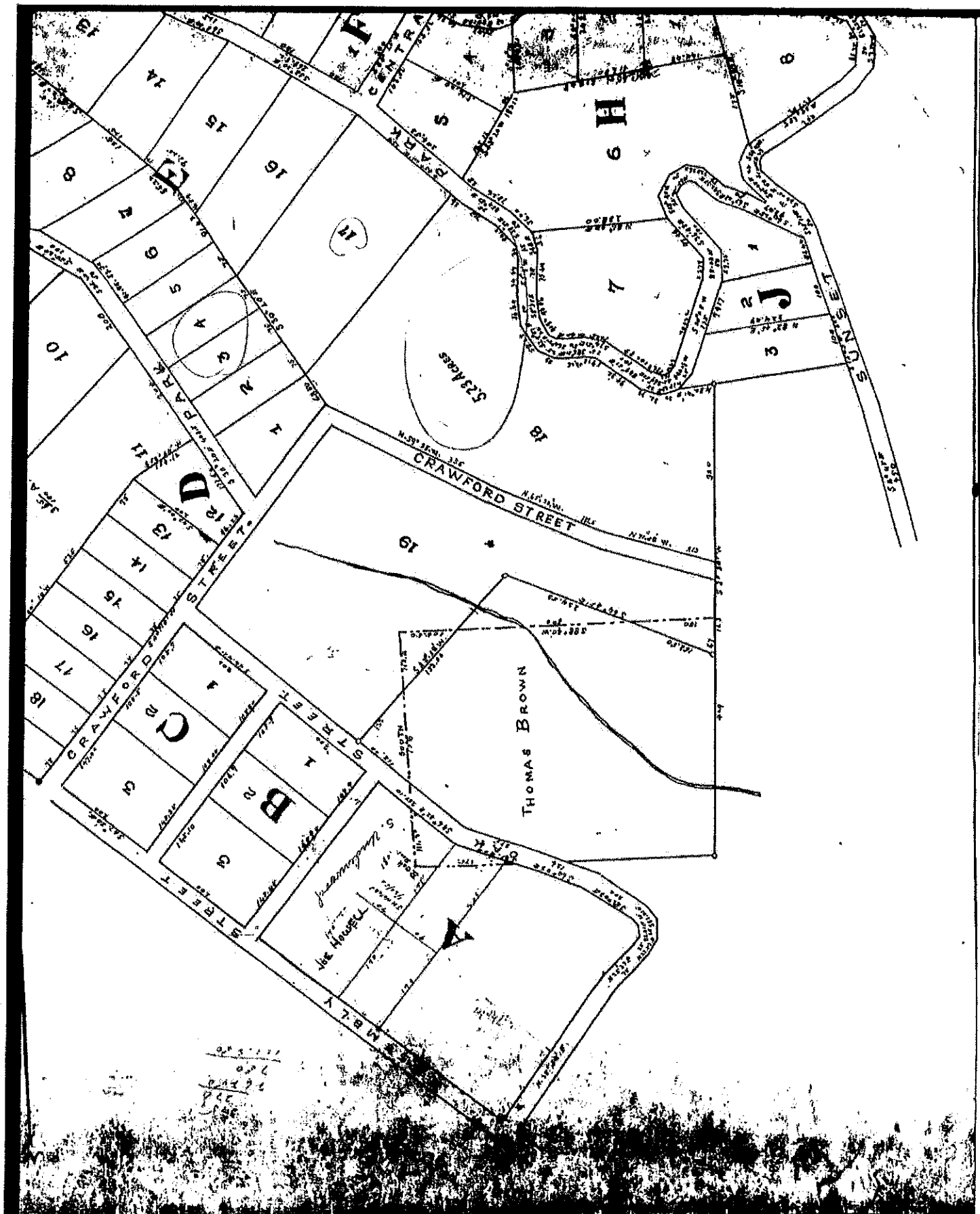
MAPPED BY

E. C. BROWN













**Planning Board Staff Report**  
**Allison Acres Conditional District Map Amendment (Rezoning) Application**  
**March 21, 2022**

**Project:** Allison Acres Townhome Development  
**Location:** 18 Allison Acres Drive (PIN 8615-88-1632), 97 Allison Acres Drive (PIN 8615-88-3857), and two vacant parcels (PINs 8615-88-1854 & 8615-88-4442)  
**Districts:** East Waynesville Urban Residential (EW-UR) and Raccoon Creek Neighborhood Residential (RC-NR)  
**Applicant:** Quartz Properties, LLC  
Represented by Matt Sprouse, Sitework Studios

**Background**

The proposed project consists of 59 two-family and townhome dwelling units divided among 24 structures on 7.7 acres. The units will be served by a network of interior streets with perpendicular parking spaces, pedestrian pathways, designated civic space, and associated infrastructure.

The plans for this project were reviewed by the town's Technical Review Committee on January 26, 2022, and revised plans and complete application were submitted March 2, 2022.

Notification of this hearing was scheduled for advertisement in The Mountaineer on March 9 and March 16, 2022. Notification letters were mailed to property owners within 500 feet of the proposed project site on March 4, 2022. The four properties were posted on March 4, 2022. The developers held a neighborhood meeting on March 9, 2022.

**Conditional District Application**

According to the Town of Waynesville's Land Development Standards, Section 15.15:

Conditional Districts (Section 2.6) are districts with conditions voluntarily added by the applicant and approved in a legislative procedure by the Board of Aldermen in accordance with G.S. 160A-382. Conditional Districts provide for orderly and flexible development under the general policies of this Ordinance without the constraints of some of the prescribed standards guiding by-right development.

A Conditional District (CD) is similar to a text and map amendment in that the Planning Board holds a hearing and determines whether the request is consistent with the Comprehensive Land Use Plan and is reasonable and in the public interest. The Planning Board makes a recommendation to the Board of Aldermen, which then holds a second public hearing, considers a statement of consistency, and approves, denies, or approves with conditions the application.

The Planning Board's recommendation should consider:

- Compatibility with surrounding properties,
- Area impacts and adequate facilities, infrastructure, etc.,
- Building and site design, and
- Compatibility with the immediate context.



If approved, the site plan and CD designation replaces any conflicting regulations which would otherwise apply. The board may therefore recommend reasonable and appropriate conditions including, but not limited to the location, nature, hours of operation and extent of the proposed use. Such conditions or additional standards “shall be limited to those that address conformance of the development and use of the site to this Ordinance and officially adopted plans and those standards and conditions that address the impacts reasonably expected to be generated by the development and use of the site.” The applicant will have a reasonable opportunity to consider and respond to any conditions and site-specific standards proposed by either the Planning Board or the Board of Aldermen prior to final action.

The developer is requesting the creation of a Conditional District incorporating the following conditions:

Reduction of Lot Dimensions and Setbacks – The intent of this project is to maximize open space and to create fee simple lots for each townhouse and duplex unit. Lot lines will run down party walls and extend behind and in front of each unit, providing small private yards for residents. Therefore, the proposed lot sizes, lot widths, and setbacks will be less than allowed by the LDS.

Specifically, the following sections of the LDS Section 2.4.1 would not apply:

1. 3(a) - *Lot area* - Proposed lots will be less than 1/6 acre
2. 3(c) - *Lot width* - Proposed lots will be less than 50 ft wide
3. 4(a) - *Front setback* – Two-family and townhome units may be closer than this section allows

Streets and Off-Street Parking – The proposed road network and associated off-street parking are designed to provide adequate and safe access for residents, fire, and EMS, while minimizing pavement width to reduce impervious area and allow for more open space (including a significant trail network). Despite proposed lot widths being well below 50 feet, no alleys are proposed, which minimizes both impervious surfaces and the prominence of the automobile in this project. The road network and parking more closely resemble a cottage-style subdivision, with clustered perpendicular parking in front of the townhouse and duplex units (instead of independent driveways and garages for each residential unit).

*Section 5.8.4(A&B)* - No garages are proposed. Off-street surface parking will not be accessed via alleys. The initial site design concept Quartz Properties, LLC presented at the TRC meeting adhered to the rear loaded requirement for narrow lots found in this section of the LDS; the result was an extensive road and alley network, a significant quantity of impervious surfaces, and very little open space. Conversely, the current layout, which has off-street parking located in front of the dwelling units (coming directly off the right-of-way), eliminates redundant alleys and maximizes open space.

*Section 9.4.2(B)(3)* - Townhouse units will have associated parking that does not adhere to the “entering and leaving in a forward motion” requirement. Vehicles will enter parking spaces in a forward motion and leave by reversing.

*Section 9.4.2(C)* - Parking for townhome units will require vehicles to back into the right-of-way.

### **Zoning Compliance**

The subject properties lie within two zoning districts: East Waynesville Urban Residential (EW-UR) and Raccoon Creek Neighborhood Residential (RC-NR), which have the following purpose and intent statements (**LDS 2.3.4A & LDS 2.3.3G**):

**The East Waynesville Urban Residential District (EW-UR)** is an urban neighborhood of mostly medium to high density residential development bordering the Waynesville

town center. Higher density development is encouraged closer to town with lesser densities found as the district approaches areas with steeper slopes. A number of public spaces are found in this district including the East Street and Vance Street parks. It will be important as new development and redevelopment occurs for connections to be made to such public spaces and throughout the district.

The **Raccoon Creek Neighborhood District (RC-NR)** is a medium density residential area surrounding one of the major entrances into Waynesville — Business 23. There are two centers for this area — the Ratcliff Cove Neighborhood Center and the Junaluska School/ballfield area within the district itself. Water service is available throughout much of the district with sewer available along Business 23 and Francis Farm Road. Higher density development is encouraged west of Business 23 with lower density clustered development proposed to the east. It is suggested that the County explore recreational uses on the landfill property on Francis Farm Road — an area that could become another focal point for the community. Development will occur at a residential scale. Development fronting onto Business 23 must form a street wall along this entryway into town.

The East Waynesville Urban Residential District has a maximum base density of 16 units per acre, while the Raccoon Creek Neighborhood District has a maximum base density of 10 units per acre. The proposed project has a density of 7.6 units per acre, less than the allowable density in either district. The plan exceeds the minimum set back requirements (10' side setbacks, 6' rear setbacks, and 6' between buildings). The closest buildings to an exterior property line are two buildings in the northwest corner of the development, each of which are approximately 14' from the property line. Building height is limited to 3 stories. The project proposes two-story structures. **(LDS 2.4.1)**

### **Building Design Guidelines**

Two-family and townhome (also referred to as townhouse) dwellings are allowable uses within the EW-UR and RC-NR Districts. Two-family dwellings are considered a house building type, which is described by the **LDS Section 5.5.2** as follows:

The house is the predominant residential building type in the Town of Waynesville. This building type is flexible in use, accommodating primarily residential uses, home occupations, professional offices, and limited retail uses based on the zoning district in which it is located. The two basic House types - House-Street and House-Alley - are a function of how the lot is accessed by automobile. In general, within a block, building types should be uniform in their use of driveways or alleys. The House typically has four yards (front yard; two side yards; and rear yard). Variations include setting the building on one of the side property lines.

Townhouse Buildings are described by the **LDS Section 5.5.3** as follows:

The townhouse is a building with three (3) or more attached units that are located side by side. The use permitted within the building is determined by the district in which it is located. When an entrance is provided at-grade, the townhouse may be used as a live-work unit. The Townhouse typically has one yard (rear) through variations including a small front setback to provide some landscaping.



The proposed structures appear to meet nearly all the Design Guidelines for two-family dwellings and townhomes. **(LDS 5.10)**

Roofs are sloped as required. However, the LDS states that “flush eaves shall be finished by profiled molding or gutters.” No molding or gutters are indicated on the elevation drawings.

Front and rear stoops are proposed, and the entrances are raised approximately two feet.

At least 15% of the area of a façade that faces a street lot line must be windows or main entrance doors. Windows and doors comprise approximately 30% of the front facades of the proposed structures. Windows and doors comprise approximately 22% of the rear facades.

At least five architectural features from a list found in LDS Section 5.8.5(B) shall be provided to achieve detailed design. The following features are shown on the proposed structures: gables, stoop entries, off-sets in the building face, window trim, balconies, and a decorative pattern on the exterior finish.

The materials are primarily horizontal lap siding and board and batten siding. The LDS states that residential roofs shall be clad in wood shingles, standing seam metal, terne, slate, asphalt shingles or synthetic materials similar and/or superior in appearance and durability. The proposed roof materials are not indicated on the elevation drawings.

### **Connectivity and Infrastructure**

Each of the proposed dwelling units addresses an internal street system connected to Allison Acres Drive and Counsel Place, which each connect to East Street. Drive lanes are 20 feet wide throughout the development. Block lengths are all less than 500 feet. **(LDS 6.4)**

Sidewalks are provided along the frontages of all interior streets and connect to the primary entrance of each dwelling unit. There is also an extensive network of sidewalks throughout the interior of the development connecting pedestrians to designated civic space. **(LDS 6.8)**

Water, sewer, and electric service is available from the Town of Waynesville and can supply the projected demand for this development. **(LDS 6.11)**

### **Civic Space**

There are multiple civic space areas located throughout the proposed development, all of which are connected by a network of pedestrian pathways. LDS Section 7.2.5 specifies requirements for seating within civic spaces. The site plan does not indicate any seating within civic spaces. This section also specifies that at least 25% of the civic space land shall be dedicated to active recreation purposes such as playgrounds, tennis courts, ball fields, volleyball courts, etc. The remainder of the park may be designed for passive recreation purposes such as walking, jogging, cycling, relaxation, etc. No active recreation equipment, fields, or courts are shown on the site plan. **(LDS 7.2)**

Within the EW-UR and RC-NR Districts, a minimum of 5% of a development shall be dedicated as civic space. With a total area of 7.7 acres, this proposed development requires a minimum of 0.39 acres of civic space. The site plan indicates 2.11 acres of civic space, comprising 27% of the total development.

### **Landscaping**

Because the proposed development is located within the EW-UR and RC-NR Districts, and is surrounded by properties within these two districts and the North Main Street Neighborhood Center District, no buffer yard is required between the development and surrounding properties. **(LDS 8.4)**

Street tree plantings are required in these zoning districts at a rate of 1 canopy tree for every 40 feet of street frontage with a maximum spacing of 50 feet within a planting strip at least 5 feet in width. There are 2,110 feet of proposed street frontage within the development, which would require at least 53 street trees. Only 46 street trees are shown. Additionally, the 50-foot street tree spacing requirement is not met in multiple locations throughout the development. **(LDS 8.5)**

### **Parking and Driveways**

Parking will be provided in the form of on-street perpendicular spaces throughout the development. The minimum number of parking spaces allowed is 1.5 spaces per unit, which would require at least 89 spaces for this development. The project proposes 136 parking spaces. **(LDS 9.2)**

Additionally, one bicycle parking space is required per 20 auto spaces. With 136 auto spaces proposed, 7 bicycle spaces are required. These bicycle spaces are not shown on the current plan. **(LDS 9.5)**

Entrances to the development will be located at two existing access points, Allison Acres Drive and Counsel Place, each of which connect to East Street. Because East Street is an NC DOT road (SR 1808), any alterations to these existing access points or approaches will require permitting from NC DOT.

### **Environmental**

The proposed development is not located within any special flood hazard area.

There are no known streams on the development site.

The site has no known wetlands.

Post-construction stormwater control measures will consist of conveyance pipes and above ground detention ponds to control runoff and water quality. Stormwater systems will be designed to meet the standards of the North Carolina Department of Environmental Quality and the Town of Waynesville.

### **Consistency with the 2035 Comprehensive Land Use Plan**

The project meets the 2035 Comprehensive Land Use Plan's following goals:

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 2 – Create a range of housing opportunities and choices.

- Encourage new housing inside Waynesville's city limits and ETJ.



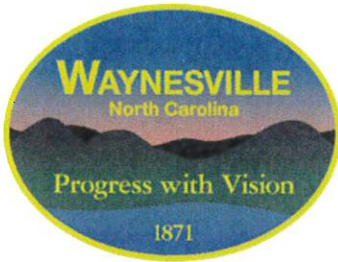
- Promote a diverse housing stock including market rate, workforce housing and affordable options that appeal to a variety of households.

### **Requested Action**

1. Motion to adopt a Consistency Statement indicating that the proposed Conditional District is reasonable and consistent with the 2035 Comprehensive Land Use Plan.
2. Motion to recommend approval/denial/approval with conditions to the Board of Aldermen.

### **Attachments**

1. Application for Conditional District
2. Authorization for Agent to Appear Before Planning Board and Board of Aldermen
3. Letter of Owner Authorization
4. Quit Claim Deed for Four Subject Properties
5. Project Narrative from Quartz Properties
6. Wastewater Letter from McGill Associates
7. Water, Sewer, and Electric Availability Letter from Jeff Stines, Public Services Director
8. Environmental Survey Prepared by Civil Design Concepts
9. Site Development Plans for Allison Acres
10. Notice of Public Hearing Mailed to Property Owners within 500 Feet of Subject Properties
11. List of Mailing Labels for Property Owners within 500 Feet of Subject Properties
12. Photographs of Public Notification Signs Posted on Subject Properties
13. Land Development Standards (By Reference)



**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](http://www.waynesvillenc.gov)

**Application for Land Development Standards Map Amendment: Conditional District**

Application is hereby made on March 1<sup>st</sup> 2022, to the Town of Waynesville for the following map amendment to establish or amend a Conditional District:

Property owner of record: The KT Revocable Trust

Address/location of property: Allison Acres Dr

Parcel identification number(s): 8615-88-1632, 8615-88-4442, 8615-88-3857, 8615-88-1854

Deed/Plat Book/Page, (attach legal description): Book 997 Pages 82-84

The property contains 7.71 acres, shown as 4 lots under unified control.

Current district: East Waynesville & Raccoon Creek

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

Conditional District application requirements Attached:

Environmental Survey (15.4.1)

Master Plan (15.4.3)

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

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

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

**Applicant Contact Information**

Applicant Name (Printed): Quartz Properties, LLC

Mailing Address: 430 Lexington Street, 2nd Floor, Newton, MA 02466

Phone(s): (206) 949-0688

Email: jake@quartzproperties.com

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



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

*This institution is an equal opportunity provider*



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

The undersigned Owner or **Party with a contract or option to purchase** that real property located at **PINs 8615-88-1632, 8615-88-4442, 8615-88-3857, 8615-88-1854 on Allison Acres Dr.** in Waynesville or the ETJ area of Waynesville, North Carolina, has submitted an application which is to be heard in a proceeding by Board(s) of the Town of Waynesville, North Carolina. I hereby authorize the following named individual to present my application and case, as my agent at such hearings.

Name of Authorized Agent: Matt Sprouse

Title and Company: Sitework Studios

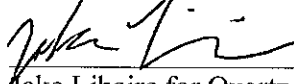
Address: 82 Patton Ave, Suite 700, Asheville, North Carolina 28801

Phone and email: 828.225.4945 / msprouse@siteworkstudios.com

This authorization shall be good through the completion of the project for which the zoning text or map amendment, special use permit, subdivision, variance or appeal, or other Town approval is requested, or until revoked in writing. The Town of Waynesville may rely on this authorization until it is given notice of the revocation of this authorization or of a change of property ownership takes place.

This the 24th day of February 2022.

Owner or **Party with Contractual Interest in Property:**



Jake Libaire for Quartz Properties, LLC  
(Party with contractual interest)

Address and phone number:

430 Lexington Street, 2nd Floor, Newton, MA 02466  
206-949-0688

## Letter of Owner Authorization

### Name and Address of Owner(s) of the Property

Name: The KT Revocable Trust

Address: 3151 2nd St. W, , FL 33706 / kristicarlton1@gmail.com

City: St. Pete Beach State: FL Zip Code: 33706

Phone: \_\_\_\_\_ Email: kristicarlton1@gmail.com

To Whom It May Concern:

As owner(s) of the property located at PIN's 8615-88-1632, 8615-88-4442, 8615-88-3857, 8615-88-1854

I/we authorize Quartz Properties, LLC and their agents to act as Agent for the following permits:

Major Subdivision

Conditional District Rezone

Preliminary Plat

Sincerely,

Kristi Carlton

Owner's Printed Name

Kristi Carlton

Owner's Signature

2/24/2022

Date

**Prepared By**  
**After Recording Return To**

KRISTI DIANE CARLTON  
3151 2<sup>ND</sup> ST W  
ST PETE BEACH, FL 33706

**No Taxable Consideration**

Space Above This Line for Recorder's Use

**NORTH CAROLINA QUIT CLAIM DEED**

STATE OF NORTH CAROLINA

COUNTY OF HAYWOOD

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid to KRISTI D. CARLTON, AN UNMARRIED WOMAN, whose post office address is 3151 2<sup>nd</sup> Street W., St., Pete Beach, Florida 33706 (hereinafter known as the "Grantor") does hereby quitclaim to THE KT REVOCABLE TRUST DATED MARCH 31, 2020, whose post office address is 3151 2<sup>nd</sup> Street W., St., Pete Beach, Florida 33706 (hereinafter known as the "Grantees(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in the County of HAYWOOD North Carolina to-wit:

See Exhibit "A" attached hereto and made a part hereof.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

[THIS SPACE LEFT BLANK INTENTIONALLY]



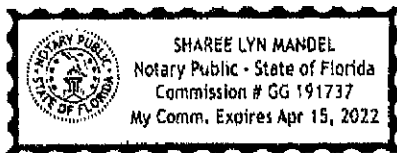
Kristi Diane Carlton  
KRISTI DIANE CARLTON  
3151 2<sup>ND</sup> ST W  
ST PETE BEACH, FL 33706

STATE OF FLORIDA

COUNTY OF PINELLAS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KRISTI DIANE CARLTON whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 6 day of May, 2020.



Sharee Lyn Mandel  
Notary Public

My Commission Expires: 4/15/22

**EXHIBIT "A"**

**TRACT ONE – PIN 8615-88-0651**

**BEING** Tract 1, containing approximately 3.37 acres, as shown on Plat by Rodney Norton, dated November 15, 2019, and recorded at Plat Cabinet D, Slot 448, Haywood County Registry.

**ALSO BEING** a portion of the property conveyed by Warranty Deed dated July 7, 2000 from Joseph Allison and wife, Zettie Allison, and Elizabeth Allison Stroupe and husband, Michael Stroupe, to Danny Dewayne Green and wife, Mary Allison Green, recorded July 7, 2000 in Book 480, Page 1271, Haywood County Registry.

**TRACT TWO – PIN 8615-88-1854**

**BEING** Tract 2, containing approximately 1.12 acres, as shown on Plat by Rodney Norton, dated November 15, 2019, and recorded at Plat Cabinet D, Slot 448, Haywood County Registry.

**ALSO BEING** a portion of the property conveyed by Warranty Deed dated July 7, 2000 from Joseph Allison and wife, Zettie Allison, and Elizabeth Allison Stroupe and husband, Michael Stroupe, to Danny Dewayne Green and wife, Mary Allison Green, recorded July 7, 2000 in Book 480, Page 1271, Haywood County Registry.

**TRACT THREE – PIN 8615-88-3857**

**BEING** Tract 3, containing approximately 0.45 acres, as shown on Plat by Rodney Norton, dated November 15, 2019, and recorded at Plat Cabinet D, Slot 448, Haywood County Registry.

**ALSO BEING** the same property conveyed by Warranty Deed dated January 28, 1986 from Joseph Allison and wife, Zettie Allison, to Mary Ellen Allison Green, recorded January 28, 1986 in Book 366, Page 564, Haywood County Registry.

**TRACT FOUR – PIN 8615-88-4442**

**BEING** Tract 4, containing approximately 2.77 acres, as shown on Plat by Rodney Norton, dated November 15, 2019, and recorded at Plat Cabinet D, Slot 448, Haywood County Registry.

**ALSO BEING** the same property conveyed by Warranty Deed dated March 10, 2007 from Lorri Lynn Allison, single, to Danny D. Green and wife, Mary A. Green, recorded March 17, 2007 in Book 701, Page 2446, Haywood County Registry.

**TOGETHER WITH, SUBJECT TO, and INCLUDING** all easements, rights of way, and other matters set forth on plat recorded in Plat Cabinet D, Slot 448, Haywood County Registry.

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February 28, 2022

**Re: Project Narrative for Major Subdivision & Conditional District Rezone - Allison Acres Drive  
PIN's 8615-88-1632, 8615-88-4442, 8615-88-3857, 8615-88-1854**

Dear Planning Staff & Planning Board Members,

Quartz Properties is proud to present our proposed Major Subdivision and Conditional District Rezone application to the Town of Waynesville. As designed, the project will produce 59 new dwelling units (plus the existing house) on this 7.7-acre site. Current zoning allows 106 dwellings per base density and 137 dwelling units with a Special Use Permit, putting our proposal at about half of the allowable density.

In contrast to conventional subdivisions, where lots front on a road and back up to other lots or an alley, this project is designed so that each townhouse and duplex unit has direct access to one of three proposed pocket parks. This is accomplished by clustering dwelling units and parking, minimizing road width and other impervious surfaces, and using a narrow building footprint. These factors allow for a significant quantity of the site to be dedicated as open space (over 20%), resulting in a site layout that is akin to a cottage-style subdivision.

#### **Conditional District Rezoning - Relief from LDS standards**

Per Section 2.7 and Section 15.15 of the Town of Waynesville Land Development Standards (LDS) and in accordance with the enclosed Master Plan drawing and other supporting information, Quartz Properties, LLC requests the following items be incorporated as part of the proposed Conditional District for the subject property.

Lot Dimensions & Setbacks - The intent of this project is to maximize open space and to create fee simple lots for each townhouse and duplex unit. Lot lines will run down party walls and extend behind and in front of each unit, providing small private yards for residents. As such, lot size, lot width, and setbacks will be less than the minimum allowed by the LDS. Specifically, the following sections of the LDS will not apply:

#### *Section 2.4 - Table 2.4.1 -*

- *3(a) - Lot area* - Proposed lots will be less than 1/6 acre
- *3(c) - Lot width* - Proposed lots will be less than 50 ft wide, but will not have rear vehicular access (see "Roads & Off-street Parking" section of this narrative below)
- *4(a) - Front setback* - Townhouse and duplex units may be closer than this section allows





Roads & Off-street Parking - The proposed road network and associated off-street parking are designed to provide adequate and safe access for residents, fire, and EMS, while minimizing pavement width to reduce impervious area and allow for more open space (including a significant trail network). Despite proposed lot widths being well below 50 feet, no alleys are proposed, which minimizes both impervious surfaces and the prominence of the automobile in this project. The road network and parking more closely resemble a cottage-style subdivision, with clustered perpendicular parking in front of the townhouse and duplex units (instead of independent driveways and garages for each residential unit).

*Section 5.8.4(A&B)* - No garages are proposed. Off-street surface parking will not be accessed via alleys. The initial site design concept Quartz Properties, LLC presented at the TRC meeting adhered to the rear-loaded requirement for narrow lots found in this section of the LDS; the result was an extensive road and alley network, a significant quantity of impervious surfaces, and very little open space. Conversely, the current layout, which has off-street parking located in front of the dwelling units (coming directly off the right-of-way), eliminates redundant alleys and maximizes open space.

*Section 9.4.2(B)(3)* - Townhouse units will have associated parking that does not adhere to the "entering and leaving in a forward motion" requirement. Vehicles will enter parking spaces in a forward motion and leave by reversing.

*Section 9.4.2(C)* - Parking for townhouse units will require vehicles to back into the right-of-way.

We believe that our proposed project is compatible with the Town's Comprehensive Land Use Plan, as it provides an alternative housing choice to a typical single-family subdivision or multi-family development. This project design emphasizes a walkable living environment, and the attached dwelling units (combined with efficient road and parking design) maximize open space. And while this proposal does not maximize the allowable density, it will produce a medium-density community, providing a transition between Main Street and lower density areas to the south and east.

Best regards,

A handwritten signature in black ink, appearing to read 'Jake Libaire', is written over the typed name.

Jake Libaire



February 11, 2022

Ms. Elizabeth Teague  
9 South Main Street  
Waynesville, North Carolina 28786

RE: Wastewater Allocation  
Allison Acres  
Quartz Properties  
Waynesville, North Carolina

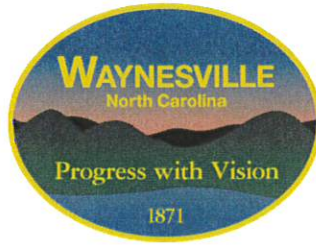
Dear Ms. Teague,

McGill Associates has reviewed the adequacy of the Town of Waynesville's sewer system to accept and treat an estimated 14,400 gpd wastewater flow generated by the proposed Allison Acres development by Quartz Properties. This flow amount is within the 155,000 gpd "New Flow" which may be accepted as provided by Article 8 of the Town's Special Order by Consent with the North Carolina Environmental Management Commission dated December 31, 2020.

Sincerely,  
**McGill Associates, P.A.**

**Joel L. Storrow, P.E.**  
Senior Principal

P:\2019\19.00330-WaynesvilleNC-WWTP Upgrade Design & Cons\Correspondence\22-0211-Allison Acres  
Wastewater Allocation Letter.docx



Gary Caldwell, Mayor  
Julia Freeman, Mayor Pro Tem  
Clarence "Chuck" Dickson, Alderman  
Jon Feichter, Alderman  
Anthony Sutton, Alderman

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

March 3, 2022

Re: Water/Sewer and Electric Availability

**PIN 8615-88-1632, 8615-88-3857, 8615-88-1854 & 8615-88-4442**

To whom it may concern:

For the parcels in question, the Town of Waynesville can supply water/sewer and electric to this property. Based on the capacity requested, the Town of Waynesville can supply the demand of water/sewer and electric to the referenced PINs. If you have any questions, feel free to contact me.

Sincerely,

Jeff Stines, Director  
Public Services Department



# ENVIRONMENTAL SURVEY

FOR

## A Proposed 7.67 Acre Development Allison Acres

PIN #'s 8615-88-3857 / 8615-88-1854 / 8615-88-1632 / 8615-88-4442

APPLICANT:

Quartz Properties, LLC  
430 Lexington St, 2<sup>nd</sup> Floor  
Newton, MA 02466

PREPARED BY:



168 Patton Ave.  
Asheville, NC 28801  
Phone: 828-252-5388  
Fax: 828-252-5365

52 Walnut Street – Suite 9  
Waynesville, NC 28786  
Phone: 828-452-4410  
Fax: 828-456-5455

[www.cdco.com](http://www.cdco.com)

NCBELS LICENSE #: C-2184

CDC Job No. 22205  
February 28, 2022



---

**Project Name: Proposed 7.67 Acre Development along Allison Acres Drive**  
**Haywood County PIN # 8615-88-3857 / 8615-88-1854 / 8615-88-1632 / 8615-88-4442**

**Project Location: Waynesville, NC**  
**CDC Project No. 22205**  
**Date: February 28, 2022**

The proposed development is located off of Allison Acres Drive, Waynesville, Haywood County, North Carolina. The development parcels include PIN # 8615-88-3857 / 8615-88-1854 / 8615-88-1632 and 8615-88-4442 as shown by Haywood County GIS and the proposed development area is approximately 7.67 acres.

Three of the subject parcels are located in the East Waynesville – Urban Residential zoning district and the remaining parcel is located in the Racoon Creek – Neighborhood Residential. The proposed development parcels include a mix of open grassland and scattered structures, including two residential buildings. The proposed site improvements would include a proposed road network, storm drainage, water and sewer facilities to support a development of 60 proposed townhouse units.

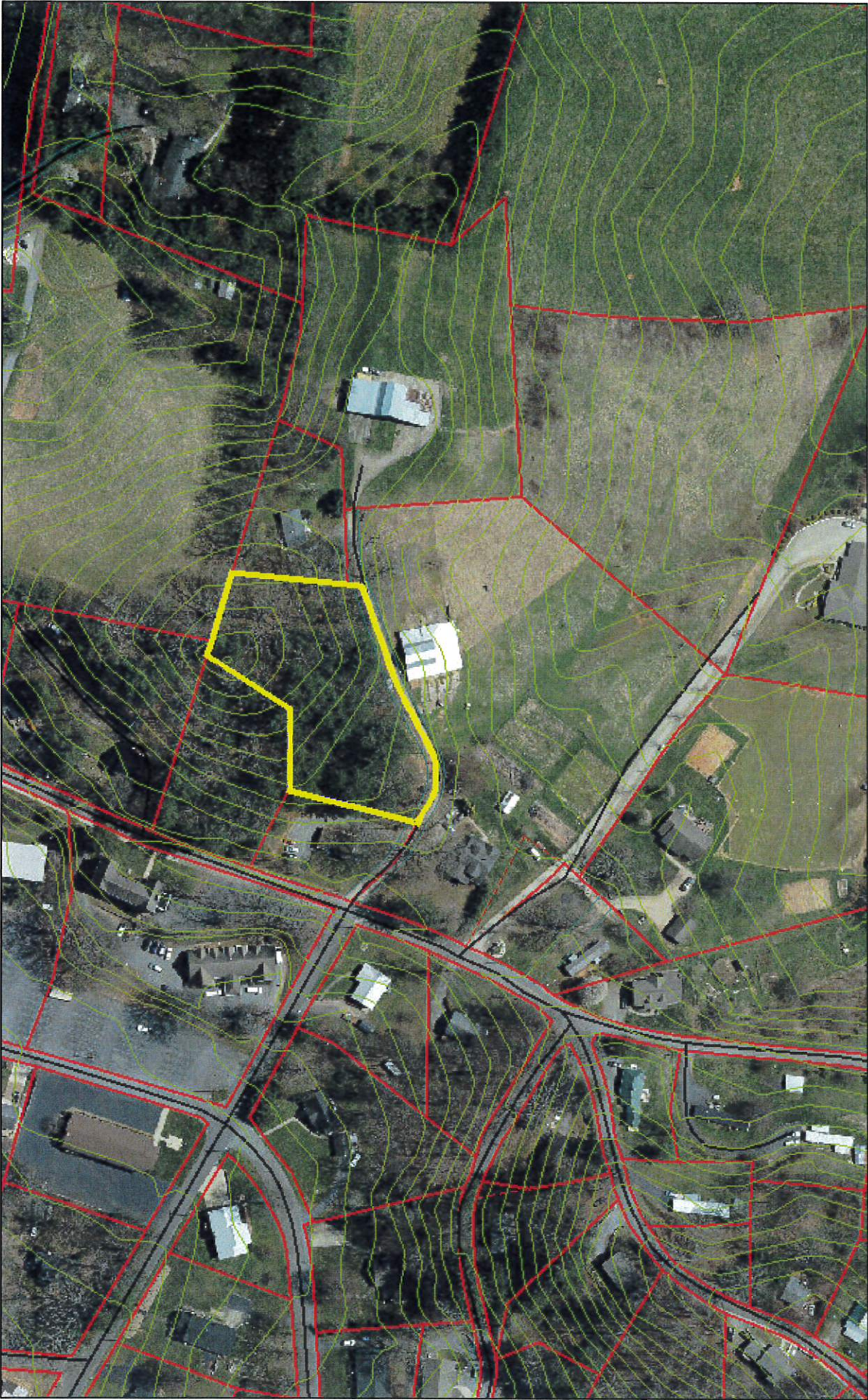
The property is located in Zone X on the FEMA Flood Insurance Rate Maps and no portion of the site is located in a Special Flood Hazard Area. The project area can be found from the FEMA FIRM 3700861500J with an effective date of April 3, 2012.

The site soils consist of the following classifications: Evard-Cowee (EvD) and Saunook Loam (SdC). All of these soils are described as being well drained and have no frequency of flooding per the USDA and NRCS data sources.

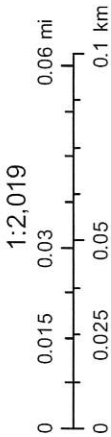
Erosion control measures during construction will consist of silt fences, sediment basins, temporary diversion ditches and other conventional measures. Post-construction stormwater control measures will consist of conveyance pipes and above ground detention ponds to control post development runoff and water quality.

**Mailing Address: P.O. Box 5432, Asheville, NC 28813**  
**168 Patton Avenue Asheville, NC 28801      52 Walnut Street Ste. 9, Waynesville, NC 28786**  
**Phone 828-252-5388 Fax 828-252-5365      Phone: 828-452-4410 Fax: 828-456-5455**





February 26, 2022







# Allison Acres Flood

Feb 26, 2022



North Carolina Floodplain Mapping Program





# Soil Map—Haywood County Area, North Carolina (Allison Acres)

35° 29' 45" N



35° 29' 45" N












35° 29' 36" N



35° 29' 36" N



## MAP LEGEND

<b>Area of Interest (AOI)</b>		Area of Interest (AOI)		Spoil Area
<b>Soils</b>		Soil Map Unit Polygons		Stony Spot
		Soil Map Unit Lines		Very Stony Spot
		Soil Map Unit Points		Wet Spot
				Other
<b>Special Point Features</b>				Special Line Features
		Blowout		
		Borrow Pit		
		Clay Spot		
		Closed Depression		
		Gravel Pit		
		Gravelly Spot		
		Landfill		
		Lava Flow		
		Marsh or swamp		
		Mine or Quarry		
		Miscellaneous Water		
		Perennial Water		
		Rock Outcrop		
		Saline Spot		
		Sandy Spot		
		Severely Eroded Spot		
		Sinkhole		
		Slide or Slip		
		Sodic Spot		

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Haywood County Area, North Carolina  
Survey Area Data: Version 23, Jan 21, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 30, 2021—Apr 4, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
EvD	Evard-Cowee complex, 15 to 30 percent slopes	6.0	82.2%
SdC	Saunook loam, basin, 8 to 15 percent slopes, stony	1.3	17.8%
Totals for Area of Interest		7.3	100.0%

# SITE DEVELOPMENT PLANS FOR ALLISON ACRES

PREPARED FOR:  
Quartz Properties, LLC  
430 Lexington Street, 2nd Floor  
Newton, MA 02468

**sitework**  
STUDIOS

LANDSCAPE ARCHITECTURE  
82 Patton Ave | Suite 700 | Asheville, NC 28801  
828.229.4845 | [siteworkstudios.com](http://siteworkstudios.com)



## CONTRACT PURCHASER/DEVELOPER:

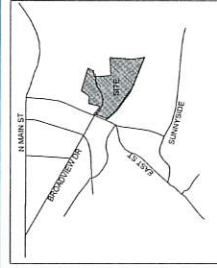
QUARTZ PROPERTIES, LLC  
CONTACT: JAKE LIBAIRE  
430 LEXINGTON STREET, 2ND FLOOR  
NEWTON, MA 02468

LANDSCAPE ARCHITECT:  
SITWORK STUDIOS, PLLC  
MATTHEW B. SPROUSE, P.L.A.  
82 PATTON AVENUE, SUITE 700  
ASHEVILLE, NC 28801  
828.249.4945

CIVIL ENGINEER:  
PATRICK BRADSHAW, PE  
CIVIL DESIGN CONCEPTS, PA  
184 PATTON AVENUE  
ASHEVILLE, NC 28801  
828.232.5586

## PROPERTY INFORMATION

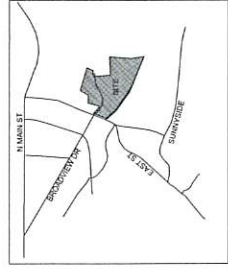
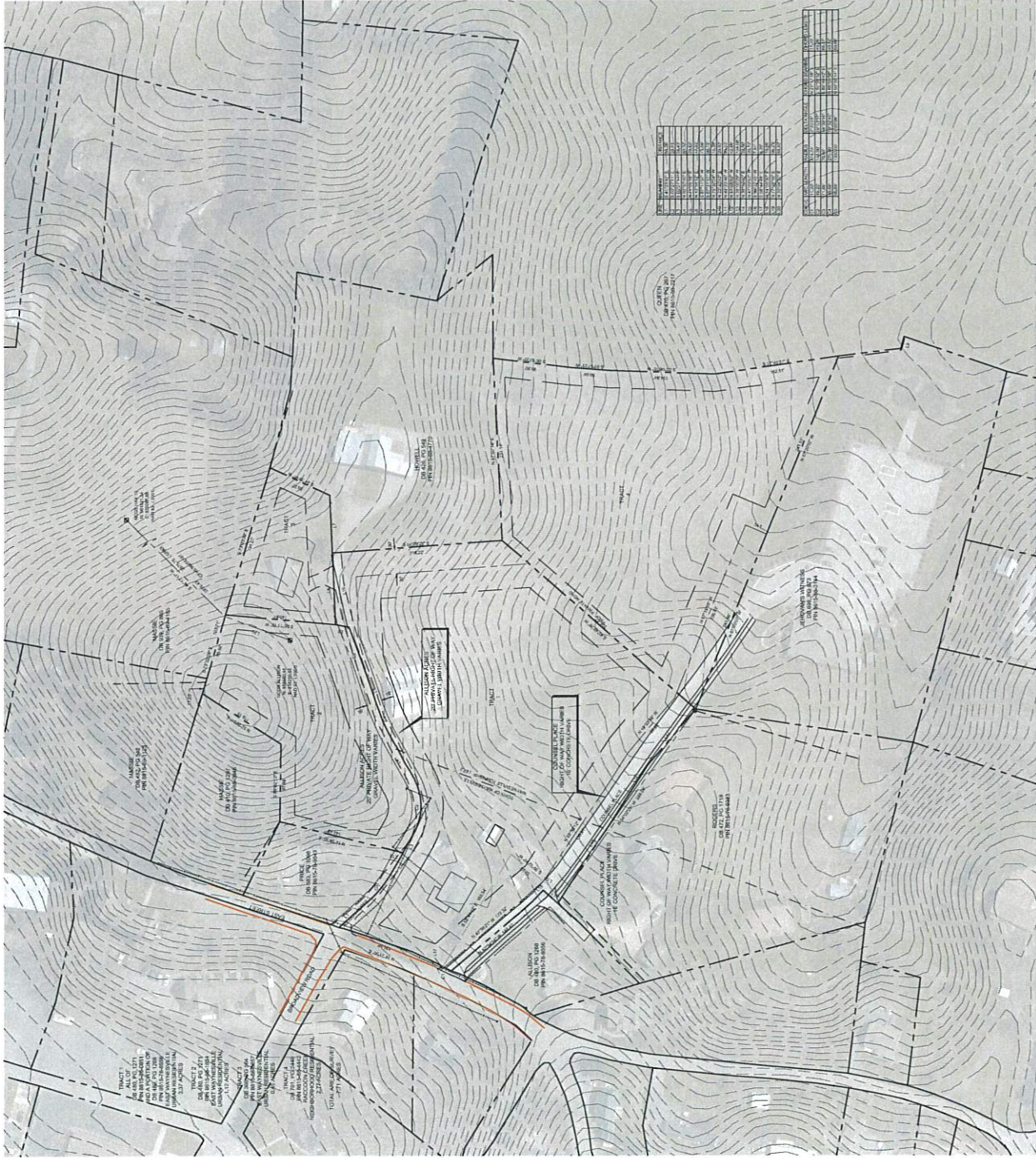
PROPERTY PLANS:  
TRACT 1 8615-88-0651 AND 8615-78-555  
TRACT 2 8615-88-1854  
TRACT 3 8615-88-3857  
TRACT 4 8615-88-4442  
SIZE OF PROPERTY: 7.71 AC



VICINITY MAP  
N.T.S.

## DRAWING INDEX

SHEET #	SHEET TITLE
L-100	SITE SURVEY AND EXISTING CONDITIONS
L-200	MASTER SITE PLAN
L-300	PRELIMINARY PLAT PLAN
C601	UTILITY PLAN
A1.0	ELEVATIONS



VICINITY MAP

**CONTRACT PURCHASER/DEVELOPER**

Quartz Properties, LLC  
Contact: Jake Libaire  
430 Lexington Street, 2nd Floor  
Newton, MA 02466  
208-948-0866

**LANDSCAPE ARCHITECT**

Sitework Studios  
82 Patton Avenue, Suite 700  
Asheville, NC 28801  
866-586-3857  
msprouse@siteworkstudios.com

**PROJECT ADDRESS**

Allison Acres  
Waynesville, NC 28723

**PIN:**

TRACT 1 8615-86-0651 AND 8615-78-8556  
TRACT 2 8615-86-1854  
TRACT 3 8615-86-3857  
TRACT 4 8615-86-4442

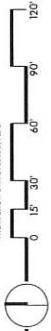
Total Acreage: 7.71 acres

**Zoning:**

East Waynesville Urban Residential District (EWUR)  
Raccoon Creek Neighbourhood Residential (RC-NR)

BASE INFORMATION SHOWN IS A  
COMBINATION OF HAYWOOD COUNTY  
GIS, NCONEA MAP AERIAL, AND  
BOUNDARY SURVEY PROVIDED BY  
OWNER.

THIS DOCUMENT IS THE PROPERTY OF SITWORK STUDIOS, LLC.  
IT IS TO BE USED FOR THE PROJECT ONLY AND NOT TO BE  
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PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION  
SYSTEMS WITHOUT PERMISSION IN WRITING FROM  
SITWORK STUDIOS, LLC.



		<b>ALLISON ACRES</b> PREPARED FOR: <b>QUARTZ PROPERTIES, LLC</b> 436 LEXINGTON STREET, 2ND FLOOR NEWTON, MA 02466		REVISIONS NO.   DATE _____ _____ _____ _____ _____
CONSULTANT		NOT FOR CONSTRUCTION		DATE 03/01/2022 SHEET TITLE SURVEY AND EXISTING CONDITIONS SHEET NO. <b>L-100</b>





**sitework**  
LANDSCAPE ARCHITECTURE  
100 Patton Avenue | Suite 700 | Asheville, NC 28801 | 828.253.4845

CONSULTANT

ALLISON ACRES  
PREPARED FOR  
QUARTZ PROPERTIES, LLC  
438 LEXINGTON STREET, 2ND FLOOR  
NEWTON, MA 02466

NO.	REVISIONS	DATE

NOT FOR  
CONSTRUCTION

DATE  
03/01/2022  
SHEET TITLE

MASTER SITE  
PLAN  
SHEET NO  
L-200

**CONTRACT PURCHASER/DEVELOPER**  
Quartz Properties, LLC  
Contact: Jake Linn  
430 Lexington Street, 2nd Floor  
Newton, MA 02466  
206-949-0986

**LANDSCAPE ARCHITECT**  
Sitework Studios  
82 Patton Avenue, Suite 700  
Asheville, NC 28801  
(828) 249-4945  
msprouse@siteworkstudios.com

**PROJECT ADDRESS**  
Allison Acres  
Waynesville, NC 28723

**PIN:**  
TRACT 1 8615-88-1832  
TRACT 2 8615-88-1854  
TRACT 3 8615-88-3857  
TRACT 4 8615-88-4442  
Total Acreage: 7.71 acres

**DEVELOPMENT SUMMARY**  
2 Tracts  
East Waynesville Urban Residential District (EW-UR)  
Raccoon Creek Neighborhood Residential (RC-NR)

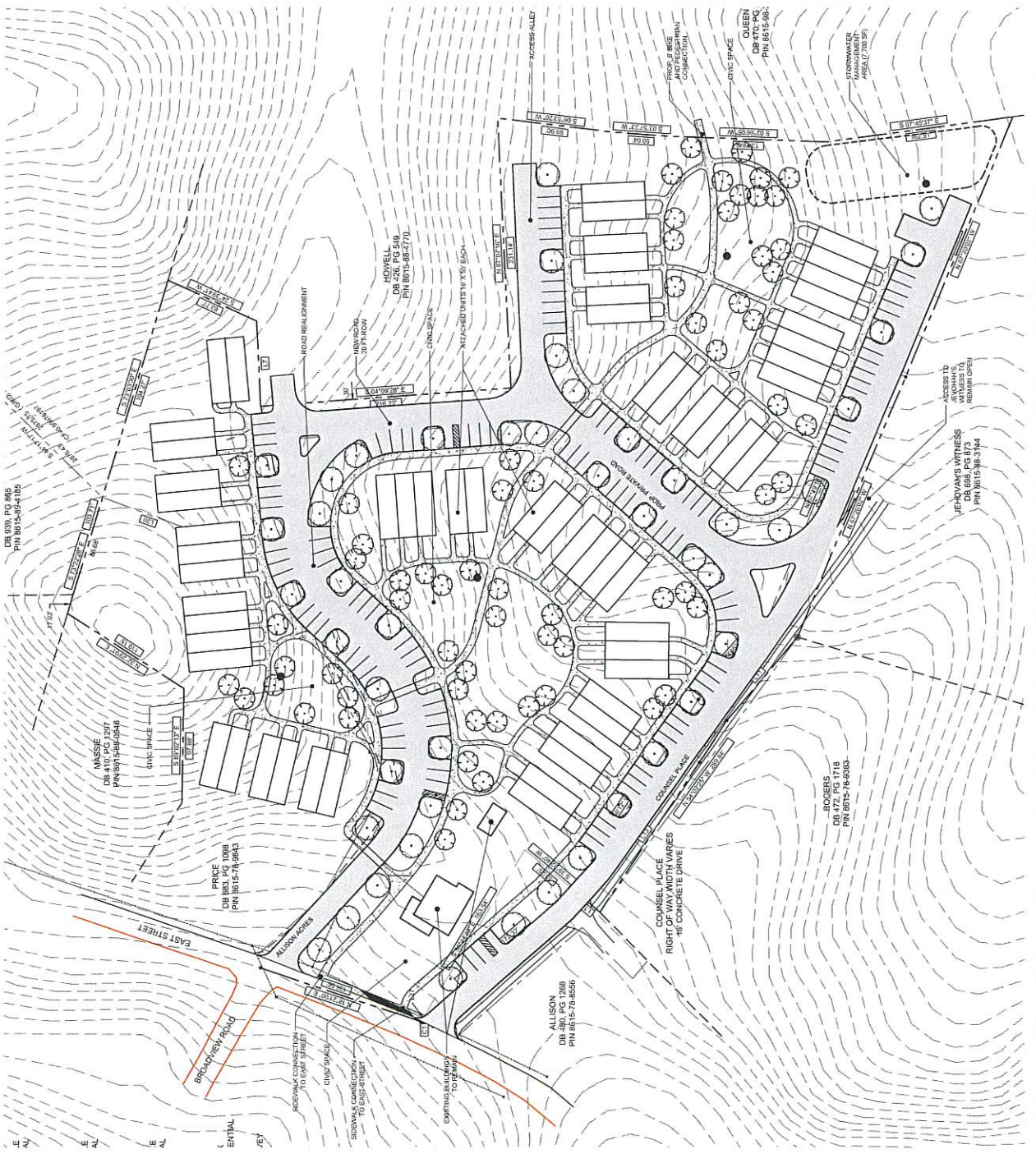
**Units:**  
24 Multi-Family Buildings  
59 Attached Units

**Density:**  
EW-UR/RC-NR = 16 units/acre  
16x7.71 = 123 units allowed  
59 units provided (7.6 units/acre)

**Parking (shown for Townhome/Multifamily):**  
Required Parking - 1.5 spaces/unit (89 required)  
Proposed Parking - 136 spaces (2.3 spaces/unit)  
Accessible Parking - 5 spaces

**Civic Space:**  
EW-UR: 5%  
RC-NR: 5%  
required 7.71 x 5% = .39 acres  
provided .211 acres (27% of total acreage)

THIS DOCUMENT IS THE PROPERTY OF SITUWORK STUDIOS, LLC  
IT IS TO BE USED ONLY FOR THE SPECIFIC PROJECT AND DATE NOTED  
IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS  
WITHOUT THE WRITTEN CONSENT OF SITUWORK STUDIOS, LLC





**ALLISON ACRES**

PREPARED FOR:  
**QUARTZ PROPERTIES, LLC**  
436 KENINGTON STREET, 2ND FLOOR  
NEWTON, MA 02466

**CDRC**  
CONSULTANT

LANDSCAPE ARCHITECTURE  
100 FIFTH AVENUE • SUITE 700 • ASTORIA, OR 97103 • 503.325.4444

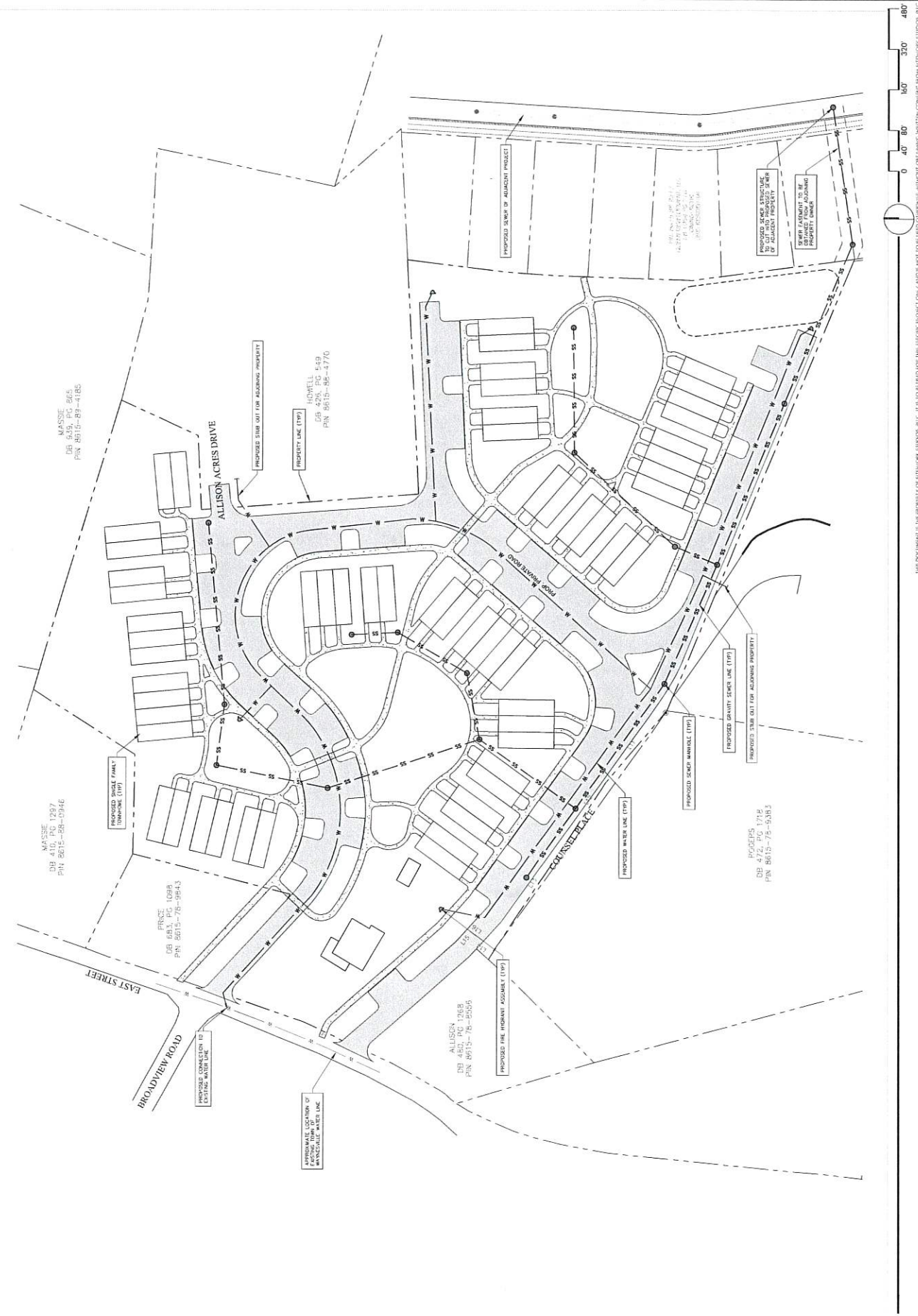
NO. | REVISIONS | DATE

REVISIONS | DATE

**UTILITY PLAN**

**SHEET NO. C-601**

DATE: 02.24.2022  
SHEET TITLE: UTILITY PLAN  
STATUS: PRELIMINARY  
NOT RELEASED FOR CONSTRUCTION











## 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](http://www.waynesvillenc.gov)

March 4, 2022

### Notice of Public Hearing

### Town of Waynesville Planning Board

The Town of Waynesville Planning Board will hold a **public hearing on March 21, 2022 at 5:30 pm**, in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider a conditional district zoning amendment for a 59-unit townhome development on 7.71 acres at Allison Acres Drive (PINs 8615-88-1632, 8615-88-3857, 8615-88-1854) and off East Street (PIN 8615-88-4442).



For questions contact the Development Services Department at: (828) 456-8647, email: [eteague@waynesvillenc.gov](mailto:eteague@waynesvillenc.gov), mail: 9 South Main Street, Suite 110, Waynesville, NC 28786.

OGDEN, MATTIE F/TR;  
MATTIE F OGDEN REV TRUST  
322 WINCHESTER CREEK RD  
WAYNESVILLE, NC 28786

MASSIE LTD PTNRP  
PO BOX 274  
WAYNESVILLE, NC 28786

CLAYTON, CAROLYN G  
1060 EAST ST  
WAYNESVILLE, NC 28786

BURGIN, SHARON W/TR;  
SHARON W BURGIN REV TRUST  
120 HY-VU DR  
WAYNESVILLE, NC 28786

JACKSON, KIMBERLY GUFFEY;  
JACKSON, JEREMIAH  
59 WOODFIN RD  
SYLVA, NC 28779-8396

HAYNIE, BUEL DAN;  
HAYNIE, GAYLE RENE  
PO BOX 1559  
WAYNESVILLE, NC 28786

HADDAD, JAMAL  
17444 GREAT SMOKY MOUNTAIN EXPY  
WAYNESVILLE, NC 28786-7770

CHAMBERS, CHARLES K;  
CHAMBERS, GWEN S  
48 MEDFORD AVE  
WAYNESVILLE, NC 28786-3309

KT REV TRUST  
3151 2ND ST W  
ST PETE BEACH, FL 33706-4003

DURHAM, SANDRA;  
DURHAM, SANDRA WOOTEN  
465 E MARSHALL ST  
WAYNESVILLE, NC 28786

ARTILAKVA, KETEVAN G  
1004 EAST ST  
WAYNESVILLE, NC 28786

HOWELL, DONALD;  
HOWELL, LOYCE  
195 RAINBOW ST  
WAYNESVILLE, NC 28786-4288

GARLAND, JUANITA  
298 HIGHLAND RD  
WAYNESVILLE, NC 28786

KREITZBURG, KAREN L  
365 EAST MARSHALL ST  
WAYNESVILLE, NC 28786

JEHOVAH'S WITNESSES CLYDE (TR);  
C/O JOHN QUEEN  
20 OAKLAND CIRCLE  
CANTON, NC 28716

STAIR, TIMOTHY W  
STAIR, DEBORA J  
6144 41ST E  
BRADENTON, FL 34203

ALLISON, LORRI LYNN  
322 WILSON ST  
GRAHAM, NC 27253

EDENS, JARROD WALKER  
201 SUNNYSIDE RD  
WAYNESVILLE, NC 28786

PRICE, JAMES K;  
PRICE, TINA E  
90 - TRL  
WAYNESVILLE, NC 28786

QUEEN, JOHN M III  
480 QUEEN COVE RD  
WAYNESVILLE, NC 28785

FOX, GARRY J;  
FOX, MARGARETT J  
1129 EAST ST  
WAYNESVILLE, NC 28786-3409

THOMPSON, ROBERT W;  
THOMPSON, FLORA R  
56 LITTLE TREE LN  
WAYNESVILLE, NC 28785-8095

STOVALL, GEORGE DEWEY JR;  
STOVALL, MARY HELEN  
PO DRAWER 689  
WAYNESVILLE, NC 28786

BALL, JEANNIE H  
312 BROADVIEW  
WAYNESVILLE, NC 28786

KT REV TRUST  
3151 2ND ST W  
ST PETE BEACH, FL 33706-4003

MASSIE MINI MALL INC  
PO BOX 274  
WAYNESVILLE, NC 28786

MATHER, WALTER B III  
375 LITTLE MOUNTAIN RD  
WAYNESVILLE, NC 28786-4114

VONKALER, KRISTOF;  
VONKALER, LUISA MARIA JAVENS  
PO BOX 913  
WAYNESVILLE, NC 28786-0913

W F P LAND DEVELOPERS  
1272 EAST ST  
WAYNESVILLE, NC 28786

SMITH, RICHARD CHARLES;  
SMITH, BILLIE ILENE  
201 CROOKED FORK LANE  
WAYNESVILLE, NC 28785



CLARK, EMILY M;  
CLARK, LEWIS  
PO BOX 201  
WAYNESVILLE, NC 28786

SHUFORD, JEFF;  
SHUFORD, KIMBERLY M  
111 MASSIE HILL DR  
WAYNESVILLE, NC 28786

BOBBY M MCKAY FAMILY TRUST  
389 E MARSHALL ST  
WAYNESVILLE, NC 28786-3325

ROGERS, CHARLOTTE  
28 COUNSEL PL  
WAYNESVILLE, NC 28786-3529

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HAYNIE, GAYLE RENE  
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THOMAS C MASSIE REVOCABLE TRUST  
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WAYNESVILLE, NC 28786

CRIBB, DANNY W;  
CRIBB, LINDA H  
10 CANDY DR  
CLYDE, NC 28721

MASSIE, THOMAS CLEMENT/TR;  
THOMAS C MASSIE REVOCABLE TRUST  
PO BOX 274  
WAYNESVILLE, NC 28786

HAYWOOD COUNTY;  
HAYWOOD COUNTY COURTHOUSE  
215 N MAIN ST  
WAYNESVILLE, NC 28786

STOVALL, GEORGE DEWEY JR;  
STOVALL, MARY HELEN  
PO DRAWER 689  
WAYNESVILLE, NC 28786

MOODY, DUANE H;  
MOODY, ELVIRA K  
334 SUNNYSIDE RD  
WAYNESVILLE, NC 28786

KT REV TRUST  
3151 2ND ST W  
ST PETE BEACH, FL 33706-4003

BROOKMONT LOFTS LLC A NC LLC  
406 E 4TH ST  
WINSTON SALEM, NC 27101-4112

WAYNESVILLE MASONIC LODGE # 259  
435 EAST MARSHALL ST  
WAYNESVILLE, NC 28786

GRESHAM, WARREN W  
89 OVERBROOK DR  
WAYNESVILLE, NC 28786-3520

KT REV TRUST  
3151 2ND ST W  
ST PETE BEACH, FL 33706-4003

HARMON, LAWRENCE J;  
HARMON, MARGARET A  
293 HIGHLAND RD  
WAYNESVILLE, NC 28786-3335

LAQUIDARA, EMILY ROSE  
110 MEDFORD AVE  
WAYNESVILLE, NC 28786-3960

HAYNIE, BUEL DAN;  
HAYNIE, GAYLE RENE  
PO BOX 1559  
WAYNESVILLE, NC 28786-1559

ANTCZAK, KRZYSZTOF;  
ANTCZAK, MARZENNA  
1336 ASHEVILLE RD  
WAYNESVILLE, NC 28786

MASSIE, THOMAS CLEMENT/TR;  
THOMAS C MASSIE REVOCABLE TRUST  
PO BOX 274  
WAYNESVILLE, NC 28786

BURRUS, EMILY MORGAN  
1051 EAST ST  
WAYNESVILLE, NC 28786

MASSIE, THOMAS CLEMENT/TR;  
THOMAS C MASSIE REVOCABLE TRUST  
PO BOX 274  
WAYNESVILLE, NC 28786





THE TOWN OF WAINESVILLE  
PLANNING BOARD  
WILL HOLD A  
PUBLIC HEARING  
MARCH 21, 2022, AT 5:30 PM  
IN THE TOWN HALL BOARD ROOM AT  
9 SOUTH MAIN ST.  
TO CONSIDER A CONDITIONAL DISTRICT  
ZONING MAP FOR THE DEVELOPMENT OF THE TOWN OF WAINESVILLE  
828-456-8647



THE TOWN OF WAINESVILLE  
PLANNING BOARD  
WILL HOLD A  
PUBLIC HEARING  
MARCH 21, 2022, AT 5:30 PM  
IN THE TOWN HALL BOARD ROOM AT  
9 SOUTH MAIN ST.  
TO CONSIDER A CONDITIONAL DISTRICT  
ZONING MAP FOR THE DEVELOPMENT OF THE TOWN OF WAINESVILLE  
828-456-8647



