



Town of Waynesville, NC

Board of Aldermen Regular Meeting

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

Date October 8, 2019

Time: 6:30 p.m.

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A. CALL TO ORDER - Mayor Gavin Brown

1. Welcome/Calendar/Announcements
2. Adoption of Minutes

Motion: To approve the minutes of the September 24, 2019 regular meeting as presented (or as corrected).

B. PRESENTATION

3. 28785/28786 1% Zip Code Funding Year End Report
 - Lynn Collins Executive Director, Tourism Development Authority

C. CALL FOR PUBLIC HEARING

4. Call for Public Hearing to consider application for a Conditional District Rezoning and Map Amendment at 356 Russ Avenue, PIN # 8616-40-3231
 - Elizabeth Teague, Development Services Director

Motion: To call for a public hearing to be held on October 22, 2019 at 6:30 pm, or as closely thereafter as possible in the Town Hall Board Room located at 9 South Main Street, Waynesville, to consider a conditional district rezoning application at 366 Russ Avenue, PIN # 8616-40-3231

D. PUBLIC HEARING

5. Public Hearing to consider the amendment of Chapter 54 Traffic and Vehicles – Section 54-113 Speed Limits Established
 - Alderman Gary Caldwell
 - Brian Beck, Interim Chief, Police Department

Motion: To approve the amendment to Chapter 54 Traffic and Vehicles – Section 54-113 Speed Limits Established to reduce the speed limit on Hendrix Street from 35 mph to 25 mph.

E. NEW BUSINESS

6. Drought Status Report and Plan Update Request

- David Foster, Public Services Director
- Kyle Cook, Water Treatment Superintendent

Motion: Authorize Public Services staff to adjust the Water Shortage Response Plan triggers to be more consistent with peer Haywood County agencies.

7. Maintenance Area of Outside Facilities

- Julie Grasty, Asset Services Manager
- Jonathan Yates, Outside Facilities Supervisor

Motion: To approve any non-Town owned maintenance areas

8. Special Events Application – Tuscola Cross Country Mountaineer 5K

- Amie Owens, Assistant Town Manager

Motion: To authorize Town Manager to approve the special event application for the Tuscola Cross Country Mountaineer 5K

9. Request to call the Planning Board for a workshop to consider stricter regulations regarding fences in Waynesville.

- Jesse Fowler, Planner

Motion: To approve Planning staff to meet with the Planning Board in order to hold a workshop to discuss if and how we may want to draft a text amendment to the Land Development Standards which would regulate fencing in the Town of Waynesville.

F. COMMUNICATIONS FROM STAFF

Manager's Report

- Rob Hites, Town Manager

Attorney's Report

- Town Attorney Bill Cannon

G. COMMUNICATIONS FROM THE MAYOR AND BOARD

H. CALL ON THE AUDIENCE

I. ADJOURN



TOWN OF WAYNESVILLE

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

CALENDAR October 8, 2019

2019	
Saturday October 12 10:00 – 5:00 PM Main Street	Church Street Art & Craft Show Downtown Waynesville Association
Saturday October 12 4:00 PM Greenhill Cemetery	5 th Annual Greenhill Cemetery Tour Historic Preservation Commission
Saturday October 19 10:00 – 5:00 PM Main Street	Apple Harvest Festival Downtown Waynesville Association
Tuesday October 22 6:30 PM Board Room	Board of Aldermen Meeting – Regular Session
Saturday, October 26 10:00 AM Waynesville Middle School	Hazelwood 5 th Grade Fundraiser Haunted Hustle
Thursday October 31 5:00 – 7:00 PM Main Street	Treats on the Street Downtown Waynesville Association
Thursday October 31 5:00 – 8:00 PM	Trunk or Treat First United Methodist Church
Thursday, October 31 5:00 – 8:00 PM Hazelwood FBC	Fall Festival Hazelwood First Baptist Church
Tuesday November 5	Election Day
Saturday November 9 11:00 am – 1:00 PM Tuscola High School Cafeteria	Veterans Day Luncheon AFJROTC
Tuesday November 12 6:30 PM Board Room	Board of Aldermen Meeting – Regular Session
Tuesday November 26 6:30 PM Board Room	Board of Aldermen Meeting – Regular Session
Thursday & Friday Nov 28 & 29	Thanksgiving Holidays
Saturday November 30 9:00 AM – 4:00 PM Frog Level	Holiday Market Sponsored by Frog Level Merchants Association

Monday December 9 6:00 PM Main Street	Waynesville Christmas Parade "Candy Cane Christmas" Downtown Waynesville Association
Tuesday December 10 6:30 PM Board Room	Board of Aldermen Meeting – Regular Session
Saturday December 14 10:00 AM Greenhill Cemetery	Wreaths Across America
Tues, Wed & Thurs Dec 24 – 26	Town Offices Closed – Christmas

Board and Commission Meetings – October 2019

ABC Board	ABC Office – 52 Dayco Drive	October 15th 3 rd Tuesdays 10:00 AM
Board of Adjustment	Town Hall – 9 S. Main Street	October 1st 1 st Tuesdays 5:30 PM
Downtown Waynesville Association	UCB Board Room – 165 North Main	October 24th 4 th Thursdays 12 Noon
Firefighters Relief Fund Board	Fire Station 1 – 1022 N. Main Street	Meets as needed; <i>No meeting currently scheduled</i>
Historic Preservation Commission	Town Hall – 9 S. Main Street	October 2nd 1 st Wednesdays 2:00 PM
Planning Board	Town Hall – 9 S. Main Street	October 21st 3 rd Mondays 5:30 PM
Public Art Commission	Town Hall – 9 S. Main Street	October 10th 2 nd Thursdays 4:00 PM
Recreation & Parks Advisory Commission	Rec Center Office – 550 Vance Street	October 16th 3 rd Wednesdays 5:30 PM
Waynesville Housing Authority	Waynesville Towers – 65 Church Street	October 16th 3 rd Wednesdays 3:30 PM

BOARD/STAFF SCHEDULE

November 25 – 29, 2019	Assistant Town Manager	Vacation
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**MINUTES OF THE TOWN OF WAYNESVILLE BOARD OF ALDERMEN
REGULAR MEETING
September 24, 2019**

THE WAYNESVILLE BOARD OF ALDERMEN held its regular meeting on Tuesday, September 24, 2019, at 6:30 p.m. in the board room of Town Hall, 9 South Main Street, Waynesville, NC.

A. CALL TO ORDER

Mayor Gavin Brown called the meeting to order at 6:30 p.m. with the following members present:

Mayor Gavin Brown
Alderman Jon Feichter
Alderman LeRoy Roberson
Alderman Julia Freeman
Mayor Pro Tem Gary Caldwell

The following staff members were present:

Rob Hites, Town Manager
Bill Cannon, Town Attorney
Amie Owens, Assistant Town Manager
Eddie Ward, Town Clerk
Ben Turnmire, Finance Director
Brian Beck, Interim Police Chief
Jesse Fowler, Planner
Joey Webb, Fire Chief
Chris Mehaffey, Assistant Fire Chief
Ricky Mehaffey, Fire Captain

The following media representatives were present:

Becky Johnson, The Mountaineer
Cory Valliancort, Smoky Mountain News

1. Welcome /Calendar/Announcements

Mayor Brown reminded the Board of the following calendar events:

Sunday September 29 – Prayer Walk – Main Street
Saturday October 12 – Church Street Art & Craft Show – Main Street
Saturday October 19 - Apple Harvest Festival – Main Street

Mayor Brown also reminded the Board about the request from Mr. Dick Young at the last Board meeting concerning re-establishing the truck route to direct trucks from traveling on Main Street. Town Manager Rob Hites stated that since Main Street is a state highway, the Town would need to pass a resolution requesting NCDOT to investigate and install a truck route for the Town of Waynesville.

2. Adoption of Minutes

A motion was made by Alderman Gary Caldwell, seconded by Alderman Julia Freeman, to approve the minutes of the September 10, 2019 regular meeting, as presented. The motion passed unanimously.

B. PROCLAMATIONS

3. 2019 Fallen Fire Fighter Day of Remembrance – Sunday October 6, 2019

Assistant Fire Chief Chris Mehaffey gave a brief history of the State and National Fallen Firefighter remembrance association. He stated that the Waynesville Department traveled each year to serve as guidance to families of fallen firefighters. He stated that the recent death of Jonathan Creek Fire Department Captain Claud Messer was a reminder of how much of a toll a death could take when a fire fighter was killed in the line of duty.

Fire Chief Joey Webb spoke to the Board about the tragedy that had occurred, and about Captain Claud Messer. He asked the Board to keep Mr. Messer's family and his firefighting family in their prayers. He stated that other Fire Departments had been covering for Jonathan Creek during this tragic accident.

Mayor Gavin Brown read the 2019 Fallen Fire Fighter Day of Remembrance Proclamation for Sunday October 6, 2019. He expressed the Board's condolences to the Messer Family and to the Jonathan Creek Fire Department.

C. NEW BUSINESS

4. Special Events – October 2019 and January 2020

- Assistant Town Manager Amie Owens

Assistant Town Manager Amie Owens said the Town had received four requests for upcoming events. The Special Events Committee has reviewed the applications, discussed any concerns noted and spoken with event organizers to seek out solutions.

Hazelwood Elementary 5th Grade Fundraiser – Haunted Hustle Glow Run – Friday, October 25th – run begins at 6:00 p.m. This is the second year for this event. Event would utilize WPD, WFD and civilian volunteers along the race route with police escort at front of race participants as a lead car.

3rd Annual Chili Cook-off Stroll – Saturday, January 18, 2020 - Downtown, Frog Level and Hazelwood – Noon to 4:00 p.m.

This is a sponsored event by the Haywood County Arts Council and the Galleries of Haywood County. There would be no need for street closures, shuttles are provided and there will be informational tents in all three areas. This event is part of Winterfest.

Fall Festival – Thursday October 31, 2019 – Hazelwood Baptist Church – 6:00 p.m. – 8:00 p.m.

This event is sponsored by the Hazelwood Baptist Church Student Ministry. The Church is requesting a block closure from Hazelwood Avenue to Kentucky Avenue. They will set up in their parking lot for Trunk or Treat.

The 5th Annual Green Hill Cemetery Tour – Saturday October 12, 2019 at 4:00 p.m.

This event is sponsored by the Town of Waynesville Historic Preservation Commission, and in conjunction with Church Street Fair. The event is only during the day, and individuals portray people who are buried in the Greenhill Cemetery. It is a walking tour and only in the historic portion of the cemetery.

Assistant Manager Owens stated that the Cemetery Committee has been meeting and as part of their recommendations compiled a form that will be presented to the Board of Alderman at a later meeting. This form is very similar to the Special Event Form and will be completed for any event that is held in the cemetery. She said the Historic Preservation Commission would like the Board's approval to move forward with the Tour. She said a Cemetery Committee meeting is scheduled for September 26, and she will relay the decision to them at that time.

A motion was made by Alderman Jon Feichter, seconded by Alderman LeRoy Roberson, to approve the special events permit applications and direct Town Manager to execute special events permits, as presented. The motion carried unanimously.

D. COMMUNICATIONS FROM STAFF

Manager's Report

- Rob Hites, Town Manager

6. Fences, Kennels and Numerous Vehicles Parked in Front Yards

Manager Hites explained to the Board that the Town has experienced several complaints relating to attractive nuisances. He said that the Town has ordinances prohibiting grass in excess of 10 inches and trash and debris, but we do not have the power to limit the type and height of front yard fences, domestic animal habitats such as kennels and chicken coops. The Town does not restrict the use of front yards for parking of vehicles and it has a liberal definition of junked cars. Some of these issues involve amending the Town's chapter on Nuisances and others involve amendment of the Land Development Standards.

Manager Hites provided a list of the nuisance or objectionable land development standard and possible remedies the Board could request the staff to research and bring back in the form of legislative remedies:

FENCES: Many municipalities adopt standards in their Land Development Plans regulating the types, materials and heights of fences. They may state that fences are permitted in front yards so long as they are "see through" and no more than 4 ft. in height. Fences shall be required to be constructed of durable material capable of withstanding a 90-mph wind load. Metal fencing should be constructed of material coated in either green or black. Slats in fences shall be kept in good repair.

In the nuisance chapter of Town ordinances, they state that "Fences and other minor structures shall be maintained in safe and substantial condition. Fences should bear a wind load of 90 mph.

KENNELS, DOMESTIC ANIMAL ENCLOSURES: Many municipalities simply do not permit accessory structures between the street and front building line of the dwelling. Dog houses, chicken coops, etc. are simply not permitted. This would involve an amendment to the Land Development Standards to include dog houses and chicken coops as accessory structures and to restrict them to the rear of primary structures.

JUNKED CARS: We interpret junked cars as having no means of locomotion and having a value of \$500 or less which is the definition provided in NC Statutes. We permit junked cars if they are part of a salvage yard, or if on residential property they are kept in a covered area or are covered with a tarp, or if they are not visible from the right of way. The Town may require that a junked car has a current tag as well as

being capable of locomotion (an antique car may apply for a permanent car tag), and not permit cars being repaired or stored in front yards (see below*).

These amendments would be made to the chapters involving nuisances.

VEHICLES PARKED IN FRONT YARDS

*Towns frequently restrict the way vehicles may be parked and stored in front yards. They may restrict permanent storage of vehicles (Inc. RVs, boats and trailers) and prohibit the parking of vehicles in grassy areas. They restrict the percentage of the front yard that may be used for vehicle parking areas (example: Maximum 30% of the front yard may be dedicated to parking). They state that parking areas must be paved with asphalt, concrete or stone for residential as well as commercial (the LDS currently exempts single family detached and duplex residences). These amendments would be made to the Land Development Standards.

CONCLUSION: As outlined above, there are several ways Towns may improve the appearance of their residential areas. Some require action of the Planning Board, public hearings and final action by the Board. Others require a simple amendment to the public nuisance chapter of the code of ordinances. Manager Hites said staff is at the Board's disposal to draft any language you would like to discuss.

A motion was made by Alderman Gary Caldwell, seconded by Alderman LeRoy Roberson, to direct staff to research language for various Ordinances and report back to the Board. The motion passed unanimously.

Manager Hites said that the Town had received a good report from the soil engineer, and staff has cleared Dogwood Trail. He said that the Dogwood Trail bypass is now open.

- 8.. Attorney's Report
- Town Attorney Bill Cannon

Attorney Cannon had nothing to report.

E. COMMUNICATIONS FROM THE MAYOR AND BOARD

Stealth Survey Summary

- Alderman Gary Caldwell

Alderman Caldwell asked the Board to hold a Public Hearing at the next regularly scheduled meeting to consider an amendment to the Traffic Ordinance to reduce the speed limit from 35 mph to 25 mph on Hendrix Street.

A motion was made by Alderman Gary Caldwell, seconded by Alderman Jon Feichter to call for a public hearing to be held on Tuesday October 8, 2019 beginning at 6:30 p.m. or as closely thereafter as possible, to consider an amendment to the Traffic Ordinance, Sec 54-113, to reduce the speed limit from 35 mph to 25 mph on Hendrix Street. The motion carried unanimously.

Mayor Brown told the Board that he and Manager Hites had attended a meeting at NCDOT in Sylva, along with Representative Joe Sam Queen, to discuss the progress of three road projects in the Town. The North Main Street Project, (2020) Russ Avenue (2021) South Main Street Project (2022). All three projects are still on target with the time frame given by the State.

Alderman Jon Feichter asked about the fencing in Frog Level Parking Lot which has been backed into by a car. Manager Hites said the fence will have to be taken down and redone completely.

F. CALL ON THE AUDIENCE

No one spoke

G. ADJOURN

With no further business, a motion was made by Alderman Gary Caldwell, seconded by Alderman LeRoy Roberson, to adjourn at 7:07 p.m. The motion carried unanimously.

ATTEST:

Gavin A. Brown, Mayor

Robert W. Hites, Jr. Town Manager

Eddie Ward, Town Clerk

TOWN OF WAYNESVILLE BOARD OF ALDERMEN
REQUEST FOR BOARD ACTION
Meeting Date: October 8, 2019

SUBJECT: 28785/28786 1% Zip Code Funding Year End Report

AGENDA INFORMATION:

Agenda Location: Presentation
Item Number: B3
Department: Tourism Development Authority
Contact: Lynn Collins, Executive Director
Presenter: Lynn Collins, Executive Director

BRIEF SUMMARY: Provide a summary of how the TDA 1% funding was utilized for the 28785/86 {Waynesville} zip codes and to show how the Waynesville funding compared to the other Haywood County zip code areas

MOTION FOR CONSIDERATION: No motion – for information only.

FUNDING SOURCE/IMPACT: 1% Zip Code Funding

ATTACHMENTS:

- 3% FY 18/19 spreadsheet
- Gross Room night Sales Breakdown
- Occupancy by Category
- 1% Funding Spreadsheet
- Projects funded by 1%
- 1% Historical Report
- AirDNA Report for
- 28785/86 Zip Codes
- Co-op Marketing Recap
- Economic Impact of Travel

MANAGER'S COMMENTS AND RECOMMENDATIONS: For information only.

Haywood County 3% Net Occupancy Tax 2018-2019

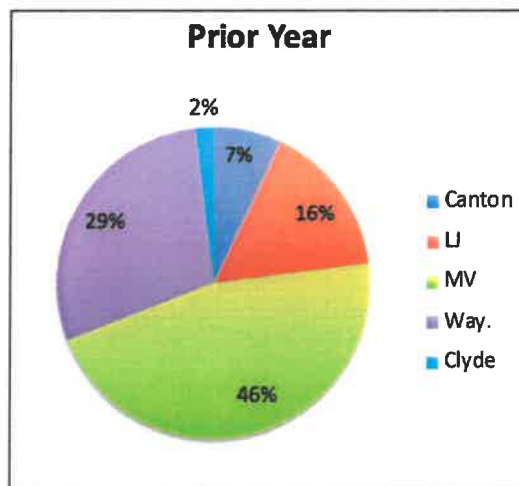
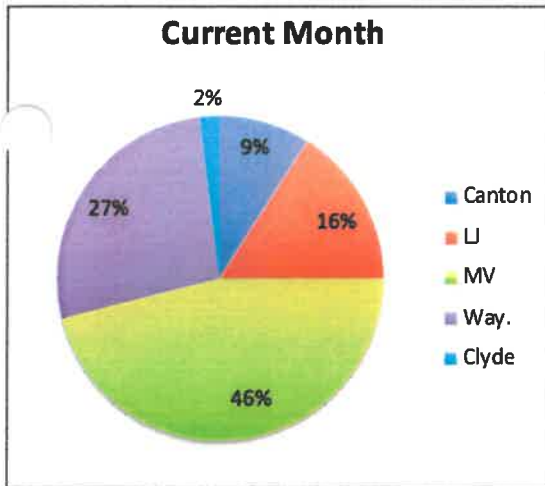
	2018-2019 Occupancy Tax Projections	2018-2019 Occupancy Tax Actual	2018-2019 Penalties Interest	% Change Compared To Budget	2017-2018 Occupancy Tax Actual	2017-2018 Penalties Interest	% Change Compared To Previous Year
July	\$155,821	\$148,380	\$354	-5%	\$151,475	\$382	-2%
August	\$125,307	\$123,380	\$1,437	-2%	\$123,611	\$674	0%
September	\$110,572	\$113,828	\$419	3%	\$123,344	\$596	-8%
October	\$163,129	\$159,349	\$502	-2%	\$152,179	\$656	5%
November	\$78,549	\$90,553	\$326	15%	\$79,190	\$409	14%
December	\$70,775	\$72,016	\$1,776	1%	\$72,777	\$317	-1%
January	\$45,250	\$57,143	\$648	26%	\$44,539	\$717	28%
February	\$49,543	\$50,616	\$553	2%	\$39,053	\$409	30%
March	\$47,222	\$62,855	\$118	33%	\$55,745	\$490	13%
April	\$64,626	\$72,309	\$304	13%	\$66,491	\$116	9%
May	\$101,754	\$111,430	\$245	10%	\$100,723	\$175	11%
June	\$147,700	\$146,321	\$219	-1%	\$144,365	\$640	1%
Total Proj.	\$1,160,248	\$1,208,180	\$6,901	4%	\$1,153,492	\$5,581	5%

**Haywood County Tourism Development Authority
Occupancy Tax Distribution Information
June 2019**

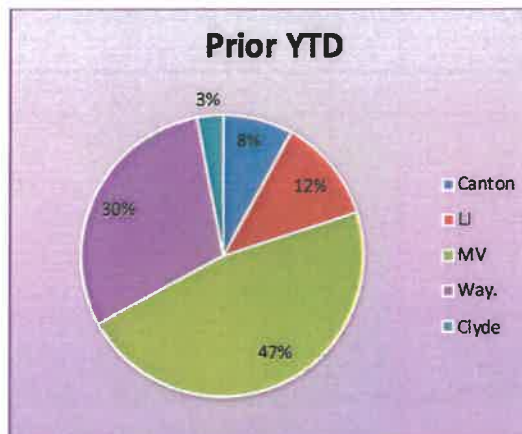
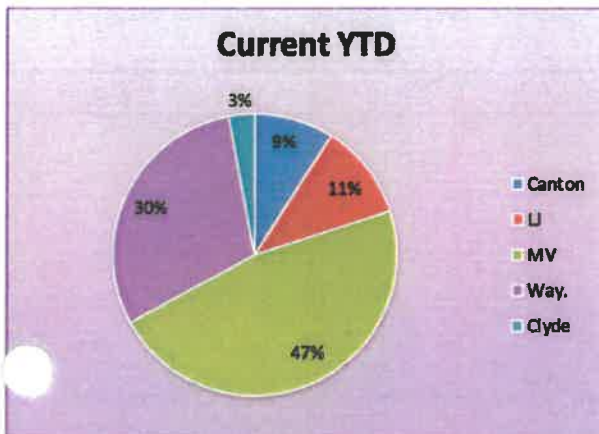
Active Account Performance			Variance
	June 2019	June 2018	
Canton	36	35	3%
Clyde	20	19	5%
Lake Junaluska	18	15	20%
Maggie Valley	202	195	4%
Waynesville	123	118	4%
Total	399	382	4%

Distribution Comparison		Distribution Information	
Total Distribution 3%	\$146,321.00	Remittance Type	Distribution
Distribution Previous Year	\$144,365.00	Taxes Remitted for Period 4%	\$197,065.30
Difference	\$1,956.00	Penalties	\$637.58
Variance	1%	Sub Total	\$197,702.88
		Fee to County	(\$1,977.03)
		Total Distribution 4%	\$195,725.85

GROSS ROOM NIGHT SALES BREAKDOWN



GROSS ROOM NIGHT SALES YTD BREAKDOWN

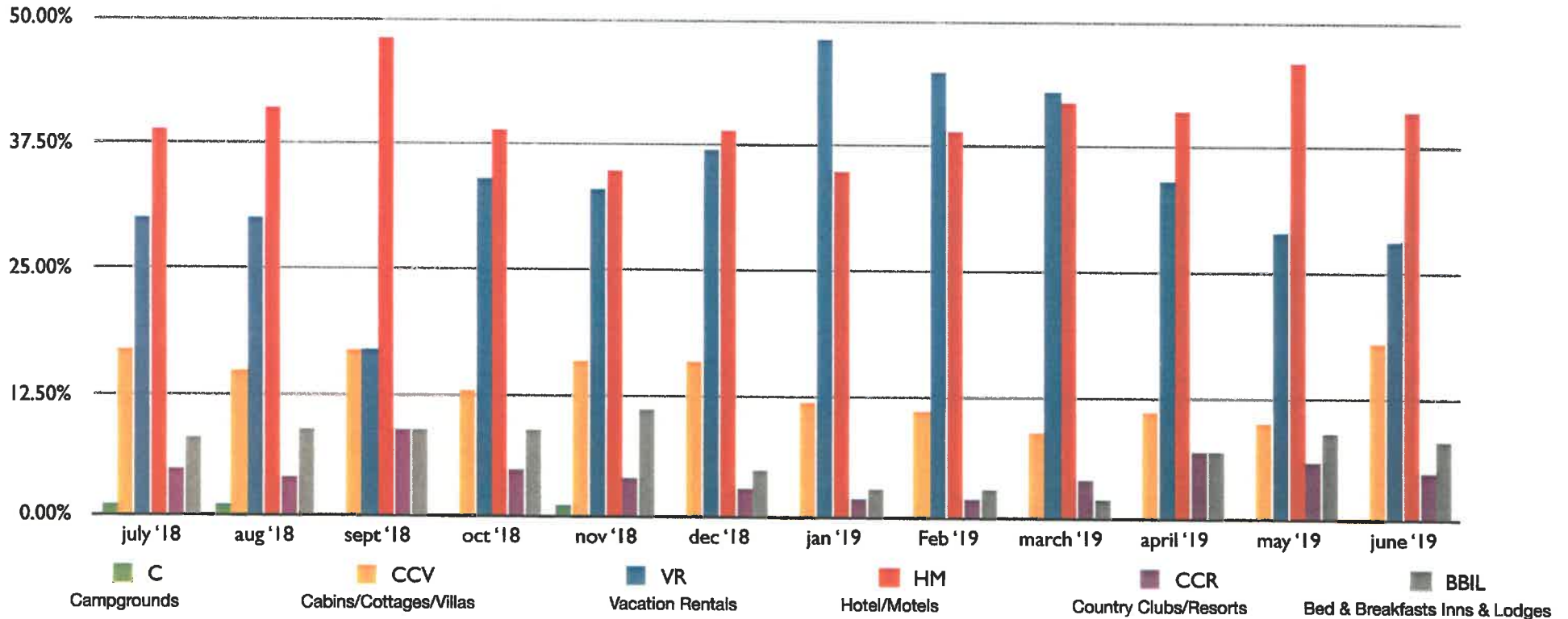


18/19 OCCUPANCY TAX BY CATEGORY

OCCUPANCY TAX JULY 2018 - JUNE 2019

TYPE	JULY '18	AUG '18	SEPT '18	OCT '18	NOV '18	DEC '18	JAN '19	FEB '19	MARCH '19	APRIL '19	MAY '19	JUNE '19
C	1.00%	1.00%	0.00%	0.00%	1.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
CCV	17.00%	15.00%	17.00%	13.00%	16.00%	16.00%	12.00%	11.00%	9.00%	11.00%	10.00%	18.00%
VR	30.00%	30.00%	17.00%	34.00%	33.00%	37.00%	48.00%	45.00%	43.00%	34.00%	29.00%	28.00%
HM	39.00%	41.00%	48.00%	39.00%	35.00%	39.00%	35.00%	39.00%	42.00%	41.00%	46.00%	41.00%
CCR	5.00%	4.00%	9.00%	5.00%	4.00%	3.00%	2.00%	2.00%	4.00%	7.00%	6.00%	5.00%
BBIL	8.00%	9.00%	9.00%	9.00%	11.00%	5.00%	3.00%	3.00%	2.00%	7.00%	9.00%	8.00%

OCCUPANCY TAX BY ACCOMMODATION CATEGORY



**2018/2019
1% NET OCCUPANCY TAX REPORT**

	ACTUAL 28716	PROJECTED 28716	ACTUAL 28716	ACTUAL 28721	PROJECTED 28721	ACTUAL 28721	ACTUAL 28745	PROJECTED 28745	ACTUAL 28745	ACTUAL 28751	PROJECTED 28751	ACTUAL 28751	ACTUAL 28785 & 28786	PROJECTED 28785 & 28786	ACTUAL 28785 & 28786
	CANTON	CANTON	CANTON	CLYDE	CLYDE	CLYDE	LAKE	LAKE	LAKE	MAGGIE	MAGGIE	MAGGIE	WAYNESVILLE	WAYNESVILLE	WAYNESVILLE
	18/19	18/19	17/18	18/19	18/19	17/18	18/19	18/19	17/18	18/19	18/19	17/18	18/19	18/19	17/18
July 2018 Received September 2018	\$3,201	\$3,106	\$3,099	\$1,250	\$810	\$1,076	\$6,198	\$8,010	\$7,217	\$24,313	\$26,054	\$25,267	\$14,616	\$14,783	\$13,961
August 2018 Received October 2018	\$2,946	\$2,790	\$3,229	\$1,170	\$766	\$877	\$4,570	\$5,431	\$5,331	\$20,003	\$19,872	\$18,880	\$12,915	\$13,122	\$13,112
September 2018 Received November 2018	\$5,431	\$2,701	\$3,416	\$606	\$512	\$934	\$3,631	\$2,810	\$4,664	\$17,945	\$17,725	\$20,049	\$10,469	\$12,045	\$12,250
October 2018 Received December 2018	\$3,921	\$3,079	\$3,602	\$1,595	\$926	\$1,339	\$4,690	\$5,278	\$6,125	\$25,406	\$26,856	\$24,077	\$17,673	\$17,189	\$15,802
November 2018 Received January 2019	\$2,861	\$2,206	\$2,328	\$1,100	\$357	\$856	\$2,920	\$2,838	\$3,047	\$13,373	\$10,983	\$10,911	\$10,039	\$9,485	\$9,390
December 2018 Received February 2019	\$1,906	\$1,331	\$1,677	\$877	\$555	\$959	\$1,706	\$1,555	\$1,905	\$13,492	\$14,076	\$12,853	\$6,616	\$5,945	\$6,943
January 2019 Received March 2019	\$1,637	\$961	\$1,010	\$1,313	\$571	\$968	\$1,314	\$629	\$895	\$9,697	\$8,461	\$7,753	\$5,303	\$3,863	\$4,459
February 2019 Received April 2019	\$1,800	\$1,007	\$1,104	\$895	\$547	\$469	\$1,379	\$1,051	\$673	\$8,240	\$9,313	\$6,719	\$4,743	\$4,186	\$4,190
March 2019 Received May 2019	\$2,203	\$1,458	\$2,152	\$948	\$607	\$787	\$3,043	\$1,620	\$1,516	\$8,888	\$6,612	\$8,342	\$5,909	\$5,346	\$5,948
April 2019 Received June 2019	\$2,451	\$2,152	\$1,929	\$670	\$596	\$730	\$2,193	\$2,097	\$2,593	\$11,001	\$8,834	\$9,527	\$7,890	\$7,619	\$7,423
May 2019 Received July 2019	\$3,010	\$2,736	\$2,750	\$886	\$758	\$918	\$5,010	\$4,491	\$4,640	\$16,682	\$14,447	\$14,212	\$11,692	\$11,447	\$11,116
June 2019 Received August 2019	\$4,408	\$3,484	\$3,395	\$984	\$712	\$1,009	\$7,660	\$10,494	\$7,484	\$22,622	\$21,985	\$22,265	\$13,258	\$14,589	\$14,182
Total Received After Year End (Unavailable)	\$7,418	\$6,220	\$6,145	\$1,870	\$1,470	\$1,927	\$12,670	\$14,985	\$12,124	\$39,304	\$36,432	\$36,477	\$24,950	\$26,036	\$25,298
Total 18/19 Projections	\$35,775	\$27,011	\$29,691	\$12,294	\$7,717	\$10,922	\$44,314	\$46,304	\$46,090	\$191,662	\$185,218	\$180,855	\$121,123	\$119,619	118,776
TOTAL of 2019 1% Projections	\$385,869	\$405,168 Actual													
Comparison to Budget YTD	32%			59%			-4%			3%			1%		
Comparison to June 2018	30%			-2%			2%			2%			-7%		
YTD Comparison with FY 17/18	20%			13%			-4%			6%			2%		
% of YTD Collections	9%			3%			11%			47%			30%		

28785/86 (Waynesville) Subcommittee Members

Amie Owens – Assistant Manager, Town of Waynesville & TDA Board Member

Carolyn Brunk – Oak Park Inn

Joey Fuseler – Mast General Store

<u>Projects Funded in Fiscal Year 18/19</u>	<u>Amount Awarded</u>	<u>Amount Used</u>
DWA – Mtn. Street Dance June	\$ 1,320	\$ 1,320
DWA – Mtn Street Dances July/Aug.	\$ 2,625	\$ 2,625
DWA – Christmas Tree Lighting	\$ 3,000	\$ 2,882
DWA – Night Before Christmas	\$ 2,000	\$ 1,350
DWA – Fall Décor	\$ 1,500	\$ 963
DWA – Winter Smokies Style	\$ 3,000	\$ 2,401
DWA Art in the Alley/Park	\$ 2,000	\$ 1,857
DWA Photography & Videography	\$ 2,500	\$ 2,500
DWA Wooden Flag Poles	\$ 400	\$ 400
HCAC – Sunday at the Opry	\$ 1,000	\$ 961
Lake Junaluska Independence Day 2018	\$ 6,500	\$ 6,500
Waynesville Parks & Recreation Base Camp	\$ 3,500	\$ 0
WGA Art After Dark	\$ 3,850	\$ 3,499
Historic FLMA – Whole Bloomin’ Thing	\$ 2,000	\$ 2,000
Town of Waynesville Downtown Camera	\$ 5,695	\$ 5,695
Waynesville Soda Jerks	\$ 3,000	\$ 864
Historic Farmers Market	\$ 2,500	\$ 2,439
Lake Junaluska Independence Day 2019	\$ 6,500	\$ 6,500
Friends of the Smokies	\$ 1,626	\$ 1,626
WNC Dog Fanciers	\$ 500	\$ 0
The Arc of Haywood County/Smoky Mtn. 9 Ball Shootout	\$ 1,500	\$ 1,500
HART 18/19 Season Promotion	\$ 3,500	\$ 3,500
Lake Logan Multisports Festival	\$ 2,160	\$ 2,160
Haywood Chamber/Apple Harvest Festival	\$ 1,750	\$ 1,389
Shelton House/Blue Ridge Heritage Weekend	\$ 2,000	\$ 1,999
28785/86 Co-op Marketing	\$ 57,680	\$ 57,270
TOTAL	\$123,606	\$114,200
DIFFERENCE	\$9,406	

28785/86 (Waynesville) 1% Historical Report

<u>Budget Year</u>	<u>Amount Collected</u>	<u>Percentage of Total 1%</u>
2007- 2008 (6 mos.)	\$29,071	30%
2008-2009	\$68,078	29%
2009-2010	\$64,010	29%
2010-2011	\$70,936	32%
2011-2012	\$71,127	32%
2012-2013	\$77,681	32%
2013-2014	\$74,990	31%
2014-2015	\$79,106	30%
2015-2016	\$94,751	31%
2016-2017	\$109,476	31%
2017-2018	\$118,776	30%
2018-2019	\$121,123	30%
TOTAL	\$979,125	31%



AirDNA
 1523 15th Street
 Suite 200
 Denver, CO 80202
 +1 (720) 372-2318
 hello@airdna.co

Data pulled up to Jul-19

8306 - 28785

Oct-14 Nov-14 Dec-14 Jan-15 Feb-15 Mar-15 Apr-15 May-15 Jun-15 Jul-15 Aug-15 Sep-15 Oct-15 Nov-15 Dec-15 Jan-16

Total Available Listings

Entire Place	9	9	8	7	8	11	11	11	11	7	8	8	8	9	9	11
Private Room	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	1
Shared Room	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Booked Listings

Entire Place	6	2	5	4	4	5	2	3	6	6	5	5	6	8	7	8
Private Room	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Room	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Room Nights - Entire Place

Total Available	466	156	361	483	402	525	186	278	552	508	438	545	449	733	732	842
Booked	184	103	110	78	49	105	29	40	97	267	235	103	206	142	277	178

Room Nights - Hotel Comparable

Total Available	0	0	0	0	0	0	0	0	0	0	24	30	25	30	31	31
Booked	0	0	0	0	0	0	0	0	0	0	5	19	11	5	3	2

Listing Nights - Entire Place

Available	132	34	86	108	86	113	54	79	115	115	109	129	111	189	188	218
Booked	47	22	23	20	11	28	9	12	22	63	46	37	43	36	63	43

Occupancy

Entire Place	35.6%	64.7%	26.7%	18.5%	12.8%	24.8%	16.7%	15.2%	19.1%	54.8%	42.2%	28.7%	38.7%	19.0%	33.5%	19.7%
Hotel Comparable	0	0	0	0	0	0	0	0	0	0	20.8%	63.3%	44.0%	16.7%	9.7%	6.5%

ADR

Entire Place	\$160.55	\$142.50	\$200.35	\$178.75	\$190.0	\$202.75	\$181.11	\$209.58	\$212.27	\$194.84	\$198.48	\$136.49	\$189.43	\$193.30	\$191.98	\$192.96
Hotel Comparable	0	0	0	0	0	0	0	0	0	0	\$75.0	\$75.0	\$75.0	\$75.0	\$75.0	\$75.0

RevPAR

Entire Place	\$57.17	\$92.21	\$53.58	\$33.10	\$24.30	\$50.24	\$30.19	\$31.84	\$40.61	\$106.74	\$83.76	\$39.15	\$73.38	\$36.82	\$64.33	\$38.06
Hotel Comparable	0	0	0	0	0	0	0	0	0	0	\$15.63	\$47.50	\$33.0	\$12.50	\$7.26	\$4.84

Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17
9	11	11	12	13	12	15	14	16	16	19	36	36	48	51	60	107	101	107	107	127
1	1	1	1	2	2	3	2	2	3	3	3	3	3	3	3	4	5	6	5	4
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0
7	7	4	9	10	10	11	12	14	15	18	29	32	42	44	58	86	86	93	92	116
0	0	0	0	1	1	1	1	1	1	1	1	1	1	1	1	2	2	5	4	3
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0
734	699	390	781	846	831	865	992	1,216	1,357	1,464	1,535	2,794	4,032	4,039	5,297	6,873	7,081	7,893	7,726	9,704
156	129	91	171	300	474	503	280	541	422	508	675	895	1,561	1,553	1,994	2,475	3,487	3,793	3,144	4,515
0	31	30	44	74	39	89	86	111	113	72	88	112	186	147	204	280	304	391	317	398
0	2	7	9	22	22	39	37	67	62	46	46	29	55	48	98	129	128	247	148	185
189	195	120	259	255	256	294	316	383	423	446	492	858	1,265	1,276	1,694	2,311	2,423	2,726	2,625	3,301
43	33	28	54	86	157	152	91	188	147	176	221	274	500	485	672	831	1,174	1,349	1,085	1,557
22.8%	16.9%	23.3%	20.8%	33.7%	61.3%	51.7%	28.8%	49.1%	34.8%	39.5%	44.9%	31.9%	39.5%	38.0%	39.7%	36.0%	48.5%	49.5%	41.3%	47.2%
0	6.5%	23.3%	20.5%	29.7%	56.4%	43.8%	43.0%	60.4%	54.9%	63.9%	52.3%	25.9%	29.6%	32.7%	48.0%	46.1%	42.1%	63.2%	46.7%	46.5%
\$173.49	\$186.06	\$215.0	\$200.11	\$182.95	\$161.06	\$165.51	\$158.05	\$170.37	\$191.81	\$204.95	\$175.61	\$223.68	\$204.41	\$193.48	\$176.14	\$189.15	\$192.23	\$182.83	\$192.92	\$197.84
0	\$75.0	\$75.0	\$113.89	\$109.32	\$106.82	\$101.0	\$101.72	\$93.18	\$97.57	\$106.0	\$118.96	\$120.28	\$121.91	\$161.06	\$114.19	\$106.51	\$118.40	\$111.0	\$115.16	\$113.41
\$39.47	\$31.49	\$50.17	\$41.72	\$61.70	\$98.77	\$85.57	\$45.51	\$83.63	\$66.66	\$80.88	\$78.88	\$71.43	\$80.79	\$73.54	\$69.87	\$68.02	\$93.14	\$90.47	\$79.74	\$93.32
0	\$4.84	\$17.50	\$23.30	\$32.50	\$60.26	\$44.26	\$43.76	\$56.24	\$53.54	\$67.72	\$62.19	\$31.14	\$36.05	\$52.59	\$54.86	\$49.07	\$49.85	\$70.12	\$53.77	\$52.72

Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19
130	130	122	115	123	128	134	136	142	136	132	148	138	139	128	115	129	140	150	164	162
4	3	3	3	4	3	3	5	5	4	4	4	4	3	4	3	5	4	6	6	5
0	0	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
121	111	99	82	91	100	107	120	128	124	113	137	128	126	112	84	107	112	135	151	156
2	1	1	1	2	1	1	3	4	3	2	3	3	2	3	2	2	3	5	5	5
0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10,396	9,772	8,243	6,513	7,835	8,215	9,065	8,999	9,950	10,315	8,768	10,981	10,442	10,128	8,985	6,351	8,604	9,184	10,912	11,819	12,147
3,718	3,621	2,819	2,052	3,025	3,310	3,350	4,997	6,732	5,029	3,623	5,879	5,053	4,531	3,693	2,442	4,387	4,500	5,182	7,303	8,574
406	340	362	268	355	372	440	454	465	451	493	495	422	435	391	310	483	492	616	713	719
164	155	139	99	177	189	178	287	301	243	291	345	223	236	129	101	216	211	308	414	426
3,477	3,229	2,841	2,221	2,703	2,808	3,201	3,231	3,547	3,583	3,109	3,773	3,571	3,491	3,056	2,153	2,971	3,159	3,852	4,167	4,285
1,284	1,240	948	748	1,073	1,178	1,227	1,786	2,372	1,797	1,339	2,088	1,690	1,556	1,248	842	1,514	1,528	1,854	2,538	2,964
36.9%	38.4%	33.4%	33.7%	39.7%	42.0%	38.3%	55.3%	66.9%	50.2%	43.1%	55.3%	47.3%	44.6%	40.8%	39.1%	51.0%	48.4%	48.1%	60.9%	69.2%
40.4%	45.6%	38.4%	36.9%	49.9%	50.8%	40.5%	63.2%	64.7%	53.9%	59.0%	69.7%	52.8%	54.3%	33.0%	32.6%	44.7%	42.9%	50.0%	58.1%	59.2%
\$198.55	\$205.88	\$196.68	\$181.65	\$181.04	\$185.32	\$196.14	\$202.58	\$212.67	\$182.14	\$188.99	\$205.70	\$218.12	\$214.73	\$222.59	\$205.42	\$209.99	\$227.35	\$207.68	\$213.38	\$225.33
\$113.96	\$119.40	\$97.97	\$105.95	\$96.0	\$99.55	\$104.70	\$111.45	\$113.89	\$110.06	\$103.62	\$109.53	\$113.99	\$114.57	\$104.49	\$100.05	\$108.22	\$114.22	\$105.20	\$103.04	\$106.55
\$73.32	\$79.06	\$65.63	\$61.18	\$71.87	\$77.75	\$75.19	\$111.98	\$142.22	\$91.35	\$81.40	\$113.83	\$103.23	\$95.71	\$90.90	\$80.34	\$107.01	\$109.97	\$99.96	\$129.96	\$155.86
\$46.03	\$54.43	\$37.62	\$39.14	\$47.86	\$50.58	\$42.36	\$70.46	\$73.72	\$59.30	\$61.16	\$76.34	\$60.23	\$62.16	\$34.47	\$32.60	\$48.40	\$48.99	\$52.60	\$59.83	\$63.13



AirDNA
 1523 15th Street
 Suite 200
 Denver, CO 80202
 +1 (720) 372-2318
 hello@airdna.co

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19667 - 28786

Oct-14 Nov-14 Dec-14 Jan-15 Feb-15 Mar-15 Apr-15 May-15 Jun-15 Jul-15 Aug-15 Sep-15 Oct-15 Nov-15 Dec-15 Jan-16

Total Available Listings

Entire Place	12	13	12	14	16	19	18	21	19	18	20	24	25	27	26	28
Private Room	5	4	4	4	4	6	6	6	5	5	7	6	5	4	8	9
Shared Room	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Booked Listings

Entire Place	5	9	5	5	5	7	8	6	12	12	12	13	18	21	25	20
Private Room	2	1	1	0	1	0	1	5	3	4	5	3	4	3	5	5
Shared Room	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Room Nights - Entire Place

Total Available	362	520	287	452	354	445	517	297	585	472	514	666	970	1,389	1,887	1,499
Booked	116	116	130	120	80	168	163	101	273	210	205	182	341	405	660	328

Room Nights - Hotel Comparable

Total Available	0	14	15	0	21	19	0	5	0	0	0	0	31	43	54	62
Booked	0	8	5	0	4	2	0	3	0	0	0	0	13	15	27	19

Listing Nights - Entire Place

Available	103	194	93	133	119	151	167	92	187	169	175	244	310	475	636	530
Booked	32	46	38	31	26	50	50	33	85	71	72	68	112	138	222	117

Occupancy

Entire Place	31.1%	23.7%	40.9%	23.3%	21.8%	33.1%	29.9%	35.9%	45.5%	42.0%	41.1%	27.9%	36.1%	29.1%	34.9%	22.1%
Hotel Comparable	0	57.1%	33.3%	0	19.0%	10.5%	0	60.0%	0	0	0	0	41.9%	34.9%	50.0%	30.6%

ADR

Entire Place	\$181.22	\$150.28	\$167.71	\$169.97	\$163.27	\$163.21	\$155.83	\$158.10	\$165.73	\$144.77	\$145.85	\$155.92	\$183.19	\$163.30	\$190.99	\$185.60
Hotel Comparable	0	\$150.0	\$170.0	0	\$175.0	\$200.0	0	\$183.33	0	0	0	0	\$76.92	\$86.33	\$110.49	\$123.77

RevPAR

Entire Place	\$56.30	\$35.63	\$68.53	\$39.62	\$35.67	\$54.04	\$46.65	\$56.71	\$75.33	\$60.82	\$60.01	\$43.45	\$66.18	\$47.44	\$66.67	\$40.97
Hotel Comparable	0	\$85.71	\$56.67	0	\$33.33	\$21.05	0	\$110.0	0	0	0	0	\$32.26	\$30.12	\$55.25	\$37.93

Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17
27	30	36	38	40	41	43	44	48	46	47	60	66	82	84	97	126	130	142	145	158
8	8	9	11	13	15	19	24	26	23	20	21	19	24	24	30	32	31	39	38	31
0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	1	1	3	3	2
15	19	19	21	30	30	27	34	36	39	39	50	52	73	75	89	94	109	111	122	140
4	4	5	5	7	12	13	20	26	17	16	12	11	12	16	28	30	30	35	32	30
0	0	0	0	0	0	0	0	1	1	1	1	0	0	1	1	1	1	3	1	2
1,054	1,440	1,255	1,680	2,061	2,374	1,834	2,322	2,543	3,180	3,021	2,724	3,962	5,765	5,925	7,184	7,262	7,917	8,331	8,617	10,044
265	297	315	552	825	1,056	733	711	1,190	980	1,145	848	1,057	1,605	1,754	2,807	2,713	3,817	4,569	3,675	4,727
37	61	97	123	81	174	123	148	236	214	220	213	212	273	283	445	426	515	628	718	759
15	10	21	47	54	55	59	95	110	71	89	69	108	94	124	199	216	289	328	296	429
363	523	488	597	738	854	700	878	953	1,066	1,078	1,021	1,375	2,068	2,115	2,602	2,548	2,863	3,038	3,266	3,813
96	108	119	209	341	392	300	314	451	357	427	333	438	626	662	1,051	1,007	1,400	1,649	1,422	1,893
26.4%	20.7%	24.4%	35.0%	46.2%	45.9%	42.9%	35.8%	47.3%	33.5%	39.6%	32.6%	31.9%	30.3%	31.3%	40.4%	39.5%	48.9%	54.3%	43.5%	49.6%
40.5%	16.4%	21.6%	38.2%	66.7%	31.6%	48.0%	64.2%	46.6%	33.2%	40.5%	32.4%	50.9%	34.4%	43.8%	44.7%	50.7%	56.1%	52.2%	41.2%	56.5%
\$168.61	\$150.28	\$137.66	\$165.44	\$141.51	\$155.71	\$133.54	\$131.01	\$164.31	\$160.07	\$189.64	\$160.10	\$155.40	\$166.02	\$164.79	\$172.88	\$172.66	\$184.27	\$186.21	\$185.0	\$175.51
\$112.33	\$133.0	\$90.21	\$80.66	\$81.97	\$90.86	\$84.11	\$83.92	\$94.74	\$95.09	\$103.17	\$97.29	\$109.55	\$100.97	\$100.17	\$100.14	\$97.94	\$107.60	\$121.91	\$125.67	\$121.72
\$44.59	\$31.03	\$33.57	\$57.92	\$65.39	\$71.47	\$57.23	\$46.85	\$77.76	\$53.61	\$75.12	\$52.22	\$49.50	\$50.25	\$51.58	\$69.83	\$68.24	\$90.11	\$101.08	\$80.55	\$87.14
\$45.54	\$21.80	\$19.53	\$30.82	\$54.65	\$28.72	\$40.35	\$53.87	\$44.16	\$31.55	\$41.74	\$31.52	\$55.81	\$34.77	\$43.89	\$44.78	\$49.66	\$60.38	\$63.67	\$51.81	\$68.80

Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19
160	155	149	132	143	149	148	145	153	146	158	169	173	166	144	138	158	177	183	187	187
35	30	29	29	31	33	37	38	40	41	38	38	39	35	36	35	33	33	40	37	40
2	2	2	4	4	4	4	4	1	2	1	2	0	0	1	0	0	0	0	0	0
134	128	105	81	100	101	125	124	129	128	139	151	151	134	118	85	117	139	162	168	177
29	24	24	17	19	23	29	36	33	40	36	38	39	35	32	33	27	26	33	30	36
2	2	2	2	2	3	3	3	1	2	0	2	0	0	1	0	0	0	0	0	0
9,755	9,444	7,421	5,225	7,077	7,198	8,907	8,907	9,211	9,428	9,807	10,976	11,185	10,931	9,527	6,393	8,979	10,189	12,467	12,621	13,360
3,649	3,350	2,190	1,547	2,575	2,768	3,222	4,637	6,153	4,807	4,552	6,012	4,807	4,963	3,025	1,909	3,511	4,288	5,723	6,950	8,877
746	742	678	536	613	644	668	594	601	689	799	743	785	635	487	390	553	791	888	932	927
327	311	224	245	256	310	270	328	371	356	503	524	439	345	167	153	297	367	420	490	639
3,689	3,604	2,850	2,106	2,708	2,827	3,398	3,263	3,348	3,447	3,689	3,987	4,119	3,888	3,309	2,236	3,187	3,904	4,685	4,668	4,823
1,469	1,375	915	712	1,033	1,161	1,304	1,756	2,276	1,848	1,869	2,314	1,884	1,839	1,067	727	1,317	1,696	2,161	2,557	3,184
39.8%	38.2%	32.1%	33.8%	38.1%	41.1%	38.4%	53.8%	68.0%	53.6%	50.7%	58.0%	45.7%	47.3%	32.2%	32.5%	41.3%	43.4%	46.1%	54.8%	66.0%
43.8%	41.9%	33.0%	45.7%	41.8%	48.1%	40.4%	55.2%	61.7%	51.7%	63.0%	70.5%	55.9%	54.3%	34.3%	39.2%	53.7%	46.4%	47.3%	52.6%	68.9%
\$176.57	\$178.80	\$167.73	\$165.72	\$172.18	\$163.11	\$189.35	\$214.02	\$215.81	\$191.68	\$185.83	\$194.77	\$201.85	\$211.86	\$206.35	\$174.34	\$186.90	\$178.14	\$191.06	\$194.51	\$204.60
\$118.57	\$124.84	\$111.27	\$115.98	\$108.81	\$108.12	\$106.88	\$106.48	\$109.61	\$98.81	\$97.92	\$114.21	\$115.26	\$96.24	\$108.31	\$97.26	\$91.32	\$97.80	\$96.90	\$102.42	\$100.19
\$70.31	\$68.21	\$53.85	\$56.03	\$65.68	\$66.98	\$72.67	\$115.18	\$146.71	\$102.76	\$94.15	\$113.04	\$92.33	\$100.21	\$66.54	\$56.68	\$77.24	\$77.39	\$88.13	\$106.55	\$135.07
\$51.97	\$52.33	\$36.76	\$53.01	\$45.44	\$52.04	\$43.20	\$58.80	\$67.66	\$51.06	\$61.64	\$80.55	\$64.46	\$52.29	\$37.14	\$38.16	\$49.05	\$45.38	\$45.83	\$53.85	\$69.06

Waynesville

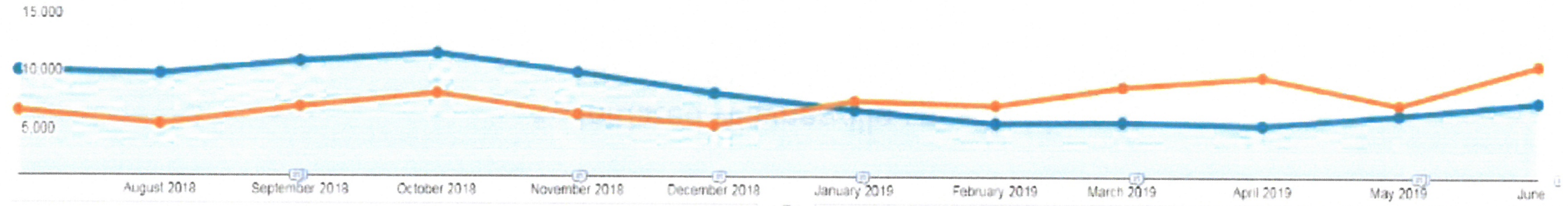
NORTH CAROLINA SMOKIES



WEBSITE TRAFFIC

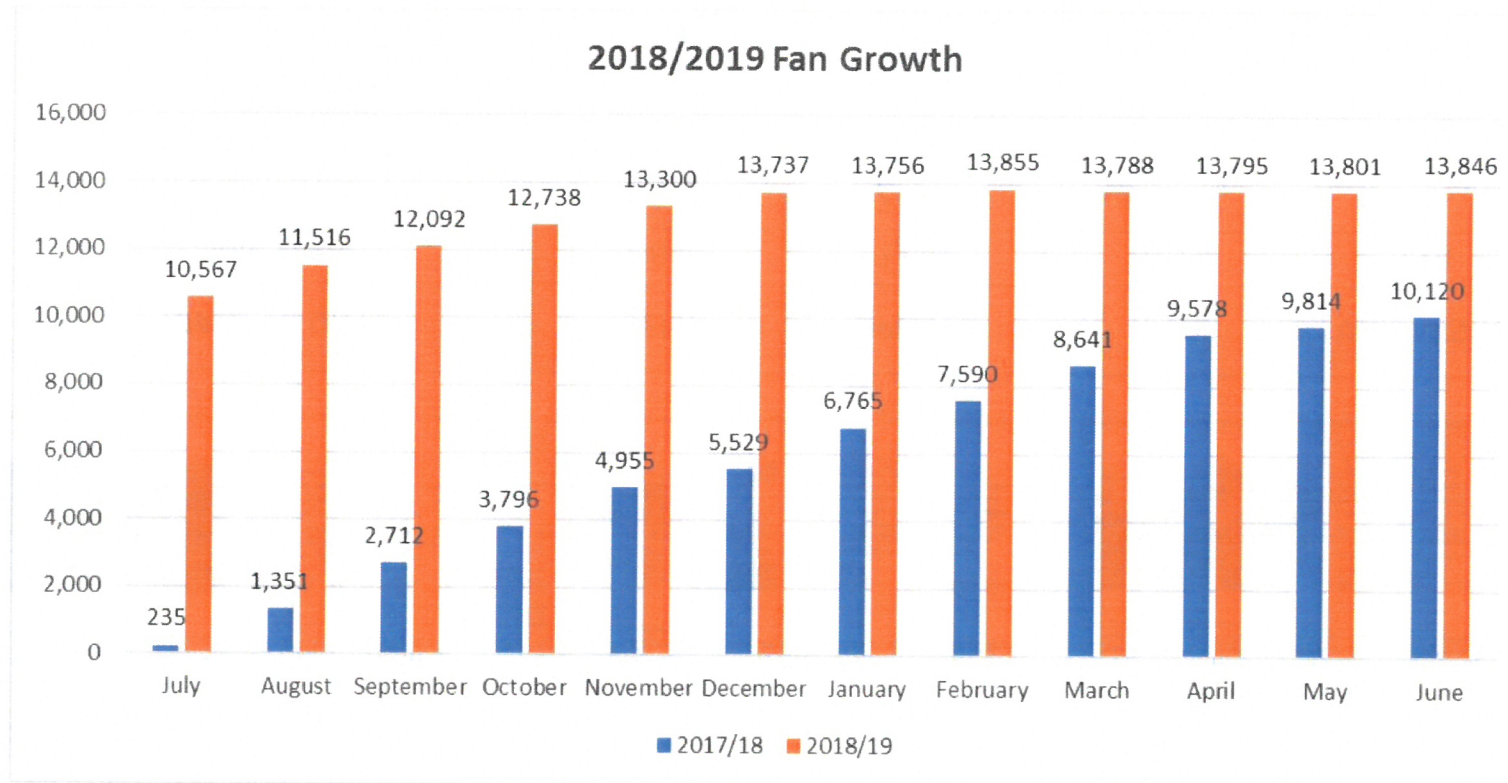
Jul 1, 2018 - Jun 30, 2019: ● Users

Jul 1, 2017 - Jun 30, 2018: ● Users



OVERALL WEBSITE SESSIONS

2016/17	18,925
2017/18	93,354
2018/19	102,489



- 3,200+ fans
- 1,852 email newsletter signups
- 21,451 website sessions

Co-op Section: October



PAID ADVERTISEMENT

FROM MOUNTAINS TO MAIN STREET

Explore the heart of Western North Carolina, where you can escape ... or immerse.

← →

Asheville, Gatlinburg, Pigeon Forge, Cherokee. Chances are, these big names have crossed the list while planning a visit to the Smokies. But at the heart of these same mountains lie a handful of off-the-beaten-path towns that truly define the Appalachian experience, all while staying within a stone's throw of attractions like the Biltmore Estate, Dollywood, and Harrah's Cherokee Casino. Maggie Valley, Waynesville, Canton, Clyde, and Lake Junaluska offer the outdoor adventure, cultural endeavors, and surprising farm-to-table delights you might expect to find in bigger cities, minus the crowds.

A visit to this side of the Smokies offers an authentic mountain experience you won't want to miss. Enjoy an award-winning beer along the river at BearWaters Brewing Company. Book tickets for Lake Junaluska's annual Art of Music Festival with locally grown and internationally famous bluegrass group Balsam Range. Explore the area's agricultural roots with a biison farm tour in Clyde. Or go elk spotting in the National Park. Just don't forget to stop and take in the mountains around you — the whole reason you wanted to escape here in the first place. Start your next adventure at VisitNC-Smokies.com.

VISITNC AT SMOKIES

PAID ADVERTISEMENT

MAGGIE VALLEY

SHE'S A BREATH OF FRESH AIR.

For decades, visitors have returned to Maggie Valley for its stunning vistas, outdoor adventures, and hospitable locals with stories to share. While you're here, cruise the Blue Ridge Parkway and take in the highest, most scenic portion of the 469-mile-long ride. Or hit the trails and hike to a nearby waterfall — a perfect adventure no matter the season. For golfers, the greens at the Maggie Valley Club boast comfortable playing conditions year-round. In winter, skiing at Cataloochee Ski Area or snow tubing at Tube World are fun ways to catch a thrill. Take to the great indoors at Elevated Mountain Distillery for a taste of local moonshine, followed by a first-hand look at the world's premier collection of rare American motorcycles at Dale's Wheels Through Time Museum. Explore things to do and more at VisitMaggieValleyNC.com.

At the heart of the Smokies, Maggie Valley offers one-of-a-kind experiences for the whole family to enjoy, all surrounded by breathtaking vistas.

Waynesville

MAIN STREET WITH A VIEW.

It's easy to fall in love with the picturesque town of Waynesville, NC. From browsing fine art galleries and boutiques to shopping for handmade gifts at Hazelwood Soap Co., you'll discover new delights year-round. Relax at a farm-to-table restaurant, try a local brew at Boojum Brewing Co., or sip fresh-roasted coffee at Panacea. Get wild with an up-close alpaca encounter at Sugg Plantation or explore a Smoky Mountain trail just a short drive from Main Street. Indulge in hand-churned ice cream and a movie at The Strand, or catch a live performance at HART Theatre — an adventure awaits, however you explore. Visit ExperienceWaynesville.com for seasonal activities, trip ideas, and more.

The picturesque streets of this mountain town are full of local treasures and mouthwatering bites to eat.

PLAN AHEAD: EVENTS AND SEASONAL FUN AT VISITNCSMOKIES.COM

OCTOBER	NOVEMBER	DECEMBER	JANUARY
<ul style="list-style-type: none"> Smaller Buds in the Smokies Apple Harvest Festival Cherokee Street Art & Craft Show Maggie Valley Fall Arts & Crafts Show 	<ul style="list-style-type: none"> Catawchee Ski Season Begins Jingle Bell Market Am Arbor Dark Choose n' Cut Christmas Trees 	<ul style="list-style-type: none"> Art of Music Festival A Night Before Christmas Winter NC Smokies Style Kids Ski Free/Day Free 	<ul style="list-style-type: none"> Winter Arts & Craft Show HART Theatre Winter Season Fall Food Friendship Dinner Milk & Holiday Sipping



The 2018 Economic Impact of Travel On Haywood County

Prepared for Visit North Carolina By the U.S. Travel Association

- Tourism in Haywood County generated expenditures of \$189.94 million in 2018. This was a 4.21% increase from 2017.
- More than 1,840 jobs in Haywood County were directly attributable to travel & tourism.
- Travel to Haywood County generated \$42.44 million in payroll in 2018.
- Local tax revenues generated from travel to Haywood County are \$7.15 million.
- State tax revenues generated from travel to Haywood County are \$10.42 million.
- As a result of tourism, **the tax savings per Haywood County resident is \$276.84.**
- Haywood County ranks #28 in the state for Tourism expenditures.
- Haywood County ranks #5 in the Western Prosperity Zone of North Carolina.

**TOWN OF WAYNESVILLE BOARD OF ALDERMEN
REQUEST FOR BOARD ACTION
Meeting Date: October 8, 2019**

SUBJECT: Call for Public Hearing to consider application for a Conditional District Rezoning and Map Amendment at 366 Russ Avenue, PIN # 8616-40-3231.

AGENDA INFORMATION:

Agenda Location: Call for Public Hearing
Item Number: C4
Department: Development Services
Contact: Elizabeth Teague, Planning Director
Presenter: Elizabeth Teague, Planning Director

BRIEF SUMMARY: The owners of the Mountain Creek Plaza, RFLP Mountain Creek LLC, with Tribridge Residential and engineering assistance from Civil Design Concepts is making application to apply a conditional district zoning overlay to the property known as the “Bi-lo Shopping Center” site. In accordance with the Town’s Land Development Standards Section 15.15, the Planning Board held a public hearing and reviewed the application on October 1, 2019. The Board of Aldermen must call for and also hold a public hearing as with any other zoning map or text amendment and find that this action would be reasonable and in the public interest and consistent with the town’s 2020 Comprehensive Land Use Plan.

MOTION FOR CONSIDERATION:

1. Motion to call for a public hearing to be held on October 22, 2019 at 6:30pm to consider a conditional district rezoning application at 366 Russ Avenue, PIN # 8616-40-3231.

FUNDING SOURCE/IMPACT: N/A.

ATTACHMENTS:

1. Site and Zoning Maps;
2. Application Materials.

MANAGER’S COMMENTS AND RECOMMENDATIONS: This is a call for public hearing only.



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

Application for Land Development Standards Map Amendment

Application is hereby made on August 26, 2019 to the Town of Waynesville for the following map amendment:

Property owner of record: RFLP Mountain Creek LLC

Address/location of property: 366 Russ Avenue

Parcel identification number(s): 8616-40-3231

Deed/Plat Book/Page, (attach legal description): Book 816 Page 1751

The property contains 8.80 acres.

Current district: Russ Avenue - Regional Center (RA-RC)

Requested district: Russ Avenue - Regional Center (RA-RC) Conditional District

The property is best suited for the requested change for the following reason(s), (attach additional sheets if necessary):

Please see included Mountain Creek Conditional District request letter.

Applicant Contact Information

Applicant Name (Printed): Katherine Mosley

Mailing Address: 100 Peachtree Street NW, Suite 1400, Atlanta, GA 30303

Phone(s): (404) 352-2800

Email: katherinem@Tribridgeres.com

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

[Handwritten Signature] as Manager (JRL)

Note: Map Amendment Requests require a fee based on the size and number of lots being requested for amendment. The request will be scheduled for the next agenda opening for the Waynesville Planning Board. Please submit application to: Town of Waynesville Development Services Department, 9 South Main Street, Waynesville, NC 28786.

PENDING REVIEW FOR TAX LISTING



2012000403

HAYWOOD CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$6750.00

PRESENTED & RECORDED:
01-17-2012 03:39:13 PM

SHERRI C. ROGERS
REGISTER OF DEEDS
BY: DEB SCHAEFER
DEPUTY

BK: RB 816
PG: 1751-1755

DATE 1-17-12 BY SD

HAYWOOD COUNTY TAX CERTIFICATION

There are no delinquent taxes due that are a lien against parcel number(s) 8616-40-3231

David B. Francis, Haywood County Tax Collector

Date: 1/17/12 By: [Signature]

Excise Tax: \$6,750.00

Tax Lot No. _____; Parcel Identifier No.: 8616403231

Verified by _____ County on the _____ day of _____, 20__

By: _____

Mail after recording to: Grantee

This instrument was prepared by: Shumaker, Loop & Kendrick, LLP, 128 South Tryon Street, Suite 1800
Charlotte, NC 28202, Real Estate Dept. (ML) on behalf of Grantee

Brief Description for the index 8.8 acres +/- Russ Avenue, Mountain Creek Plaza

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 13th day of January, 2012, by and between

GRANTOR

GRANTEE

IMMORENDITA VASTGOED MAATSCHAP II, L.P.
a Georgia limited partnership
4506 Chattahoochee Way
Marietta, GA 30067

RFLP MOUNTAIN CREEK, LLC
a North Carolina limited liability company
503 West Platt Street
Tampa, FL 33606

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the County of Haywood, State of North Carolina and more particularly described as follows:

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 477, Page 27.

A map showing the above described property is recorded in Plat Book _____, Page _____.

All or a portion of the property herein conveyed includes or does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

See Exhibit "B" Attached Hereto and Incorporated Herein by Reference.

Grantor and its DBA name, IMMORENDITA VASTGOED MAATSCHAP II, Limited Partnership, assigned by the North Carolina Secretary of State, refer to one and the same entity.

SIGNATURE/NOTARY PAGE FOLLOWS

Exhibit "A"

Legal Description

Said Property also being described as:

BEGINNING on a point in the center of Southern Railway railroad track and in west margin of the 20- foot asphalt of Marshall Street (said beginning being east most corner of property conveyed to Ready Mix Concrete Company of Waynesville, Inc. by W.I. Dooley et ux. by deed dated August 31, 1956, recorded in Deed Book 170 at Page 236), and running thence with center of said track, South 52 deg. West, 820 feet to a spike in center of said track and in northeast right of way line for Russ Avenue; thence with highway right of way line for Russ Avenue, four (4) calls as follows: North 51 deg. West, 141.18 feet to an iron pin; North 10 deg. 56 min. 59 sec. West, 87.36 feet to an iron pin; North 41 deg. 51 min. 39 sec. West, 306.56 feet to an iron pin; and North 37 deg. 07 min. 39 sec. West, 148.99 feet to a point in center of Richland Creek; thence down and with center of Richland Creek, eight (8) calls as follows: North 53 deg. 16 min. 54 sec. East, 32.47 feet; North 80 deg. 17 min. 56 sec. East, 102.64 feet; North 84 deg. 00 min. 29 sec. East 129.99 feet; North 73 deg. 45 min. 06 sec. East, 121.68 feet; North 57 deg. 22 min. 46 sec. East, 111.21 feet; North 64 deg. 19 min. 32 sec. East, 82.51 feet; North 84 deg. 21 min. 19 sec. East, 204.87 feet; and North 75 deg. 07 min. 38 sec. East 102.26 feet to a point in center of said creek; thence South 42 deg. 30 min East, 26.62 feet to an iron pin on bank of Richland Creek; thence with bank of creek and Gertrude Smathers line (Deed Book 440 at Page 2436), South 72 deg. 02 min. 36 sec. West, 123.75 feet to an iron pin; thence continuing with Smathers line, two (2) calls as follows: South 38 deg. East, 230 feet to an iron; and North 51 deg. 55 min. 40 sec. East, 131.01 feet to a spike in west margin of Marshall Street; thence with said margin of said street, South 42 deg. 30 min. East, 115.38 feet to the BEGINNING, as per plat and survey of J. Randy Herron, RLS, dated March 13, 1996, Drawing No. 1688-300-A, entitled "Ahold Real Estate Company". Reference is also made to survey by J. Randy Herron, RLS, prepared February 21, 2005, for Chicago Title Insurance Company, Drawing Number 1688-300-A. Said survey indicates the Property contains 8.786 acres total or 386,718.2 square feet total.

TOGETHER WITH AND INCLUDING all right, title, and interest of the Grantor in and to all property lying between the west line of the property herein conveyed (east right of way line for Russ Avenue) and the centerline of said Russ Avenue.

All references to recorded documents are to documents recorded in the Haywood County Public Registry. All references to adjoining property owners are to such owners now or formerly.

Tax Reference: 8616403231

Exhibit "B"

Permitted Exceptions

1. *Ad Valorem* taxes for tax year 2012, not yet due and payable.
2. Restrictive Covenants contained in Deed filed in Book 156, Page 467, Haywood County, North Carolina Registry;
3. Easements to Carolina Power and Light Company recorded in Book 144, Page 238, aforesaid Registry;
4. Easements to Southern Bell Telephone & Telegraph Company recorded in Book 139, Page 564, aforesaid Registry; and
5. Easements to State Highway Commission recorded in Book 215, Page 417, aforesaid Registry; Book 216, Page 624, aforesaid Registry; Book 220, Page 198, aforesaid Registry; and Book 220, Page 296, aforesaid Registry.
6. Rights of way of Southern Railway as referenced in the insured legal description.
7. Claims to land created or lost by accretion, reliction or avulsion resulting from movement of the creek forming part of the boundary of the insured land.
8. Survey by Richard M. Owens, Jr., Owens Surveying, dated December 8, 2011 (PRELIMINARY) reveals the following matters: a) power transformer, power poles and aerial power lines; b) aerial phone lines; c) water line and water valves; d) eight (8) inch wide sewer line and sanitary sewer manholes; e) RCP's of various widths; f) catch basins; g) concrete loading dock and trash compactor extend onto railroad right of way; and h) rip-rap swale.
9. Riparian rights of others in and to Richland Creek crossing the property.



To: Town of Waynesville Planning Board
 From: Elizabeth Teague, Planning Director
 Date:
 Subject: Text/Map Amendment Statement of Consistency
 Description:
 Address: Town of Waynesville Planning Department ("Development Services Department")

The Planning Board hereby adopts and recommends to the Governing Board the following statement(s):

The zoning amendment is **approved and is consistent with the Town's comprehensive land use plan** because: The project proposed a Conditional District on the existing Russ Avenue Regional Center District (RA-RC). The RA-RC District requests high intensity land uses that address the needs of the Waynesville community and surrounding area. New residential is a much needed use within Waynesville and this project is appropriately located to existing services, downtown, retail, restaurant, and other development to support the application.
 The zoning amendment and is **reasonable and in the public interest** because:

The zoning amendment is **rejected because it is inconsistent with the Town's comprehensive land plan and is not reasonable and in the public interest** because _____

In addition to approving this zoning amendment, this approval is **also deemed an amendment to the Town's comprehensive land use plan**. The change in conditions taken into account in amending the zoning ordinance to meet the development needs of the community and why this action is reasonable and in the public interest, are as follows: Waynesville has a shortage of new residential development, especially within previously developed areas. The proposed project is a reuse of an existing site and infill project that is within a section of town that is in need of revitalization.

Planning Board Member _____, made a motion, seconded by _____

The motion passed _____. (*unanimously or vote results here*)

 Patrick McDowell, Planning Board Chair, Date

 Michelle Baker, Deputy Clerk, Date



To: Elizabeth Teague – Development Services Director

CC: Katherine Mosley – Tribridge Residential

From: Patrick Bradshaw, PE

Date: August 26, 2019

Re: Mountain Creek Conditional District Request

Per Section 2.7 and Section 15.15 of the Town of Waynesville Land Development Standards and in accordance with the enclosed Master Plan drawing, Tribridge Residential as the Developer respectfully requests the following items be incorporated as part of the Conditional District for Haywood County PIN # 8616-40-3231, located within the Town of Waynesville, Russ Avenue – Regional Center (RA-RC)

Chapter 2, 3.7 (C)

The Russ Avenue Regional Center District (RA-RC) is a gateway for the community and often defines the first image a visitor has of the town. This district shall be a setting for high intensity land uses addressing the needs of the Waynesville community and surrounding areas. The Russ Avenue Town Center is envisioned as supporting dense development options due to the ample infrastructure in place and the proximity to downtown and the other municipalities in the county. The past emphasis in the Russ Avenue area on automobile traffic only shall be reduced by changing the nature of the district to make the area comfortable for other modes of transit including pedestrian, bicycle and mass transportation options. Central to this transformation is the redesign of Russ Avenue — turning the existing middle lane into a tree-lined landscaped median. The standards for future development along this corridor will also be important to this transformation, incorporating principles designed to manage access along Russ Avenue. The development of an accessway connecting the rear portions of lots fronting on Russ Avenue will further reduce traffic congestion along the Russ Avenue corridor. Building development in the area is designed to create a comfortable streetscape and public realm by bringing buildings closer to the street, providing sidewalks and street trees and providing access between development and public areas. The mixture of residential and commercial uses is encouraged. Development sensitive to the appearance of the corridor is essential within this district. The highway bridge forms a gateway into the area (and the town) and any future designs should be sensitive to this fact.

Mailing Address: P.O. Box 5432, Asheville, NC 28813

**168 Patton Avenue Asheville, NC 28801
Phone 828-252-5388 Fax 828-252-5365**

**52 Walnut Street Ste. 9, Waynesville, NC 28786
Phone: 828-452-4410 Fax: 828-456-5455**

- Chapter 5, 5.8 – House/Townhouse/Apartment Residential Building Design Guidelines - The proposed elevation are based on a 'Mountain Craftsman' style. Features include pitch roofs (6/12 to 12/12) with a minimum overhang of 12 inches, expressed building entries at the ground level with covered porches, and appropriate building details (gables, columns/posts, building plane differentiation, substantial window/door trim, balconies). The choice of material for the elevations is cementitious siding in both lap and board and batten design to break up the texture of the elevations and asphalt shingles for roof areas that will be seen. Those area not seen from the street will be TPO flat room for HVAC equipment that will be screened through the use of walls. Apart part of the building programming we have tucked parking at the first floor on the defined 'rear' of the building.
- Chapter 6, 6.6 – Town Street Classification and Design – Allow the developer to provide an alley with a 24-foot right of way through the site that exceeds the maximum length of 400 ft and provides access between Russ Avenue and West Marshall Street. Also parking access off said alley is requested as shown on Master Plan.
- Chapter 6, 6.8 – Pedestrian Facilities – Due to the anticipated NCDOT roadway improvements, request removal of the requirement to provide public sidewalk along property's Russ Avenue frontage.
- Chapter 7 – Civic Space – Developer requests that proposed civic/open space not to be dedicated to a 3rd Party. The developer proposes to offer a 20' easement to accommodate the proposed greenway trail along Richland Creek to be permitted and constructed by the Town of Waynesville. In addition, the developer proposes to provide 3 public parking spaces in the northeast section of the site.
- Chapter 8, 8.4.1 – Buffer Yards – Developer requests the required Type A Buffer Yard adjacent to this adjacent WS-NR zoning district be eliminated based on the separation of the districts by the existing railroad as well as the differences in topography.
- Chapter 8, 8.5 – Street Tree Plantings – Due to the anticipated NCDOT roadway improvements, request removal of the requirement to provide a planter strip with street trees along property's Russ Avenue frontage.
- Chap 8, 8.6 – Parking Lot Landscaping – Allow the developer flexibility to provide the same number of plantings, but remove the specificity of location with relationship to parking spaces due to spatial conflict with existing and proposed utilities
- Chapter 8, 8.6.1 – Parking Lot Screening – Remove the requirement to provide a semi-opaque screen from the parking lot to the adjacent parcel (PIN # 8616-40-7478) due to the need of a retaining wall because of the grade variance between the properties. The requirement is to be replaced by preservation of the exiting trees on the adjacent parcel (PIN # 8616-40-7478).
- Chapter 9, 9.3 – Permitted Parking Locations – The developer requests the removal of the requirement.

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- Chapter 12, 12.5 – Stormwater Management – Based on section 12.5.2 (C) the proposed project would not be subject to the stormwater management guidelines based on a reduction of built upon area, but will be providing several best management practices including the removal of all existing impervious surfaces currently located within the regulatory floodway along with the combination of stormwater detention/treatment and grass swales to promote discontinuous imperviousness.

We appreciate your consideration of this matter and look forward to discussing the same at the Planning Board meeting on September 16, 2019. If you have any questions in the meantime, please do not hesitate to contact me.



Project Name: Mountain Creek
Project Location: Waynesville, NC
CDC Project No. 21936
Date: August 26, 2019

Project Narrative

The proposed Mountain Creek project is located at 366 Russ Avenue, Waynesville, North Carolina on property zoned Russ Avenue-Regional Center (RA-RC). The project provides site and community improvement by replacing the existing vacant commercial building and parking lot with a multi-family residential development. The subject parcel is 8.80 acres sitting between Russ Avenue and West Marshall Street. As a gateway for the community the RA-RC District encourages dense development of residential and commercial uses. By providing infill through the reuse of an existing site the proposed multi-family residential project provides a high intensity use that addresses the needs of Waynesville and the surrounding area.

Outlined below are specific items in which the proposed Mountain Creek multi-family residential development fulfills the intentions of the RA-RC District and provides a benefit to the community.

- Waynesville currently has a shortage of residential development, specifically within previously developed areas. Proposing improvement of the existing site by removing the vacant commercial building and parking and replacing with a residential development would provide a high intensity use that addresses the needs of the community.
- The proposed project is located within walking distance to existing services, retail, restaurant, and recreational amenities. Within 0.5 miles and less from the site is the Russ Avenue commercial strip, Downtown, the Frog Level Neighborhood, and Waynesville Recreation Park.
- Located on the site's north border is Richland Creek, an amenity that can serve the site's residents as well as the community. The developer has proposed to offer a 20' easement to accommodate Waynesville's proposed greenway trail, and will be demolished existing infrastructure to clear the way for future construction.
- Currently there is no formal storm management or conveyance onsite. The proposed project will reduce the existing built upon area by over 1.5 acres, including the removal of all areas within the floodway. In addition, several best management practices for stormwater management are proposed, including the combination of stormwater detention/treatment, conveyance, and grass swales.
- A connection for pedestrians and vehicles is proposed through the site to connect Russ Avenue and West Marshall street, to provide connectivity for the neighborhood. Along this route, an existing Town of Waynesville water main will be relocated and upgraded.
- Additional landscape plantings and open space areas will be provided onsite, improving upon the existing conditions of acres of uninterrupted asphalt parking.

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

ENVIRONMENTAL SURVEY

FOR

MOUNTAIN CREEK

OWNER / DEVELOPER:

**TRIBRIDGE RESIDENTIAL
100 PEACHTREE STREET NW, SUITE 1400
ATLANTA, GA 30303**

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.civildesignconcepts.com
NCBELS LICENSE #: C-2184



Project Name: Mountain Creek
Project Location: Waynesville, NC
CDC Project No. 21936
Date: August 26, 2019

The proposed Mountain Creek Apartments is located at 366 Russ Avenue, Waynesville, Haywood County, North Carolina. The parcel PIN is 8616-40-3231 and is approximately 8.80 acres, as shown by Haywood County GIS.

The project site is zoned Russ Avenue-Regional Center (RA-RC) and currently consists of a vacant commercial building and parking lot. The site has mature canopy cover along the property's north, east, and south borders. The proposed site improvements would include 210 multi-family residential units with associated site improvements. The main entrance will connect to Russ Avenue, an existing NCDOT roadway and a secondary entrance with connect to Marshall Road.

The north border of the site follows Richland Creek. The majority of the site lies in Floodway Zone AE per the FEMA 100-year flood hazard maps. The project area can be found from the FEMA FIRM 3700861600J dated April 3, 2012.

On site storm water currently flows north to Richland Creek with no formal management or treatment measures in place. In addition to reducing the built upon area by almost two acres, the proposed project also includes the addition of several best management practices including the removal of all existing impervious surfaces currently located within the regulatory floodway along with the combination of stormwater detention/treatment and grass swales to promote discontinuous imperviousness. The site contains no previously identified endangered species habitat.

The existing soils on site, per the NRCS Soil Survey data, shows 8.1% of the site consisting of Dellwood, 75.5% of the site consisting of Udorthent, and 16.4% of the site consisting of Urban land.

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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

Report For

RFLP MOUNTAIN CREEK LLC
503 W PLATT ST
TAMPA, FL 33606

Account Information

PIN: 8616-40-3231

Legal Ref: 816/1751

Add Ref: 816/1756
A01/1012

Site Information

STORE SUPERMARKET

Commercial Use

366 RUSS AVE

Heated Area: 49080

Year Built: 1984

Total Acreage: 8.785

Township: Town of Waynesville

Site Value Information

Land Value:

Building Value:

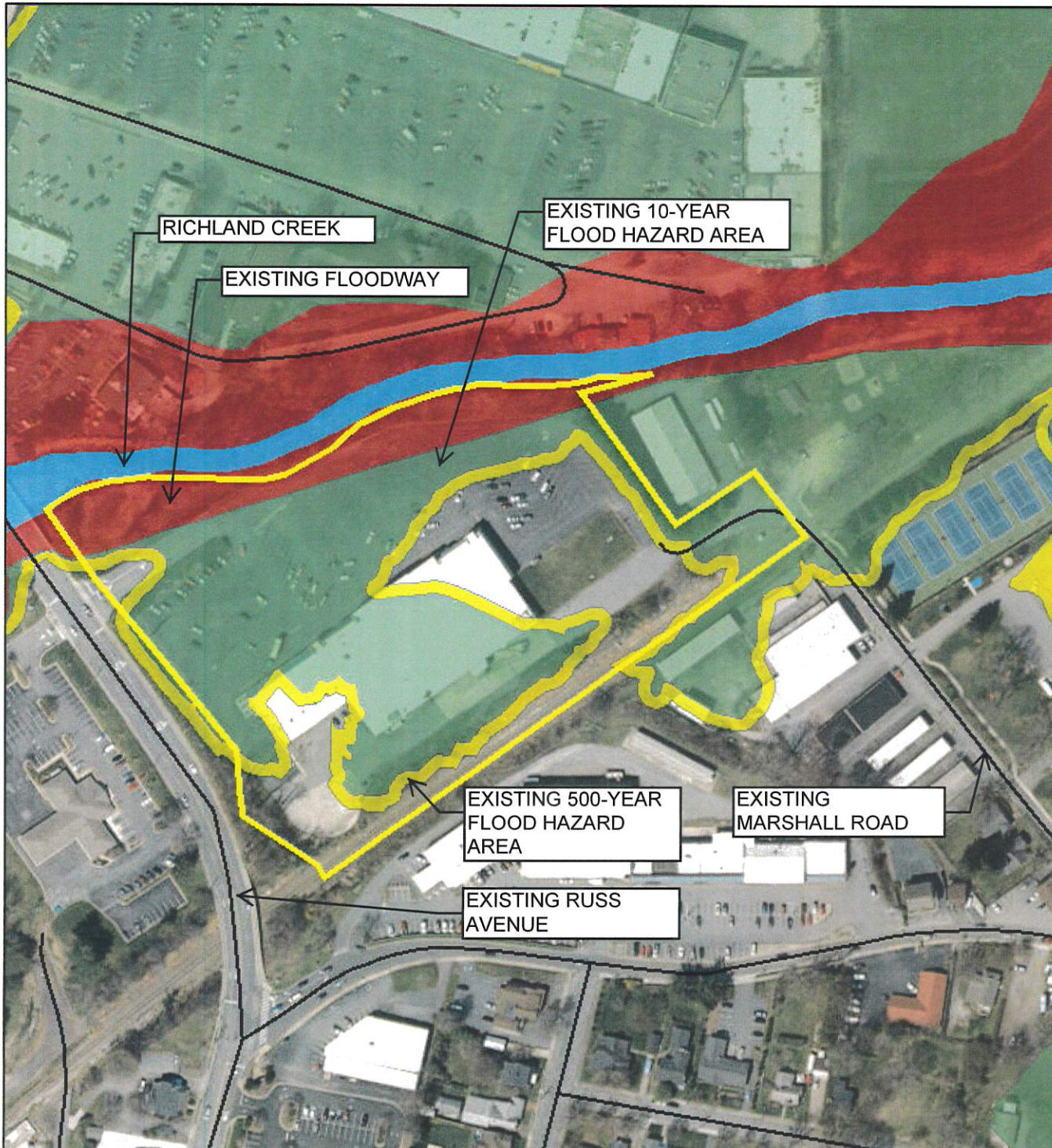
Market Value:

Deferred Value:

Assessed Value:

Sale Price:

Sale Date: 01/16/2012



1 inch = 200 feet

August 16, 2019

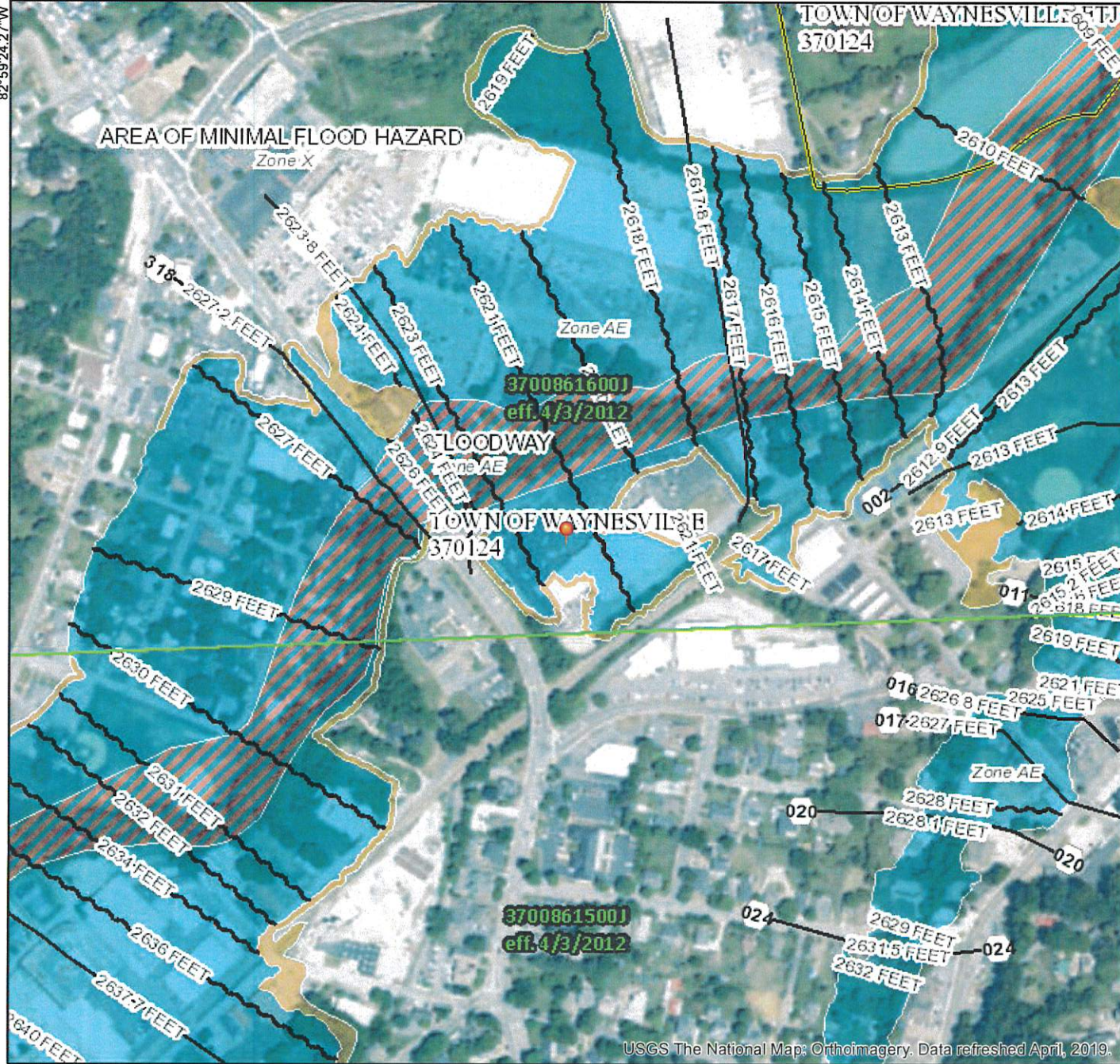
Disclaimer: The maps on this site are not surveys. They are prepared from the inventory of real property found within this jurisdiction and are compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public primary information 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.

National Flood Hazard Layer FIRMMette

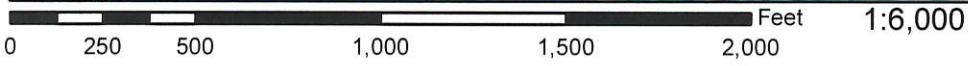


35°30'10.44"N

82°59'24.27"W



USGS The National Map: Orthoimagery. Data refreshed April, 2019.



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		B Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Hydrographic Feature

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/16/2019 at 9:49:15 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

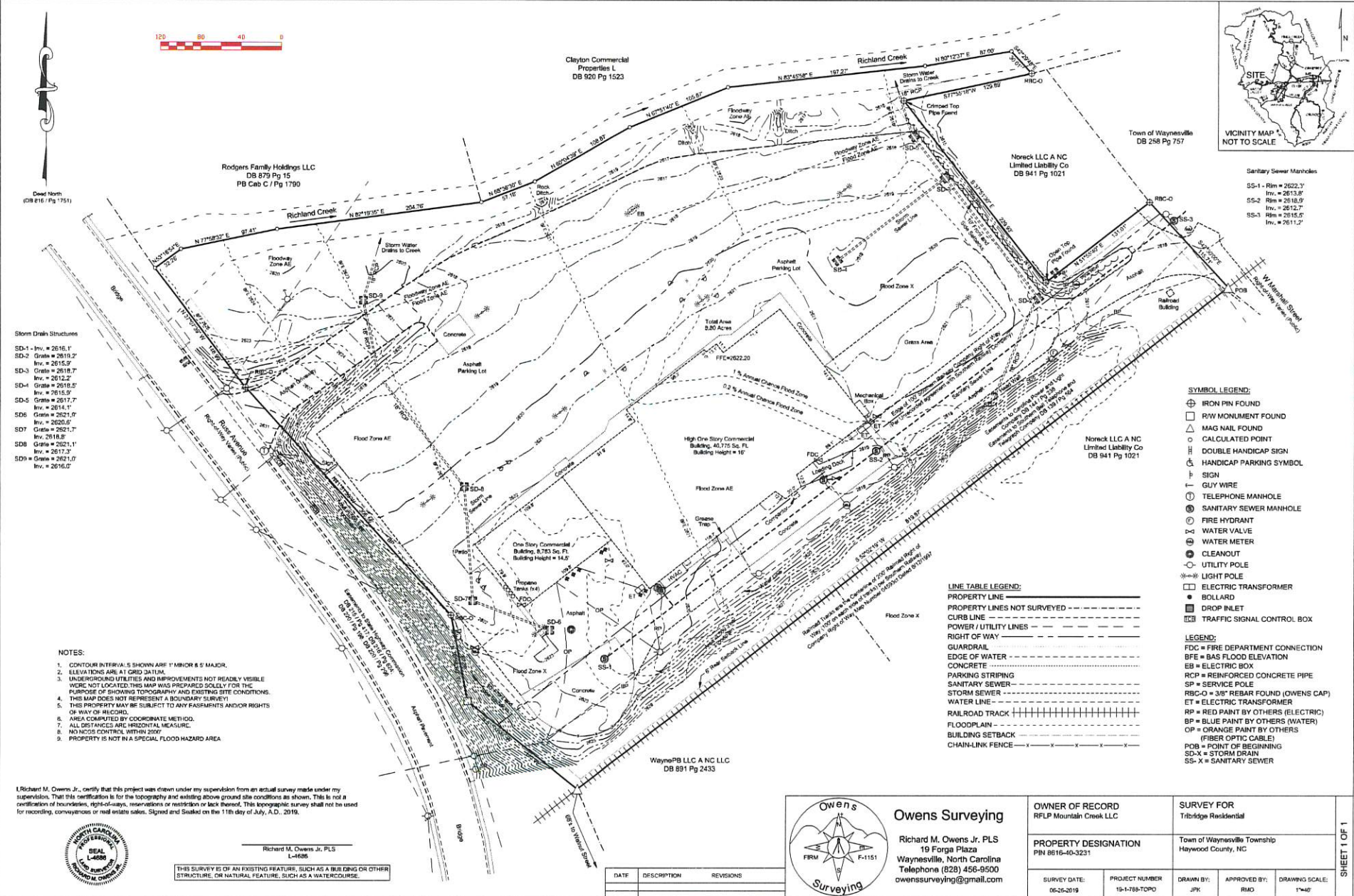
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

82°58'46.82"W

35°29'41.15"N

PRELIMINARY

NOT FOR RECORDATION, CONVEYANCES, OR SALES



- Storm Drain Structures**
- SD-1 Inv. = 2616.1'
 - SD-2 Grate = 2619.9'
Inv. = 2615.9'
 - SD-3 Grate = 2619.7'
Inv. = 2612.2'
 - SD-4 Grate = 2618.5'
Inv. = 2615.9'
 - SD-5 Grate = 2617.7'
Inv. = 2614.1'
 - S06 Grate = 2621.9'
Inv. = 2620.5'
 - S07 Grate = 2621.7'
Inv. = 2618.8'
 - S08 Grate = 2621.1'
Inv. = 2617.3'
 - S09 Grate = 2621.0'
Inv. = 2616.0'

- NOTES:**
1. CONTOUR INTERVALS SHOWN ARE 1' MINOR & 5' MAJOR.
 2. ELEVATIONS ARE AT GRID DATUM.
 3. UNDERGROUND UTILITIES AND IMPROVEMENTS NOT READILY VISIBLE WERE NOT LOCATED. THIS MAP WAS PREPARED SOLELY FOR THE PURPOSE OF SHOWING TOPOGRAPHY AND EXISTING SITE CONDITIONS.
 4. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
 5. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.
 6. AREA COMPUTED BY COORDINATE METHOD.
 7. ALL DISTANCES ARE HORIZONTAL MEASURE.
 8. NO NCDS CONTROL WITHIN 2007.
 9. PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

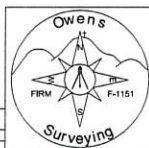
I, Richard M. Owens Jr., certify that this project was drawn under my supervision from an actual survey made under my supervision. That this certification is for the topography and existing above ground site conditions as shown. This is not a certification of boundaries, rights-of-ways, reservations or restriction or lack thereof. This topographic survey shall not be used for recording, conveyances or real estate sales. Signed and Sworn to on the 11th day of July, A.D., 2019.



Richard M. Owens Jr., PLS
L-14498

THIS SURVEY IS OF AN EXISTING FEATURE, SUCH AS A BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE.

DATE	DESCRIPTION	REVISIONS



Owens Surveying
Richard M. Owens Jr. PLS
19 Forga Plaza
Waynesville, North Carolina
Telephone (828) 456-9500
owenssurveying@gmail.com

OWNER OF RECORD RFLP Mountain Creek LLC		SURVEY FOR Tribridge Residential	
PROPERTY DESIGNATION PIN 8616-40-3231		Town of Waynesville Township Haywood County, NC	
SURVEY DATE: 06-26-2019	PROJECT NUMBER 19-1-789-TOPO	DRAWN BY: JPK	APPROVED BY: RMD
		DRAWING SCALE: 1"=40'	



- Sanitary Sewer Manholes**
- SS-1 Rfm = 2622.3'
Inv. = 2613.8'
 - SS-2 Rfm = 2618.9'
Inv. = 2612.7'
 - SS-3 Rfm = 2615.5'
Inv. = 2611.2'

- SYMBOL LEGEND:**
- ⊕ IRON PIN FOUND
 - RW MONUMENT FOUND
 - △ MAG NAIL FOUND
 - CALCULATED POINT
 - ⊕ DOUBLE HANDICAP SIGN
 - ♿ HANDICAP PARKING SYMBOL
 - ⊕ SIGN
 - ⊕ GUY WIRE
 - ⊕ TELEPHONE MANHOLE
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ WATER METER
 - ⊕ CLEANOUT
 - ⊕ UTILITY POLE
 - ⊕ LIGHT POLE
 - ⊕ ELECTRIC TRANSFORMER
 - ⊕ BOLLARD
 - ⊕ DROP INLET
 - ⊕ TRAFFIC SIGNAL CONTROL BOX
- LEGEND:**
- FDC = FIRE DEPARTMENT CONNECTION
 - BFE = BAS FLOOD ELEVATION
 - EB = ELECTRIC BOX
 - RCP = REINFORCED CONCRETE PIPE
 - SP = SERVICE POLE
 - ET = ELECTRIC TRANSFORMER
 - RC-C = 3/8" REBAR FOUND (OWENS CAP)
 - RP = RED PAINT BY OTHERS (ELECTRIC)
 - BP = BLUE PAINT BY OTHERS (WATER)
 - OP = ORANGE PAINT BY OTHERS (FIBER OPTIC CABLE)
 - POB = POINT OF BEGINNING
 - SD-X = STORM DRAIN
 - SS-X = SANITARY SEWER

- LINE TABLE LEGEND:**
- PROPERTY LINE
 - - - PROPERTY LINES NOT SURVEYED
 - - - CURB LINE
 - - - POWER / UTILITY LINES
 - - - RIGHT OF WAY
 - - - GUARDRAIL
 - - - EDGE OF WATER
 - - - CONCRETE
 - - - PARKING STRIPING
 - - - SANITARY SEWER
 - - - STORM SEWER
 - - - WATER LINE
 - - - RAILROAD TRACK
 - - - FLOODPLAIN
 - - - BUILDING SETBACK
 - - - CHAIN-LINK FENCE

SHEET OF 1



Project Name: Mountain Creek
 Project Location: Waynesville, NC
 CDC Project No. 21936
 Date: August 26, 2019

Peak Hour Trip Generation

Proposed Programming					
Use/Type	ITE description	ITE line #	Qty(units)	PM Peak Trips	Daily Trips
Residential	apartment 221(du)	38	210	130	1397
total:				130	1397

Previous Use Programming					
Use/Type	ITE description	ITE line #	Qty(sf)	PM Peak Trips	Daily Trips
Retail	Shop. Ctr. 820 (eq)	174	8783	125	1397
Grocery Store	Supermarket 850	200	40775	427	4161
total:				552	5558

Source: Institute of Transportation Engineers, Trip Generation, Eighth Edition

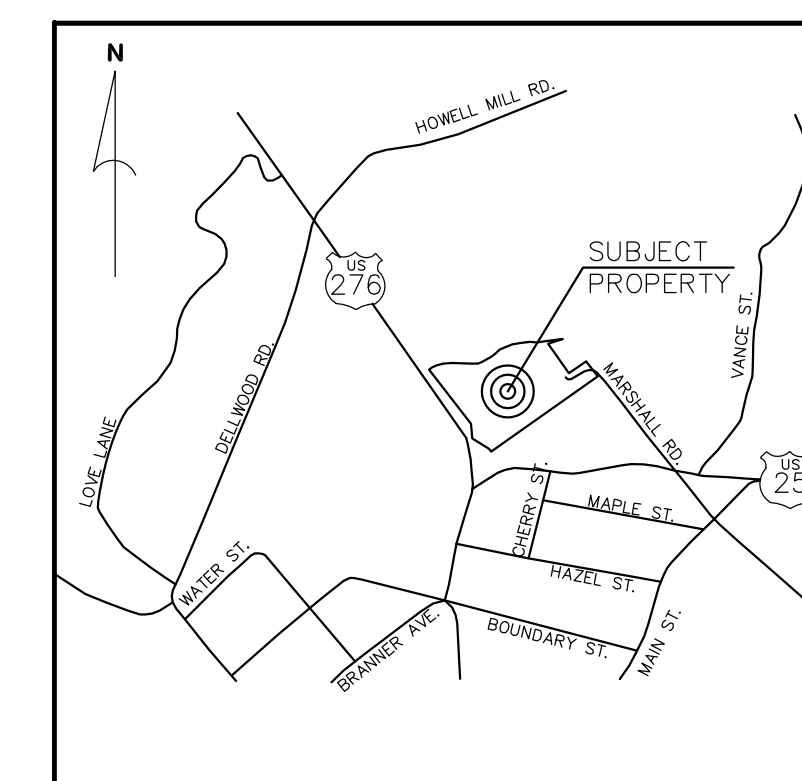
MOUNTAIN CREEK

TOWN OF WAYNESVILLE, NORTH CAROLINA

PREPARED FOR:
TRIBRIDGE RESIDENTIAL
 100 PEACHTREE STREET NW, SUITE 1400
 ATLANTA, GA 30303
 KATHERINE MOSLEY
 (404) 352-2800

INDEX OF SHEETS

Sheet No.	Title
C000	COVER
C001	SURVEY
C101	EXISTING CONDITIONS & DEMOLITION PLAN
C201	SITE PLAN
C301	ROUGH GRADING & EROSION CONTROL PLAN
C501	STORM DRAINAGE PLAN
C601	UTILITY PLAN
L101	LANDSCAPE PLAN



VICINITY MAP
(NOT TO SCALE)



Know what's below.
Call before you dig.

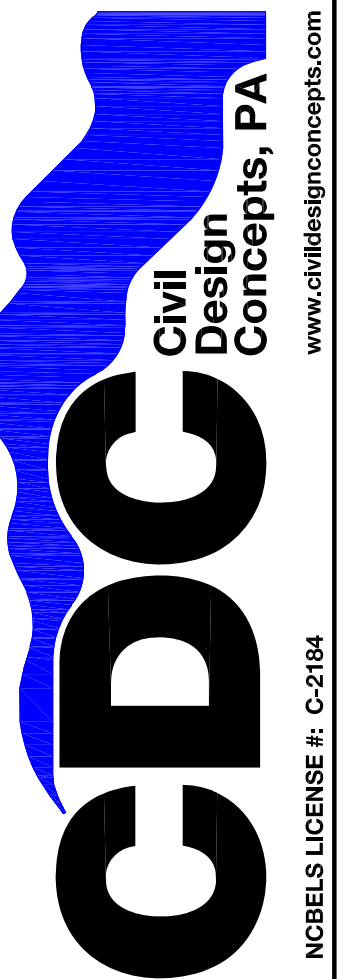
DEVELOPMENT DATA

OWNER/DEVELOPER: TRIBRIDGE RESIDENTIAL
 100 PEACHTREE STREET NW, SUITE 1400
 ATLANTA, GA 30303
 CONTACT: KATHERINE MOSLEY
 (404) 352-2800

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
 168 PATTON AVENUE
 ASHEVILLE, NC 28801
 CONTACT: WARREN SUGG, P.E.
 (828) 252-5388

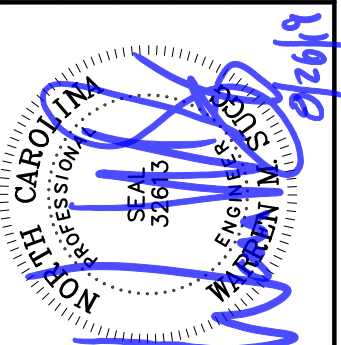
ARCHITECT: POOLE & POOLE ARCHITECTURE, LLC
 3736 WINTERFIELD ROAD, SUITE 102
 MIDLOTHIAN, VA 23113
 CONTACT: DAVE KELLEY, A.I.A.
 (804) 225-0215

168 PATTON AVENUE
 ASHEVILLE, NC 28801
 PHONE (828) 252-5388
 FAX (828) 252-5388



NCELS LICENSE # C-2184

NO.	DATE	DESCRIPTION	BY
1.	08/26/2019	MASTER PLAN SUBMITTAL	SBS

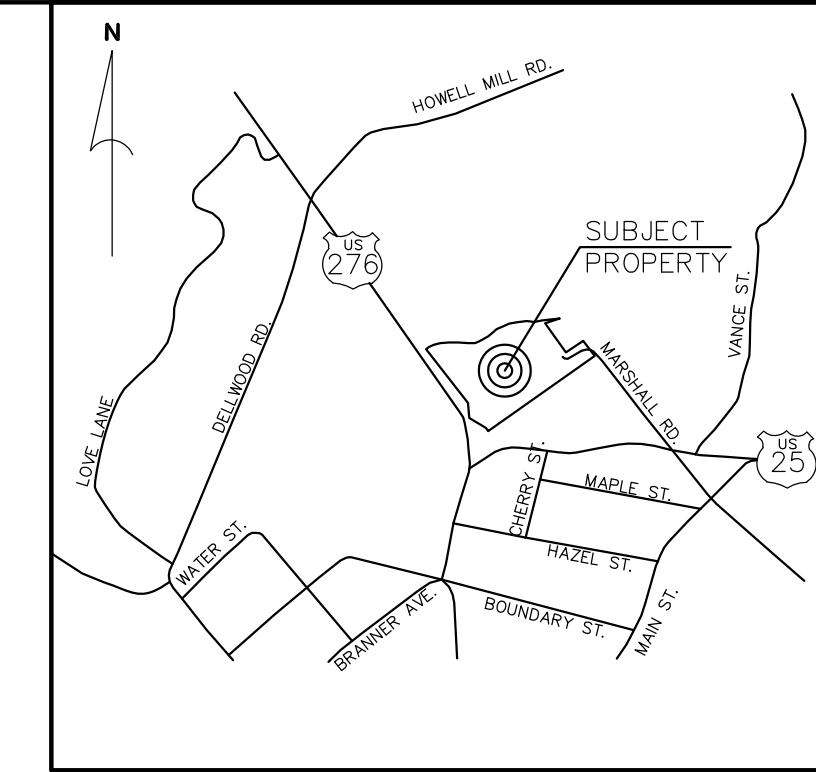


COVER FOR:
MOUNTAIN CREEK
 TRIBRIDGE RESIDENTIAL - TOWN OF WAYNESVILLE, NORTH CAROLINA

DRAWN BY: AMP
 CDC PROJECT NO.: 21936

SHEET

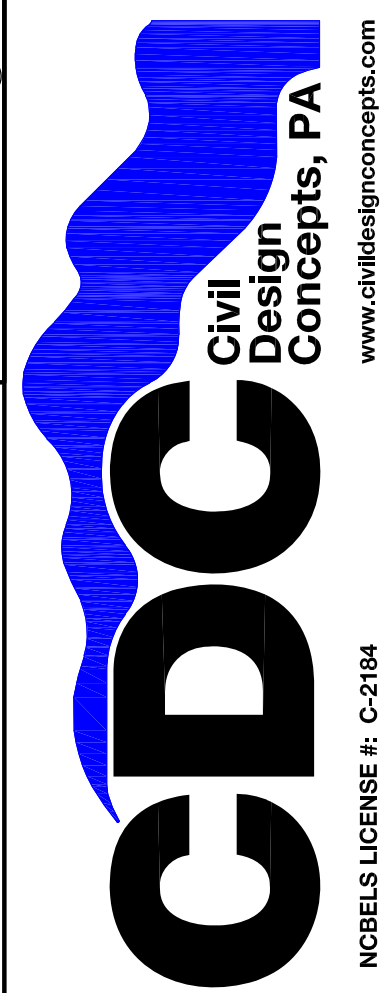
C001



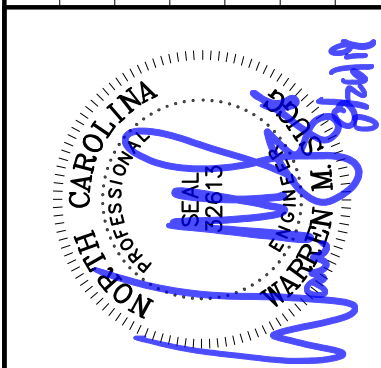
VICINITY MAP
(NOT TO SCALE)

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5588
FAX (828) 252-5585

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28786
PHONE (828) 252-5400
FAX (828) 252-5405



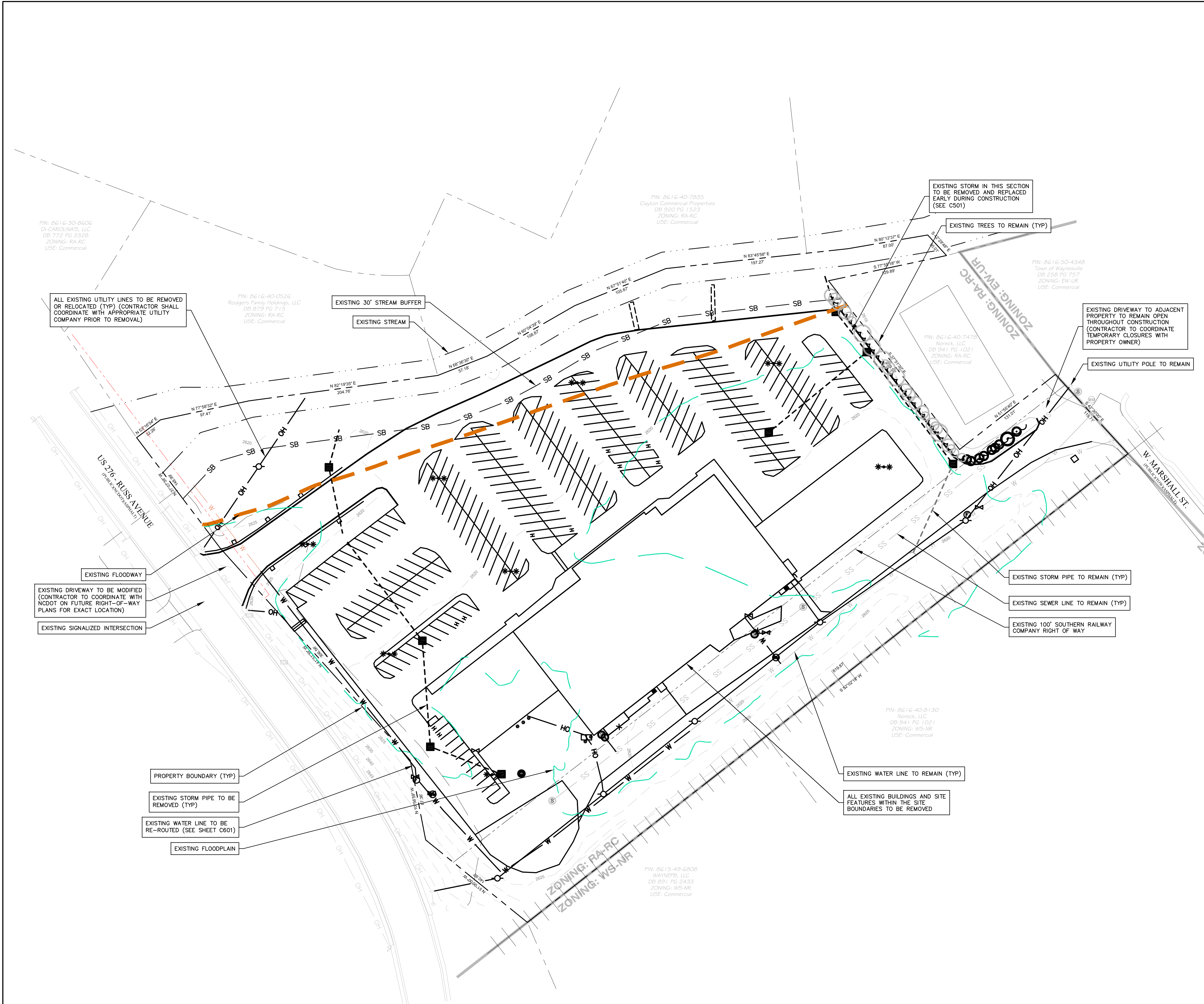
NO.	DATE	DESCRIPTION
1.	08/26/2019	MASTER PLAN SUBMITTAL



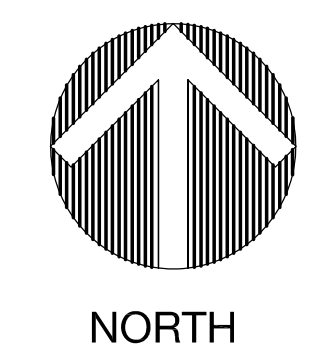
EXISTING CONDITIONS & DEMOLITION PLAN FOR:
MOUNTAIN CREEK
TRIBRIDGE RESIDENTIAL - TOWN OF WAYNESVILLE, NORTH CAROLINA

DRAWN BY: AMP
CDC PROJECT NO.: 21936

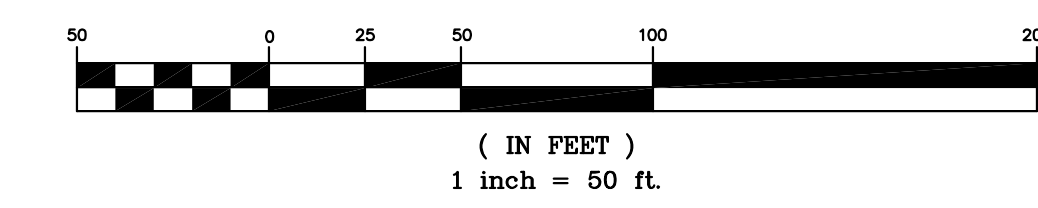
SHEET
C101



DEVELOPMENT DATA			
OWNER/DEVELOPER:	TRIBRIDGE RESIDENTIAL 100 PEACHTREE STREET NW, SUITE 1400 ATLANTA, GA 30303 KATHERINE MOSLEY (404) 352-2800		
CONTACT:			
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801 WARREN SUGG, P.E. (828) 252-5388		
CONTACT:			
SURVEYOR:	OWENS SURVEYING 19 FORGA PLAZA LOOP WAYNESVILLE, NC 28786 RICHARD M. OWENS JR., P.L.S. (828) 456-9500		
CONTACT:			
ARCHITECT:	POOLE & POOLE ARCHITECTURE, LLC 3736 WINTERFIELD ROAD, SUITE 102 MIDLOTHIAN, VA 23113 DAVE KELLEY, A.I.A. (804) 225-0215		
CONTACT:			
PROJECT DATA			
PIN:	8616-40-3231		
ADDRESS:	366 RUSS AVENUE		
DEED BOOK/PAGE:	816/1751		
SITE ACREAGE:	8.80 ACRES		
ZONING:	RA-RC - REGIONAL CENTER		
SETBACKS:			
FRONT:	10'		
SIDES:	10'		
REAR:	6'		
PROPOSED UNITS:	210 MULTI-FAMILY UNITS		
DENSITY SUMMARY:			
PROPOSED:	24 UNITS/ACRE		
EXISTING USE:	VACANT COMMERCIAL		
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL		
DISTURBED AREA:	7.13 AC		
PARKING CALCULATIONS:			
VEHICULAR:			
BUILDING 1000:	93 UNITS		
BUILDING 2000:	117 UNITS		
SPACES REQUIRED:	316		
SPACES PROVIDED:	320 (8 HC SPACES) (3 PUBLIC SPACES) 1.53 PER UNIT		
BICYCLE PARKING:	REQUIRED: 16 PROVIDED: 16		
BUILDING DATA:			
BUILDING	DESCRIPTION	HEIGHT	GEA
BUILDING 1000	4 STORY APARTMENT	60'-6"	111,056 SF
BUILDING 2000	4 STORY APARTMENT	60'-6"	158,572 SF
IMPERVIOUS CALCULATIONS:			
PRE-DEVELOPMENT	IMPERVIOUS	PERVIOUS	
	6.02 ACRES (68%)	2.78 ACRES (32%)	
POST-DEVELOPMENT	4.19 ACRES (48%)	4.61 ACRES (52%)	
OPEN SPACE:			
REQUIRED:	7,667 SF (2% OF SITE)	PROVIDED: 13,655 SF	
50% REDUCTION =	3,834 SF	(DUE TO ADJACENT CIVIL SPACE)	



EXISTING CONDITIONS & DEMOLITION PLAN
GRAPHIC SCALE



PIN: 8616-30-2606
DI-CAROLINAS, LLC
DB 772 PG 2328
ZONING: RA-RC
USE: Commercial

PIN: 8616-40-0526
Rogers Family Holdings, LLC
DB 879 PG 715
ZONING: RA-RC
USE: Commercial

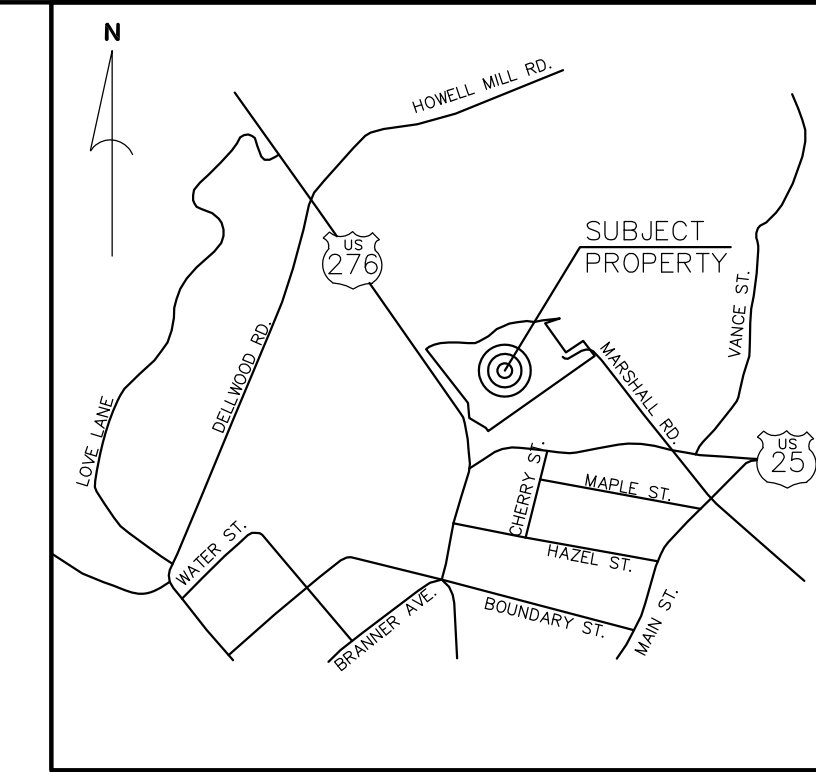
PIN: 8616-40-7835
Clayton Commercial Properties
DB 920 PG 1529
ZONING: RA-RC
USE: Commercial

PIN: 8616-50-4348
Town of Waynesville
DB 258 PG 757
ZONING: EW-US
USE: Commercial

PIN: 8616-40-7479
Noreck, LLC
DB 941 PG 1021
ZONING: RA-RC
USE: Commercial

PIN: 8616-40-8130
Noreck, LLC
DB 941 PG 1021
ZONING: WS-NR
USE: Commercial

PIN: 8615-49-6508
WAYNES, LLC
DB 891 PG 2433
ZONING: WS-NR
USE: Commercial



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER: TRIBRIDGE RESIDENTIAL
100 PEACHTREE STREET NW, SUITE 1400
ATLANTA, GA 30303
KATHERINE MOSLEY
(404) 352-2800

CONTACT:

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
168 PATTON AVENUE
ASHEVILLE, NC 28801
WARREN SUGG, P.E.
(828) 252-5388

CONTACT:

SURVEYOR: OWENS SURVEYING
19 FORGA PLAZA LOOP
WAYNESVILLE, NC 28788
RICHARD M. OWENS JR., P.L.S.
(828) 456-9500

CONTACT:

ARCHITECT: POOLE & POOLE ARCHITECTURE, LLC
3736 WINTERFIELD ROAD, SUITE 102
MIDLOTHIAN, VA 23113
DAVE KELLEY, A.I.A.
(804) 225-0215

CONTACT:

PROJECT DATA

PIN: 8616-40-3231
ADDRESS: 366 RUSS AVENUE
816/1751
SITE ACREAGE: 9.80 ACRES
ZONING: RA-RC - REGIONAL CENTER

SETBACKS:
FRONT: 10'
SIDES: 10'
REAR: 6'

PROPOSED UNITS: 210 MULTI-FAMILY UNITS

DENSITY SUMMARY:
PROPOSED: 24 UNITS/ACRE

EXISTING USE: VACANT COMMERCIAL
PROPOSED USE: MULTI-FAMILY RESIDENTIAL

DISTURBED AREA: 7.13 AC

PARKING CALCULATIONS:
VEHICULAR:
BUILDING 1000: 93 UNITS MINIMUM 140
BUILDING 2000: 117 UNITS 176
SPACES PROVIDED: 316
320 (8 HC SPACES)
(3 PUBLIC SPACES)
1.53 PER UNIT

BICYCLE PARKING: REQUIRED: 16 PROVIDED: 16

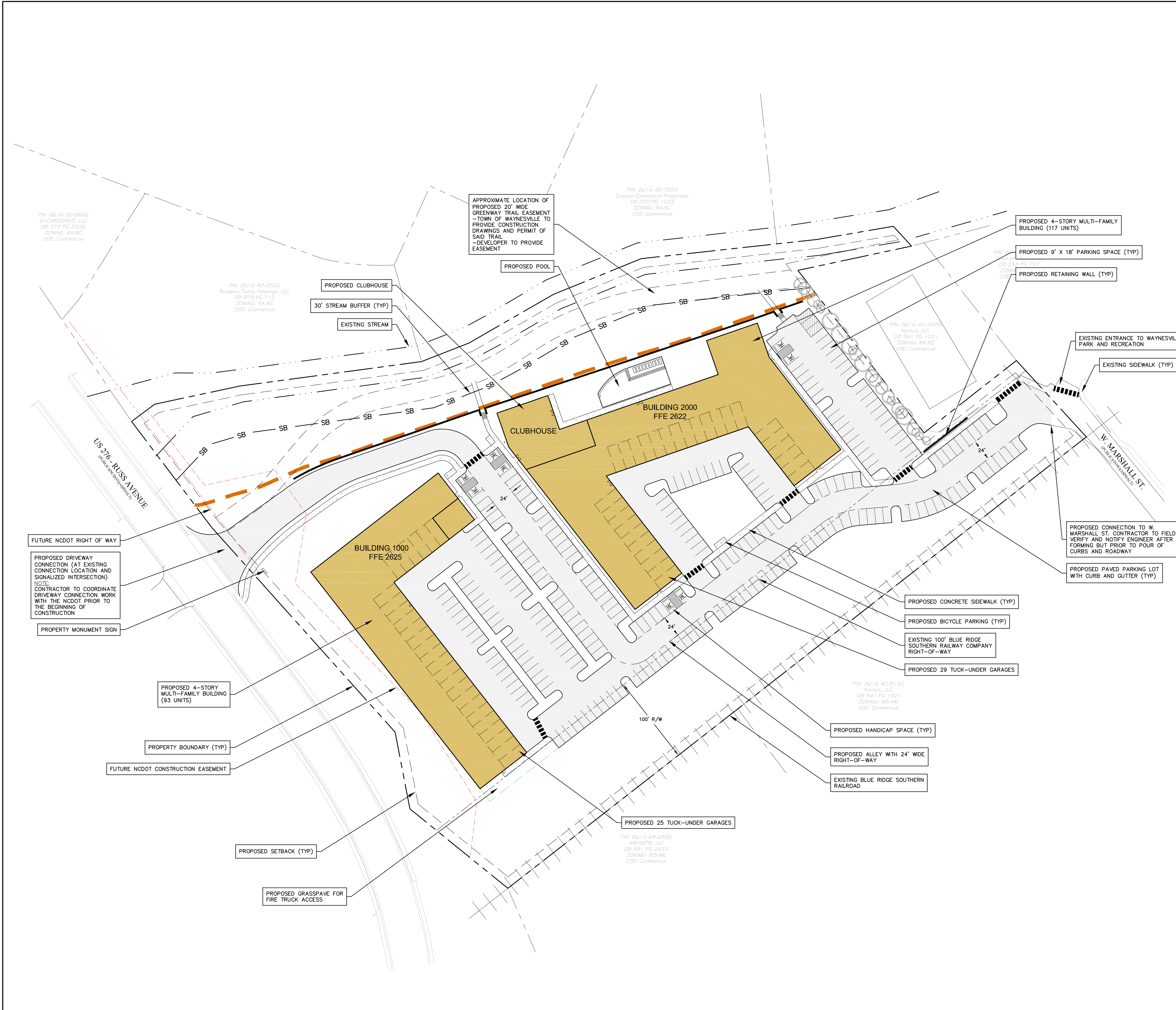
BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GEA
BUILDING 1000	4 STORY APARTMENT	60'-6"	111,056 SF
BUILDING 2000	4 STORY APARTMENT	60'-6"	158,572 SF

IMPERVIOUS CALCULATIONS:

	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT	6.02 ACRES (68%)	2.78 ACRES (32%)
POST-DEVELOPMENT	4.19 ACRES (48%)	4.61 ACRES (52%)

OPEN SPACE:
REQUIRED: 7,667 SF (2% OF SITE)
50% REDUCTION = 3,834 SF
PROVIDED: 13,655 SF
(DUE TO ADJACENT CIVIL SPACE)



168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5385

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28788
PHONE (828) 252-5400
FAX (828) 456-5405

CDC Civil Design Concepts, PA
NCBELS LICENSE # C-2184
www.civildesignconcepts.com

NO.	DATE	DESCRIPTION
1.	08/26/2019	MASTER PLAN SUBMITTAL

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

SITE PLAN

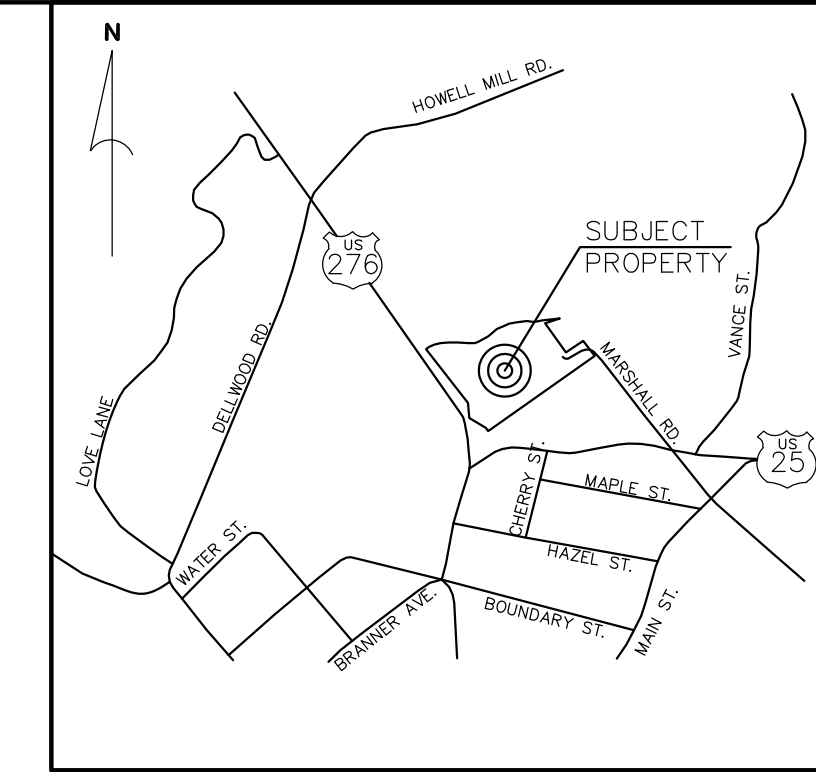
GRAPHIC SCALE

0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

SHEET
C201

SITE PLAN FOR:
MOUNTAIN CREEK
TRIBRIDGE RESIDENTIAL - TOWN OF WAYNESVILLE, NORTH CAROLINA

DRAWN BY: AMP
CDC PROJECT NO.: 21936



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA			
OWNER/DEVELOPER:	TRIBRIDGE RESIDENTIAL 100 PEACHTREE STREET NW, SUITE 1400 ATLANTA, GA 30303 KATHERINE MOGLEY (404) 352-2800		
CONTACT:			
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801 WARREN SUGG, P.E. (828) 252-5388		
CONTACT:			
SURVEYOR:	OWENS SURVEYING 19 FORGA PLAZA LOOP WAYNESVILLE, NC 28788 RICHARD M. OWENS JR., P.L.S. (828) 456-9500		
CONTACT:			
ARCHITECT:	POOLE & POOLE ARCHITECTURE, LLC 3736 WINTERFIELD ROAD, SUITE 102 MIDLOTHIAN, VA 23113 DAVE KELLEY, A.I.A. (804) 225-0215		
CONTACT:			
PROJECT DATA			
PIN:	8616-40-3231		
ADDRESS:	366 RUSS AVENUE		
DEED BOOK/PAGE:	816/1751		
SITE ACREAGE:	8.80 ACRES		
ZONING:	RA-RC - REGIONAL CENTER		
SETBACKS:			
FRONT:	10'		
SIDES:	10'		
REAR:	6'		
PROPOSED UNITS:	210 MULTI-FAMILY UNITS		
DENSITY SUMMARY:			
PROPOSED:	24 UNITS/ACRE		
EXISTING USE:	VACANT COMMERCIAL		
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL		
DISTURBED AREA:	7.13 AC		
PARKING CALCULATIONS:			
VEHICULAR:			
BUILDING 1000:	93 UNITS		
BUILDING 2000:	117 UNITS		
SPACES PROVIDED:	320 (8 HC SPACES) (3 PUBLIC SPACES) 1.53 PER UNIT		
BICYCLE PARKING:	REQUIRED: 16 PROVIDED: 16		
BUILDING DATA:			
BUILDING	DESCRIPTION	HEIGHT	GEA
BUILDING 1000	4 STORY APARTMENT	60'-6"	111,056 SF
BUILDING 2000	4 STORY APARTMENT	60'-6"	158,572 SF
IMPERVIOUS CALCULATIONS:			
PRE-DEVELOPMENT	IMPERVIOUS	PERVIOUS	
	6.02 ACRES (68%)	2.78 ACRES (32%)	
POST-DEVELOPMENT	4.19 ACRES (48%)	4.61 ACRES (52%)	
OPEN SPACE:			
REQUIRED:	7,667 SF (2% OF SITE)	PROVIDED:	13,655 SF
50% REDUCTION =	3,834 SF	(DUE TO ADJACENT CIVIL SPACE)	



168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5388

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28788
PHONE (828) 252-5388
FAX (828) 456-5455

CDC
Civil Design Concepts, PA
www.civildesignconcepts.com

NCBELS LICENSE # C-2184

NO.	DATE	DESCRIPTION
1.	08/26/2019	MASTER PLAN SUBMITTAL

ROUGH GRADING & EROSION CONTROL PLAN FOR:

MOUNTAIN CREEK

TRIBRIDGE RESIDENTIAL - TOWN OF WAYNESVILLE, NORTH CAROLINA

DRAWN BY: AMP
CDC PROJECT NO.: 21936

Know what's below.
Call before you dig.

NORTH

ROUGH GRADING & EROSION CONTROL PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

SHEET
C301

PROPOSED PLANT SCHEDULE *

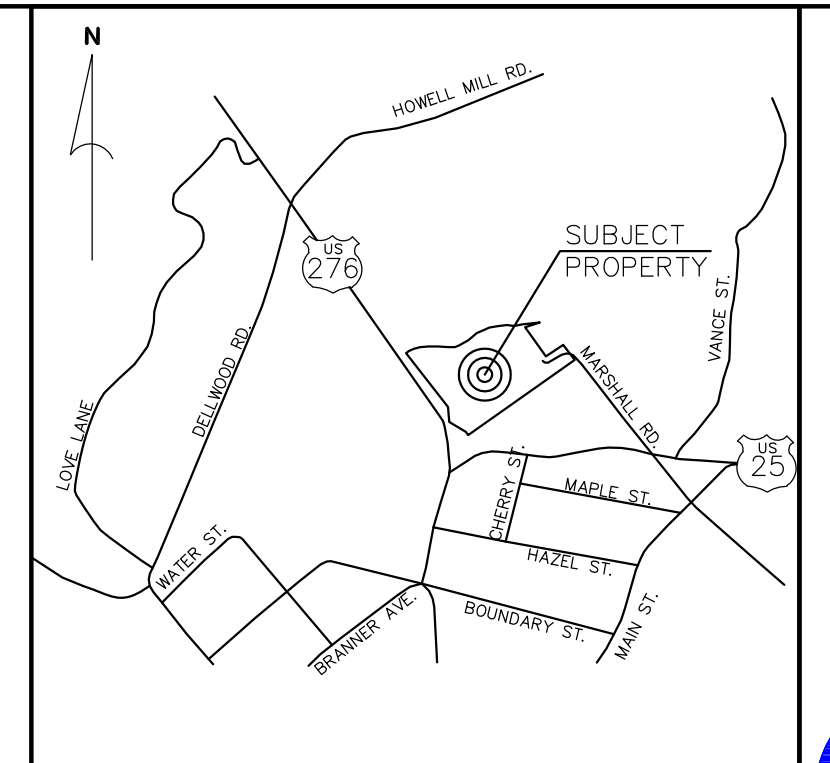
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	CLASSIFICATION
AF	22	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE FREEMAN MAPLE	2" CAL./8' HT.	B&B	CANOPY TREE
GB	27	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2" CAL./8' HT.	B&B	CANOPY TREE
PA	3	PICEA ABIES	NORWAY SPRUCE	2" CAL./8' HT.	B&B	EVERGREEN TREE

LEGEND

OPEN SPACE

EXISTING TREES TO REMAIN

TREE ID NUMBER: SEE TREE PRESERVATION TABLE, THIS SHEET, FOR SPECIES, DBH, AND TREE CREDITS



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER: TRIBRIDGE RESIDENTIAL
100 PEACHTREE STREET NW, SUITE 1400
ATLANTA, GA 30303
KATHERINE MOSLEY
(404) 352-2800

CONTACT: CIVIL DESIGN CONCEPTS, P.A.
168 PATTON AVENUE
ASHEVILLE, NC 28801
WARREN SUGG, P.E.
(828) 252-5388

CIVIL ENGINEER: OWENS SURVEYING
19 FORGA PLAZA LOOP
WAYNESVILLE, NC 28788
RICHARD M. OWENS JR., P.L.S.
(828) 456-9500

SURVEYOR: POOLE & POOLE ARCHITECTURE, LLC
3736 WINTERFIELD ROAD, SUITE 102
MIDLOTHIAN, VA 23113
DAVE KELLEY, A.I.A.
(804) 225-0215

PROJECT DATA

PIN: 8616-40-3231
ADDRESS: 366 RUSS AVENUE
DEED BOOK/PAGE: 816/1751
SITE ACREAGE: 8.80 ACRES
ZONING: RA-RC - REGIONAL CENTER

SETBACKS:
FRONT: 10'
SIDES: 10'
REAR: 6'

PROPOSED UNITS: 210 MULTI-FAMILY UNITS

DENSITY SUMMARY:
PROPOSED: 24 UNITS/ACRE

EXISTING USE: VACANT COMMERCIAL
PROPOSED USE: MULTI-FAMILY RESIDENTIAL

DISTURBED AREA: 7.13 AC

PARKING CALCULATIONS:
VEHICULAR:
BUILDING 1000: 93 UNITS MINIMUM 140
BUILDING 2000: 117 UNITS 176
SPACES REQUIRED: 316
320 (8 HC SPACES)
(3 PUBLIC SPACES)
1.53 PER UNIT

BICYCLE PARKING: REQUIRED: 16 PROVIDED: 16

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GEA
BUILDING 1000	4 STORY APARTMENT	60'-6"	111,056 SF
BUILDING 2000	4 STORY APARTMENT	60'-6"	158,572 SF

IMPERVIOUS CALCULATIONS:
PRE-DEVELOPMENT: IMPERVIOUS 6.02 ACRES (68%) PERVIOUS 2.78 ACRES (32%)
POST-DEVELOPMENT: IMPERVIOUS 4.19 ACRES (48%) PERVIOUS 4.61 ACRES (52%)

OPEN SPACE:
REQUIRED: 7,667 SF (2% OF SITE) PROVIDED: 13,655 SF
50% REDUCTION = 3,834 SF (DUE TO ADJACENT CIVIL SPACE)

PLANTING SUMMARY:

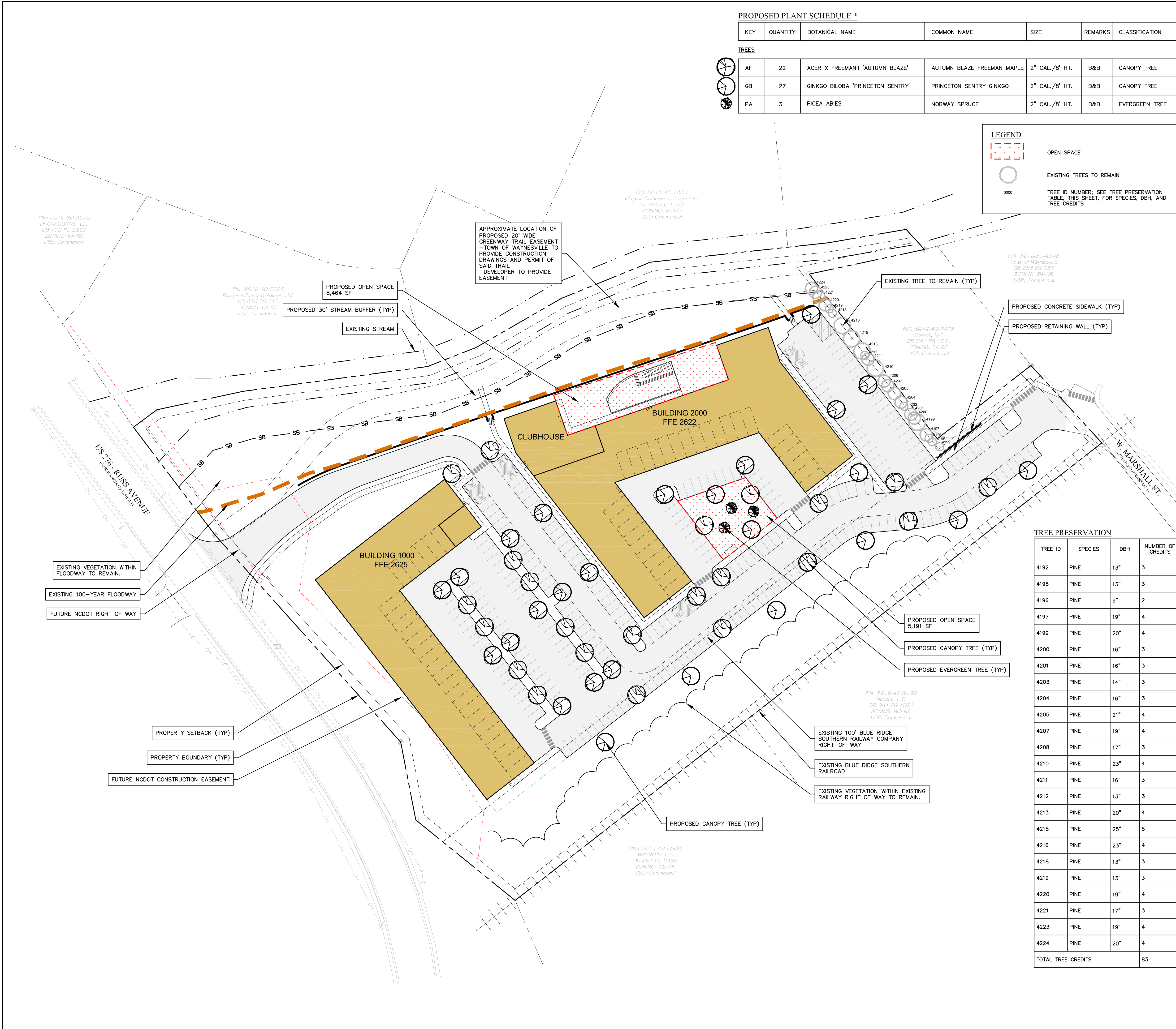
PARKING LOT LANDSCAPE REQUIREMENT:
1 CANOPY TREE EVERY 40 LF OF PARKING: 72 TREES
1 CANOPY TREE PER 12 PARKING SPACES: 27 TREES

TOTAL CANOPY TREES REQUIRED: 99 TREES

EXISTING TREES TO REMAIN: 24 (83 CREDITS)
TREES PROVIDED: 3 EVERGREEN TREES
49 CANOPY TREES

TREE PRESERVATION

TREE ID	SPECIES	DBH	NUMBER OF CREDITS
4192	PINE	13"	3
4195	PINE	13"	3
4196	PINE	9"	2
4197	PINE	19"	4
4199	PINE	20"	4
4200	PINE	16"	3
4201	PINE	16"	3
4203	PINE	14"	3
4204	PINE	16"	3
4205	PINE	21"	4
4207	PINE	19"	4
4208	PINE	17"	3
4210	PINE	23"	4
4211	PINE	16"	3
4212	PINE	13"	3
4213	PINE	20"	4
4215	PINE	25"	5
4216	PINE	23"	4
4218	PINE	13"	3
4219	PINE	13"	3
4220	PINE	19"	4
4221	PINE	17"	3
4223	PINE	19"	4
4224	PINE	20"	4
TOTAL TREE CREDITS:			83



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

NORTH

LANDSCAPE PLAN

GRAPHIC SCALE
0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5385

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28788
PHONE (828) 252-5388
FAX (828) 456-5455

CDC Civil Design Concepts, PA
www.civildesignconcepts.com

NCBLS LICENSE # C-2184

NO.	DATE	DESCRIPTION
1.	08/26/2019	MASTER PLAN SUBMITTAL

LANDSCAPE PLAN FOR: MOUNTAIN CREEK
TRIBRIDGE RESIDENTIAL - TOWN OF WAYNESVILLE, NORTH CAROLINA

DRAWN BY: AMP
CDC PROJECT NO.: 21936

SHEET
L101



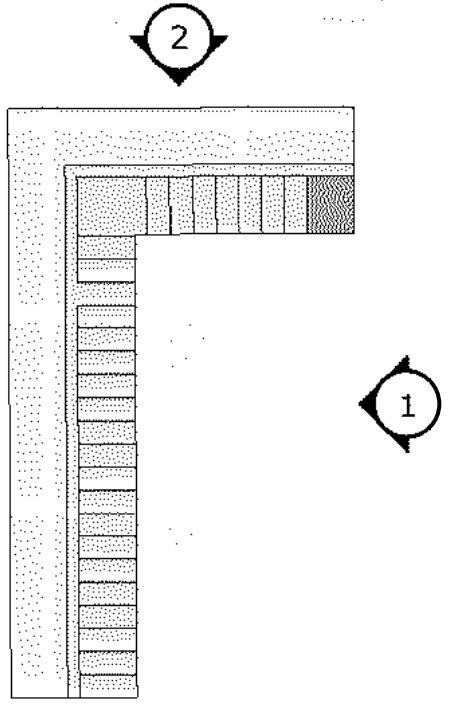
2 Right Elevation - Building 1000
Scale: 3/32" = 1'-0"

Elevation



1 Front Elevation - Building 1000
Scale: 3/32" = 1'-0"

Elevation



- Asphalt Shingles
- Fiber cement Trim
- Fiber cement Board and Batten
- Fiber cement Lap Siding
- Vinyl Windows
- Fiber cement Trim

2 Left Elevation - Building 1000
Scale: 3/32" = 1'-0"

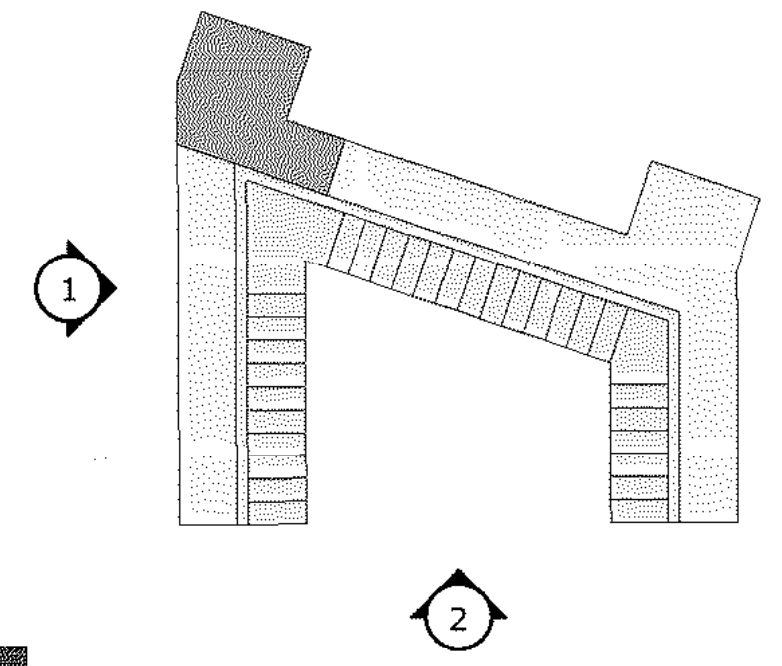
Elevation



- Asphalt Shingles
- Fiber cement Trim
- Fiber cement Board and Batten
- Fiber cement Lap Siding
- Vinyl Windows
- Fiber cement Trim

1 Rear Elevation - Building 1000
Scale: 3/32" = 1'-0"

Elevation



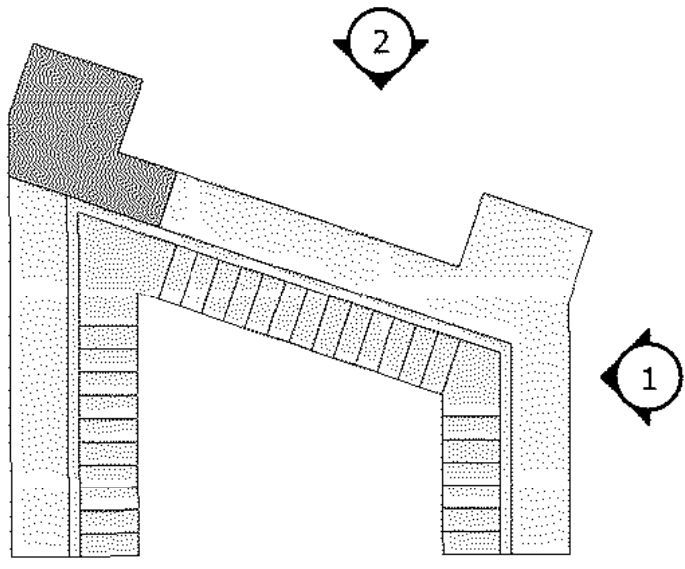
2 Right Elevation - Building 2000
Scale: 3/32" = 1'-0"

Elevation



1 Front Elevation - Building 2000
Scale: 3/32" = 1'-0"

Elevation



2 Left Elevation - Building 2000
Scale: 3/32" = 1'-0"

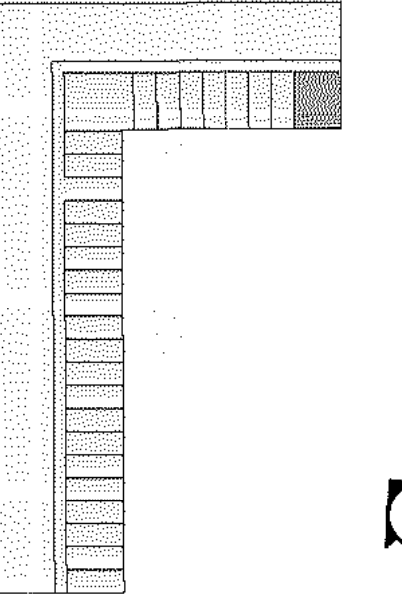
Elevation



1 Rear Elevation - Building 2000
Scale: 3/32" = 1'-0"

Elevation

2



2 Perspective - Building 1000
Scale: NTS

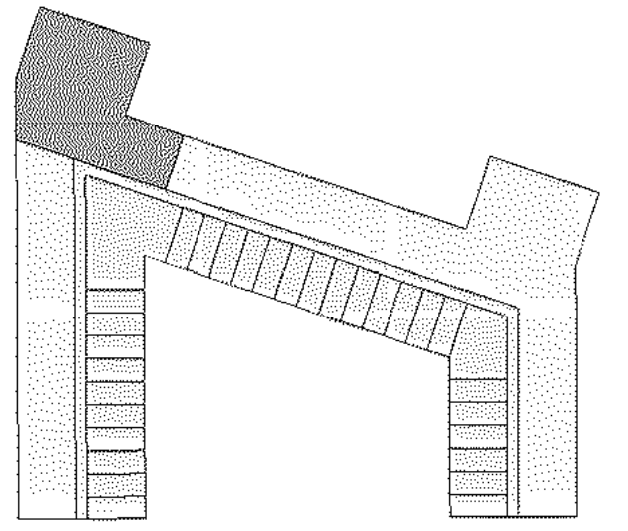
Perspective



1 Parking Lot Perspective - Building 1000
Scale: NTS

Perspective

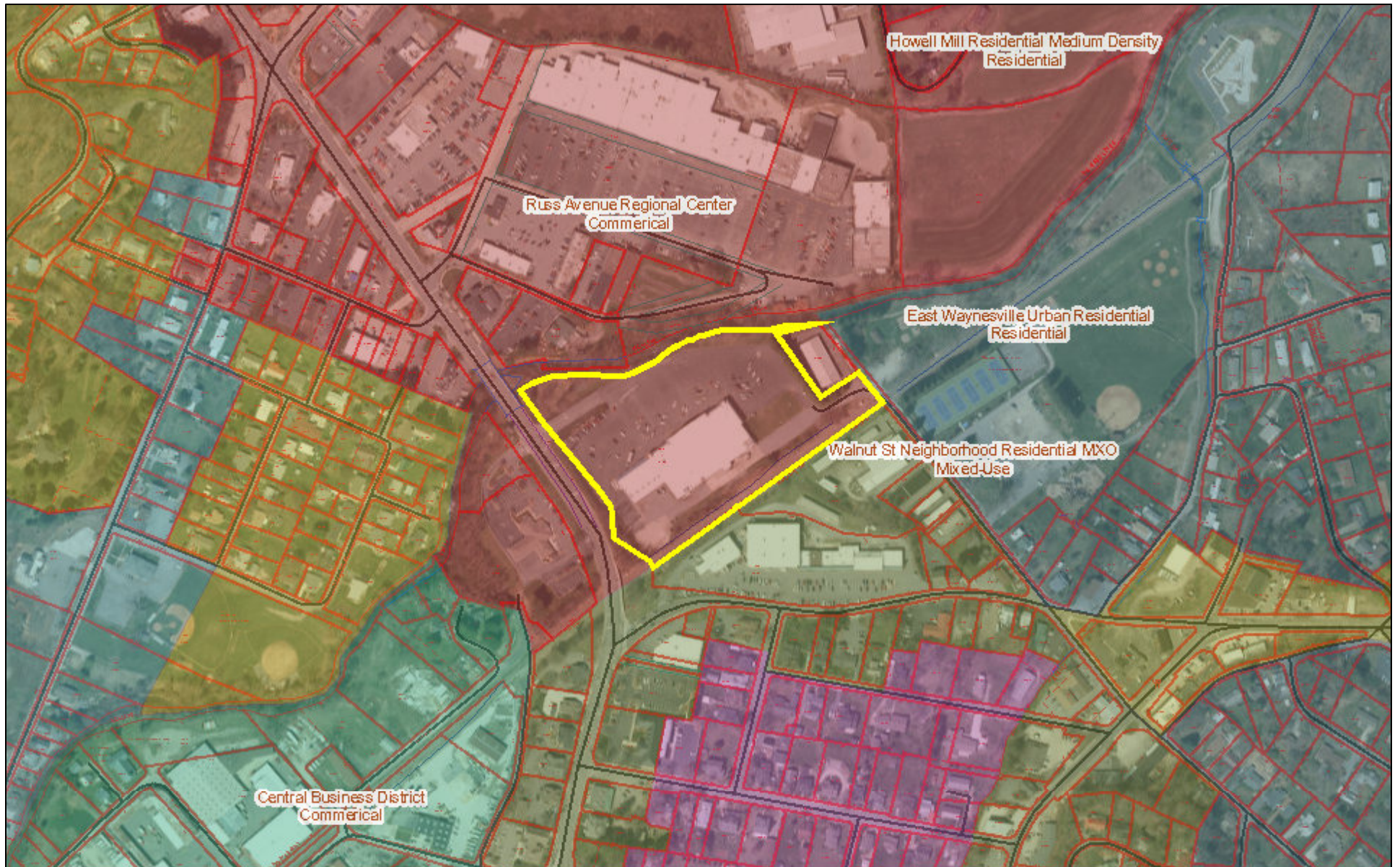
1



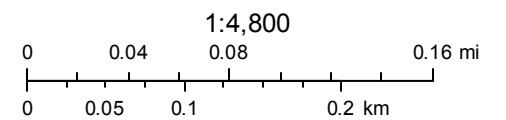
1 Amenity Corner - Building 2000
Scale: NTS

Perspective

Mountain Creek Plaza



September 16, 2019



TOWN OF WAYNESVILLE BOARD OF ALDERMEN
REQUEST FOR BOARD ACTION
Meeting Date: October 8, 2019

SUBJECT: Public Hearing to consider the amendment of Chapter 54 Traffic and Vehicles – Section 54-113 Speed Limits Established

AGENDA INFORMATION:

Agenda Location: Public Hearing
Item Number: D5
Department: Administrative Services/Police
Contact: Rob Hites, Town Manager
Presenter: Alderman Gary Caldwell
Brian Beck, Interim Chief, Police Department

BRIEF SUMMARY: The Board of Aldermen has the authority to regulate traffic speeds within the Town limits under Section 54-111. A schedule of all authorized variations shall be maintained in the office of the town clerk and recorded in section 54-113.

The Town of Waynesville Police Department conducts traffic studies on various streets and intersections related to complaints received related to speeding. During the weeks of August 7 and August 13, a stealth traffic study was completed on Hendrix Street and the results attached. The current speed limit on Hendrix Street is 35 mph. The request is to modify the speed limit on Hendrix Street to 25 mph.

The call for public hearing was completed at the September 24th regular meeting of the Board of Aldermen and public notice was published in the Mountaineer on September 27th and October 4th.

MOTION FOR CONSIDERATION: To approve the amendment to Chapter 54 Traffic and Vehicles – Section 54-113 Speed Limits Established to reduce the speed limit on Hendrix Street from 35 mph to 25 mph.

FUNDING SOURCE/IMPACT: Replacement of signage to change

ATTACHMENTS:

- Revised Ordinance
- Traffic Study Results

MANAGER'S COMMENTS AND RECOMMENDATIONS: The ordinance amendment has been reviewed and discussed by counsel and staff.

Please Publish on September 27th and October 4th, 2019

NOTICE OF PUBLIC HEARING

The Town of Waynesville Board of Aldermen will be holding a public hearing on Tuesday, October 8, 2019 beginning at 6:30 p.m. or as closely thereafter as possible in the Town Hall Board Room located at 9 South Main Street, Waynesville. The purpose of the public hearing is to consider an amendment to the Traffic Ordinance, Sec. 54-113, to reduce the speed limit from 35 mph to 25 mph on Hendrix Street.

Interested persons are encouraged to attend and be heard. For more information please contact Eddie Ward, Town Clerk at 828.452.2491 or via email at eward@waynesvillenc.gov.

s/Eddie Ward

By: Eddie Ward, Town Clerk

STEALTH SURVEY SUMMARY

<HENDRIX ST>

<>

POSTED SPEED LIMIT: <25>

SURVEY STARTED: <2019/08/07 09:50>

FILENAME: HENDRIX STREET.DAT

MIN SPEED ALLOWED <10> MAX SPEED ALLOWED <125>

TIME	10:00	10:15	10:30	10:45	11:00	11:15	11:30	11:45	12:00	12:15	12:30	12:45	13:00	13:15	13:30	13:45	14:00	14:15
VEH.	15	29	33	38	36	44	19	24	26	39	38	43	46	37	25	39	29	37
AVG.	31.6	28.2	27.1	29.1	28.1	28.4	25.9	28.5	29.2	28.4	28.0	27.9	29.0	29.1	28.8	30.7	28.1	29.8

TIME	14:30	14:45	15:00	15:15	15:30	15:45	16:00	16:15	16:30	16:45	17:00	17:15	17:30	17:45	18:00	18:15	18:30	18:45
VEH.	25	37	41	28	35	45	41	47	39	55	50	45	54	40	45	78	60	55
AVG.	29.6	30.1	28.6	31.2	31.0	27.6	30.7	30.8	29.4	27.8	29.4	29.4	29.5	31.0	31.0	30.3	29.5	28.2

TIME	19:00	19:15	19:30	19:45	20:00	20:15	20:30	20:45	21:00	21:15	21:30	21:45	22:00	22:15	22:30	22:45	23:00	23:15
VEH.	45	39	45	51	42	27	31	40	27	26	13	14	14	20	25	9	10	13
AVG.	28.6	25.4	30.2	29.4	29.0	28.6	27.6	25.8	26.9	27.0	26.6	27.6	34.5	28.4	29.6	27.7	28.9	30.5

TIME	23:30	23:45	00:00	00:15	00:30	00:45	01:00	01:15	01:30	01:45	02:00	02:15	02:30	02:45	03:00	03:15	03:30	03:45
VEH.	5	5	5	4	7	3	3	5	3	2	7	2	3	2	4	2	1	3
AVG.	32.4	29.6	29.8	29.5	29.4	29.7	32.7	30.6	33.0	21.0	28.6	30.0	31.3	33.0	31.3	31.0	25.0	29.3

TIME	04:00	04:15	04:30	04:45	05:00	05:15	05:30	05:45	06:00	06:15	06:30	06:45	07:00	07:15	07:30	07:45	08:00	08:15
VEH.	4	3	2	5	2	5	11	10	19	14	13	36	35	29	44	48	54	40
AVG.	26.3	32.7	43.0	35.4	40.0	33.0	32.5	29.8	31.4	33.0	31.4	31.9	32.9	32.7	33.2	32.4	32.3	31.7

TIME	08:30	08:45	09:00	09:15	09:30	09:45	10:00	10:15	10:30	10:45	11:00	11:15	11:30	11:45	12:00	12:15	12:30
VEH.	49	36	29	33	28	37	29	38	30	35	25	49	31	33	37	32	2008
AVG.	27.2	30.4	31.9	31.8	30.7	31.2	30.3	29.1	25.9	27.8	26.3	27.9	29.8	28.0	28.5	30.4	30.3

TOTAL VEHICLES = 4907

MINIMUM SPEED = 10

MAXIMUM SPEED = 59

AVERAGE SPEED = 29.82

50th PERCENTILE = 30

85th PERCENTILE = 36

TEN MILE PACE = 27 to 36

END OF REPORT

STEALTH SURVEY SUMMARY

<>

<>

POSTED SPEED LIMIT: <25>

SURVEY STARTED: <2019/08/13 20:30>

FILENAME: HENDRIX ST 2.DAT

MIN SPEED ALLOWED <10> MAX SPEED ALLOWED <125>

TIME	20:45	21:00	21:15	21:30	21:45	22:00	22:15	22:30	22:45	23:00	23:15	23:30	23:45	00:00	00:15	00:30	00:45	01:00
VEH.	34	26	26	29	21	10	20	18	8	12	6	15	9	7	0	4	8	2
AVG.	28.1	23.7	28.2	26.9	28.6	29.8	30.9	22.3	28.6	28.4	27.5	30.1	29.3	31.4	0.0	31.0	27.0	30.0

TIME	01:15	01:30	01:45	02:00	02:15	02:30	02:45	03:00	03:15	03:30	03:45	04:00	04:15	04:30	04:45	05:00	05:15	05:30
VEH.	3	7	2	5	3	0	0	3	2	0	2	3	2	4	6	6	4	8
AVG.	29.7	28.0	29.5	28.4	33.0	0.0	0.0	28.7	28.5	0.0	26.0	30.0	30.0	40.3	35.3	27.8	31.0	35.3

TIME	05:45	06:00	06:15	06:30	06:45	07:00	07:15	07:30	07:45	08:00	08:15	08:30	08:45	09:00	09:15	09:30	09:45	10:00
VEH.	9	20	15	24	25	35	39	55	64	53	38	31	46	32	32	29	38	33
AVG.	32.6	33.9	31.1	30.9	33.2	31.6	32.5	25.3	31.0	30.7	32.4	31.0	31.4	30.8	28.5	30.5	25.3	26.8

TIME	10:15	10:30	10:45	11:00	11:15	11:30	11:45	12:00	12:15	12:30	12:45	13:00	13:15	13:30	13:45	14:00	14:15	14:30
VEH.	38	33	36	29	30	38	29	37	29	35	28	38	42	33	28	33	38	33
AVG.	29.1	30.0	29.8	32.5	28.6	28.7	30.3	29.1	30.4	28.5	30.7	28.7	27.9	29.3	31.8	28.1	26.5	29.8

TIME	14:45	15:00	15:15	15:30	15:45	16:00	16:15	16:30	16:45	17:00	17:15	17:30	17:45	18:00	18:15	18:30	18:45	19:00
VEH.	44	36	41	58	41	45	45	45	34	42	46	71	54	54	44	61	47	43
AVG.	29.5	26.1	31.7	23.5	22.1	27.5	30.8	29.2	31.6	30.8	30.1	29.9	30.9	30.1	30.1	31.1	27.4	29.3

TIME	19:15	19:30	19:45	20:00	20:15	20:30	20:45	21:00	21:15	21:30	21:45	22:00	22:15	22:30	22:45	23:00	23:15	23:30
VEH.	33	33	36	35	35	34	37	23	20	23	19	23	15	15	12	10	10	14
AVG.	29.4	32.0	29.3	29.3	27.7	28.4	28.3	27.2	29.1	29.1	26.5	27.2	32.1	29.7	28.3	30.5	26.5	29.4

TIME	23:45	00:00	00:15	00:30	00:45	01:00	01:15	01:30	01:45	02:00	02:15	02:30	02:45	03:00	03:15	03:30	03:45	04:00
VEH.	5	12	5	3	4	6	4	2	1	2	3	0	1	1	1	4	0	4
AVG.	22.6	23.5	27.8	33.3	27.5	26.3	27.8	34.5	29.0	21.0	29.0	0.0	28.0	32.0	24.0	25.3	0.0	27.5

TIME	04:15	04:30	04:45	05:00	05:15	05:30	05:45	06:00	06:15	06:30	06:45	07:00	07:15	07:30	07:45	08:00	08:15	08:30
VEH.	4	4	5	10	7	11	9	22	16	12	22	35	37	45	52	63	55	49
AVG.	33.3	33.5	37.6	29.8	28.6	33.1	32.8	32.9	32.5	33.8	33.3	30.3	31.3	32.6	33.2	31.8	31.4	31.4

TIME	08:45	09:00	09:15	09:30	09:45	10:00	10:15	10:30	10:45	11:00	11:15	11:30	11:45	12:00	12:15	12:30	12:45	13:00
VEH.	36	30	35	39	46	40	34	30	27	26	30	39	34	37	31	43	28	36
AVG.	29.7	32.0	30.4	29.6	29.2	29.4	28.3	28.9	31.7	30.4	28.8	26.6	29.6	29.9	29.4	29.6	29.8	29.7

TIME	13:15	13:30	13:45	14:00	14:15	14:30	14:45	15:00
VEH.	41	38	30	41	44	35	33	6
AVG.	28.1	30.7	27.2	29.8	28.0	28.3	29.5	27.8

TOTAL VEHICLES = 4223

MINIMUM SPEED = 10

MAXIMUM SPEED = 54

AVERAGE SPEED = 29.53

50th PERCENTILE = 30

85th PERCENTILE = 36

TEN MILE PACE = 25 to 34

END OF REPORT

DIVISION 2. - SPEED LIMITS⁴

Footnotes:

--- (4) ---

State Law reference— Speed restrictions, G.S. 20-141.

Sec. 54-111. - Conformity with state law; exceptions.

Except in those cases in which speed limits differing from those provided by state law have been adopted by ordinance, and made effective by the adoption of a concurring ordinance by the state board of transportation, where required by state law, and by the erection within the town of signs giving notice of the authorized speed limits, the speed limits established by G.S. 20-141 shall apply within the town. A schedule of all authorized variations from such limits, together with copies of ordinances of the board of aldermen, and of the state board of transportation where required by state law, authorizing such variations shall be maintained on file in the office of the town clerk and are also listed in section 54-113.

(Code 1987, § 71.20)

Sec. 54-112. - Duty to decrease speed under certain conditions.

The fact that the speed of a vehicle is lower than the limits prescribed in section 54-111 shall not relieve the driver from the duty to decrease speed when approaching or crossing an intersection, when approaching and going around a curve, when approaching a hill crest, when traveling upon a narrow or winding roadway, or when a special hazard exists with respect to pedestrians or other traffic or by reason of weather or street conditions. Speed shall be decreased as may be necessary to avoid colliding with any person, vehicle or other conveyance on or entering the street, and to avoid causing injury to any person or property either on or off the street, in compliance with legal requirements and the duty of all persons to use due care.

(Code 1987, § 71.21)

Sec. 54-113. - Speed limits established.

The general speed limit within municipal corporate limits as set by the state is 35 miles per hour (G.S. 20-141(b)(1)), except for the following authorized variations:

- (1) *Five miles per hour*
None
- (2) *Ten miles per hour*
Sawyer Street
- (3) *Fifteen miles per hour*
Eagle Fork Drive
J. F. Morris Drive
Layfield Drive
Liner Drive
Mull Street
Norman Street
Scenic Circle

(4) *Twenty miles per hour*

Academy Street

Adams Street

Anthony Street

Arden Street

Assembly Street

Auburn Park Drive

Auburn Road

Balsam Drive

Beech Street

Boundary Street

Boyd Avenue

Branner Avenue

Broad Street

Brook Street

Brown Avenue (from the intersection with Georgia Avenue to the intersection with Balsam Drive)

Bryson Street

Camelot Drive (from the intersection with Hazelview Drive to the intersection with Hazelwood Avenue)

Chelsea Road

Cherokee Street

Cherry Street

Children Street

Church Street

Cindy Lane

Clifton Street

Commerce Street

Conley Street

Country Club Drive

Culpepper Street

Daisey Avenue

Delanne Street

Depot Street

Eagle Nest Road (the upper portion of Eagle Nest Road, beginning at Wayneview Drive in a northwest direction to the end of Waynesville's corporate limits)

East Street

East Marshall Street

Edwards Street
Farley Street
Fourth Street
Frazier Street
Garland Street
Glendale Drive
Haywood Street
Hazel Street
Hazelwood Avenue (between Camelot Drive and Elysina Avenue)
Hillside Road
Howell Street
Indian Springs Road
Joy Lane
Keller Street
Killian Street
Leatherwood Road
Lee Street
Legion Drive
Lowell Street
Main Street (from Legion Street northward to Bridges Street)
Maple Street
Mead Street
Meadowood Drive
Meteor Court
Mill Street
Miller Street
Morning Drive
Morningview Drive
Ninevah Road
North Main Street (from the southernmost intersection with Walnut Street to the intersection with Legion Drive)
Park Drive
Pinewood Drive
Prevost Street
Quincy Street
Railroad Street
Rainbow Road

Rhinehart Street
Ridgewood Drive
Robinson Street
Rogers Street
Smathers Street (from the intersection with Fourth Street to the intersection of Commerce Street)
South Hill Street
South Richland Street
Springview Drive
Vance Street
Virginia Avenue
Wall Street
Walnut Street
Water Street
Waynewood Drive
Welch Street
West Marshall Street
Willow Road
Woodfield Drive
Woodland Drive

(5) *Twenty-five miles per hour*

Avery Street
Begonia Trail
Belle Meade Drive
Blink Bonny Drive
Brown Avenue (between Hazelwood Avenue and Riverbend Street)
Browning Road Camellia Court Camp Branch Road (SR 1138) from SR 1147 east to a point 1.14 miles east of SR 1147 (This point being the east corporate limits of Waynesville)
Chestnut Park Drive
Eagle Nest Road (SR 1177), from SR 1175 north to a point 1.21 miles north of SR 1175
Ethel Lane
Francis Street
Hendrix Street
Hyatt Street
Iris Lane
Locust Drive
Love Lane

Marigold Court

Mountain View Drive

Pigeon Street (from the intersection with South Main Street to the intersection with Hillside Road)

Pine Drive

Plott Creek Road (SR 1173) from SR 1175 eastward 0.30 mile (except for a 25 mph school zone at Hazelwood Elementary School from 30 minutes before classes begin to 30 minutes after classes begin in the morning and from 30 minutes before classes end and 30 minutes after classes end in the afternoon, school days only)

Plott Creek Road (SR 1173) from Will Hyatt Road (SR 1175) to the Richland Creek bridge at all times

Polk Street

Putnam Street

Sanctuary Drive (portions within the corporate limits)

Sloan Drive

Sylvan Street

Tarheel Drive

Timothy Lane

Warren Street

Westwood Circle

Wildcat Mountain Road (portions within corporate limits)

(6) *Thirty miles per hour*

Davis Cove Road

Dellwood Road (from Russ Avenue to Depot Street)

Shelton Street

(7) *Thirty-five miles per hour*

Smathers Street/Sulphur Springs Road (from the intersection of Boyd Avenue to the intersection of Fourth Street)

(Code 1987, § 71.22; Ord. No. 20-95, § 1, 9-12-1995; Ord. No. 36-97, § 1, 8-12-1997; Ord. No. 37-97, § 1, 8-26-1997; Ord. No. 6-98, § 1, 1-13-1998; Ord. No. 35-98, 11-10-1998; Ord. No. 6-99, 3-23-1999; Ord. No. 17-99, 8-10-1999; Ord. No. 29-99, 12-14-1999; Ord. No. 18-00, 8-8-2000; Ord. No. 21-00, 9-12-2000; 27-00, 10-24-2000; Ord. No. 4-01, 2-27-2001; Ord. No. 6-01, 3-13-2001; Ord. No. 10-01, 6-26-2001; Ord. No. 20-01, 8-14-2001; Ord. No. 28-01, 11-13-2001; Ord. No. 29-01, 11-13-2001; Ord. No. 30-01, 12-11-2001; Ord. No. 3-03, 1-28-2003; Ord. No. 5-03, 3-25-2003; Ord. No. 23-04, 6-22-2004; Ord. No. 33-04, 10-28-2004; Ord. No. 3-05, 2-8-2005; Ord. No. 4-05, 2-8-2005; Ord. No. 12-05, 3-22-2005)

State Law reference— Authority to change speed limits upon proper findings, G.S. 20-141(f), 160A-300.

Secs. 54-114—54-135. - Reserved.

**TOWN OF WAYNESVILLE BOARD OF ALDERMEN
REQUEST FOR BOARD ACTION
Meeting Date: October 8, 2019**

SUBJECT: Drought Status Report and Plan Update Request

AGENDA INFORMATION:

Agenda Location:	Presentations
Item Number:	E6
Department:	Public Services
Contact:	David Foster, Public Services Director
Presenter:	David Foster, Public Services Director Kyle Cook, Water Treatment Superintendent

BRIEF SUMMARY:

Public Services will give a current report on our drought status. Additionally, Public Services would like to revise our Water Shortage Response Plan, specifically to adjust the trigger levels to be more consistent and closer to our peer agencies in Haywood County. Pending discussion, but recommended trigger levels would be as follows:

- Level 1- 3 feet (previously 6 feet)
- Level 2- 6 feet (previously 11 feet)
- Level 3- 11 feet (previously 16 feet)
- Level 4- 16 feet (previously 26 feet)
- Level 5- 20 feet (previously 40 feet)

MOTION FOR CONSIDERATION:

Motion authorizing Public Services staff to adjust the Water Shortage Response Plan triggers to be more consistent with peer Haywood County agencies.

FUNDING SOURCE/IMPACT:

None

ATTACHMENTS:

- Water Shortage Response Plan

MANAGER'S COMMENTS AND RECOMMENDATIONS: Recommend Board authorize staff to proceed as described

WATER SHORTAGE RESPONSE PLAN

TOWN OF WAYNESVILLE, NORTH CAROLINA

(PWSID# 01-44-010)

This water shortage response plan serves to conserve available water supplies during times of drought and emergency. The procedures are written to minimize adverse impacts of water supply shortages and emergency water supply conditions. All sanitary districts or water systems purchasing water from the Town of Waynesville water system will, at a minimum, adopt and enforce the water use reduction measures contained in this plan as a condition of water sales.

I. Authorization

The Mayor of Waynesville is authorized to enact water shortage response provisions whenever the trigger conditions outlined in Section IV are met. In his absence, the Town Manager will assume this responsibility. Please direct inquiries to:

Gavin Brown Mayor	Lee Galloway Manager	Fred Baker Public Works Director
P.O. Box 100 Waynesville 28786	P.O. Box 100 Waynesville 28786	P.O. Box 100 Waynesville 28786
Phone: (828) 456-2029	Phone: (828) 452-2491	Phone: (828) 456-4410
E-mail: mayor@townofwaynesville.org	E-mail: townmanager@townofwaynesville.org	E-mail: publicworksdirector@townofwaynesville.org

II. Notification

The following notification methods will be used to inform water system employees and customers of a water shortage declaration: employee e-mail announcements, notices at municipal buildings, notices in water bills and on the Town of Waynesville website www.townofwaynesville.org. Required water shortage response measures will be communicated through a press release that will be forwarded to the following media outlets: **The Enterprise Mountaineer** (828) 452-0665, **Asheville Citizen-Times** (828) 452-1470, **Smoky Mountain News** (828) 452-3585, **WLOS** (828) 456-3933, **The Peak AM 1400** (828) 456-4316, **570 WWNC** (828) 255-7850, **HCTV** (Haywood Government Access Channel) (828) 452-6625, **Junaluska Sanitary District** (828) 452-1189 and **Lake Junaluska Assembly** (828) 452-5712. The Water Treatment Superintendent will notify the **Division of Water Resources** (919) 733-4064, lwsp@ncmail.net.

III. Levels of Response

Five levels of water shortage response are outlined in the table below. The five levels of water shortage response are: voluntary reductions, mandatory reductions I and II, emergency reductions and water rationing. A detailed description of each response level and corresponding water reduction measures follows below.

WATER SHORTAGE/LEVELS OF RESPONSE

1	Mild/Call for Voluntary Reductions	Water users are encouraged to reduce their water use and improve water use efficiency; however, no penalties apply for noncompliance. Water supply conditions indicate a potential for shortage.
2	Moderate/Order Mandatory Reductions	Water users must abide by required water use reduction and efficiency measures; penalties apply for noncompliance. Water supply conditions are significantly lower than the seasonal norm and water shortage conditions are expected to persist.
3	Severe/Intensify Mandatory Reductions	Water supply conditions worsen and to avoid depletion of water resources, all measures of mandatory water use restrictions and conservation are marshaled, including a drought surcharge.
4	Emergency Reductions	Water supply conditions are substantially diminished and pose an imminent threat to human health or environmental integrity.
5	Water Rationing	Water supply conditions are substantially diminished and remaining supplies must be allocated to preserve human health and environmental integrity.

In Level 1, Voluntary Reductions, all water users will be asked to reduce their normal water use by 5% in comparison to their average usage during a comparable period. Customer education and outreach programs will encourage water conservation and efficiency measures including but not limited to: irrigating landscapes a maximum of one inch per week; preventing water waste, runoff and watering impervious surfaces; watering plants deeply to encourage root growth; washing only full loads in clothes and dishwashers; using spring-loaded nozzles on garden hoses; and identifying and repairing all water leaks.

In Level 2, Mandatory Reductions I, all customers are expected to reduce their water use by 10% in comparison to their average usage during a comparable period. In addition to continuing to encourage all voluntary reduction actions, the following restrictions apply: irrigation is limited to half inch per week, and only between 8 p.m. and 8 a.m.; outdoor use of drinking water for washing impervious surfaces is prohibited; and all testing and training purposes requiring drinking water (e.g. fire protection) will be limited.

In Level 3, Mandatory Reductions II, customers must continue actions from all previous stages and further reduce water use by 20% in comparison to their average usage during a comparable period. All non-essential uses of drinking water are banned and garden and landscape irrigation must be reduced to the minimum amount necessary for survival. Additionally, in Level 3, a drought surcharge of 1.5 times the normal water rate applies to all usage above the 2,000 gallon minimum bill.

In Level 4, Emergency Reductions, customers must continue all actions from previous stages and further reduce their water use by 25% in comparison to their average usage during a comparable period. A ban on all use of drinking water except to protect public health and safety is implemented and drought surcharges increase to **two** times the normal water rate for all usage above the 2,000 gallon minimum bill.

The goal of Level 5, Water Rationing, is to provide drinking water to protect public health (i.e. residences, residential health care facilities and correctional facilities). In Level 5, all customers are only permitted to use water at the minimum required for public health protection. Firefighting is the only allowable outdoor water use. Pick-up locations for distributing potable water will be announced according to Waynesville's Emergency Response Plan. Drought surcharges increase to **three** times the normal water rate.

IV. Triggers

When the following water supply thresholds (TRIGGERS) are reached, the Mayor shall initiate the corresponding water restriction stages.

Level 1-- Reservoir levels drop 6 feet from full pond (20% of usable storage).

Level 2-- Reservoir levels drop 11 feet from full pond (30% of usable storage).

Level 3-- Reservoir levels drop 16 feet from full pond (40% of usable storage).

Level 4-- Reservoir levels drop 26 feet from full pond (55% of usable storage, change from primary intake to secondary intake).

Level 5-- Reservoir levels drop to 40 feet from full pond (75% of usable storage, change from secondary intake to bottom intake).

V. Enforcement

The provisions of the water shortage response plan will be enforced by the Town of Waynesville's Public Works, Finance, Police Department or utility personnel. Violators may be reported to the Town's action-line website at www.townofwaynesville.org or by calling 456-3515. Citations are assessed according to the following schedule depending on the number of prior violations and current level of water shortage.

Water shortage level	First violation	Second violation	Third violation
Level 2, Moderate Mandatory Reductions	Warning	\$100	\$250
Level 3, Severe Mandatory Reductions	Warning	\$250	Discontinuation of Service
Level 4, Emergency Reductions	\$250	Discontinuation of Service	Discontinuation of Service
Level 5, Water Rationing	\$500	Discontinuation of Service	Discontinuation of Service

Drought surcharge rates are effective in Levels 3, 4 and 5.

VI. Public Comment

Customers will have multiple opportunities to comment on the provisions of the water shortage response plan. First, a draft plan will be published on the Town of Waynesville website. A public hearing will be scheduled with notice printed in all customer water bills to collect comments on the draft. All subsequent revisions to the draft plan will be published at least 30 days prior to an adoption vote by Waynesville's Board of Aldermen.

VII. Variance Protocols

Applications for water use variance requests are available from the Town of Waynesville website and Town Hall. All applications must be submitted to Utilities at Town Hall for review. A decision to approve or deny individual variance requests will be determined within ten business days of submittal after careful consideration of the following criteria: impact on water demand, expected duration, alternative source options, social and economic importance, purpose (i.e. necessary use of drinking water) and the prevention of structural damage.

VIII. Effectiveness

The effectiveness of the Waynesville Water Shortage Response Plan will be determined by comparing the stated water conservation goals with observed water use reduction data. Other factors to be considered include frequency of plan activation, any problem periods without activation, total number of violation citations, desired reductions attained and evaluation of demand reductions compared to the previous year's seasonal data.

IX. Revision

The Water Shortage Response Plan will be reviewed and revised as needed to adapt to new circumstances affecting water supply and demand, following implementation of emergency restrictions, and at a minimum of every five years, as required by the provisions of G.S. 143-355 (I). Further, a water shortage response planning work group will review procedures following each emergency or rationing stage to recommend any necessary plan improvements to the Board of Aldermen. The Town of Waynesville's Public Works Director is responsible for initiating all subsequent revisions.

TOWN OF WAYNESVILLE BOARD OF ALDERMEN
REQUEST FOR BOARD ACTION
Meeting Date: October 8, 2019

SUBJECT: Maintenance Area of Outside Facilities

AGENDA INFORMATION:

Agenda Location: New Business
Item Number: E7
Department: Asset Services-Outside Facilities
Contact: Julie Grasty, Asset Services Manager
Jonathan Yates, Outside Facilities Supervisor
Presenter: Julie Grasty, Asset Services Manager
Jonathan Yates, Outside Facilities Supervisor

BRIEF SUMMARY: Outside Facilities staff maintains different properties around Town that are not owned by the Town. Some of these properties are NC DOT property, Haywood County Schools property and other private property. Staff has been instructed to compile a formal list of these properties for the Board to approve the maintenance of these areas.

MOTION FOR CONSIDERATION: To approve any non-Town owned maintenance area.

FUNDING SOURCE/IMPACT: None

ATTACHMENTS:

- Pictures of Maintenance Area & Maintenance Area List

MANAGER'S COMMENTS AND RECOMMENDATIONS: Board to direct staff as to which areas, if any should continue to be maintained.





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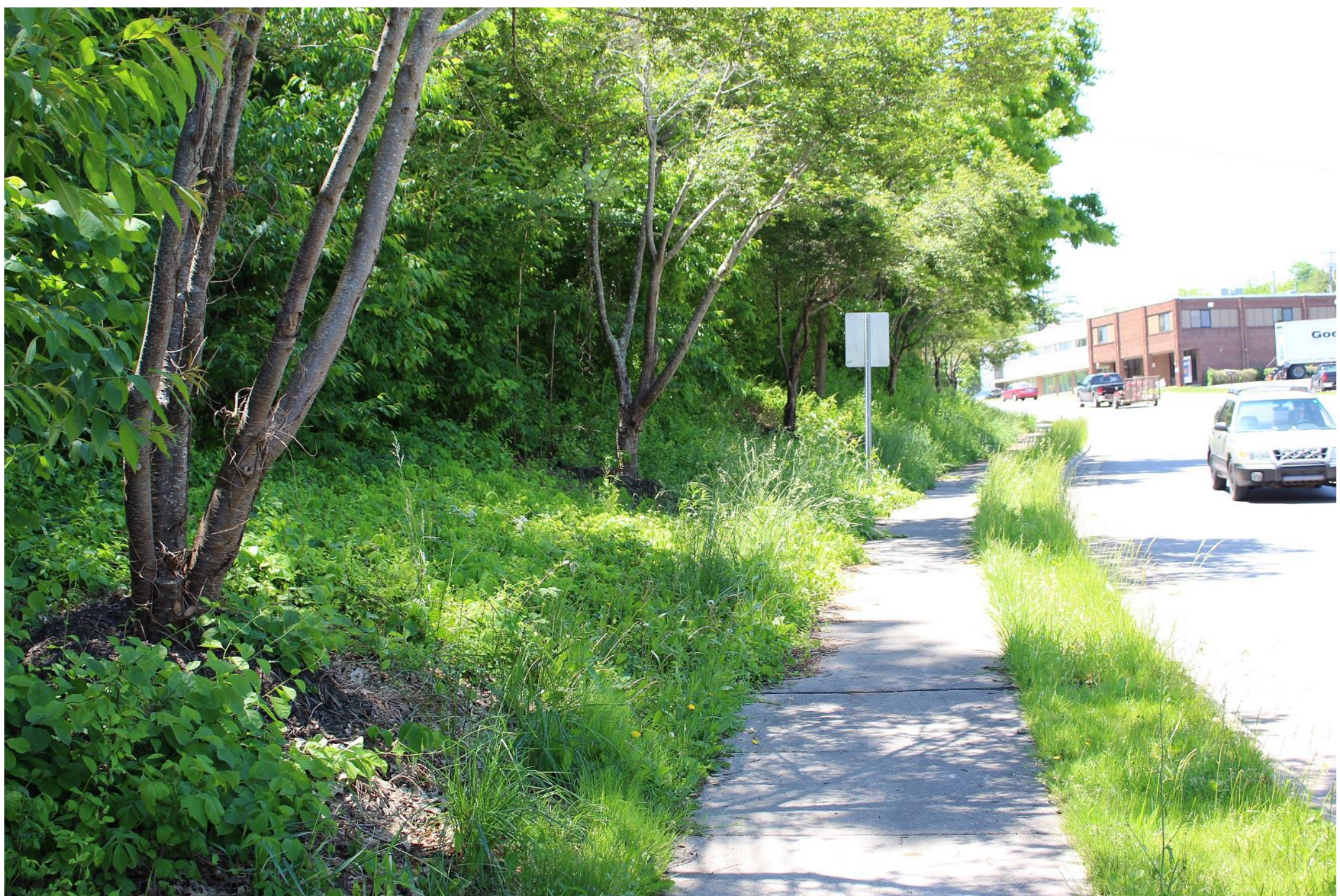
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Horticulture Landscape Area

	Annual Plantings	Brush Removal	Edging	Fertilization (Annual)	Mowing	Mulching	Parking Lot Cleanup	Pesticide Application	Pruning	Snow Removal	Watering
Armory Landscape	X	X		X	X	X	X	X	X	X	X
Belle Meade			X	X	X			X	X		
Carolyn's Pointe Landscape	X	X	X	X		X		X	X		X
Central Elementary St. Trees (Bryson St.)				X		X		X	X		
Church St. Landscapes (beds, tree pits)	X		X	X		X		X	X		X
Country Club Median				X		X		X	X		
Fire Department Landscape			X	X		X	X	X	X	X	
Frog Level				X		X	X	X	X		
Haywood/Depot Landscape /tree pits						X		X	X		
Hazelwood Avenue Sign Landscape						X		X	X		
Hazelwood Landscapes (beds, planters)	X			X		X		X	X		X
Howell Mill Road Roundabout				X		X		X			
Main St. Landscapes Beds	X		X	X		X	X	X	X	X	X
Main St. Planter Boxes	X			X							X
Main Street Mini-Park				X		X		X	X		X
Maynor Tire Landscape Bed						X		X			
Miller St. Landscapes (Miller St. Lot, Municipal Lot)						X	X	X	X	X	
Municipal Building Landscape	X		X	X		X	X	X	X	X	X
North Main St. Tree Plantings	X		X	X		X	X	X	X	X	X
Pigeon Community Development Center				X		X	X	X	X		
Police Dept. Parking Lot/bank		X	X		X	X	X	X	X	X	
Public Works Landscape /bank		X				X		X	X		
Rec. Center Landscape beds (Skate Park, Dog Park)	X	X	X	X	X	X	X	X	X	X	X
Stream Rehabilitation Projects (Replace/add plants)		X				X		X	X		
Street Trees-Russ Ave, N Main, S Main				X		X		X	X		
Summit St. Bed-(Virginia Backyard)				X		X		X	X		
Triangle Landscape beds						X		X			
Urban Forest Management (~1307 trees)		X		X		X		X	X		
Wall St. Landscape beds/ planters (Parking Lot)				X		X	X	X	X		
Walmart Medians, Roundabout, Hendrix St.				X		X		X	X		
Waynesville Middle School Landscape						X		X	X		
Welcome Sign Landscape	X		X	X	X	X		X	X		X

TOWN OF WAYNESVILLE BOARD OF ALDERMEN
REQUEST FOR BOARD ACTION
Meeting Date: October 8, 2019

SUBJECT: New – First Time Special Event – November 2019

AGENDA INFORMATION:

Agenda Location: New Business
Item Number: E8
Department: Administrative Services
Contact: Amie Owens, Assistant Town Manager
Presenter: Amie Owens, Assistant Town Manager

BRIEF SUMMARY:

A request was received for a new event in the Town of Waynesville. The Special Events Committee has reviewed the application, there were no concerns about the event.

Tuscola Cross Country Mountaineer 5K – this is a new event. The event will utilize the same race route as the Power of Pink 5K from Frog Level to Hazelwood and back via Sulphur Springs Road and Hazelwood Avenue. This is a fundraiser for the cross-country program. November 16th.

MOTION: *To approve the special events permit application and direct Town Manager to execute special events permit, as presented.*

FUNDING SOURCE/IMPACT: There are no direct costs to the Town associated with these events, other than labor costs.

ATTACHMENTS:

- Special Events Application – Mountaineer 5K

MANAGER’S COMMENTS AND RECOMMENDATIONS: Recommend approval of this event as presented.



Application for Special Events Permit

I. General Information

EVENT NAME: Tuscola XC Mountaineer 5k

EVENT DATE(S): 11/15
 Note: If event is more than three days in duration, and not in the public right-of-way, you will also need a temporary event permit. Contact the Waynesville Police Dept. at 828-456-5363 for more information.

LOCATION: Starting from Frog Level (same as Power of Pink course)

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

SET-UP TIME (START/END): 7:30-9:00am

EVENT HOURS: 9:00-10:00am

DISMANTLE HOURS (START/END): 10:00-11:00am

ESTIMATED ATTENDANCE: 100-200

BASIS ON WHICH THIS ESTIMATE IS MADE: This is typical expected turnout for a 5k road race, especially one affiliated with the school.

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

II. Applicant and Sponsoring Organization Information

SPONSORING ORGANIZATION NAME: Tuscola High School (Cross Country)

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

APPLICANT NAME: Wilton Norris TITLE: Cross Country Coach THS

ADDRESS: 313 Walker Rd. CITY: Waynesville, NC STATE: NC ZIP 28786

PHONE: 8704043959 FAX#: _____ EMAIL: wnorris@haywood.k12.nc.us

ON-SITE CONTACT: Todd Trantham TITLE: Principal

ADDRESS: 564 Tuscola School Rd, Waynesville, NC 28786

PHONE #: (828) 456-2408 CELL PHONE #: _____ EMAIL: ttrantham@haywood.k12.nc.us

III. Brief Description of Event

This will be a 5k road race event. It will begin at 9:00am and have the same course as the Power of Pink

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

List any street(s) (or lanes of streets) requiring temporary street closure as a result of this event.

Include street name(s) indicating beginning and endpoints of the closing, day, date and time of closing and reopening:

1. Commerce Street (from Frog Level until Smathers St)

2. Sulphur Springs Road (between Smathers St until Hazelwood)

3. Hazelwood Ave (from Smathers St until Elysinia Ave)

4. Elysinia Ave (between Hazelwood Ave Sulphur Springs Rd)

V. Event Details

YES NO

Does the event involve the sale or **use of alcoholic beverages**?
If yes, has the ABC permit been obtained? Yes No Please provide a graphic of the area where alcoholic beverages will be purchased or consumed (i.e. beer garden layout)

Does the event involve the **sale of food**? _____
If "YES", has the health department been notified? _____ Have you applied for a temporary permit? _____

Does the event involve the **sale of non-food items**? If "YES" have you applied for a privilege license? _____

Will there be **musical entertainment** at your event? IF "YES" provide the following information:
Number of Stages: _____ Number of Band(s): _____ Amplification? _____

Note: If amplification is used, you will be required to perform a pretest for compliance with the noise ordinance.

Do you plan to use an existing **occupied building**? Address _____

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

Will there be any **tents or canopies** in the proposed event site? Please provide the following information:
Approx. Number of Tents: 2 Will any tent exceed 400 sq. feet in area? NO YES

Does the event involve the use of **pyrotechnics**? Explain _____
 Will you provide **portable toilets** for the general public attending your event? IF SO, how many and where will they be located? 2

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

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

Will **admission fees** be charged to attend this event? If "YES", provide the amount(s) of all tickets. Only race registration fees

Will **fees be charged to vendors** to participate in this event? If "YES", please provide the amount(s).

Will **signs and/or banners** be displayed as part of the event? If "YES" have you applied for a sign permit? _____

Will **inflatable parade balloons** be used for the event? Provide details if necessary.

VI. Additional Questions

How will **parking** be accommodated for this event?

We will use the downtown parking garage just like the power of pink race.

Notes:

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

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

It will be bagged up and transported to the nearest recycling city waste and recycling facility.

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

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

Return to:

Amie Owens, Assistant Town Manager

Town of Waynesville

16 S. Main Street, P.O. Box 100, Waynesville, NC 28786

Telephone: (828) 452-2491

Fax No. : (828) 456-2000

Email Address: aowens@waynesvillenc.gov

VIII. Special Information for Applicants

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

FOR INTERNAL USE ONLY:

Application received:

Application approved:

Application denied:

**TOWN OF WAYNESVILLE BOARD OF ALDERMEN
REQUEST FOR BOARD ACTION
Meeting Date: October 8, 2019**

SUBJECT Request to call the Planning Board for a workshop to consider stricter regulations regarding fences in Waynesville.

AGENDA INFORMATION:

Agenda Location: New Business
Item Number: E9
Department: Development Services
Contact: Jesse Fowler, Planner
Presenter: Jesse Fowler, Planner

BRIEF SUMMARY In response to the Board of Aldermen's request to research fence ordinance best practices, Planning staff is requesting that the Board of Aldermen refer to the Planning Board to discuss staff research on fence ordinances.

MOTION FOR CONSIDERATION:

FUNDING SOURCE/IMPACT: None

ATTACHMENTS: Staff report

MANAGER'S COMMENTS AND RECOMMENDATIONS: Await Board direction on this issue

Town of Waynesville Board of Aldermen Staff Report

Subject: Request to call the Planning Board for a workshop to consider stricter regulations regarding fences in Waynesville.

Ordinance Section:

Applicant: Development Services Department

Meeting Date: October 8, 2019

Background

Currently, the Town of Waynesville does not have an ordinance regulating the types of fences that are constructed in the Town. The Board of Aldermen has directed staff to research fence ordinances in order to better understand if and how we may want to address this gap in our own ordinance. This report does not highlight specific changes to the ordinance. The purpose of this report is to present the Board with common themes that exist within fence ordinances.

There are a few themes that repeat themselves in fence ordinances throughout the state.

1. Materials permitted and prohibited in fence construction.
 - a. Some towns adopt design standards in their fence ordinances and only permit fences to be built with certain materials such as wood, wrought iron, or products created to resemble these materials.
2. Permitted and prohibited location of fences.
 - a. Some towns adopt ordinances that permit different types of fences depending on their location. For example, some towns only permit chain link fences in the back yard and prohibit fences in the front yard in some districts.
3. Permitted height of fences.
 - a. Some towns prohibit the height of fences. It is common to see ordinances which prohibit fences higher than 7 feet in the back yard and 3 to 4 feet in the front yard
4. Fencing permitted for bona fide farms.
 - a. It is common for bona fide farms to be exempt from fencing ordinances due to their need to protect their livestock from roaming off their property.

Planning staff would like to meet with the Planning Board to discuss these themes in order to consider text amendment possibilities to the Land Development Standards, if so directed. Any text amendment developed would strive to meet the character and community of Waynesville. Planning staff is requesting that the Board of Aldermen permit the Planning Board to hold a workshop as the next step to discuss the purpose and intent of a possible text amendment, as well as potential text that they would bring forward as a draft for consideration.

Staff Recommendations

1. Staff recommends that the Board of Aldermen permit Planning staff to meet with the Planning Board in order to hold a workshop to discuss if and how we may want to draft a text amendment to the Land Development Standards which would regulate fencing in the Town of Waynesville.