



Town of Waynesville, NC

Board of Aldermen Regular Meeting

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

Date: April 27, 2021

Time: 6:00 p.m.

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A. CALL TO ORDER - Mayor Gary Caldwell

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

Motion: To approve the minutes of the Board of Aldermen regular meeting held on February 23, 2021 as presented (or as corrected).

B. PUBLIC COMMENT

C. PROCLAMATION

2. National Public Works Week
 - Mayor Gary Caldwell

D. PRESENTATIONS

3. Draft Final Report for compensation & classification study from Mercer Group
 - Phillip Robertson

Motion: To approve the Draft Final Report for compensation & classification study from Mercer Group

E. PUBLIC HEARING

4. Public Hearing on a Conditional District Rezoning request at 104 Locust Drive
 - Development Services Director, Elizabeth Teague

Motion: *To find the requested text amendment to be consistent with the Town of Waynesville's 2035 Comprehensive Plan and that the Conditional District is reasonable and in the Public Interest.*

Motion: *To adopt the Conditional District Zoning Amendment Ordinance No. O-08-21, as presented (or as amended).*

5. Public Hearing to "solicit input from the residents and property owners as to the needs of the service district prior to the contract" (160A-536 d1 (1)).
 - Town Manager Rob Hites

Motion: *Based on comments from the Public, instruct staff on specific topics that should be included in Request for Proposals.*

6. Public Hearing for the expansion of Industry- Sonoco
 - Town Manager, Rob Hites

Motion: *To approve the grant of up to \$36,425 in five annual installments based on the Corporations Ad Valorem tax payments from input from Public "In Accordance with NC GS 158-7.1 and 7.2*

E. NEW BUSINESS

7. Adjusting part time pay
 - Brittany Angel , HR Specialist

Motion: *To approve the proposed increase in part-time pay.*

8. Award of Janitorial Contract
 - Julie Grasty, Asset Services Manager

Motion: *To award the Janitorial Contract to HyTech Professional Cleaning with the contract ending June 30, 2023*

9. Commercial Container/Garbage Truck(s)
 - Jeff Stines, Public Services Director

Motion: *To discontinue this service to the commercial dumpster customers that currently use this service and to sell the surplus of dumpsters we have as well as the two container trucks. Giving the current customers until the new FY to find another contractor to supply this service*

F. COMMUNICATIONS FROM STAFF

11. Manager's Report

- Town Manager Rob Hites

12. Town Attorney Report

- Town Attorney William Cannon

G. COMMUNICATIONS FROM THE MAYOR AND BOARD

H. CLOSED SESSION

Motion: *To enter into closed session to preserve attorney client privilege and discuss with the Town Attorney matters concerning potential land acquisition under NCGS §143-318(a)(3)*

I. ADJOURN



TOWN OF WAYNESVILLE

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Waynesville, NC 28786
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CALENDAR May 2021

2021	
Thursday April 29	Rolls Royce Parking – Main Street – 11:30 am
Tuesday May 11	Board of Alderman Meeting – Regular Session
Sunday May 16	Drug Epidemic Awareness Walk – Main Street – 2:00 pm
Monday May 25	Board of Aldermen Meeting – Regular Session
Saturday May 29	Rockin Block Party – Main Street - 7:00 pm
Monday May 31 Memorial Day	Town Offices Closed
Saturday June 5	Oasis Shriners Spring Ceremonial Parade – 2:00 pm
Tuesday June 8	Board of Aldermen Meeting – Regular Session
Saturday June 19	Smokies Black Bear Fest – Main Street – 10:00 am
Tuesday June 22	Board of Aldermen Meeting – Regular Session
Friday June 25	Friday Night Street Dance – Main Street – 6:30
Saturday July 3	Stars & Stripes Kids Patriotic Parade – Main Street – 11:00 am
Monday July 5	Town Offices Closed – Independence Day
Friday July 9	Friday Night Street Dance – Main Street – 6:30
Tuesday July 13	Board of Aldermen Meeting – Regular Session
Friday July 23	Folkmoor Parade – Main Street – 4:30 pm
Friday July 23	Friday Night Street Dance – Main Street – 6:30 pm
Saturday July 24	International Day – Main Street – 10:00 am
Tuesday July 27	Board of Aldermen Meeting – Regular Session
Friday August 6	Friday Night Street Dance – Main Street – 6:30
Tuesday August 10	Board of Aldermen Meeting – Regular Session
Tuesday August 24	Board of Aldermen Meeting – Regular Session
Monday September 4 Labor Day	Town Offices Closed
Tuesday September 14	Board of Aldermen Meeting – Regular Session
Saturday September 18	Fall Rockin Block Party – Main Street – 7:00 pm
Friday September 24	Friday Night Street Dance – Main Street – 6:30
Tuesday September 28	Board of Aldermen Meeting – Regular Session
Saturday October 9	38 th Annual Church Street Art & Crafts – Main Street – 10:00 am
Tuesday October 12	Board of Aldermen Meeting – Regular Session
Tuesday October 26	Board of Aldermen Meeting – Regular Session
Saturday October 30	Treats on the Street – Main Street – 5:00 pm
Tuesday November 9	Board of Aldermen Meeting – Regular Session
Thursday November 11 Veterans Day	Town Offices Closed
Tuesday November 23	Board of Alderman Meeting- Regular Session
Thursday & Friday November 25 & 26	Town Offices Closed - Thanksgiving

Friday December 3	Waynesville Christmas Tree Lighting – Main Street - 6:00 pm
Monday December 6	Waynesville Christmas Parade – Main Street - 6:00 pm
Saturday December 11	Night Before Christmas – Main Street – 6:00 p.
Tuesday December 14	Board of Aldermen Meeting – Regular Session
December 23, 24 & 27th	Town Closed – Christmas Holidays

Board and Commission Meetings – May 2021

ABC Board	ABC Office – 52 Dayco Drive	May 18 3 rd Tuesday 10:00 AM
Board of Adjustment	Town Hall – 9 S. Main Street	May 4 1 st Tuesday 5:30 PM
Downtown Waynesville Association	UCB Board Room – 165 North Main	May 27 4 th Thursday 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	May 5 1 st Wednesday 2:00 PM
Planning Board	Town Hall – 9 S. Main Street	May 17 3 rd Monday 5:30 PM
Public Art Commission	Town Hall – 9 S. Main Street	May 13 2 nd Thursdays 4:00 PM
Recreation & Parks Advisory Commission	Rec Center Office – 550 Vance Street	May 19 3 rd Wednesday 5:30 PM
Waynesville Housing Authority	Waynesville Towers – 65 Church Street	May 11 2 nd Tuesday 3:30 PM

MINUTES OF THE TOWN OF WAYNESVILLE BOARD OF ALDERMEN

Regular Meeting

April 13, 2021

THE WAYNESVILLE BOARD OF ALDERMEN held a regular meeting on Tuesday, April 13, 2021 at 6:00 p.m. in the Town Hall Board Room located at 9 South Main Street Waynesville, NC.

A. CALL TO ORDER

Mayor Gary Caldwell called the meeting to order at 6:05 pm with the following members present:

Mayor Gary Caldwell
Alderman Anthony Sutton
Alderman Jon Feichter
Alderman Chuck Dickson

The following members were Absent:

Mayor Pro tem Julia Freeman

The following staff members were present:

Rob Hites, Town Manager
Jesse Fowler, Assistant Town Manager
Town Attorney William E Cannon, Jr.
Elizabeth Teague, Development Services Director
Jeff Stines, Public Services Director
Lt. Brandon Gilmore
Lt. Chris Chandler
Joey Webb, Fire Chief
David Adams, Police Chief
Autumn Lyvers, Finance Director
Rhett Langston, Parks and Recreation Director
Kathy Johnson, Deputy Clerk
Police Department Staff
Fire Department Staff

The following media representatives were present:

Becky Johnson, The Mountaineer

1. Welcome/Calendar/Announcements

Mayor Gary Caldwell welcomed everyone and reminded the board about the upcoming Litter pick up on Saturday April 24, 2021. He said if anyone had any questions to contact Jon Feichter.

B. PUBLIC COMMENT

Town Attorney William E Cannon, Jr. asked if anyone had public comment.

ERICH OVERHULTZ
26 DAVIS LANE
WAYNESVILLE, NC 28786

Mr. Overhultz thanked Mayor Caldwell, Alderman Dickson, and Alderman Feichter and Chief Adams for their assistance in Saving Haywood litter and debris pick up. He discussed the scope of the litter problem. He asked the town for a point person from the town to press the state DOT to clarify the plans as to which buildings were going to be remaining. He stated the citizens would like an update.

PEGGY HANNAH
268 HEMLOCK STREET
WAYNESVILLE, NC 28786

Ms. Hannah thanked the Board members on behalf of Saving Haywood for their assistance with the litter pick in west Waynesville. She spoke on the new litter fines and asked if the funds could go into a special fund for the police. She made comment on the lack of meetings with Task Force on Homelessness.

Town Manager Rob Hites answered by saying the State requires the funds from the fines to go into a fund for the North Carolina Board of Education.

Mayor Caldwell introduced the New Executive Director of Folk Moot, Glenn Fields. Mr. Fields thanked the Board for the consideration of the application.

C. CONSENT AGENDA

A motion was made by Alderman Jon Feichter, seconded by Alderman Anthony Sutton, to approve the minutes from the March 23, 2021 regular meeting as presented. The motion carried unanimously.

Call for public hearing to discuss incentives for the expansion of industry

- Rob Hites, Town Manager

Town Manager Rob Hites stated that he would like to recommend to the Board to add a call for public hearing for the April 27th meeting seeking public comment on the Downtown Service District.

A motion was made by Alderman Chuck Dickson, seconded by Alderman Anthony Sutton, to call for a Public Hearing to be held on Tuesday April 27, 2021 at 6:00 pm or as closely thereafter as possible in the Town Hall Board room located at 9 South Main Street Waynesville to discuss incentives intended for the expansion of industry. The motion carried unanimously.

Approval of Special Events Permits

- Jesse Fowler, Assistant Town Manager

Assistant Town manager Jesse Fowler presented to the Board changes on the special events permits application. Folkmoot will be changing from July 23rd to July 24th. International day changed from July 24th to July 25th. Mr. Fowler recommends approving the special events applications although some may be cancelled due to Covid.

A motion was made by Alderman Anthony Sutton, seconded by Alderman Chuck Dickson, to approve all special events as amended. The motion carried unanimously.

D. RESOLUTIONS & PROCLAMATIONS

2. Resolution adopting and Observing April 21, 2021 as Administrative Professionals Day.

- Mayor, Gary Caldwell

Mayor Caldwell presented a resolution which would adopt April 21, 2021 as “administrative Professionals Day”. Which is a day set aside to appreciate the work that all of the Towns administrative Professionals do in support of the Town of Waynesville, Waynesville citizens and those that wish to visit.

A motion was made by Alderman Anthony Sutton, seconded by Chuck Dickson that April 21, 2021 be adopted and observed by the Town of Waynesville as “Administrative Professionals Day”, and that the Town of Waynesville use this day to recognize all of its Administrative Professionals for their proud, dedicated, and professional service to the Town of Waynesville, its citizens and visitors. The motion carried unanimously.

C. PRESENTATIONS

3. Recognition of fallen Town of Waynesville K-9 Officer, Valor

- Lieutenant Brandon Gilmore

Lieutenant Brandon Gilmore gave an emotional dedication and presented Sargent Benhart with a shadow box in honor of K-9 Valor who died from cancer in October 2019. Lieutenant Gilmore shared stories with the Board and presented a plaque in honor of K-9 Valor which will be hung in the Police department.

4. Recognition of promotions and new hires within the Waynesville Fire Department

- Joey Webb, Fire Chief

Fire Chief Joey Webb thanked the Board for the approved positions added to the Fire Department. He said the application and hiring process were complete and Captain Darrell Calhoun was promoted to the Fire Marshal position. Cody Parton promoted to Captains position. Part-time Engineer Jonathan Brooks was promoted to Full-time Engineer. Fire Chief Webb congratulated the firefighters for their accomplishments and welcomed them to their new roles.

Mayor Caldwell stated on behalf of the Board of Alderman, he expressed appreciation to the Fire Department.

5. Consideration to extend the powers of code enforcement and nuisance enforcement into the Extraterritorial Jurisdiction of the town of Waynesville.

- Alan Sheinfeld

Mr. Sheinfeld (152 Bobwhite Loop) thanked the Board for allowing him to speak. He expressed that he was at the meeting to ask the Board to Amend the ordinance to expand jurisdiction of the ETJ. He stated he had neighbors that were of concern to him due to wooden pallets and barrels and junk vehicles that were being piled up on the property. He stated that he has made many phone calls to the Town and County over this issue. He feels the items piling up on the private property is offensive.

Manager Hites said code enforcement is to be carried out inside the city limits and he recommends this item be deferred to Ms. Teague and the Town attorney.

A motion was made by Alderman Jon Feichter, seconded by Alderman Anthony Sutton to have Development Services look into the possibility of extending the Towns Authority. The motion carried unanimously.

6. Discussion of Financing Alternatives for Municipalities

- Rob Hites, Town Manager
- Bob Jessup, Bond Attorney with Sanford & Holshouser

Manager Hites introduced Bond Attorney Bob Jessup with Sanford, Holshouser at the request of Alderman Dickson to discuss the borrowing instruments available to municipalities. Mr. Jessup discussed the various types of borrowing and the best borrowing instruments to use in today's lending environment. The Town has several large-ticket items on its list of capital needs. Mr. Jessup went into detail on how the Town could benefit on bundling the hazelwood Fire station, a new ladder truck, pumper, and affordable housing fund to a single borrow.

E. NEW BUSINESS

7. Board approval of a site plan to be submitted for a Parks and Recreation Trust Fund (PARTF) Grant.

- Elizabeth Teague, Development Services Director

Ms. Teague updated the Board on a Parks and Recreation Trust Fund application that the Town is finalizing for a grant to help with construction of the greenway bridge, greenway, and new recreational facilities on the property the Town purchased in 2017. The Parks and Recreation Department initiated a public input session on March 25 and conducted a survey to see what the residents and park users would like to have as part of park development. The plan includes more picnic tables and exercise equipment along the trails.

Ms. Teague explained the PARTF grant requires a fifty percent match from the town. With a \$450,000 project price and asking for \$230,000 in grant funding. If the PARTF application is successful, this would leave an estimated \$230,000 that the town would need to commit to. With \$119,000 donated by private individuals, that would leave the Town with an estimated balance of \$110,000.

A motion was made by Alderman Jon Feichter, seconded by Alderman Anthony Sutton to approve the Parks and Recreation Trust Fund site plan as presented. The motion carried unanimously.

8. Capital budget request to replace the Development Services Plotter.

- Elizabeth Teague, Development Services Director

Ms. Teague presented the Board with a request to replace Development Services Plotter. Sharp has agreed to purchase and remove the old plotter. Ms. Teague said the new Plotter would be much cheaper to maintain than the current Plotter.

A motion was made by Alderman Anthony Sutton, seconded by Alderman Chuck Dickson to approve capital purchase of HP Z 6600 Plotter with and HPZ6dr. The motion carried unanimously.

9. Request to fund the purchase of BOLA Wraps- Less than lethal force

- David Adams, Police Chief

Police Chief David Adams asked the Board to approve the BOLA Wraps. He explained that compared to tasers the BOLA Wraps were more cost effective and safer for the officers as well as the arrestees. The cost would be approximately \$40,000 to equip all the officers and training would be free with purchase.

A motion was made by Alderman Anthony Sutton, seconded by Alderman Jon Feichter to approve budget amendment No. 0-07-21. The motion carried unanimously.

10. Request to upgrade Town IT and Computer Systems

- Jesse Fowler, Assistant Town Manager

Mr. Fowler explained to the Board a couple of years ago, Electronic office came in and replaced a few computers and upgraded the operating system and hardware. At the time of the upgrade it was determined that it was going to be too expensive to upgrade the entire system. He is asking the Board to approve a new budget account to accommodate the IT infrastructure improvement plan, as well as approve a budget transfer of \$25,000 from Administration's Professional Services account to the new account (Data Processing Supplies). This would pay for the first two phases of the desktop computer replacement throughout the town.

Alderman Anthony Sutton expressed concern of the age of the servers and recommended a complete upgrade of the system. He feels it is a security risk and they need to be replaced immediately.

Mr. Fowler stated to upgrade the entire system would be roughly \$95,000.

Consensus of the Board was to replace the necessary workstations and servers.

Finance Director Autumn Lyvers stated the funds for the necessary upgrades were in the budget to make the purchase. She would like to make a budget amendment at the next meeting to take it out of fund balance. She asked that it be placed on the Consent agenda for the next meeting.

A motion was made by Alderman Anthony Sutton, seconded by Alderman Jon Feichter to approve the purchase of the necessary workstations and servers. The motion carried unanimously.

A motion was made by Alderman Chuck Dickson, seconded by Alderman Anthony Sutton to approve the creation of the Data Processing Supplies account (104120-532930) and a budget transfer of \$25,000 from Professional services account (104120-521990) to Data Processing Supplies (104120-532930). The motion carried unanimously.

11. Request of Board approval to purchase Kruger Hydro-Tech Disc-Filter System for the Waste Water Treatment Plant

- Jeff Stines, Public Services Director

Public Services Director Jeff Stines explained to the Board that with the new Waste Water Treatment Plant upgrades comes with changing the primary treatment system. It is the recommendation of McGill and Associates to have the BOA approve (per NCGS 133-3) proposed Kruger- Hydro-tech Disc-filer System.

A motion was made by Alderman Anthony Sutton, seconded by Alderman Jon Feichter to approve the Kruger Hydro-Tech Disc-Filter for the required AOC plan submittal (April 15, 2021) that has been recommended by McGill and Associates for the WWTP upgrades. The motion carried unanimously.

F. COMMUNICATIONS FROM STAFF

12. Manager's Report

- Town Manager Rob Hites

Mr. Hites gave the Board an update on the Sewer plant. The completed construction drawings are due to be submitted to DENR next week. Once they have reviewed, approved, and returned, hopefully by July or August the project can be sent out to bid.

The Queen property lien issues have finally been cleared with the heirs. The money is in place and potentially going to close that this week and move forward to build our next phase of the trail. Mr. Hites said there is a verbal agreement on the existing right of way and moving the trail along the creek. The only expenditure of funds would be to move the fence.

He has been in contact with the engineer on the main street pigeon street project and she said it is due to be included in the next paving contract. Mr. Hites said that the Town is going to lower a section of the line before they come to pave it. He has asked to meet with the engineer as well as the district engineer to work out the details. After the meeting he would be able to give an update.

Mayor feels south main should be priority over Russ avenue. Board agrees.

Mr. Hites announced next weekend Saturday 24th 100 national guardsmen will be doing PE training on the track at the Recreation Center.

Mr. Hites updated the Board on the American rescue plan and said that the Town has been unofficially granted 2.9 million dollars. These funds will be issued in two allotments. The first half will be received sixty days from March 11th. The balance will be paid a year later. It is a recovery fund and has to be spend by the summer of 2024. He stated the funds are not allowed to be parked in an account.

There was much discussion between Mr. Hites and the Board Members on the funds. He recommended a special called meeting to discuss potential ideas on spending and distributing funds.

Consensus of the Board was to discuss this further when Alderman Julia Freeman is present.

13. Town Attorney Report

- William Cannon, Town Attorney

Mr. Cannon advised the Board that there were regulations on federal funds and to keep that in mind when distributing funds.

Mr. Cannon updated the Board on the Hazel street property. He said that he had recently received the judgement from the court which means the property can now be sold. He stated he has a list of people that are interested in the property and he feels that it should be easy to sale.

G. COMMUNICATIONS FROM THE MAYOR AND BOARD

14. Discussion on possible actions to curb littering within the Town and revisions to §44-5 of the Town of Waynesville Code of Ordinances.

- Alderman Jon Feichter

Alderman Feichter feels the fines for littering is too low. He said a provision should be added (if allowed by state statute).

Alderman Feichter gave several suggested approaches to the problem. He suggests to substantially increase the amount of the fine and add a community service requirement (to be spent picking up litter if feasible) in lieu of payment of the fine. Place "No Littering" signs throughout town with information about the penalties that violators would be subject to. Conduct educational and marketing campaigns that will inform citizens as well as visitors that littering will not be tolerated. The campaigns should include a telephone number that community members can call to notify staff of problem areas.

A motion was made by Alderman Jon Feichter, seconded by Alderman Anthony Sutton to ask staff to look into the issues and see what the options are to revise the Ordinance. The motion carried unanimously.

I. ADJOURN

With no further business, a motion was made by Alderman Anthony Sutton, seconded by Alderman Chuck Dickson, to adjourn the meeting at 8:31 pm. The motion carried unanimously.

ATTEST:

Gary Caldwell, Mayor

Robert W. Hites, Town Manager

Kathy Johnson, Deputy Clerk

Proclamation

NATIONAL PUBLIC WORKS WEEK
MAY 16-22, 2021

- Whereas:** Public Works services provided in our community are an integral part of our citizens' everyday lives; and,
- Whereas:** The support of an understanding and informed citizenry is vital to the efficient operation of public works systems and programs such as streets, public buildings and grounds, parks, solid waste collection, and snow removal; and,
- Whereas:** The health, safety, and comfort of this community greatly depends on these facilities and services; and,
- Whereas:** The quality and effectiveness of these facilities, as well as their planning, design, and construction, are vitally dependent upon the efforts and skill of public works employees; and,
- Whereas:** The efficiency of the qualified and dedicated personnel who staff public works departments is materially influenced by the community's understanding of the work they perform.
- Therefore:** I, J. Gary Caldwell , Mayor of the Town of Waynesville, North Carolina, do hereby designate the week of May 16-22, 2021 as National Public Works Week, and further extend appreciation to our public works department for the vital service they perform and their exemplary dedication to our community.

Proclaimed this the 27th day of April 2021.

J. Gary Caldwell, Mayor

ATTEST:

Eddie Ward, Town Clerk

**TOWN OF WAYNESVILLE BOARD OF ALDERMEN
REQUEST FOR BOARD ACTION
Meeting Date: April 27, 2021**

SUBJECT: Draft Final Report for compensation & classification study from Mercer Group

AGENDA INFORMATION:

Agenda Location: New Business
Item Number: D3
Department: Administration
Contact: Rob Hites, Town Manager
Brittany Angel, HR Specialist
Presenter: Phillip Robertson, Mercer Group

BRIEF SUMMARY:

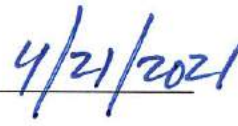
Phillip Robertson from the Mercer Group will be on the phone to discuss the draft final report and the cost of implementation to the new minimum recommended pay plan.

MOTION FOR CONSIDERATION: Yes

ATTACHMENTS: This will be slip sheeted in before the board meeting

FUNDING SOURCE/IMPACT:


Finance Director


Date

MANAGER'S COMMENTS AND RECOMMENDATIONS:

TOWN OF WAYNESVILLE BOARD OF ALDERMEN
REQUEST FOR BOARD ACTION
Meeting Date: April 27, 2021

SUBJECT: Public Hearing on a Conditional District Rezoning request at 104 Locust Drive, PIN 8605-52-8765 from Plott Creek Neighborhood Residential (PC-NR) to Plott Creek Neighborhood Residential Conditional District (PC-NR CD) to allow a 60 unit multi-family development.

AGENDA INFORMATION:

Agenda Location: Public Hearing
Item Number: E4
Department: Development Services
Contact: Elizabeth Teague, Planning Director
Presenter: Elizabeth Teague, Planning Director
Bobby Funk, Mills Construction

BRIEF SUMMARY: This project requests a CD designation to accommodate flexibility in site plan requirements within the Plott Creek Neighborhood Residential (PC-NR) District in order to create 60 new rental units at 80% of AMI for independent residents of ages 55 and older. At their regularly scheduled meeting on April 19, 2021, the Planning Board recommended approval of the attached application with the conditions of: compliance with sidewalk and landscaping requirements; flexibility in the design and calculation of civic space; allowance for parking to be wholly in the front of the building; and the addition of a Type A Buffer on the southern boundary of the project to remediate potential impact to the adjacent neighborhood. In addition and in response to public comments regarding the condition of Locust Drive, the Planning Board is asking for the Town Board to consider paving improvements to Locust Drive in coordination with any driveway or infrastructure work associated with the project.

MOTIONS FOR CONSIDERATION:

1. That the Board of Aldermen find that the requested text amendment to be consistent with the Town of Waynesville's 2035 Comprehensive Plan and that the Conditional District is reasonable and in the Public Interest.
2. That the Board of Aldermen adopt the Conditional District Zoning Amendment Ordinance as presented (or as amended).

FUNDING SOURCE/IMPACT: This project will create new housing on open land increasing potential tax revenue. At a later date, the project may seek assistance with water and sewer infrastructure under the Town's incentive grant program for affordable housing.

ATTACHMENTS:

1. Staff Report
2. Planning Board Report
3. Application Materials
4. Draft Ordinance

MANAGER'S COMMENTS AND RECOMMENDATIONS:

Board of Aldermen Staff Report
Conditional District Rezoning Application
April 27, 2021

Project: Hazelwood Bluff Conditional District Zoning
Location: 104 Locust Avenue; PIN 8605-52-8765
District: Plott Creek Residential District (PC-NR)
Applicant: Mills Construction Co., represented by Bobby Funk

Background:

This parcel is located within the Plott Creek Neighborhood Residential (PC-NR) District and the Town's municipal boundary. It is adjacent to Locust Drive and the Great Smoky Mountain Expressway to the east, the Hazelwood Business District (Indian Motorcycle) to the North, a residential neighborhood to the south, and farmland belonging to Ruth Plott and near to Hazelwood Elementary to the west.

Mills Construction (<https://www.millsconstructionco.com/>) specializes in multi-family and affordable housing development and requests Conditional District Rezoning to accommodate a 60-unit, multi-family structure to provide affordable housing for older residents living independently (*not* a residential care facility or an assisted living facility). They plan to apply for Low Income Housing Tax Credits and have expressed interest in the Town's affordable housing incentive program to assist with development costs.

"Conditional Districts are districts with conditions voluntarily added by the applicant and approved in a legislative procedure by the Board of Aldermen... for orderly and flexible development under the (Town's) general policies without the constraints of some of the prescribed standards guiding by-right development." Any conditions or additional standards that the Board wishes to impose should be limited to improving conformance with the existing ordinance and/or addressing expected impacts of the development. Once the Board approves a CD ordinance, the site plan and CD designation replace any conflict in development regulations which would otherwise apply. (LDS 15.15)

Environmental survey, elevations and site plan were submitted February 22, 2021 as a Special Use Permit application and reviewed by the Town's Technical Review committee on March 3, 2021. The application was resubmitted as a conditional district request in consideration of project location, design, and use, and was heard by the Planning Board on April 19. The applicant has agreed to the conditions recommended by the Planning Board.

The Planning Board report to the Board with recommendations, and a draft ordinance with "App. A Recommended Conditions" are attached for Aldermen consideration along with application materials.

Staff Review Comments:

Zoning District and Comprehensive Plan Consistency:

- The project is consistent with the purpose and intent of the PC-NR District:

F. While it is semi-rural currently, as the Plott Creek Neighborhood District (PC-NR) develops it should do so in a manner which complements its location near the Hazelwood Town Center, and the Hazelwood Elementary School which is within its boundaries. Infrastructure should be well connected and networked (including sidewalks, streets, water/sewer, etc.) and other

infrastructure needs should be addressed (such as recreational opportunities) as the area develops. Special care should be taken to enhance the natural features of the area, such as the mountain slopes and the creek, so that they become an integral part of the community. Connections (roads, trails, etc.) to other districts, such as Hyatt Creek area and to the large mountain tracts at the end of Plott Creek, are also important and must be considered as the area develops.(2.3.3 Neighborhood Residential Districts (NR))

- This property is within the urban services boundary and can be served by Town water and sewer, and Duke Power. It fronts Locust Drive and the Smoky Mountain Expressway right of way. The project will provide needed sidewalk along Locust Drive.
- In the 2035 Comprehensive Land Use Plan (“2035 Plan”) this property is designated for medium to high density residential on the Future Land Use Map.
- This project is compatible with 2035 Plan Goal # 2 of “creating a range of housing opportunities and choices” and by encouraging new housing and promoting a diverse housing stock that includes workforce housing and affordable options that appeal to a variety of households.

Dimensional Requirements (LDS Chapter 2-4)

- Multi-family development is permitted outright without supplemental standards (LDS 2.5.3) for up to 10 units per acre, or 16 units per acre with an SUP. This project includes 60 new one and two bedroom units or 10.4 units per acre. Note that when there is a fraction of a dwelling unit, the calculation is “rounded down to the nearest whole number” in accordance with 4.2.1. Project exceeds minimum setbacks of 10’ from the front and side by adjacent lots, and 6’ in the rear. (LDS 2.4.1).
- Building has three stories, with a sloped roof and a height of 45’6” from the highest adjacent grade to the peak of the roof, per LDS 2.4.1 and 4.4.2. There was public comment with concerns regarding the finished grade of the lot which will remain higher than adjacent properties and with the height of the building. However, as designed, the elevations of the building are compliant with Town standards and grading the lot all the way down would create un-necessary disturbance.
- The Ordinance would require 5% of the property (or 12,545 square feet) to be dedicated civic space. In the site plan submitted, 7.9% of property is designated as civic space provided in three separate areas for outdoor seating and a gazebo. However, two of the civic areas appear to overlap with the access road and applicant and planning Board agree to allow some flexibility in this design so that alternative surfacing of the access road could be considered, specifically a graded and grassed surface designed to handle emergency vehicles but provide a flat passive recreation area. Not counted in the civic space requirement area but notable for residents, are a multi-purpose room, meeting room, laundry, computer center, main lobby and rear lobby that are within the building.
- Impervious area is calculated as 31% of the total lot area, leaving 69% pervious surface and exceeding the 10% minimum.
- The project meets the town’s general standards of Chapter 4 as the lot fronts Locust Drive and the Smoky Mtn Expressway with an access road provided, and the buildings’ primary facade face the street and right-of-way. (LDS 4.3)

Building Design Guidelines (LDS Chapter 5)

- The project meets the House/Townhouse/Apartment Residential Building Design Guidelines:
 - Buildings have sloped roofs with eaves at a 6:12 pitch, and architectural shingles.
 - A port-cochere and covered entrance is provided.
 - At least 15% of the front façade must be windows/entrance doors. Based on the size of this façade, 594 ft² would be required and project elevation drawings propose 1,803 ft².
 - Architectural offsets are in the building footprint.
 - Eaves, gables and 4” window trim with shutters are included.
 - Exterior finish includes brick masonry and alternating colors of siding. Vinyl siding is allowed because the building is greater than 20’ away from any other structure.

Infrastructure (LDS Chapter 6) and Environmental Standards (LDS Chapter 12)

- The Town has the capacity to serve the project with water, and sewer and power is available through Duke power (see attached statements from the Public Services Director and McGill and Associates). Fire hydrant location and water and sewer lines and connections shall be engineered upon site plan approval in coordination with Public Services and the Waynesville Fire Department.
- Project will connect to Locust Drive with a 26’ driveway. Driveway design must be approved by the Town’s Public Services Director or Town Engineer for compliance with the Town’s Specification Manual. A 20’ travel surface for emergency vehicles is provided on all sides of building.
- Parking lot is required to meet the curb, gutter, and pavement standards of the Town’s Specifications Manual. Applicant requests accommodation for parking to be in the front of the building.
- The “pre-development” footprint of the site is 5.76 acres of undeveloped land and the site plan proposes to convert 31% of parcel to impervious surface including building footprint, driveways and parking. Drainage is directed to two stormwater management areas. Development must comply with the Town’s Stormwater Management Regulations (LDS 12.5) and a stormwater management plan must be approved by the Town Engineer or his designee. The two streams are to remain undisturbed, and the project exceeds the stream buffer and built-upon area requirements by providing a 50’ buffer landward of both streams. The Planning Board recommends that the developer seek advisement from Haywood Waterways for improvements to the stream buffer.
- Project will require a land disturbance permit from NCDEQ for soil and erosion control.
- Property is not subject to floodplain or steep slope regulations.
- Development will not generate 3,000 trips per day and so does not require a traffic impact analysis. The Institute of Traffic Engineers (ITE) Manual estimates an average 6-10 trips per day per unit in multi-family development, or 850 trips. In response to public comment, the Board does advise that improvements are needed for Locust Drive.

Civic Space (LDS Chapter 7)

Civic space is provided to “ensure convenience to all residents of the development” and are “centrally and internally located so as to serve the needs of the residents of the neighborhood.” (7.2.2-3). Because this development is designed to serve seniors, outdoor areas are shown as passive recreation including benches and a gazebo. Two of the designated areas, overlap with the emergency access road and the applicant is seeking flexibility in design and programming of civic space requirements LDS 7.2.5.

Landscape (LDS Chapter 8)

- Applicant has provided a preliminary landscape plan that achieves parking lot compliance: shade trees within parking areas have been provided to comply with the 40’ radius requirement of the ordinance; 12 supplemental shade trees (1 for every 12 parking spaces) will be provided after grading and construction; a compliant hedge screen runs along the parking lot edge facing Locust Drive.
- There are no landscaped buffer requirements between this property and the adjacent business district (H-BD) properties or between the residential properties within the same district. However, Applicant has agreed to the condition of a Type A Buffer being added to the southern boundary of the property in response to public comment at the Planning Board.
- Sidewalk and street trees must be provided at 1 canopy tree for every 40’ of frontage.

Parking (LDS Chapter 9)

Applicant is showing 90 spaces with sidewalk connectivity on the perimeter and compliant drive aisles. Parking spaces must meet the town dimensional requirement of 9 x 18, and ADA spaces must comply with building code. That interior sidewalk must connect to the required sidewalk along Locust Drive. A bicycle rack accommodating 5 bicycles will be included.

Lighting and Signage (LDS Chapter 10 and 11)

Other requirements to be addressed as part of building inspections and permitting include:

- A lighting plan will be required for approval by the Town Engineer if/upon approval of Master Plan and must comply with the Town’s design standards for the NR District (Chapter 10). This will require cut-off lighting that is under 25’ for parking areas and directed architectural lighting for buildings and walkways.
- If there is to be identification signage for the development, it shall be of a monument style and will require a sign permit from the Town.

Staff Recommendation:

Staff believes that the proposed Master Plan and Conditional District request is consistent with the Town’s Goals for Land Development as written in the 2035 Plan to the benefit of the development and the Town, specifically:

1. Allow parking to be wholly within the front of the building as presented with all other Town and State requirements for landscaping, accessible parking, and parking lot design requirements met.
2. That the developer construct sidewalk along the frontage of Locust Drive with required street trees in compliance with the Town ordinance.
3. Allow flexibility in design and programming of civic space to 5% of the total lot size, in consideration of the future residents of the facility.
4. Supplement requirements with the condition of a “Type A Buffer” (LDS 8.4.2) “to provide a very dense all-season sight to significantly separate uses and zoning districts. It is intended to reduce intrusive lighting and noise from adjacent properties.”
5. Request guidance and possible future coordination with Haywood Waterways on improvements to stream buffers.

Requested Action:

1. Motion to find the project consistent with the 2035 Land Development Plan and is reasonable and in the public interest.
2. Motion to adopt the attached ordinance and recommended site plan conditions.

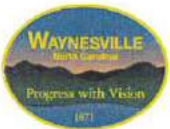
Elizabeth Teague

From: Jeff Stines
Sent: Friday, March 26, 2021 1:43 PM
To: Elizabeth Teague
Cc: Rob Hites; Jesse Fowler; Wayne Bolin; Preston Gregg
Subject: Hazelwood Bluff

Elizabeth,
Hazelwood Bluff (Locust Drive) sanitary sewer has been calculated to add an additional 10,080gpd to the capacity of the Town of Waynesville's Sewer System. The Town of Waynesville will be able to serve this development and stay in compliance of the SOC guidelines set by NCDENR. The Town of Waynesville can also provide Water Service to this site. Unfortunately, this is outside our service boundaries to provide Electric Service. If you have any additional questions feel free to contact me.

Sincerely,
Jeff

Jeff Stines | Director of Public Services
Town of Waynesville, NC
129 Legion Drive | PO Box 100 | Waynesville, NC 28786
(o) 828.456.3706 | (f) 828.456.2005
jstines@waynesvillenc.gov | www.waynesvillenc.gov





Shaping Communities Together

April 8, 2021

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

RE: Wastewater Allocation
Hazelwood Bluff Development
104 Locust Drive
Waynesville, North Carolina

Dear Ms. Teague,

McGill Associates has reviewed the adequacy of the Town of Waynesville's sewer system to accept and treat an estimated 10,080 gpd wastewater flow generated by the proposed Hazelwood Bluff development located at 104 Locust Drive. This flow amount is within the 155,000 gpd "New Flow" which may be accepted as provided by Article 8 of the Town's Special Order by Consent with the North Carolina Environmental Management Commission dated December 31, 2020.

Sincerely,
McGill Associates, P.A.

A handwritten signature in blue ink, reading 'Joel L. Storrow'.

Joel L. Storrow, P.E.
Senior Principal

P:\2019\19.00330-WaynesvilleNC-WWTP Upgrade Design & Cons\Correspondence\21-0408-Hazelwood Bluff
Wastewater Allocation Letter.docx

Report For

BOYD, JAMES R
BURGIN, BOYD
C/O JAMES PATRICK CLAYTON
310 FAIRFAX AVE
ASHEVILLE, NC 28806

Account Information

PIN: 8605-52-8765

Legal Ref: 2016E/587
1994E/78

Add Ref: A02/359
A96/107

Site Information

104 LOCUST DR

Heated Area:

Year Built:

Total Acreage: 5.76

Township: Town of Waynesville

Site Value Information

Land Value: \$195,000

Building Value: \$0

Market Value: \$195,000

Deferred Value: \$0

Assessed Value: \$195,000

Sale Price: \$0

Sale Date: 11/30/2016



1 inch = 400 feet

December 10, 2020

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.

Report For

BOYD, JAMES R
BURGIN, BOYD
5 WHITE OAK RD
ASHEVILLE, NC 28803-2922

Account Information

PIN: 8605-52-8765

Legal Ref: 2016E/587

1994E/78

Add Ref: A02/359

A96/107

Site Information

104 LOCUST DR

Heated Area:

Year Built:

Total Acreage: 5.76

Township: Town of Waynesville

Site Value Information

Land Value: \$195,000

Building Value: \$0

Market Value: \$195,000

Deferred Value: \$0

Assessed Value: \$195,000

Sale Price: \$0

Sale Date: 11/30/2016

ZONING



1 inch = 200 feet

March 3, 2021

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



To: Town of Waynesville Board of Aldermen
From: Susan Teas Smith, Planning Board Chair
Date: April 20, 2021
Subject: Planning Board Report on CD Amendment Request
Description: Multi-family development site plan in the PC-NR.
Address: 104 Locust Drive, PIN #8605-52-8765.

At their regularly scheduled meeting on April 19, 2021, the Planning Board held a public hearing to consider the Conditional District Application as presented by Mills Construction Co. This project would provide 60 units on 5.76 acres, of affordable housing targeted for older but independent residents. The meeting was duly noticed and Chair Susan Teas Smith presided. The Planning Board voted to recommend the following:

1. The zoning amendment application should be approved and is consistent with the Town's 2035 Comprehensive Plan and is reasonable and in the public interest because:
 - The PC-NR district allows residential, multi-family, and the project is compliant with the density and dimensional requirements of the district, including setbacks, building height, stream buffer and the retention of pervious surface;
 - The modification to allow parking in the front of the building is reasonable on this site because of its location adjacent to the right-of-way of 23/74 and businesses within the Hazelwood Business District which already have parking in the front, and to accommodate a port-cochere and handicapped accessible parking to meet the guidelines for funding for this type of housing; and
 - The request for flexibility in the calculation and design of civic space is reasonable in consideration for a possible alternative surface of the access road and the future usage of older residents;
 - The project is consistent with the 2035 Comprehensive Plan because this property is designated for high to medium density development on the Future Land Use Map, and is compatible with the Plan Goal #2 of "creating a range of housing opportunities and choices," and promoting "a diverse housing stock including market rate, workforce and affordable options that appeal to a variety of households.
2. The following requirements, conditions and modifications should be included in the ordinance to provide for orderly and flexible development under the general policies of the Land Development Standards and in accordance with LDS Section 15.15:

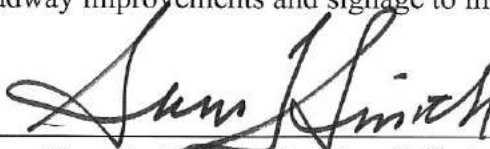
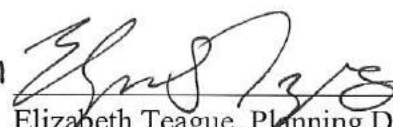
- Allow parking to be wholly within the front of the building as presented with the parking lot itself meeting all Town and State requirements for landscaping, accessible parking and other parking lot design specifications;
- Allow flexibility in the design of civic space to provide the required 5% of total lot size;
- Require compliant sidewalk and street trees along the Locust Drive right-of-way with a connection to interior sidewalk serving the residents;
- Require a Type A Buffer along the southern boundary of the property, and to seek cooperation and guidance from Haywood Waterways to ensure the most advantageous buffer treatments along the streams.

Both Motions were approved unanimously by a vote of 8-0.

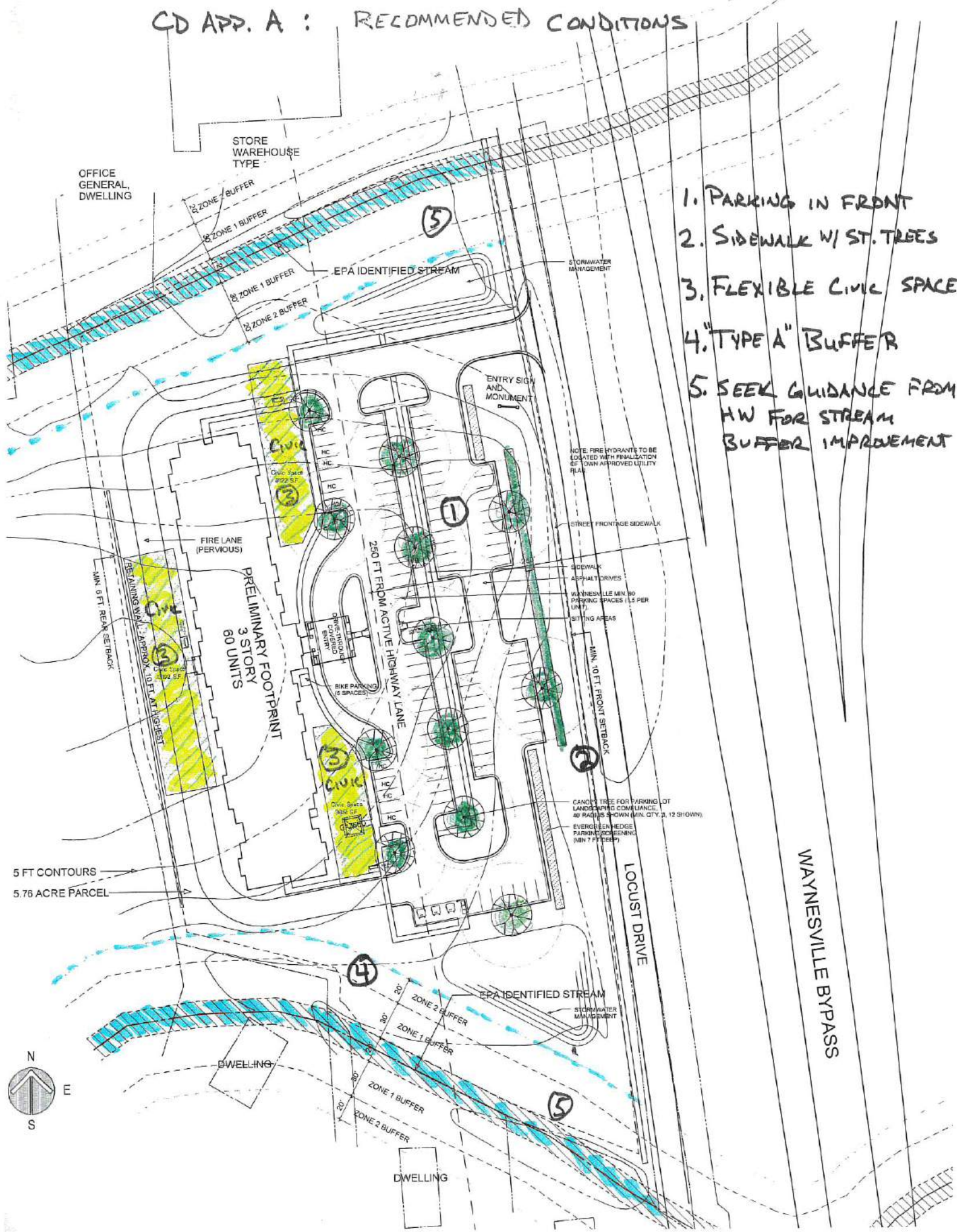
In addition to the above, the Planning Board committed to forward on concerns of several neighborhood residents who attended the public hearing expressing consistent and serious concerns related to the condition of Locust Drive, not relevant to the Hazelwood Bluffs project itself. The Planning Board requests that these concerns be communicated to the Town of Waynesville Public Works Department on behalf of these citizens, specifically:

- The fact that Locust Street is very narrow and not safe to use as a pedestrian sidewalk.
- There is substantial damage from prior public works construction that has left one side damaged and not safely drivable.
- Drivers who “miss” the entrance ramp to the Expressway end up on Locus Street and there is no signage stating that there is no outlet and no turn-around beyond the commercial driveways.
- Indian Motorcycles is reported to “test drive” vehicles up Locust Street sometimes leaving “burnt rubber” marks in the street.
- There is no continuation of sidewalks to give safe passage to families and children toward the school.

By this memo, we inform the Board of Aldermen of these citizens’ concerns and requests for roadway improvements and signage to improve the above conditions.

 4/20/21  4/20/21
 Susan Teas Smith, Planning Board Chair, Date Elizabeth Teague, Planning Director, Date

CD APP. A : RECOMMENDED CONDITIONS



1. PARKING IN FRONT
2. SIDEWALK W/ ST. TREES
3. FLEXIBLE CIVIC SPACE
4. "TYPE A" BUFFER
5. SEEK GUIDANCE FROM HW FOR STREAM BUFFER IMPROVEMENT



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: Conditional District

Application is hereby made on April 15, 2021 to the Town of Waynesville for the following map amendment to establish or amend a Conditional District:

Property owner of record: James Clayton, Boyd Burgin, Harriet O Smith Anisowicz

Address/location of property: 100 Locust Drive

Parcel identification number(s): 8605-52-8765

Deed/Plat Book/Page, (attach legal description): see attached

The property contains 5.76 acres.

Current district: Plott Creek Neighborhood Residential

Requested district: Plott Creek Neighborhood Residential – Conditional District

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

see attached

Applicant Contact Information

Applicant Name (Printed): Bobby Funk

Mailing Address: PO Box 6171, Raleigh, NC 27628

Phone(s): 828-551-6511

Email: bobby@millsconstructionco.com

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

See executed purchase option attached indicating owner authorization (section 8)

Note: Map Amendment Requests require a fee based on the size and number of lots being requested. 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.

This institution is an equal opportunity provider

Property suitability for rezoning statement:

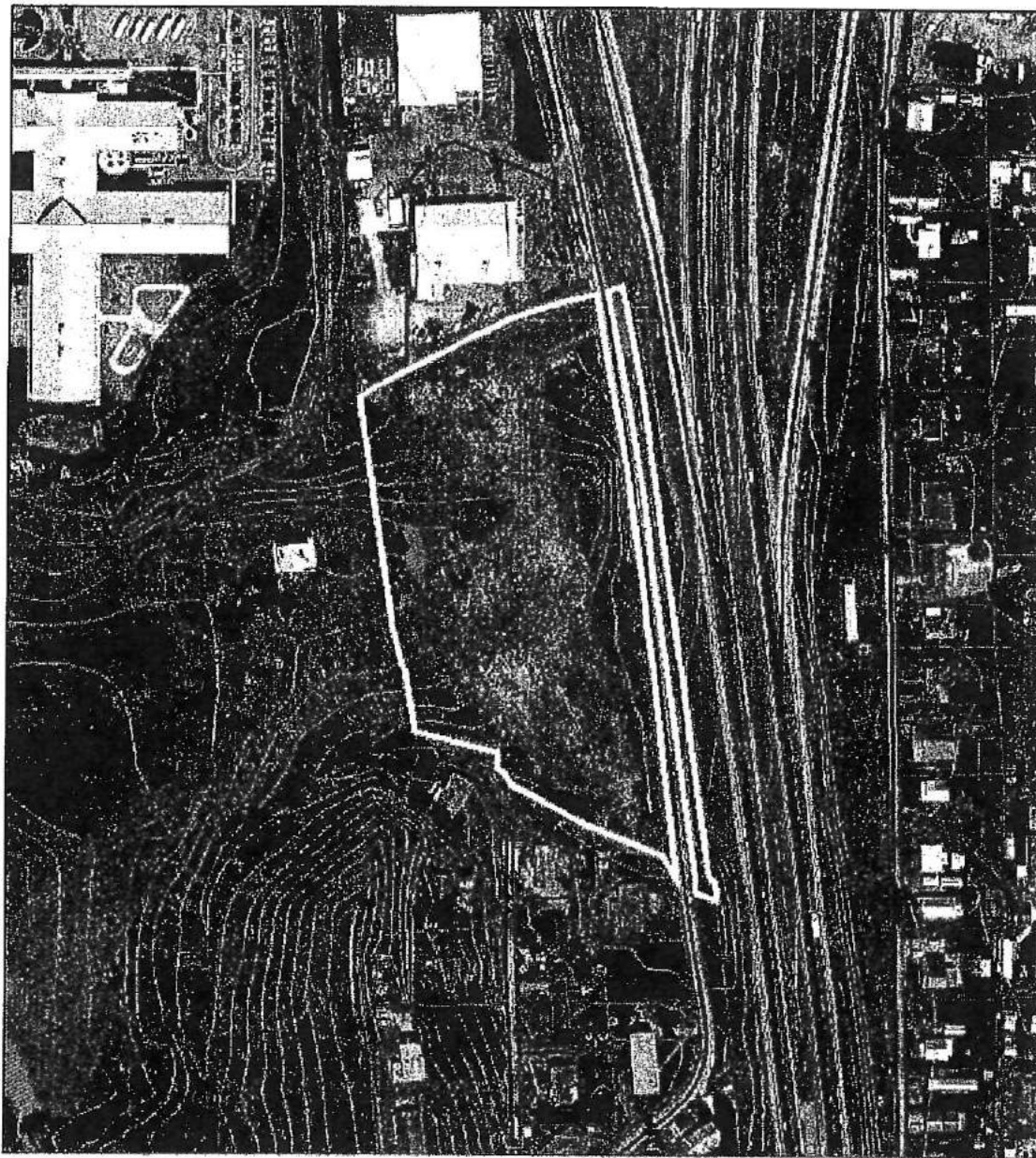
This property on Locust Drive with convenient access to Plott Creek Rd is located in a short commute to wide variety of shopping and service amenities in the Hazelwood neighborhood. The property has been identified in the Waynesville 2035 Comprehensive Plan as a Residential Medium to High Density district which the proposed senior housing development aligns with. The site has access to water and sewer services to support the proposed development. The proposed development will be in harmony to surrounding land uses which includes commercial, to the north, single family to the south, multifamily to the west and a transportation corridor to the east. The site has natural buffers to the north and south with identified streams which will require adequate buffering distances to not disturb the streams. Additionally, affordable housing was identified as a top priority issue in the latest comprehensive plan. This development will provide much needed affordable housing to senior residents who, based on market pressures, have currently have a difficult time finding affordable housing choices in Town. The development will create 60 new affordable units for residents age 55 and older earning up to 80% of the area median income.

A key reason the development is seeking a conditional district rezoning rather than a special use permit under the existing zoning district of Neighborhood Residential to allow multifamily development is related to the parking restrictions under the existing zoning designation. Due to the fact that this development will be built using State financing through the North Carolina Housing Finance Agency, residential buildings of the development must be oriented to the western-most edge of the property to align with State guidelines to develop housing units at least 250 feet from high traffic corridors. The size of the parcel therefore necessitates places the required parking places at the front of the building which would not be allowed in the current zoning designation. Due to the grade change on the property, the parking in the front of the property would largely be unseen from the street. Additionally, there is parking in the front of the buildings of the neighboring commercial buildings to the north which further add to the harmonious nature of this request.

Exhibit A-1
Legal Description

BEGINNING at a stake on the South side of Plott Creek Road at the North-east corner of the W. L. Mehaffey lot, and runs thence with said Mehaffey lot two calls as follows: S. 8° E. 640 feet to a stake on the South side of a branch; S. 59° 30' W. 226 feet to a stake, Mehaffey corner in the George Plott line on the South side of said branch or drain; thence S. 8° E. 142 feet with said Plott line to a stake; thence with Plott line, S. 14° 15' E. 383 feet to a stake, corner of the land being conveyed by deed of even date herewith, to C. N. Allen; thence with said C. N. Allen line, six calls down and near the branch as follows: S. 77° 20' E. 119 feet; S. 47° 20' E. 105 feet to a stake; S. 71° E. 180 feet to a stake on North bank of said branch S. 33° E. crossing said branch, 39 feet to a stake; S. 74° E. 77 feet to a stake; N. 67° 45' E. 247 feet to a stake on the South side of said branch, said Allen corner; thence with his line N. 4° 15' W. crossing said branch 15 feet to a stake at the end of a lane or road; thence with the West margin of said land or road, N. 4° 15' W. 871 feet to a stake at a small branch or drain; thence continuing with the West margin of said road or lane, N. 1° 15' E. 449 feet to a stake at the South margin of said Plott Creek Road; thence with said margin of said road three calls as follows: S. 82° 15' W. 155 feet; N. 76° W. 155 feet; S. 78° 20' W. 317 feet to the BEGINNING, containing 21.57 acres, more or less, as per survey and plat of N. Rogers, together with and including all the right, title and interest of the party of the first part in and to the road bed and creek bank on the North side of said property, and also including herein the western half of an 18-foot roadway or lane on the East side of the foregoing described property, but subject to said roadway or lane being kept open for the benefit of the lands herein conveyed and for the lands being conveyed by deed of even date herewith to C.N. Allen and E. J. Hyatt.

Exhibit A-2
Map of Property



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

The undersigned Owner or Party with a contract or option to purchase that real property located at **104 Locust Drive** in Waynesville or the ETJ area of Waynesville, North Carolina, has submitted an application which is to be heard in a quasi-judicial or legislative proceeding by the Town of Waynesville, North Carolina. I hereby authorize the following named individual to present my application and case, as my agent at such hearing.

Name of Authorized Agent: **Bobby Funk**

Title and Company: **FGM Development, LLC**

Address: **P.O. Box 6171 Raleigh, NC 27628**

Phone and email: 828-551-6511; bobby@millsconstructionco.com

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

SIGNED AND AGREED:

DocuSigned by:

4/13/2021
91E9B19528C336
JAMES P. CLAYTON DATE

DocuSigned by:

4/16/2021
8965B71B3191408
BOYD BURGIN DATE

DocuSigned by:

4/15/2021
77C4F8BCF5D4B4
HARRIET O. SMITH ANISOWICZ DATE

Special Use Permit Application – Town of Waynesville
Project: Hazelwood Bluff, 104 Locust Drive
Applicant: Mills Construction, LLC

February 22, 2021

ENVIRONMENTAL SURVEY

Parcel Details

Address: 104 Locust Drive
Parcel PIN: 8605-52-8765
Acreage: 5.76 acres

Parcel Description

The 5.76-acre parcel at 104 Locust Drive in Waynesville, NC is a mostly-cleared, vacant, grassy plot. The highest elevation is at the midpoint of the western edge of the site, reaching just above 2,765 feet above sea level. The parcel's lowest elevation drops to 2,730 feet above sea level at its northeastern corner, along Locust Drive. The parcel slopes down relatively evenly from its highest point to its northern, eastern, and southern edges. All of the site's vegetation is at its edges, and consists of brush and hardwood trees. The site has a single man-made feature: a double-sided V-shaped billboard at its eastern, right-of-way-adjacent edge which will be removed if the development proceeds.

Both to the north and south, the parcel is bordered by small streams. To the north, the parcel is bound by and unnamed creek, identified as a riverine system by the Fish and Wildlife Service's (FWS) National Wetlands Inventory. The channel is wet year-round and sparse vegetation of some hardwoods grows on its banks. To the south, the parcel is bound by an unnamed creek, identified as a riverine system in the National Wetlands Inventory. This channel is also wet year-round and has a somewhat fuller tree cover along its length.

To the east, the site is adjacent to Locust Drive. Vegetation along the eastern edge is generally low brush at the northern end and becomes a mix of hardwoods, brush, and wildflowers at the southern end. A similar brush and hardwood vegetation mix follows the western border of the site, buffering this parcel from the adjacent one to the west.

No part of the parcel has an environmental or sensitive land designation such as location within a flood hazard area, water supply watershed, farmland preservation area, or natural heritage area.

Effort will be made to retain as much existing vegetation as possible. Because the center of the site is clear and vegetation exists almost exclusively around the edge of the parcel, a large percentage of existing vegetation can likely be protected and retained.

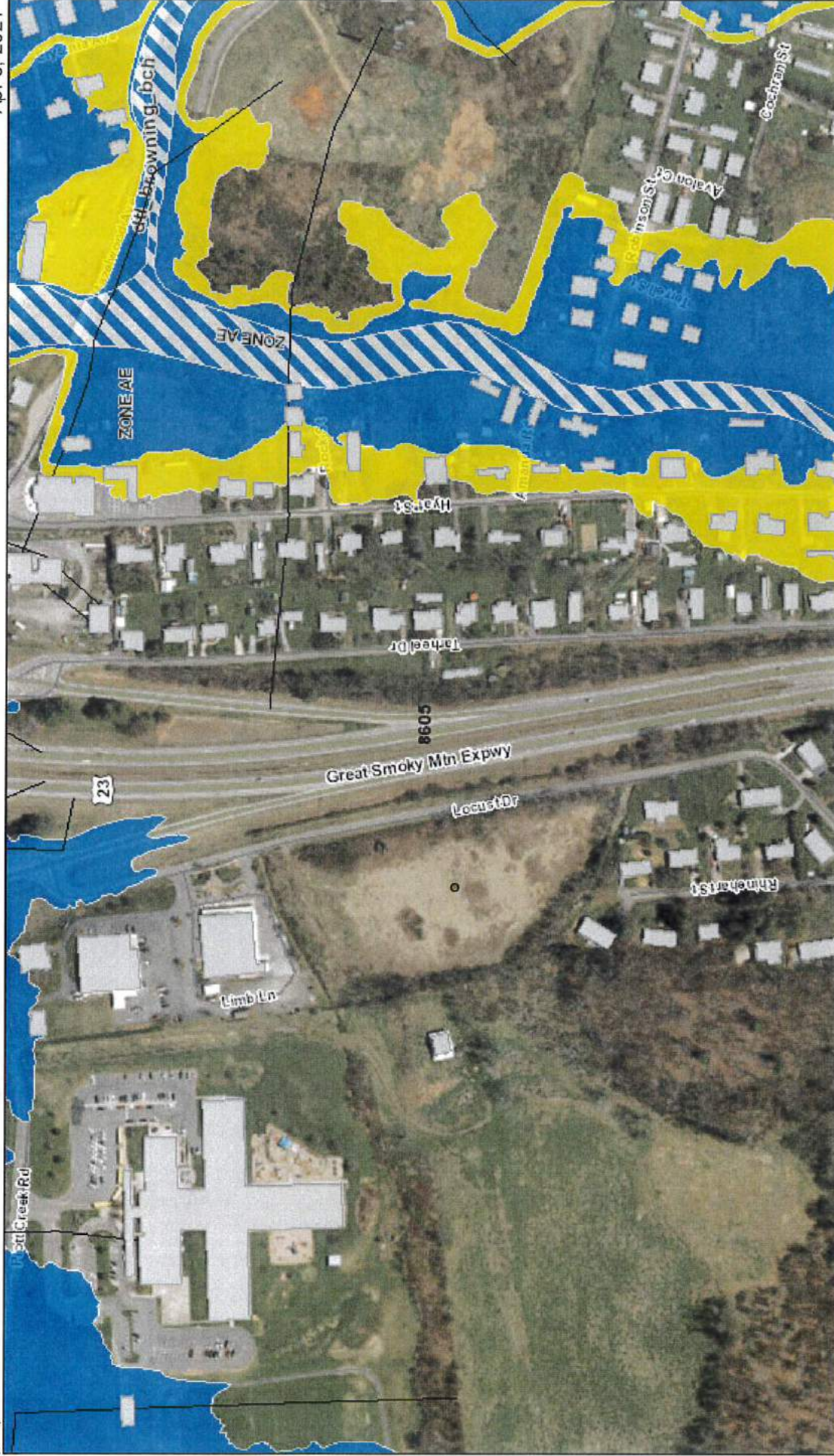


Imagery ©2021 Maxar Technologies, Map data ©2021 100 ft



104 Locust Drive FRIS

Apr 6, 2021



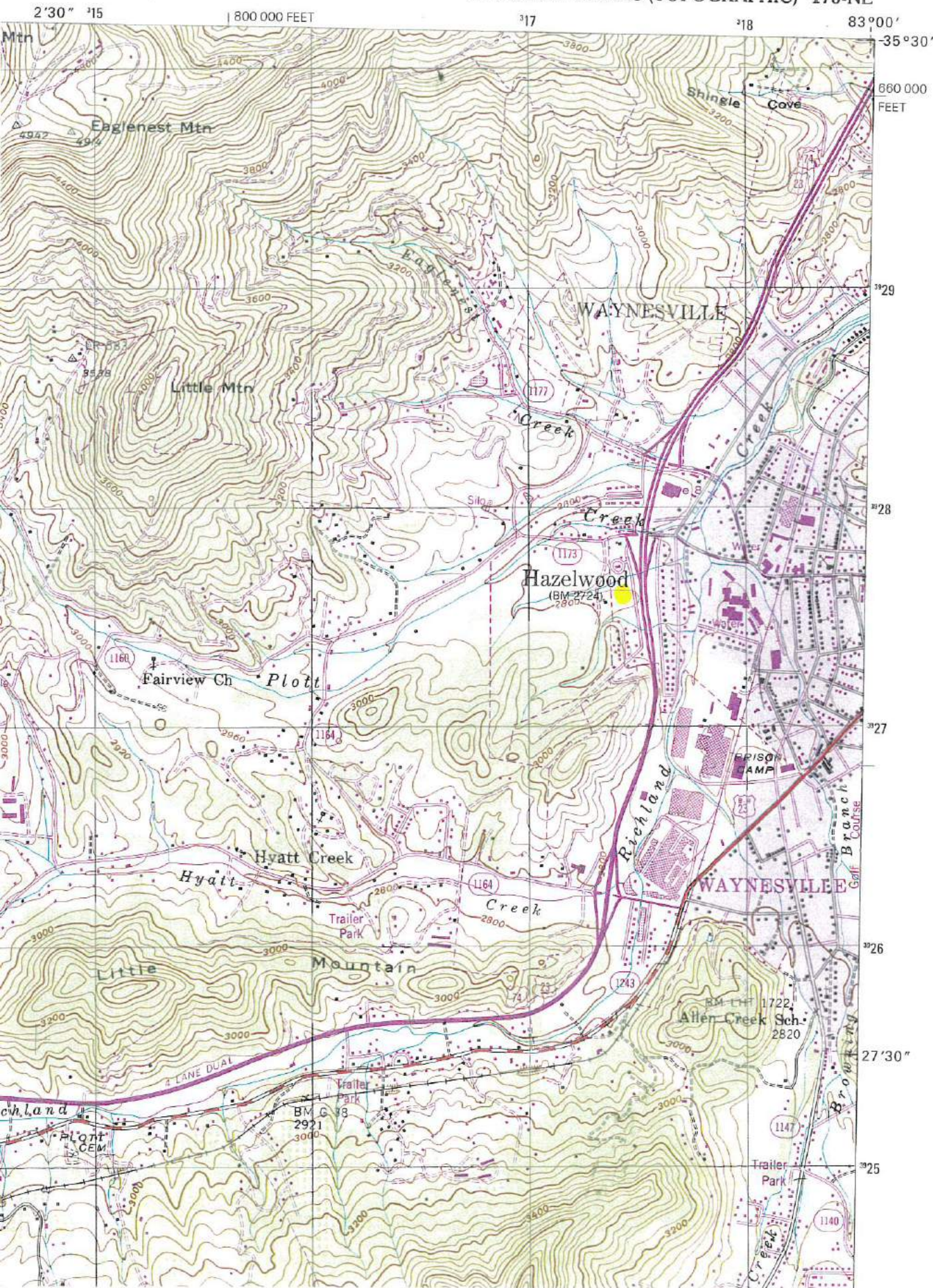
Legend

- | | | | |
|--|-------------------|--|---|
| | Panels | | Flood Hazard Areas |
| | Political Areas | | AE |
| | Stream Centerline | | Floodway (AE) |
| | Cross Sections | | 0.2 % Chance Annual Flood Hazard |
| | Levee | | Future Conditions 1% Annual Chance Flood Hazard |

North Carolina Floodplain Mapping Program

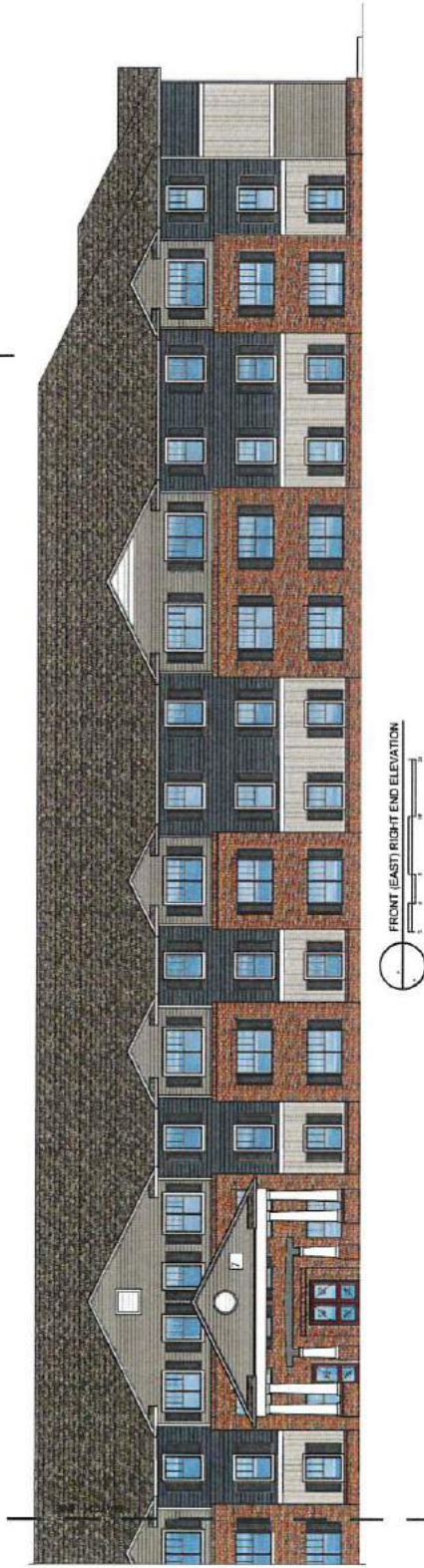


HAZELWOOD QUADRANGLE
NORTH CAROLINA
7.5-MINUTE SERIES (TOPOGRAPHIC) 175-NE

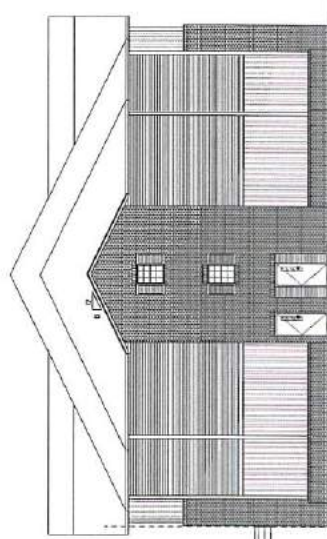




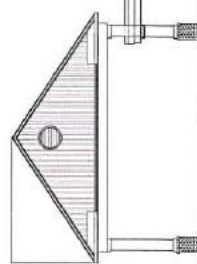
FRONT (EAST) LEFT END ELEVATION
SCALE: 1/8" = 1'-0"



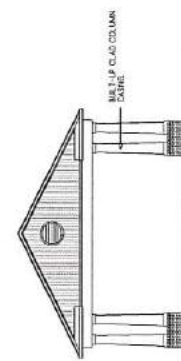
FRONT (EAST) RIGHT END ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT END (NORTH) ELEVATION
SCALE: 1/8" = 1'-0"



ENTRY PORTICO SIDE ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION - ENTRY PORTICO
SCALE: 1/8" = 1'-0"

- 1. Architectural Profile Shingles - Cedarwood Weathered Wood
- 2. 5" Horizontal Vinyl Siding - Cementitious Granite Gray
- 3. 5" Horizontal Vinyl Siding - Cementitious Pacific Blue
- 4. Board and Batten Vinyl Siding - Cementitious Herringbone
- 5. Vinyl Shutters - Gray
- 6. Brick Masonry - Lea Scottsdale 740
- 7. Entry Portico with Pillars
- 8. Gable Ends
- 9. 16" Eave Overhangs and Returns
- 10. 3'-4" Gable Offsets
- 11. 4" Window Trim at Siding

JA
Jones Architecture, PLLC
1000 West Main Street
Raleigh, NC 27607
Tel: (919) 302-0034



HAZELWOOD BLUFF
WAYNESVILLE
NORTH CAROLINA
60 RESIDENTIAL UNITS

THESE DRAWINGS ARE THE
PROPERTY OF JONES ARCHITECTURE, PLLC
AND ARE NOT TO BE REPRODUCED
OR USED IN ANY MANNER WITHOUT
THE WRITTEN PERMISSION OF
JONES ARCHITECTURE, PLLC
ALL RIGHTS RESERVED.
DATE: 04/18/2021
BY: JAS
FOR: JAS

NCSEA PREL APPLICATION
NOT FOR CONSTRUCTION
BUILDING ELEVATIONS

A5.01



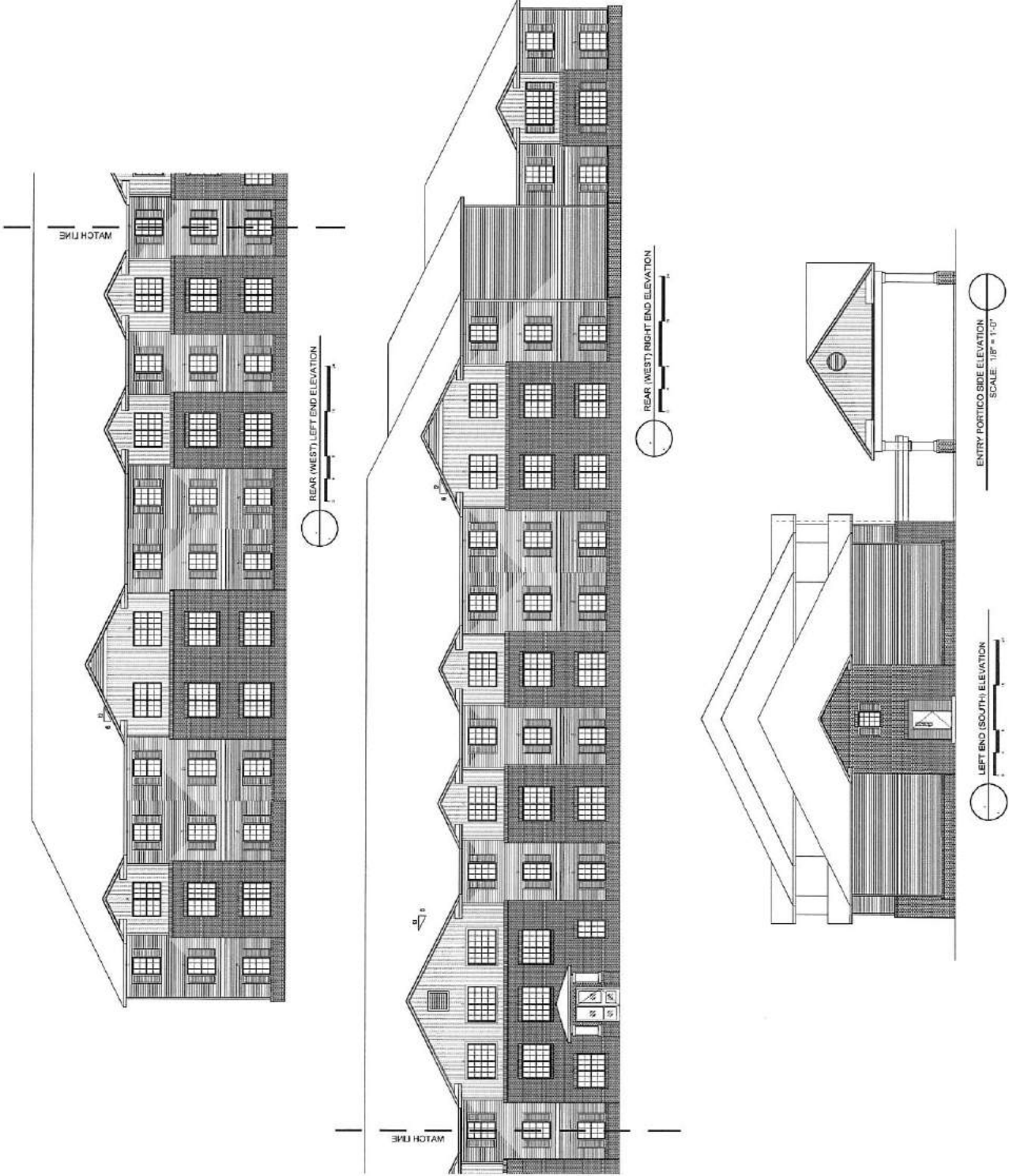
PROJECT TO BE NAMED
LOCUST ST.
WAYNESVILLE
NORTH CAROLINA
60 RESIDENTIAL UNITS

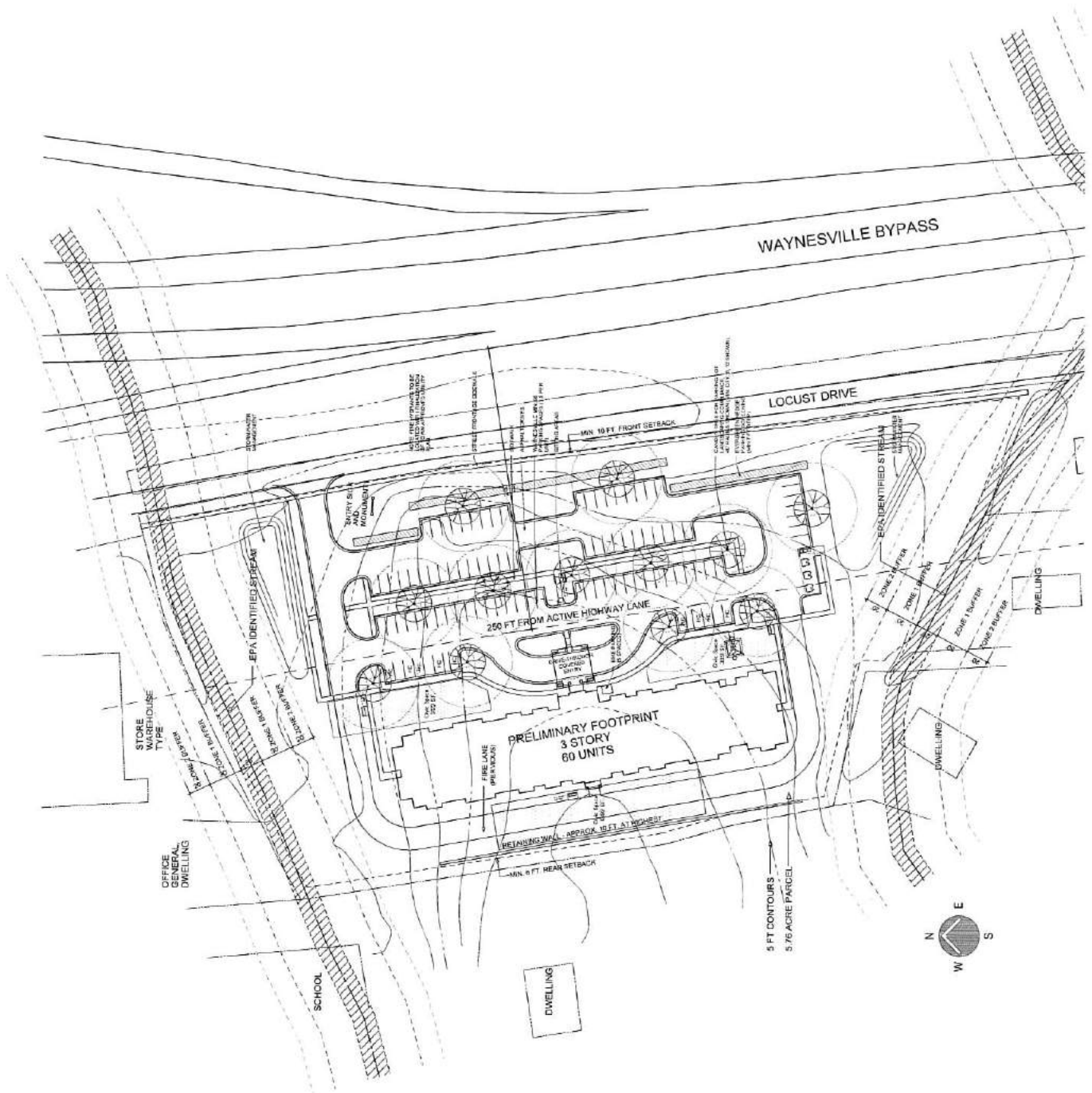
THESE DRAWINGS ARE THE
PROPERTY OF JONAS ARCHITECTURE, PLLC
AND ARE NOT TO BE REPRODUCED
OR USED FOR ANY OTHER PROJECT
WITHOUT THE WRITTEN PERMISSION
OF JONAS ARCHITECTURE, PLLC

DATE: 10/1/20
DRAWN BY: JAS
CHECKED BY: JAS
DATE: 10/1/20

NOT FOR CONSTRUCTION
BUILDING ELEVATIONS

A5.02





ORDINANCE NO. O-08-21

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF TO ESTABLISH A CONDITIONAL DISTRICT AT 104 LOCUST DRIVE, PIN 8605-52-8765 THE TOWN OF WAYNESVILLE, NORTH CAROLINA April 27, 2021

WHEREAS, the Town of Waynesville has the authority, pursuant to Part 3 of Article 19 of Chapter 160A of the North Carolina General Statutes, to adopt zoning regulations, to establish zoning districts and to classify property within its jurisdiction according to zoning district, and may amend said regulation and district classifications from time to time in the interest of the public health, safety and welfare; and

WHEREAS, the Town of Waynesville Planning Board has reviewed the proposed ordinance and site plan after a duly noticed hearing and recommends that this conditional district action is consistent with the 2035 Comprehensive Land Use Plan and is both reasonable and in the public interest; and

WHEREAS, after notice duly given, a public hearing was held at a regularly scheduled Board of Aldermen Meeting on April 27, 2021; and

WHEREAS the Board of Aldermen find that the proposed project is reasonable and in the public interest, and that it is consistent with the Town of Waynesville 2035 Comprehensive Plan because;

- The property is consistent with the use and density of the Plott Creek-Neighborhood Center (PC-NR) zoning district in which it is located; and
- The property is located within an area designated for medium to high-density residential on the 2035 Plan Future Land Use Map and is within the Town's Urban Service area and municipal boundary for Town infrastructure and services; and
- The proposed project meets Goal 2 of the 2035 Comprehensive Plan to "Create a range of housing opportunities and choices," and to promote a diverse housing stock including market rate, workforce housing and affordable housing options that appeal to a variety of households."

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

Section One. The existing zoning map of the Town of Waynesville be amended:

- A. The Haywood County Tax Parcel identified with PIN 8605-52-8765, and addressed as 104 Locust Drive, shall be rezoned from Plott Creek Neighborhood Residential (PC-NR) to Plott Creek Neighborhood Residential Conditional District (PC-NR-CD).

Section Two. The following provisions of the Code of Ordinances be amended to apply within the Plott-Creek-Neighborhood Residential-Conditional District as shown on App. A and as follows:

- A. District name in **Table 2.2** be added as "Plott Creek Neighborhood Residential -Conditional District."

- B. In **Chapter 4.3.3** – Dimensional Standards allow parking to be within the front setback and between the primary structure and the public street right-of-way on which it fronts, (and In Chapter 5.5.4 – Apartment Buildings)
- C. In **Chapter 7.2** –Remove requirements for minimum amenities except for those facilities as shown on the Master Plan.
- D. In **Chapter 8.4.2A** – Supplement requirements with the condition of a “Type A Buffer”

Adopted this 27th day of April, 2021.

TOWN OF WAYNESVILLE

Gary Caldwell, Mayor

ATTEST:

Eddie Ward, Town Clerk

APPROVED AS TO FORM:

William C Cannon, Jr. Town Attorney

TOWN OF WAYNESVILLE BOARD OF ALDERMEN
REQUEST FOR BOARD ACTION
Meeting Date: 4/27/2021

SUBJECT: Public Hearing to “solicit input from the residents and property owners as to the needs of the service district prior to the contract” (160A-536 d1 (1)).

AGENDA INFORMATION:

Agenda Location: Public Hearing
Item Number: E5
Department: Administration
Contact: Rob Hites
Presenter: Rob Hites

BRIEF SUMMARY:

In June of 2016 the General Assembly placed in effect a new statute outlining the procedures a municipality must go through to establish a “Municipal Service District” and contract with private organizations to manage those districts. The previous Interim Manager followed the statute when he drafted an RFP and sent it to prospective bidders. The statute limits such contracts to five years. The Town’s contract with “Downtown Waynesville Association” ends on June 30th, 2021. To get the bid process underway, the Board must advertise a public hearing for two consecutive weeks before holding a meeting soliciting input from the citizens and property owners as to the need for service “prior to the contract”. The staff will use that input to draft an RFP that will be used as a framework for potential organizations that may answer the request for proposals. Once the proposals have been submitted the Board will determine a timetable for evaluating the proposals and determine their choice for the administrator of the Downtown Municipal Service District. The Town will prepare a contract that will cover a five-year period.

MOTION FOR CONSIDERATION:

Public hearing for soliciting input as to the needs of the Downtown Service District. Based on comments from the Public, instruct staff on specific topics that should be included in Request for Proposals.

FUNDING SOURCE/IMPACT:

The organization will establish a plan of action based on their contract with the Town and funded by an ad valorem property tax established by the Town Board of Aldermen.

ATTACHMENTS: Chapter 160A-Article 23 of General Statutes (underlined in ink and yellow marker)

MANAGER’S COMMENTS AND RECOMMENDATIONS:

The statute requires that the Town advertise the public hearing two times on consecutive weeks. The Town staff has advertised the hearing in accordance with the statute. The Board should request input regarding the Downtown Service District's strengths, weaknesses, and threats.

At the conclusion of the hearing the Board should request the staff to include specific comments from the hearing that may not have been addressed in the RFP the Town used in 2016. (attached) .

Town of Waynesville
Municipal Service District Private Agency Solicitation
Request for Proposals

Introduction

The Town of Waynesville is accepting proposals to administer the downtown Municipal Service District (MSD). The purpose of this Request for Proposals (RFP) is to provide a fair evaluation for all candidates and to provide the candidates with the evaluation criteria against which they will be chosen.

Project Description and Requested Services

The Town of Waynesville has a Municipal Service District (MSD) as an overlay of its downtown or part thereof. Pursuant to State of North Carolina General Statute 160A Article 23, the Town may collect an additional tax on property within this district with the proceeds being used exclusively on projects, programs and additional services within this district. The Town is therefore seeking a private or non-profit agency to enter into a contract to administer and manage the projects, programs and services within this MSD.

Subject to approval by Waynesville Board of Aldermen and subject to the availability of funding, the Town expects to negotiate a contract for services with the selected agency during the spring of 2016.

Proposal Guidelines and Requirements

This is an open and competitive process. Proposals received after 4:00pm, Thursday, July 14, 2016, will not be considered and will be returned unopened. The proposal must contain the signature of a duly authorized officer or agent of the agency submitting the proposal. Three (3) bound copies and one electronic copy (PDF format) of the Proposal shall be sent or hand delivered to:

Town Manager
Town of Waynesville
PO Box 100
Waynesville, NC 28786

Packages should be clearly marked as Response to Town Municipal Service District RFP.

Contact Information

Questions concerning this application process should be addressed to Waynesville Interim Town Manager at MMorgan@WaynesvilleNC.gov or AOWens@WaynesvilleNC.gov.

Scope of Work

The private or non-profit agency selected to administer the MSD shall be responsible for the following:

- Administer the City's/Town's Downtown Program (or Main Street Program if so designated)
- Develop and manage business retention and recruitment efforts downtown

- Establish partnerships with town staff, county staff, area non-profits and others as needed to advance downtown plans
- Work with property owners to identify development opportunities including upper floor use
- Work with the NC Main Street Program, financial institutions, town staff and others to identify additional funding opportunities for downtown development
- Oversee (or plan, manage, organize) downtown promotions
- Prepare and present to Board of Aldermen an annual report of needs of the service district, completed projects, and pending projects
- Carry out any other activities that may be determined during the contract negotiations between the city/town and the private/non-profit agency

The Town of Waynesville is a designated North Carolina Main Street community, the following requirements also shall apply:

- Participate in all services provided to the local community by the N.C. Main Street Center.
- Employ a full-time - 40 hours/week paid professional Main Street Manager as required, that is dedicated to downtown and that will coordinate and facilitate the work of the program. Communities with a population of 5,001- 9,999 MAY employ two or more persons that equal one or more full-time equivalent position(s), as long as one position is a designated manager. Communities with a population of 5,000 or less MAY employ a part-time - 20+ hours/week position paid professional Main Street Manager.
- Obtain a 501(c) 3, 4, or 6 nonprofit designation OR be designated as a department of the local municipal government.
- Establish broad-based support for the commercial district revitalization process, with strong support from both the public and private sectors.
- Establish and maintain an active Board of Directors and Committees using the Main Street Four-Point Approach® and develop a comprehensive Main Street Work Plan using the Main Street Four-Point Approach®.
- Establish an annual work plan/planning process for downtown.
- Adopt and exhibit a Historic Preservation Ethic and design management program.
- Demonstrate an established vision for downtown and a mission that defines the role of the organization that will manage the downtown initiative.
- Have the Main Street Manager attend New Main Street Manager Orientation, held each month in Raleigh, within three months of start date (if not previously attended).
- Have the Main Street Manager attend Main Street Basic Training each time there is a change in management (if not previously attended).
- Fund the local Main Street program through both public and private partnerships at a level allowing for full implementation of the program based on the Four-Point Approach® and the adopted annual work plan.
- Have the Main Street Manager attend Main Street Managers' Meetings held once a year in August.
- Have the Main Street Manager attend Two of Three Tri-annual Regional Meetings each year. (Held in January, July and October.)
- Have the Main Street Manager and a minimum of one volunteer attend the annual N.C. Main Street Conference - (NCMS provides each designated MS community with two complimentary registrations).

- Submit annual Statistical data in July and Budget & Salary information and Program Assessment Survey in January as requested to the NCMS Center.
- Maintain an annual membership with the National Main Street Center at a \$350 designated level.
- Reimburse the NCMS Center's staff travel expenses when they are traveling to the local community at the IRS state rate plus meals at the state per diem rate and lodging.

Selection Criteria

Selection of a private/non-profit agency will be made after thorough review of the Proposal by the Town of Waynesville staff. Interviews of qualified applicants may be conducted if desired by the Town staff.

The primary considerations for selection are:

1. The agency's recent experience, knowledge, and familiarity with downtown development generally and the Town of Waynesville specifically.
2. Qualifications to perform the work.
3. Past record of performance.
4. Ability and expertise of the agency's personnel.
5. Proposed approach to administering/managing the MSD.
6. Quality and completeness of the proposal.

This request does not create any obligation on the part of the Town to award any contract or to proceed with the project. In addition, the Town, if it determines it necessary to achieve the objectives of the Town of Waynesville, may waive requirements of the RFP, refine the criteria for selection of an agency, seek additional information from responders, and reject any or all proposals submitted.

Submission Requirements

Interested private/non-profit agencies shall submit the following information:

- A cover letter, signed by a manager or director in the agency, including his or her title that he or she has authority to submit the proposal on behalf of the agency;
- Agency's contact information;
- Narrative explaining the agency's qualifications for the project;
- Summary of the agency's recent experience in similar projects;
- Name and experience of key personnel;
- A description of the agency's organizational structure;
- Narrative explaining the proposed approach to completing the proposed scope of work;
- References: names and contact information of at least three people who can speak to the agency's qualifications to carry out this scope of work;
- Proposed budget for single year or if a multi-year contract will be requested, proposed budgets for multiple years.

Contract Terms

The Town of Waynesville will negotiate contract terms upon selection. All contracts are subject to review by Town of Waynesville legal counsel, and a project will be awarded upon signing of an agreement or contract, which outlines terms, scope, budget and other necessary items.

§ 160A-536. Purposes for which districts may be established.

(a) **Purposes.** – The city council of any city may define any number of service districts in order to finance, provide, or maintain for the districts one or more of the following services, facilities, or functions in addition to or to a greater extent than those financed, provided or maintained for the entire city:

- (1) Beach erosion control and flood and hurricane protection works.
- (1a) **(For applicability see note)** Any service, facility, or function which the municipality may by law provide in the city, and including but not limited to placement of utility wiring underground, placement of period street lighting, placement of specially designed street signs and street furniture, landscaping, specialized street and sidewalk paving, and other appropriate improvements to the rights-of-way that generally preserve the character of an historic district; provided that this subdivision only applies to a service district which, at the time of its creation, had the same boundaries as an historic district created under Part 3A of Article 19 of this Chapter.
- (2) Downtown revitalization projects.
- (2a) Urban area revitalization projects.
- (2b) Transit-oriented development projects.
- (3) Drainage projects.
- (3a) Sewage collection and disposal systems of all types, including septic tank systems or other on-site collection or disposal facilities or systems.
- (3b) **(For applicability see note)** Lighting at interstate highway interchange ramps.
- (4) Off-street parking facilities.
- (5) Watershed improvement projects, including but not limited to watershed improvement projects as defined in General Statutes Chapter 139; drainage projects, including but not limited to the drainage projects provided for by General Statutes Chapter 156; and water resources development projects, including but not limited to the federal water resources development projects provided for by General Statutes Chapter 143, Article 21.
- (6) Conversion of private residential streets to public streets as provided in subsection (e) of this section.

(b) **Downtown Revitalization Defined.** – As used in this section "downtown revitalization projects" are improvements, services, functions, promotions, and developmental activities intended to further the public health, safety, welfare, convenience, and economic well-being of the central city or downtown area. Exercise of the authority granted by this Article to undertake downtown revitalization projects financed by a service district do not prejudice a city's authority to undertake urban renewal projects in the same area. Examples of downtown revitalization projects include by way of illustration but not limitation all of the following:

- (1) Improvements to water mains, sanitary sewer mains, storm sewer mains, electric power distribution lines, gas mains, street lighting, streets and sidewalks, including rights-of-way and easements.
- (2) Construction of pedestrian malls, bicycle paths, overhead pedestrian walkways, sidewalk canopies, and parking facilities both on-street and off-street.
- (3) Construction of public buildings, restrooms, docks, visitor centers, and tourism facilities.
- (4) Improvements to relieve traffic congestion in the central city and improve pedestrian and vehicular access to it.

- (5) Improvements to reduce the incidence of crime in the central city.
- (6) Providing city services or functions in addition to or to a greater extent than those provided or maintained for the entire city.
- (7) Sponsoring festivals and markets in the downtown area, promoting business investment in the downtown area, helping to coordinate public and private actions in the downtown area, and developing and issuing publications on the downtown area.

(c) **Urban Area Revitalization Defined.** – As used in this section, the term "urban area revitalization projects" includes the provision within an urban area of any service or facility that may be provided in a downtown area as a downtown revitalization project under subdivision (a)(2) and subsection (b) of this section. As used in this section, the term "urban area" means an area that (i) is located within a city and (ii) meets one or more of the following conditions:

- (1) It is the central business district of the city.
- (2) It consists primarily of existing or redeveloping concentrations of industrial, retail, wholesale, office, or significant employment-generating uses, or any combination of these uses.
- (3) It is located in or along a major transportation corridor and does not include any residential parcels that are not, at their closest point, within 150 feet of the major transportation corridor right-of-way or any nonresidentially zoned parcels that are not, at their closest point, within 1,500 feet of the major transportation corridor right-of-way.
- (4) It has as its center and focus a major concentration of public or institutional uses, such as airports, seaports, colleges or universities, hospitals and health care facilities, or governmental facilities.

(c1) **Transit-Oriented Development Defined.** – As used in this section, the term "transit-oriented development" includes the provision within a public transit area of any service or facility listed in this subsection. A public transit area is an area within a one-fourth mile radius of any passenger stop or station located on a mass transit line. A mass transit line is a rail line along which a public transportation service operates or a busway or guideway dedicated to public transportation service. A busway is not a mass transit line if a majority of its length is also generally open to passenger cars and other private vehicles more than two days a week.

The following services and facilities are included in the definition of "transit-oriented development" if they are provided within a transit area:

- (1) Any service or facility that may be provided in a downtown area as a downtown revitalization project under subdivision (a)(2) and subsection (b) of this section.
- (2) Passenger stops and stations on a mass transit line.
- (3) Parking facilities and structures associated with passenger stops and stations on a mass transit line.
- (4) Any other service or facility, whether public or public-private, that the city may by law provide or participate in within the city, including retail, residential, and commercial facilities.

(d) **Contracts.** – A city may provide services, facilities, functions, or promotional and developmental activities in a service district with its own forces, through a contract with another governmental agency, through a contract with a private agency, or by any combination thereof. Any contracts entered into pursuant to this subsection shall comply with all of the following criteria:

- (1) The contract shall specify the purposes for which city moneys are to be used for that service district.

- (2) The contract shall require an appropriate accounting for those moneys at the end of each fiscal year or other appropriate period. For contracts entered into on or after June 1, 2016, the appropriate accounting shall include the name, location, purpose, and amount paid to any person or persons with whom the private agency contracted to perform or complete any purpose for which the city moneys were used for that service district.

(d1) Additional Requirements for Certain Contracts. — In addition to the requirements of subsection (d) of this section, if the city enters into a contract with a private agency for a service district under subdivision (a)(1a), (2), or (2a) of this section, the city shall comply with all of the following:

- (1) The city shall solicit input from the residents and property owners as to the needs of the service district prior to entering into the contract.
- (2) Prior to entering into, or the renewal of, any contract under this section, the city shall use a bid process to determine which private agency is best suited to achieve the needs of the service district. The city shall determine criteria for selection of the private agency and shall select a private agency in accordance with those criteria. If the city determines that a multiyear contract with a private agency is in the best interest of the city and the service district, the city may enter into a multiyear contract not to exceed five years in length.
- (3) The city shall hold a public hearing prior to entering into the contract, which shall be noticed by publication in a newspaper of general circulation, for at least two successive weeks prior to the public hearing, in the service district.
- (4) The city shall require the private agency to report annually to the city, by presentation in a city council meeting and in written report, regarding the needs of the service district, completed projects, and pending projects. Prior to the annual report, the private agency shall seek input of the property owners and residents of the service district regarding needs for the upcoming year.
- (5) The contract shall specify the scope of services to be provided by the private agency. Any changes to the scope of services shall be approved by the city council.

(e) Converting Private Residential Streets to Public Streets. — A city may establish a municipal service district for the purpose of converting private residential streets to public streets if the conditions of this subsection are met. The property tax levied in a municipal service district created for this purpose may be used only to pay the costs related to the transfer of ownership of the streets, evaluation of the condition of the private streets, and the design and construction costs related to improving the private streets to meet public street standards as approved by the governing board. Notwithstanding G.S. 160A-542, the property tax rate in a district created for this purpose may not be in excess of thirty percent (30%) of the ad valorem tax rate in effect in the city in the fiscal year prior to the establishment of the district. After the private streets have been upgraded to meet public street standards and all costs have been recovered from the tax in the district, no further tax may be levied in the district, and the city council must abolish the municipal service district as provided by G.S. 160A-541.

Notwithstanding G.S. 160A-299, if a city abandons the streets and associated rights-of-way acquired pursuant to this subsection, the street-related common elements must be returned to the owners' association from which the city acquired them in a manner that makes the owners' association's holdings in common elements as they were prior to the establishment of the municipal service district.

For a city to create a municipal service district for the purpose of converting private residential streets to public streets, all of the following conditions must be met:

- (1) The private residential road must be nongated.
- (2) The city must receive a petition signed by at least sixty percent (60%) of the lot owners of the owners' association requesting the city to establish a municipal service district for the purpose of paying the costs related to converting private residential streets to public streets. The executive board of an owners' association for which the city has received a petition under this subsection may transfer street-related common elements to the city, notwithstanding the provisions of either the North Carolina Planned Community Act in Chapter 47F of the General Statutes or the North Carolina Condominium Act in Chapter 47C of the General Statutes, or related articles of declaration, deed covenants, or any other similar document recorded with the Register of Deeds.
- (3) The city must agree to accept the converted streets for perpetual public maintenance.
- (4) The city must meet one of the following requirements:
 - a. Located primarily in a county that has a population of 750,000 or more according to the most recent decennial federal census, and also located in an adjacent county with a population of 250,000 or more according to the most recent decennial federal census.
 - b. Located primarily in a county with a population of 250,000 or more according to the most recent decennial federal census, and also located in an adjacent county with a population of 750,000 or more according to the most recent decennial federal census. (1973, c. 655, s. 1; 1977, c. 775, ss. 1, 2; 1979, c. 595, s. 2; 1985, c. 580; 1987, c. 621, s. 1; 1999-224, s. 1; 1999-388, s. 1; 2004-151, s. 1; 2004-203, s. 5(m); 2009-385, s. 1; 2011-72, ss. 1, 2; 2011-322, s. 1; 2012-79, s. 1.11; 2015-241, s. 15.16B(a); 2016-8, s. 1; 2017-102, s. 31.1.)

§ 160A-537. Definition of service districts.

(a) Standards. – The city council of any city may by ordinance define a service district upon finding that a proposed district is in need of one or more of the services, facilities, or functions listed in G.S. 160A-536 to a demonstrably greater extent than the remainder of the city.

(a1) Petition to Define District. – The city council may also by ordinance define a service district if a petition submitted by a majority of the owners of real property in a defined area of the city establishes that the area is in need of one or more of the services, facilities, or functions listed in G.S. 160A-536 to a demonstrably greater extent than the remainder of the city. The petition shall contain the names, addresses, and signatures of the real property owners within the proposed district, describe the proposed district boundaries, and state in detail the services, facilities, or functions listed in G.S. 160A-536 which would serve as the basis for establishing the proposed district. The city council may establish a policy to hear all petitions submitted under this subsection at regular intervals, but no less than once per year.

(b) Report. – Before the public hearing required by subsection (c), the city council shall cause to be prepared a report containing:

- (1) A map of the proposed district, showing its proposed boundaries;
- (2) A statement showing that the proposed district meets the standards set out in subsection (a); and
- (3) A plan for providing in the district one or more of the services listed in G.S. 160A-536.

The report shall be available for public inspection in the office of the city clerk for at least four weeks before the date of the public hearing.

(c) Hearing and Notice. – The city council shall hold a public hearing before adopting any ordinance defining a new service district under this section. Notice of the hearing shall state the date, hour, and place of the hearing and its subject, and shall include a map of the proposed district and a statement that the report required by subsection (b) is available for public inspection in the office of the city clerk. The notice shall be published at least once not less than one week before the date of the hearing. In addition, it shall be mailed at least four weeks before the date of the hearing by any class of U.S. mail which is fully prepaid to the owners as shown by the county tax records as of the preceding January 1 (and at the address shown thereon) of all property located within the proposed district. The person designated by the council to mail the notice shall certify to the council that the mailing has been completed and his certificate is conclusive in the absence of fraud.

(c1) Exclusion From District. – An owner of a tract or parcel of land located within the proposed district may, at the public hearing or no later than five days after the date of the public hearing required by subsection (c) of this section, submit a written request to the city council for the exclusion of the tract or parcel from the proposed district. The owner shall specify the tract or parcel, state with particularity the reasons why the tract or parcel is not in need of the services, facilities, or functions of the proposed district to a demonstrably greater extent than the remainder of the city, and provide any other additional information the owner deems relevant. If the city council finds that the tract or parcel is not in need of the services, facilities, or functions of the proposed district to a demonstrably greater extent than the remainder of the city, the city council may exclude the tract or parcel from the proposed district.

(d) Effective Date. – Except as otherwise provided in this subsection, the ordinance defining a service district shall take effect at the beginning of a fiscal year commencing after its passage, as determined by the city council. If the governing body in the ordinance states that general obligation bonds or special obligation bonds are anticipated to be authorized for the project, it may make the ordinance effective immediately upon its adoption or as otherwise provided in the ordinance. However, no ad valorem tax may be levied for a partial fiscal year.

(e) Repealed by Session Laws 2016-8, s. 2, effective June 1, 2016.

(f) Passage of Ordinance. — No ordinance defining a service district as provided for in this section shall be finally adopted until it has been passed at two meetings of the city council by majority vote of the voting members present, and no service district shall be defined except by ordinance. (1973, c. 655, s. 1; 1981, c. 53, s. 1; c. 733, s. 1; 2006-162, s. 25; 2012-156, s. 4; 2016-8, s. 2.)

§ 160A-538. Extension of service districts.

(a) ~~Standards.~~ – The city council may ~~by ordinance~~ annex territory to any service district upon finding that:

- (1) The area to be annexed is contiguous to the district, with at least one eighth of the area's aggregate external boundary coincident with the existing boundary of the district;
- (2) That the area to be annexed requires the services of the district.

(b) **Annexation by Petition.** – The city council may also by ordinance extend by annexation the boundaries of any service district when one hundred percent (100%) of the real property owners of the area to be annexed have petitioned the council for annexation to the service district.

(c) **Report.** – Before the public hearing required by subsection (d), the council shall cause to be prepared a report containing:

- (1) A map of the service district and the adjacent territory, showing the present and proposed boundaries of the district;
- (2) A statement showing that the area to be annexed meets the standards and requirements of subsections (a) or (b); and
- (3) A plan for extending services to the area to be annexed.

The report shall be available for public inspection in the office of the city clerk for at least two weeks before the date of the public hearing.

(d) **Hearing and Notice.** – The council shall hold a public hearing before adopting any ordinance extending the boundaries of a service district. Notice of the hearing shall state the date, hour and place of the hearing and its subject, and shall include a statement that the report required by subsection (c) is available for inspection in the office of the city clerk. The notice shall be published at least once not less than one week before the date of the hearing. In addition, the notice shall be mailed at least four weeks before the date of the hearing to the owners as shown by the county tax records as of the preceding January 1 of all property located within the area to be annexed. The notice may be mailed by any class of U.S. mail which is fully prepaid. The person designated by the council to mail the notice shall certify to the council that the mailing has been completed, and his certificate shall be conclusive in the absence of fraud.

(e) **Effective Date.** – The ordinance extending the boundaries of the district shall take effect at the beginning of a fiscal year commencing after its passage, as determined by the council.

(e1) **Passage of Ordinance.** – No ordinance annexing territory to a service district as provided for in this section shall be finally adopted until it has been passed at two meetings of the city council by majority vote of the voting members present, and no territory shall be annexed to a service district except by ordinance.

(f) **Historic District Boundaries Extension.** – A service district which at the time of its creation had the same boundaries as an historic district created under Part 3A of Article 19 of this Chapter may only have its boundaries extended to include territory which has been added to the historic district. (1973, c. 655, s. 1; 1981, c. 53, s. 2; 1987, c. 621, s. 2; 2016-8, s. 3.)

§ 160A-540. Required provision or maintenance of services.

(a) **New District.** – When a city defines a new service district, it shall provide, maintain, or let contracts for the services for which the residents of the district are being taxed within a reasonable time, not to exceed one year, after the effective date of the definition of the district.

(b) **Extended District.** – When a city annexes territory for a service district, it shall provide, maintain, or let contracts for the services provided or maintained throughout the district to the residents of the area annexed to the district within a reasonable time, not to exceed one year, after the effective date of the annexation.

(c) **Consolidated District.** – When a city consolidates two or more service districts, one of which has had provided or maintained a lower level of services, it shall increase the services within that district (or let contracts therefor) to a level comparable to those provided or maintained elsewhere in the consolidated district within a reasonable time, not to exceed one year, after the effective date of the consolidation. (1973, c. 655, s. 1.)

§ 160A-538.1. Reduction of service districts.

(a) **Reduction by City Council.** – Upon finding that there is no longer a need to include within a particular service district any certain tract or parcel of land, the city council may by ordinance redefine a service district by removing therefrom any tract or parcel of land which it has determined need no longer be included in said district. The city council shall hold a public hearing before adopting an ordinance removing any tract or parcel of land from a district. Notice of the hearing shall state the date, hour and place of the hearing, and its subject, and shall be published at least once not less than one week before the date of the hearing.

(a1) **Request for Reduction by Owner.** – A property owner may submit a written request to the city council to remove the owner's tract or parcel of land from a service district. The owner shall specify the tract or parcel, state with particularity the reasons why the tract or parcel is not in need of the services, facilities, or functions of the proposed district to a demonstrably greater extent than the remainder of the city, and provide any other additional information the owner deems relevant. Upon receipt of the request, the city council shall hold a public hearing as required by subsection (a) of this section. If the city council finds that the tract or parcel is not in need of the services, facilities, or functions of the district to a demonstrably greater extent than the remainder of the city, the city council may, by ordinance, redefine the service district by removing therefrom the tract or parcel.

(b) **Effective Date.** – The removal of any tract or parcel of land from any service district shall take effect at the end of a fiscal year following passage of the ordinance, as determined by the city council.

(b1) **Passage of Ordinance.** – No ordinance reducing a service district as provided for in this section shall be finally adopted until it has been passed at two meetings of the city council by majority vote of the voting members present, and no service district shall be reduced except by ordinance.

(c) **Historic District Boundaries Reduction.** – A service district which at the time of its creation had the same boundaries as an historic district created under Part 3A of Article 19 of this Chapter may only have its boundaries reduced to exclude territory which has been removed from the historic district. (1977, c. 775, s. 3; 1987, c. 621, s. 3; 2016-8, s. 4.)

**SERVICES AGREEMENT BETWEEN THE TOWN OF WAYNESVILLE AND
DOWNTOWN WAYNESVILLE ASSOCIATION, INC.**

Part I – STATEMENT OF AGREEMENT

THIS AGREEMENT, entered into this 26th day of July , 2016, by and between the TOWN OF WAYNESVILLE, North Carolina (hereinafter referred to as “Town”) and DOWNTOWN WAYNESVILLE ASSOCIATION, INC., a nonprofit corporation organized and existing under the laws of the State of North Carolina (hereinafter referred to as “DWA”);

WITNESSETH THAT;

WHEREAS, the Town has previously, pursuant to provisions of Article 23, chapter 160A of the North Carolina General Statutes, defined and established a municipal services district consisting of all property within an area designed as Exhibit “A” to this agreement; and

WHEREAS, the Town solicited input from the residents and property owners as to the needs of the Municipal Service district; and

WHEREAS, the Town used a bid process to select a private entity to provide services, facilities, functions, or promotional and development activities in the Municipal Service District; and

WHEREAS, the Downtown Waynesville Association, INC (DWA) submitted a proposal to the Town to provide these services; and

WHEREAS, the DWA was incorporated and organized to promote, encourage and assist the revitalization and economic health and stability of the above-mentioned municipal services district; and

WHEREAS, Town and DWA have maintained an ongoing relationship for those purposes as set forth under North General Statutes 160A-536; and

WHEREAS, Town desires to continue to utilize the DWA to stimulate and promote capital investment in all types of development in the municipal services district, including, but not limited to, residential, commercial, office, retail, and industrial land uses; and

WHEREAS, Town wishes to compensate the DWA for its services in furtherance of these development purposes from the municipal services district tax levied pursuant to North Carolina General Statutes 160A-542.

NOW, THEREFORE, the parties hereto do mutually agree to the requirements and provisions of the contract as follows:

PART II – SCOPE OF SERVICES

The services of the DWA shall be directed to the following goals:

- 1) DWA shall continue to promote, encourage, and assist the revitalization and economic health and stability of the above mentioned municipal services district of Waynesville, including engaging in or assisting any “downtown revitalization project” as defined in Section 160A-536 of the North Carolina General Statutes.
- 2) DWA shall promote, encourage or assist any community development, urban development, planning, historic preservation or other similar public enterprise in or directly related to the municipal district.
- 3) DWA will provide and perform all services, facilities, functions and activities, within the reasonable bounds defined by its resources and budgetary considerations, necessary to the economic development of the municipal services district.
- 4) DWA will serve as the Town’s agent to the North Carolina Main Street Program.

PART III – SCHEDULE OF PERFORMANCE

The services of DWA, as outlined in PART II – SCOPE OF SERVICES, are to continue for a period of five years, beginning July 1st, 2016 and ending on June 30, 2021, or until the termination of this contract as provided under PART V of this contract.

PART IV – ACHIEVEMENT AND PERFORMANCE MONITORING

The DWA shall prepare and submit an annual progress report no later than April 1st from its Executive Director on its principal developmental activities under the program as outlined in the SCOPE OF SERVICES. This report shall accurately and comprehensively reflect the DWA’s progress in fulfilling requirements set forth in the SCOPE OF SERVICES and the extent to which achievement objectives have been met. This progress report shall provide both qualitative and quantitative information and be provided in a form suitable for reproduction.

PART V – COMPENSATION AND METHOD OF PAYMENT, AND TERMINATION

The DWA shall present to Town, in writing, its request for annual funding no later than April 1st of each calendar year. Town may then consider funding for DWA for the next fiscal year, beginning July 1st. Provided DWA has submitted it’s funding request as set forth herein, and Town has approved funding for DWA as set forth herein, this contract shall continue for another one year period.

Failure of DWA to present its written request for funding by April 1st of any year may result, at Town’s option, in termination of this contract effective at 12:00 p.m. June 30th of the then current year of this

contract. Town's determination to cease providing funds for DWA for any upcoming fiscal year, shall result in termination of this contract effective at 12:00 p.m. June 30th of the then current year of this contract.

For services rendered under this contract DWA shall be paid from those monies actually collected from the municipal services district tax levy as determined annually by Town. A detailed budget reflecting the total dollar amount of funding requested shall be submitted to Town as set forth herein. Upon approval, the Director of Finance will disburse the first installment of monies as contemplated by that budget. Provided that the Town's payment obligation to DWA under this contract shall not exceed that amount actually received by Town from said district tax levy.

Either party may terminate this agreement earlier than June 30, 2021 by giving notice of termination by January 1, and will become effective June 30th at 12:00 pm of the then current year of this contract.

PART VI – TERMS AND CONDITIONS

It is understood that the accounting and fiscal management procedures applicable to this contract shall be prescribed by the Director of Finance of the Town of Waynesville.

IN WITNESS WHEREOF, the Town of Waynesville and Downtown Waynesville Association, Inc. have entered into this contract as of the date first above written.

TOWN OF WAYNESVILLE

By: _____

Gavin A. Brown, Mayor

ATTEST:

Amanda W. Owens

Amanda W. Owens, Town Clerk

DOWNTOWN WAYNESVILLE ASSOCIATION, INC.

By _____

President

ATTEST:

By _____

Secretary



TOWN OF WAYNESVILLE BOARD OF ALDERMEN
REQUEST FOR BOARD ACTION
Meeting Date: 4/27/21

SUBJECT: Public Hearing for the expansion of Industry

AGENDA INFORMATION:

Agenda Location: Public Hearing Agenda
Item Number: E6
Department: Administration
Contact: Rob Hites
Presenter: Rob Hites

BRIEF SUMMARY:

Sunoco has approached the Town and County to request economic expansion incentives to construct an additional production line. The new line will provide employment for fifteen employees at an average salary of \$17.63 per hour. The Corporation will also provide health insurance and other benefits to the new employees. I have attached a spread sheet showing two options for incentives based on the property taxes paid on the new equipment. The incentives are considered a “grant” not a “rebate”. The additional property tax that an industry pays after an expansion is simply the “basis” for the incentive grant. The grant is to encourage the Company to invest \$2.6 million in new equipment that would depreciate over the five- year incentive period. Based on the County’s economic development policy, they would award Sunoco a 50% grant based on their projected ad valorem tax bill. The Town would offer an 80% grant based on their policy. In addition to additional ad valorem taxes the Town would benefit from additional electric, water, and wastewater revenue.

MOTION FOR CONSIDERATION:

Based on input from Public “In Accordance with NC GS 158-7.1 and 7.2 approve the grant of up to \$36,425 in five annual installments based on the Corporations Ad Valorem tax payments.

FUNDING SOURCE/IMPACT: General Fund

ATTACHMENTS: Spread Sheet and Explanation of project.

MANAGER’S COMMENTS AND RECOMMENDATIONS:

Receive Public input on project. Consider whether to provide an industrial incentive grant. Determine what rate of incentive to choose, a grant equal to 50% or 80% of the Ad Valorem taxes paid for a period of five years (See Attachment). The Town will benefit from additional water, wastewater, and electric revenue. I recommend that the Town choose a grant of 80% of the Ad Valorem taxes paid.

Depreciation Schedule
Schedule A10

	Investment \$2,600,000	Taxes	Incentive 80%		50%
2022	\$2,340,000	\$ 11,599	\$ 9,280		\$ 5,800
2023	\$2,132,000	\$ 10,568	\$ 8,455		\$ 5,284
2024	\$1,898,000	\$ 9,408	\$ 7,527		\$ 4,704
2025	\$1,664,000	\$ 8,248	\$ 6,599		\$ 4,124
2026	\$1,151,280	\$ 5,707	\$ 4,566	TOW ROI	\$ 2,853
		\$ 45,531	\$ 36,425	\$ 9,106	\$ 22,766

**TOWN OF WAYNESVILLE BOARD OF ALDERMEN
REQUEST FOR BOARD ACTION
Meeting Date: April 27, 2021**

SUBJECT Adjusting part time pay

AGENDA INFORMATION:

Agenda Location: New Business
Item Number: E7
Department: Administration
Contact: Brittany Angel, HR Specialist
Presenter: Brittany Angel, HR Specialist


BRIEF SUMMARY:

The Town has many vacant part-time positions, and it has been difficult for us to attract potential applicants due to the part time rates of pay. Because of this, we are requesting an increase in part time employee pay.

MOTION FOR CONSIDERATION: Motion to approve the proposed increase in part-time pay.

ATTACHMENTS: Current pay/classification table for part time & the proposed increase

FUNDING SOURCE/IMPACT:


Finance Director

4/21/2021

Date

MANAGER'S COMMENTS AND RECOMMENDATIONS:

TOWN OF WAYNESVILLE BOARD OF ALDERMEN
REQUEST FOR BOARD ACTION
Meeting Date: April 27, 2021

SUBJECT: Award Janitorial Contract for Town Facilities.

AGENDA INFORMATION:

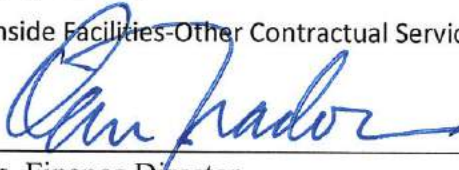
Agenda Location: New Business
Item Number: E8
Department: Asset Services
Contact: Julie Grasty
Presenter: Julie Grasty

BRIEF SUMMARY: In December of 2020, the Town contracted with HyTech Professional Cleaning to provide Janitorial Services until May 15, 2021. In March an RFP was sent out to eight different firms, during this time only one firm requested a walk-thru of our facilities. On April 7, 2021 two bids were received and opened, the bid tab is attached.

MOTION FOR CONSIDERATION: To award the Janitorial Contract to HyTech Professional Cleaning with the contract ending June 20, 2023.

FUNDING SOURCE/IMPACT:

Asset Services-Inside Facilities-Other Contractual Services -814260-534490 - \$ 62,328.00 (annually).


Autumn Lyvers, Finance Director


Date

ATTACHMENTS:

Bid Tabulation

MANAGER'S COMMENTS AND RECOMMENDATIONS



**Town of Waynesville
Bid Evaluation
Janitorial Service for Public Buildings
April 7, 2021**

FACILITY	HyTech Professional Cleaning	Stratus Building Solutions	Cleannet of Charlotte Inc	Yu Ken Cut It	Quality Janitorial Group	Executive Cleaning	Asheville Cleaning Company	Affordable Cleaning
Municipal Building	\$ 700.00		No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
Hazelwood/Finance	\$ 700.00		No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
Town Hall/Police	\$ 2,794.00		No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
Public Works	\$ 1,000.00		No Bid	No Bid	No Bid	No Bid	No Bid	No Bid
Per Month	\$ 5,194.00	\$ 7,775.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Cost	\$ 62,328.00	\$ 93,300.00						

TOWN OF WAYNESVILLE BOARD OF ALDERMEN
REQUEST FOR BOARD ACTION
Meeting Date: April 27, 2021

SUBJECT: Commercial Container/Garbage Truck(s)

AGENDA INFORMATION:

Agenda Location: New Business
Item Number: E9
Department: Public Services Department
Contact: Jeff Stines, Chris Synder
Presenter: Jeff Stines, Director of Public Services

BRIEF SUMMARY:

The container trucks we currently have in service in our fleet are nearing the end of their service expectations. Also, the number of customers has greatly diminished over the last several years.

MOTION FOR CONSIDERATION:

To discontinue this service to the commercial dumpster customers that currently use this service and to sell the surplus of dumpsters we have as well as the two container trucks. Giving the current customers until the new FY to find another contractor to supply this service.

ATTACHMENTS:

- Truck/Container History Summary
- New Truck Cost(s)
- Maintenance Cost(s) from 2015-2021

MANAGER'S COMMENTS AND RECOMMENDATIONS: N/A

Garbage/Container Truck Summary

- 2009 Mack Front Loader Garbage Trucks purchased in 2008-09 - \$381,000.00/two trucks.
- New Front Loader Trucks would be @ \$600,000.00/two trucks.
- Active account has diminished from 316 (2008) to 96 (2021).
- Current revenue is @ \$169,500.00 minus Tipping Fees/Maintenance.
- Maintenance costs 2015-2021 - \$137,129.00 (\$22,854.86/year).
- Tipping Fees – Averages \$60,000.00/year.
- Surplus of Dumpsters bought in 2008-09 - \$74,676.00.
- Payback for two new trucks would be approximately eight years (time for new trucks).

Fleet Maintenance Comprehensive Summary

Grouped By Equipment/Vehicle Code

Unit #	Make	Model	Year	In House		Out Side		Total	Total	Total	Miles/Hours	Cost Per Mile/Hour			
				Labor	Parts	Labor	Parts						Tires	Maintenance	Fuel
518	Mack	MRU613 FL Garbage	2009	\$6,219.09	\$3,222.98	\$0.00	\$20,136.73	\$8,453.91	\$38,032.71	\$30,400.49	\$790.15	\$31,190.64	\$69,223.35	463,447 M	\$0.15
1				\$6,219.09	\$3,222.98	\$0.00	\$20,136.73	\$8,453.91	\$38,032.71	\$30,400.49	\$790.15	\$31,190.64	\$69,223.35	463,447	\$0.15

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Units Listed:	1			\$6,219.09	\$3,222.98	\$0.00	\$20,136.73	\$8,453.91	\$38,032.71	\$30,400.49	\$790.15	\$31,190.64	\$69,223.35	463,447	\$0.15
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Fleet Maintenance Comprehensive Summary

Grouped By Equipment/Vehicle Code

Unit #	Make	Model	Year	In House		Out Side		Total			Total		Miles/Hours	Cost Per Mile/Hour
				Labor	Parts	Labor	Parts	Tires	Maintenance	Fuel	Oil	Fuel/Oil	Costs	
520	Mack	MRU613 FL Garbage	2009	\$5,640.52	\$2,435.85	\$0.00	\$22,480.52	\$8,491.71	\$39,048.60	\$31,223.41	\$633.79	\$31,857.20	\$70,905.80	633,691 M \$0.11
1				\$5,640.52	\$2,435.85	\$0.00	\$22,480.52	\$8,491.71	\$39,048.60	\$31,223.41	\$633.79	\$31,857.20	\$70,905.80	633,691 \$0.11

Units Listed: 1 \$5,640.52 \$2,435.85 \$0.00 \$22,480.52 \$8,491.71 \$39,048.60 \$31,223.41 \$633.79 \$31,857.20 \$70,905.80 633,691 \$0.11

Carolina Environmental Systems, Inc.
306 Pineview Dr, Kernersville, NC 27284
2701 White Horse Rd, Greenville, SC 29611
Austell, Ga
800-239-7796

7-27-20

To: City of Waynesville, NC
Attn: Chris Snyder

Front loader quote. New.....(NJPA)....Sourcewell...contract number 112014-THC

Body; New Heil 40 cubic yard Half Pack

Full-eject style

Front mount pump with EOS

Auto-pack

Sliding top door with arm interlock

Shur-Lock tailgate system

Air joystick

Rear mounted access ladder, steel

Cab shield

3 micron filter with in cab by-pass light

Factory mounting

Cushioned arm cylinders

Flat floor with crossmember bracing

Double wall hopper

4 bearing blocks on torque tube behind cab

Mud flaps ahead and behind tandems

Cab shield tip extension manual jack

20 lbs external fire extinguisher

Hopper work light

Multifunction Grote LED "smart light" strobe system and all LED body lights

Omit sump doors.... 3" drain valves in front of body floor

Body undercoating now standard

Remote lube line to rear grease zerks on packing cylinders

1 year warranty

Side body backing assist lights, LED

Single container work light, windscreen mounted

Dual cab guard mounted work lights

Cab shield mounted work light

Rear caution decal

Rear vision split screen camera system by 3 rd eye, hopper and RH alley cat cameras

Fender extensions

Move axle

Factory mounting and paint

Base body price \$ 1309,398.00

CES provided

Freight 1,600.00

Steel tool box 24" x 18" x 18" 800.00

Auxilliary air lift axle mounted behind tandems with two low pro 255 70R x 22.5
aluminum rims 12,500.00

Total body price \$ 145,723.00

Chassis: 2021 Mack model Terra Pro 64 R (MRU)

186" wheelbase, tandem rear axle

66,000 lbs. GVWR

355 HP Mack engine,

Allison model 4500 RDS automatic transmission

Engine brake

Front cab guard

Double rail frame

425/65R22.5 front tires on 12.254" aluminum rims

315/80R22.5 rear tires on 9" aluminum rims

Other: air conditioning, AM/FM radio, air dryer, air ride drivers seat, power divider lock out, block heater, standard mirrors, 80 gallon fuel tank, 6.6 gallon DEF tank, battery disconnect switch

Refuse special 8" rear brakes

Mack base warranty; 1 year complete

Mack engine warranty; 2 year / limited

Base chassis price \$ 141,900.00

Price, body and chassis \$ 287,623.00

Chassis in stock at Heil, allow 90 days for body mounting. Subject to prior sale.

We appreciate your interest in our product.

Matt Keeble

Matt Keeble, mob 704-239-8471

email mattkeeble@bellsouth.net