

TOWN OF WAYNESVILLE Zoning Board of Adjustment

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

Board Members:

Edward Moore – Chair
John Mason – Vice Chair
Sam Hyde
Jan Grossman
Mary Ford
Carly Pugh (Alternate)

Development Services

Director
Elizabeth Teague

Assistant Development

Services Director
Olga Grooman

**TOWN OF WAYNESVILLE
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
Town Hall – 9 South Main Street, Waynesville, NC 28786
Tuesday, June 2, 2026, 5:30 PM**

A. CALL TO ORDER:

1. Welcome/Announcements.
2. Adoption of Minutes (as presented or amended) from April 7th, 2026, regular meeting.

B. BUSINESS ITEMS:

1. A variance request for the placement of a garage in the front yard at 766 High Ridge Road, Waynesville, NC, 28786 (PIN 8606-50-4012).

C. ADJOURN.



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MINUTES OF THE TOWN OF WAYNESVILLE ZONING BOARD OF ADJUSTMENT Regular Meeting Town Hall – 9 South Main St., Waynesville, NC 28786 Tuesday, April 7th, 2026

THE TOWN OF WAYNESVILLE ZONING BOARD OF ADJUSTMENT held a Regular Meeting on Tuesday April 7th, at 5:30 p.m., in the Town Hall Board Room at 9 South Main Street, Waynesville, NC 28786.

A. CALL TO ORDER

1. Welcome/Calendar/Announcements

The following board members were present:

- Edward Moore, Chairman
- John Mason, Vice Chair
- Mary Ford
- Jan Grossman
- Sam Hyde

The following staff were present:

- Olga Grooman, Assistant Development Services Director
- Alex Mumby, Land Use Administrator
- Esther Coulter, Administrative Assistant
- Ron Sneed, Board’s Attorney

The applicant’s team was present:

- Jared Iraggi, Executive Director for Haywood Habitat for Humanity
- Kirk Kirkpatrick, Attorney

Zoning Board of Adjustment Minutes
Regular Meeting
April 7th, 2026

Vice Chairman Edward Moore welcomed everyone and called the meeting to order at 5:35 p.m.

A motion was made by Board member Jan Grossman to approve the amended minutes for March 3rd, 2026, meeting. Motion died due to lack of a second.

A motion was made by Vice Chairman John Mason, seconded by Board member Mary Ford, to approve the minutes as presented for March 3rd, 2026, meeting. Motion passed 4:1.

B. BUSINESS ITEMS:

1. A variance request for the sidewalk construction requirements of the Land Development Standards Section 6.6.2.D. The subject properties are 152, 158, 164, 170, 176, 212, 224, 232, 244, and 252 Sylvan St. (PINs 8615-09-0580, 8615-09-0543, 8615-09-0507, 8605-99-9652, 8605-99-9616, 8605-99-8781, 8605-99-8756, 8605-99-8810, 8605-99-7875, and 8605-99-7839).

Chairman Edward Moore read through the process and procedures for the quasi-judicial public hearing. All participants were sworn in, and the Chair opened the public hearing.

Assistant Development Services Director Olga Grooman read the staff report. She explained that Land Development Standards (LDS) Section 6.6.2.D requires a 5-foot sidewalk along the frontage of a residential street. However, if a sidewalk is constructed in front of these ten (10) lots, it would be interrupted by driveway aprons and would not connect to any other pedestrian infrastructure. The applicant proposes to construct a new path along the rear of the subdivision, the dedicated civic space behind lots 1–4, and it would provide a direct connection to the existing path in Chestnut Park. In addition, the applicant would provide improvement to the existing path.

Staff offers the following comments regarding the findings that must be considered by the Zoning Board of Adjustment (*LDS 15.13, NC GS 160D-705(d)*).

- a) **Unnecessary hardship would result from the strict application of the regulation. It is not necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.**

In the application materials, Mr. Iraggi claims that the construction of a sidewalk will “create a significant disruption to dozens of homes with one access point” and “require 14-21 days of driveway access loss for existing homeowners.” He further explains that “pedestrian access is already achieved via the internal greenway connection and adjacency to Chestnut Park.”

Staff agree that the proposed sidewalk offers minimal public benefit. Given its limited purpose, it would be interrupted by driveways across ten (10) lots, and it would not connect to any other pedestrian amenities, making it largely unnecessary.

- b) **The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships**

resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make reasonable accommodation under the Federal Fair Housing Act for a person with a disability.

The applicant explained that the property is uniquely situated. It is adjacent to Chestnut Park; it includes a civic space behind Lots 1-4 intended for dedication to the Town, and it provides a direct greenway connection to the park. Furthermore, in the application materials, Mr. Iraggi noted that the project is "located along a short stretch of low-volume residential street (Sylvan Street) and the neighborhood with limited points of access." The applicant stated that "most properties [that are] required to install sidewalks do not simultaneously provide direct park adjacency and greenway connectivity."

Thus, construction of a sidewalk would be a duplication of pedestrian infrastructure that would serve a limited purpose along the frontage of ten (10) lots, as it would not be connected on either end to any other sidewalks.

- c) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance is not a self-created hardship.**

The applicant states that: "the adjacency to Chestnut Park, the limited access points in the surrounding subdivision, and the Sylvan Street configuration are pre-existing site conditions. The variance request arises from evolving site conditions and connectivity improvements that render the sidewalk unnecessary."

Staff support this reasoning because the site is directly adjacent to the park. It would be more practical to connect the neighborhood directly to the park rather than construct a stretch of sidewalk that does not connect to any other pedestrian amenities.

- d) The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured, and substantial justice is achieved.**

Staff agree with the applicant that the intent of the sidewalk requirement is to:

- "Promote pedestrian safety,
- Encourage connectivity,
- Improve neighborhood walkability."

These goals are met through the proposed greenway connection that leads directly to Chestnut Park. Because the proposed path goes through the new civic space and green areas behind the lots, "public safety is preserved" as it provides for safer passage and prevents pedestrians from walking to the park through disconnected sidewalks.

Items Entered as Evidence:

- Staff report
- Application materials with payment
- Approved site plan (2019)
- 6.6.2.D- Residential Street
- Maps: subject properties, zoning
- Street view images
- Public notices
- Town of Waynesville Land Development Standards and NC G.S. 160D by reference

Board member Sam Hyde asked about the space between the sidewalk and house. Ms. Grooman explained that the sidewalks are set back, each driveway will have curb and gutter, street trees and a 10-foot apron with landscaping.

Board member Jan Grossman needed clarification on the original planning, with getting to the civic space. Ms. Grooman stated that the homeowners would have to access the walkway by going through Chestnut Park. Ms. Grooman said the applicant proposed that, in exchange for the sidewalks, they would construct a walkway behind 10 lots and connect and improve the walkway to the existing path, which is part of the greenway.

Applicant

Executive Director for Haywood Habitat for Humanity, Jared Iraggi commented that Ms. Grooman did a thorough job presenting staff report and he would answer any questions from the board.

Vice Chairman John Mason asked Mr. Iraggi what the estimated cost of the sidewalks was. Mr. Iraggi replied that it would be about \$250,000, including curb and gutter and other remaining site improvements. He added that he did not have a price estimate just for the sidewalk.

Mr. Grossman asked how long the homeowners would be inconvenienced when the curb and aprons are done, compared with installing the sidewalk. Mr. Iraggi stated that it would take between 7-10 days for just the aprons and curbs versus 14 to 21 days for the sidewalk construction.

Mr. Grossman also asked if any of the homeowners were present to speak about their hardship and whether Mr. Iraggi had proof to support his claim. Mr. Iraggi said the primary hardship was to the neighborhood, and with all the 8-inch water lines that lie underground.

Mr. Mason asked Mr. Iraggi to explain how Habitat for Humanity operates and how they go about finding people for homes. Mr. Iraggi explained that Habitat for Humanity has been around for 35 years, and they work with potential homeowners to build an affordable house. Habitat chooses applicants through education, finance counseling, sweat equity requirements. The homes are financed through Habitat for Humanity with a 0% interest rate.

Mr. Grossman commended Habitat for Humanity for giving great opportunities for members of the community to afford a home. 6.

Mr. Iraggi told the board that Habitat for Humanity just received a grant from Republic Services that granted 14 organizations across the country with \$250,000 to provide funding for projects. The funds could be applied to playground equipment for civic space and other site upgrades.

Public Comment

Jacob Acosta- his concerns were narrow roads, small driveway, and neighbors with multiple vehicles having nowhere to park. He is in favor of variance.

Jeff West- Property owner does not want to lose front area of property. Greenway is safer.

Tresa Mitchell- said greenway would be great for the kids, safer for them to play. He mentioned a speeding problem in the neighborhood.

Roger Patterson- told the board he has lived across the street for 43 years and these houses are built very well. He said the sidewalk is just going to be in the way. People will park on the sidewalk or park on the other side of the curb, out into the street. It would be impractical.

A motion was made by Board member Sam Hyde, seconded by Board member Mary Ford, to close the public hearing.

A motion was made by Board member Sam Hyde to approve the variance as presented with conditions to provide access to the pathway behind the houses, to improve the existing path, and to include a pedestrian stream crossing. The motion was seconded by Board member John Mason. The motion passed unanimously.

C) ADJOURN

Chairman Edward Moore adjourned the meeting at 6:35 p.m.

Edward Moore, Chairman

Esther Coulter, Administrative Assistant

Zoning Board of Adjustment Staff Report

Summary Information:

Staff Report

Meeting Date: June 2, 2026
 Subject: Accessory Structure Location Variance (LDS 4.5.2)
 Property Location: 766 High Ridge Road, Waynesville, NC 28786 (PIN 8606-50-4012)
 Acreage of the Site: 2.552 Acres
 Zoning District: Eagles Nest Residential Low Density (EN-RL)
 Existing Development: Single-Family Home
 Applicant/Owner: Andrew Peterson
 Application Date: May 4, 2026
 Staff Presenter: Alexander Mumby, Land Use Administrator

Background:

The subject property is a 2.552-acre parcel located between High Ridge Road to the north and Rocky Knob Road to the south. The lot contains an existing single-family home and a winding driveway with multiple switchbacks on the property. The lot slopes sharply downward from north to south, with the house located at the bottom of the winding driveway. The property is zoned in the Eagles Nest – Low Density district.

The applicant is seeking to construct a two-car garage on their property. The garage is considered an accessory structure. Land Development Standards (LDS) Section 17.4 defines accessory structures as follows:

“Accessory Structure. A detached subordinate structure(s), the use of which is clearly incidental to and customarily found in connection with a principal building or use, is subordinate to and serves a principal building or use and is subordinate in area, extent and purpose to the principal building or principal use served. This term includes "accessory buildings."

Due to the topography and current conditions of the site, the applicant is seeking to place the garage on a relatively flat spot connected to their existing driveway. Per LDS 4.5.2, on lots less than 3 acres in size, accessory structures may only be located in the rear or side yard of the site. Locating the garage to the side or rear of the home would require extensive clearing and grading on the steep slopes and extension of the driveway.

Zoning District:

LDS Section 2.3 describes the purpose and intent of the Eagles Nest Low Density Residential District as follows:

“The Eagles Nest Residential—Low Density District (EN-RL) is a rural district characterized by beautiful views afforded by steep terrain. Water service is available throughout much of the area but sewer service is limited. **Future development shall be sensitive to the terrain with grading minimized through the use of good design, clustered development and large lot development.** Clear cutting for views is unacceptable; appropriate trimming of trees for vistas is preferred. As this is an area dominated by private development, it will be important in the future to acquire public park land especially at elevations exceeding three thousand (3,000) feet above mean sea level. Land conservation easements are encouraged. Possible road connections shall be evaluated as new streets are constructed in an effort to improve connectivity without jeopardizing the natural beauty of the area. Sidewalks are not required except in major residential developments due to the rural mountain character of the district.”

Granting a variance would be consistent with the district’s intent to be sensitive to the terrain and to minimize grading on the steep slopes.

Surrounding Land Use/Zoning Patterns:

The subject property is surrounded primarily by large-lot single-family developments, with some undeveloped lots to the west and north-east. The variance would be consistent with the character of the sparsely developed surrounding properties, as the adjacent homes generally maintain most of their sites in an undisturbed condition.

Proposed Variance:

The property slopes sharply downward from High Ridge Road to the primary residence. From a bird’s-eye view, the home is approximately 120 feet away from the edge of the road, though due to topography, the distance on the ground will be further. The property maintains a fairly consistent slope rate of approximately 34.8% from the top of the property to the bottom.

The applicant is requesting to build a free-standing garage in the area of the lot between one of the switchbacks of the driveway. A garage is considered an accessory structure under the zoning code and is subject to the regulations of section 4.5.2 of the Land Development Standards.

Below is the chart found in the LDS Section 4.5.2, which determines the number of accessory structures allowed, their maximum size, and where they may be located depending on the size of the lot:

4.5.2 Table of Standards for Accessory Structures and Dwellings.

Standards	Single-Family/Two Family Lots Less than 0.5 Acre	Single-Family/Two Family Lots of 0.5 Acre to 1 Acre	Single-Family/Two Family Lots Greater than 1 Acre - 3 Acres	Single-Family/Two Family Lots Greater than 3 Acres - 5 Acres	Single-Family/Two Family Lots Greater than 5 Acres	All Other Lots (Commercial Lots)
Permitted Location	Side or rear yard only	Side or rear yard only	Side or rear yard only	Permitted in all yards	Permitted in all yards	Permitted in all yards
Height	Not greater than principal structure	Not greater than principal structure	Subject to district height standards	Subject to district height standards	Subject to district height standards	Subject to district height standards
Maximum Number Permitted	2 accessory structures, 1 of which can be an ADU.	3 accessory structures, 1 of which can be an ADU.	4 accessory structures, 2 of which can be ADUs.	No maximum 2 of which can be ADUs.	No maximum 3 of which can be ADUs. See chapter 15 for other development requirements.	No maximum 3 of which can be ADUs. See chapter 15 for other development requirements.
Maximum Area	Footprint for accessory structures, including ADUs, must be less than 10% of lot, or not to exceed 1,500 sf in aggregate, whichever is less.	Footprint for accessory structures, including ADUs, must be less than 10% of lot, or not to exceed 1,800 sf in aggregate, whichever is less.	1,500 square feet per structure, 2,500 square feet in aggregate footprint, excluding ADUs.	3,000 square feet in aggregate footprint, excluding ADUs.	No maximum	No maximum

As this lot is 2.552 acres, accessory structures may only be located within the rear and side yards of the property. The side yard is determined by the location of the primary structure, with areas to the left or right of the structure and behind the furthest point of the façade being considered side yards.

Locating the garage in the rear or side of the building would require additional clearing of the lot and a longer driveway in order to access the garage. As stated earlier, the property has steep topography, and preserving it is best achieved by minimizing additional site disturbance.

Due to the topography, the property is also subject to the Town of Waynesville’s steep slope ordinances (LDS 12.6.4). With an approximate slope of 34.8% the property would be placed in the 35-39% category, allowing for a maximum disturbed area of 25% of the site and a maximum impervious surface area of 20%, as specified in the table below:

Table 12.6.4

Average slope	25-29%	30-34%	35-39%	40-44%	45-49%	50% +
Maximum Density/Minimum Lot Size (acres/du)	25% reduction underlying zoning	50% reduction underlying zoning	4 acres/du	5 acres/du	7.5 acres/du	10 acres/du
Maximum disturbed area (% of site)	35%	30%	25%	20%	15%	10%
Maximum impervious area (% of site)	30%	25%	20%	15%	10%	10%
Minimum riparian buffer (width in feet from edge of stream - See 12.6.3.D)	25/30 ft.	25/30 ft.	25/30 ft.	25/30 ft.	25/30 ft.	25/30 ft.

For this property, the maximum disturbed area permitted would be 27,770 square feet, and the maximum impervious area permitted would be 22,216 square feet. The existing house has 2,335 square feet of heated area.

Variance Criteria

Staff offers the following comments regarding the findings that must be considered by the Zoning Board of Adjustment (*LDS 15.13, NC GS 160D-705(d)*):

- a) **Unnecessary hardship would result from the strict application of the regulation. It is not necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.**

In order for the garage to be located to the side or rear of the primary structure, greater land disturbance and clearing would be required in addition to an increase in impervious surface. The variance requested would assist in conforming to the Eagle’s Nest District’s purpose and intent to minimize grading. Additionally, the variance would be consistent with the Town’s Hillside Protection Ordinance (12.6) and the provision to “make reasonable efforts to preserve and protect existing natural features of the slope, such as trees and other plant material, and rock outcroppings, which may help to stabilize the slope” (LDS Section 12.6.3).

- b) **The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and**

appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.

The property is very steep, with an approximate slope of 34.8%. If the disturbance is limited to the northern portion of the property closer to the road, the southern portion of the property would remain completely undisturbed. Granting this variance would allow this area to remain in its natural condition.

c) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance is not a self-created hardship.

The home was built in 1994, and the current owner purchased the property in 2022. The hardship was not self-created as the location of the house pre-existed the current ownership of the lot.

d) The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured, and substantial justice is achieved.

The proposed location of the garage will minimize the visibility of the garage to the public due to the topography of the site and existing vegetation, which meets the spirit of the accessory structure ordinance. Additionally, by minimizing grading and clearing of the site, the granting of the ordinance would be consistent with both the purpose and intent of the Eagles Nest Residential – Low Density district and with the steep slope ordinance.

The applicant has also provided additional comments on these points, which can be found in the agenda packet.

Public Notice:

This Hearing was scheduled for June 2, 2026, and duly advertised. Staff posted a sign on the property on May 21, 2026. The notice was mailed to the property owners within 100 feet on May 13, 2026. The hearing was advertised in the Mountaineer newspaper on May 17 and May 24, 2026. The notice was also submitted to local media and posted on the Town’s bulletin boards.

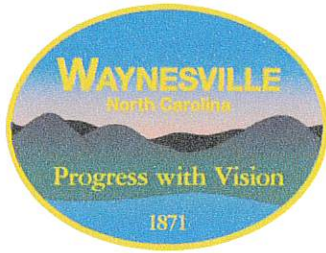
Additional Comments:

Compliance with all other zoning regulations, including Hillside Protection Ordinances, and Fire and Building Codes is required.

No change in permitted uses may be authorized by variance. Appropriate conditions may be imposed on any variance, provided that the conditions are reasonably related to the variance (LDS 15.13).

Items Entered as Evidence:

- Staff Report
- Application with payment
- Town of Waynesville LDS sections 4.5.2 and 12.6
- Maps
- Site images
- Public notices
- Town of Waynesville LDS, NC Building and Fire Codes, and NC GS 160D by reference



TOWN OF WAYNESVILLE

Development Services Department

9 South Main Street, Suite 110

Waynesville, NC 28786

Phone (828) 456-8647 • Fax (828) 452-1492

www.waynesvillenc.gov

Variance Application

Property Address / Location: 766 High Ridge Rd

Property PIN: 8606-50-4012 Parcel Size (ac): 2.55

Property Zoning District: HC-RC Historic Property or District: No

Flood Zone: X Elevation of the property is at 2,900 ft or more (circle) Yes No

Applicant

Application must be completed by the property owner or by an agent specifically authorized by the owner. If the applicant is an agent, the Agent Authorization Form (attached) must also be completed.

Printed Name of Applicant: Andrew D. Peterson

Applicant's Phone #: 704-941-9211 Applicant's Email: drewdpeterson@gmail.com

Applicant's Address: 766 High Ridge Rd, Waynesville, NC 28786

I, Andrew D. Peterson, hereby petition the Board of Adjustment for a variance from the provisions of the Town of Waynesville Land Development Standards for this property as described below.

Applicable Ordinance Section: 4.5.2 Table of Standards for Accessory Structures and Dwellings

Ordinance requirement from which relief is sought: The ordinance requires accessory structures to reside in the side or rear yard only.

Variance requested and why (attach additional sheets, maps, or other information as necessary):

I am requesting a zoning variance to allow for the construction of a detached 2-car garage that does not meet current side and rear yard setback requirements. Because of the irregular shape of my property, there is no practical way to place the garage within the required side yard. In addition, the steep hillside topology makes construction of a compliant paved driveway financially prohibitive as it would require extensive grading, retaining walls, and drainage work, resulting in significant disturbance to the landscape. The proposed garage location minimizes excavation, reduces environmental impact, and aligns with the character of the neighborhood.

The Laurel Ridge Country Club HOA reviewed and approved the design and was supportive of the location of the garage due to the restrictions of my property.

By signature below, I hereby acknowledge my understanding that this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Zoning Board of Adjustment, except through sworn testimony at the public hearing.

Applicant's Signature:  Date: 5/4/2026

In the following spaces, indicate **FACTS** that demonstrate to the Board of Adjustment you meet all the standards for granting a variance (use additional sheets, if necessary):

1. Unnecessary hardship would result from the strict application of the regulation. It is not necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

Strict application of the side and rear yard setback requirements would result in unnecessary hardship for this property. Due to the lot's irregular shape and significant elevation changes, locating a detached garage in full compliance would require extensive grading, retaining walls, and driveway reconstruction. These measures would create disproportionate cost and site disturbance beyond what is reasonable. The requested variance represents the minimum relief necessary to alleviate this hardship.

2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.

The hardship results from conditions that are peculiar to this property, including its irregular configuration and steep hillside topography. Severe grade changes on the south and west sides significantly limit feasible building locations and driveway access. These constraints are not generally shared by surrounding parcels within the zoning district. The hardship arises from physical characteristics of the land itself, not from personal circumstances.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance is not a self-created hardship.

The hardship did not result from actions taken by the applicant or property owner. The lot's shape, slope, and physical limitations are natural and pre-existing conditions. The proposed garage location is a direct response to these constraints and was not created by any voluntary action. Purchasing the property with knowledge of these conditions does not constitute a self-created hardship.

4. The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured and substantial justice is achieved.

The requested variance is consistent with the spirit, purpose, and intent of the land development standards. The proposed garage maintains neighborhood character, minimizes environmental disturbance, and avoids unnecessary excavation and impervious surface expansion. Granting the variance will not create additional safety concerns or adverse impacts to adjacent properties or public infrastructure. The proposal represents the minimum relief necessary to allow reasonable use of the property while securing public safety and substantial justice.

13.

766 High Ridge Rd

Zoning Variance Request

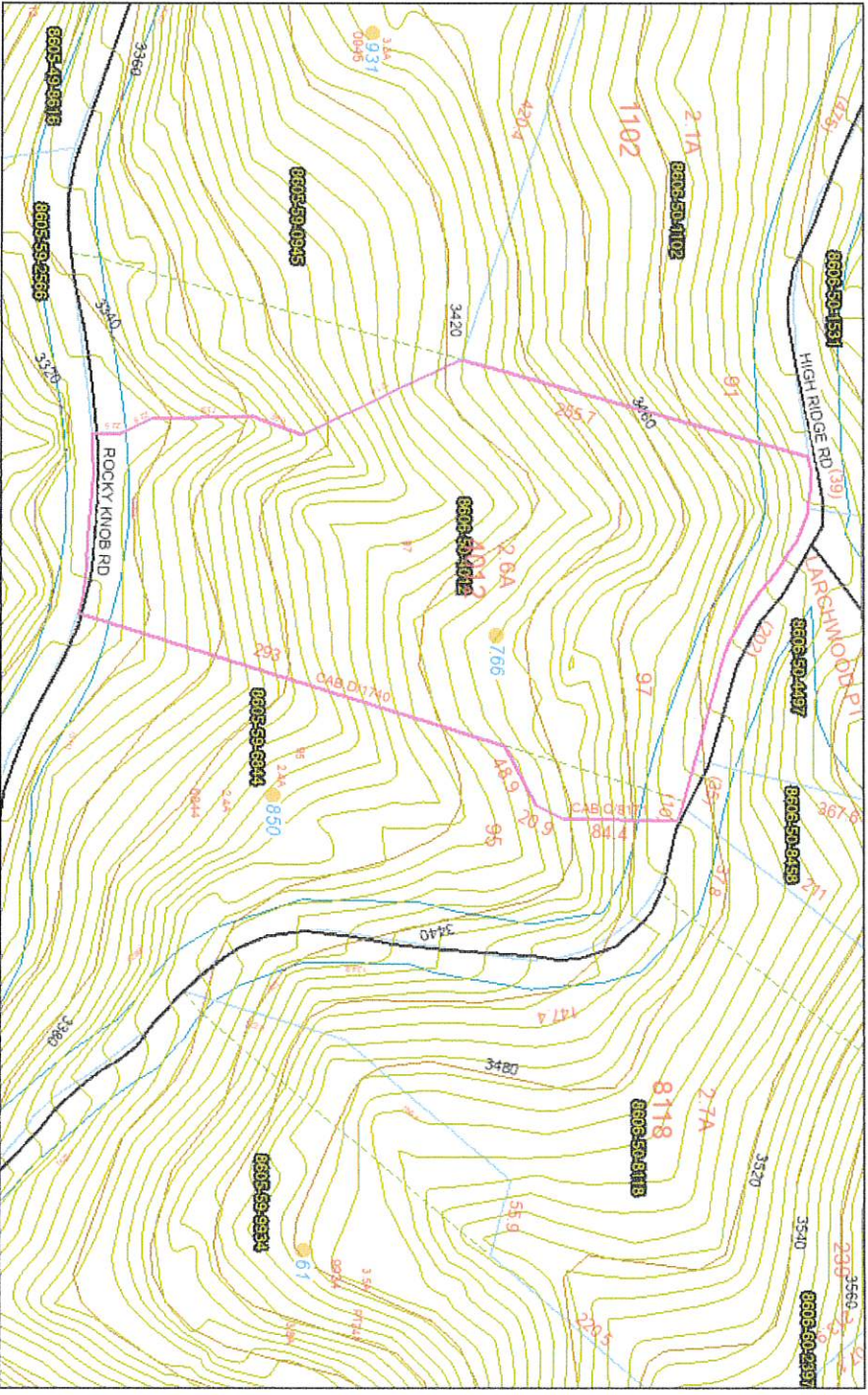
The screenshot displays the NC OneMap Parcels Viewer interface. At the top, the search bar contains the text "766 HIGH RIDGE ROAD, W..." and "Search result". The main map area shows an aerial view of a wooded property with pink parcel boundaries. A specific measurement of "31.00 ft" is shown in orange text over a line on the map. The interface includes a top navigation bar with the URL "experience.arcgis.com" and a bottom toolbar with various map controls. A "Measurement" panel is visible at the bottom right, showing the unit "Feet (US)" and the distance "31.00 ft".

NC OneMap
NC OneMap Parcels Viewer with Statewide Standardized Attributes
766 HIGH RIDGE ROAD, W... X
Search result
High Ridge Rd
Rocky Knob Rd
Rocky Knob Rd
Rocky Knob Rd
High Ridge Rd
31.00 ft
Measurement
Unit: Feet (US)
Distance: 31.00 ft
New measure
Clear measur

experience.arcgis.com
NC OneMap

-83.0141 35.4972 Degrees

Haywood County topology

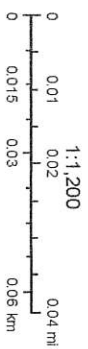


May 2, 2026

Haywood County photo



May 2, 2026





From: Tom Hines tom@distinctivecustomhomes.com 
Subject: Re: Seeking approval to build a 2-car garage
Date: April 10, 2026 at 3:04 PM
To: Andrew Peterson drewdpeterson@gmail.com, Michael Egelston MikeEgelston@outlook.com, Kim Huston kimhuston11@gmail.com, Bob Kral rmkrx@yahoo.com

Hi Andrew,

Thanks for sending. I reviewed everything and drove by your house to understand better. Those submittals will suffice. You can drop them in the mail or in my mailbox at 1130 Rocky Knob Road. Scanning and emailing will be fine as well.

Best regards,

Tom

Tom Hines
 Distinctive Building & Design, Inc.
 Distinctive Realty
 Tom@distinctivecustomhomes.com
 828-507-5756

Sent from my iPhone

On Apr 10, 2026, at 7:16 AM, Andrew Peterson <drewdpeterson@gmail.com> wrote:

Hey Tom,

I have the plans for a detached 2-car garage at 766 High Ridge Road.

I am hoping that since the plans are to mimic the attached garage (shown below) in size, shape, similar siding/trim, shingles, and color, that pictures of the current garage can help address the requirements for submitting some of the items, but please let me know if I need to provide these.





We will mimic the stone wall that we will build on the left side of the driveway leading to the garage including hosta plants. (You can basically flip the picture for how we expect the wall and hill will be up against the garage walls).



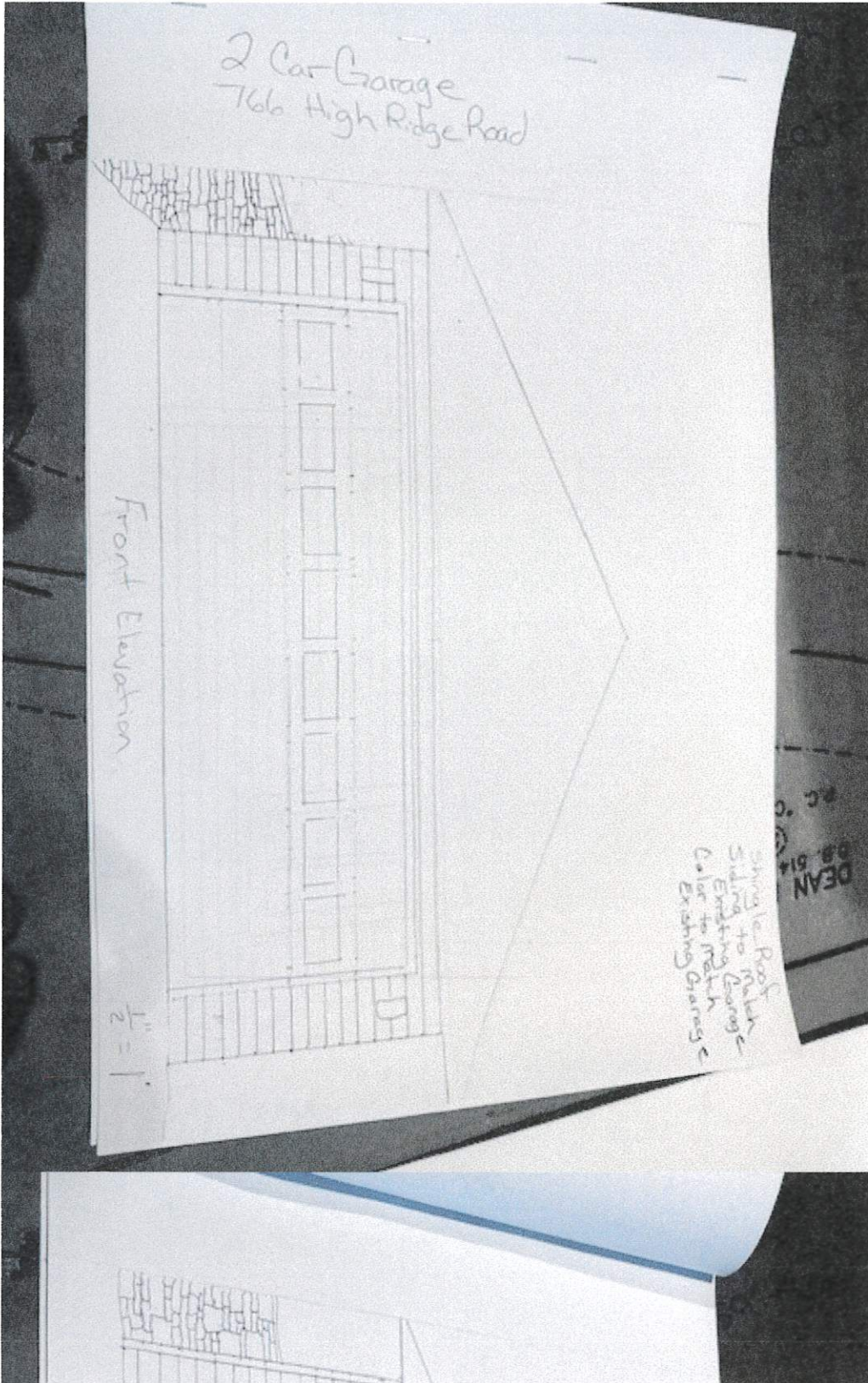


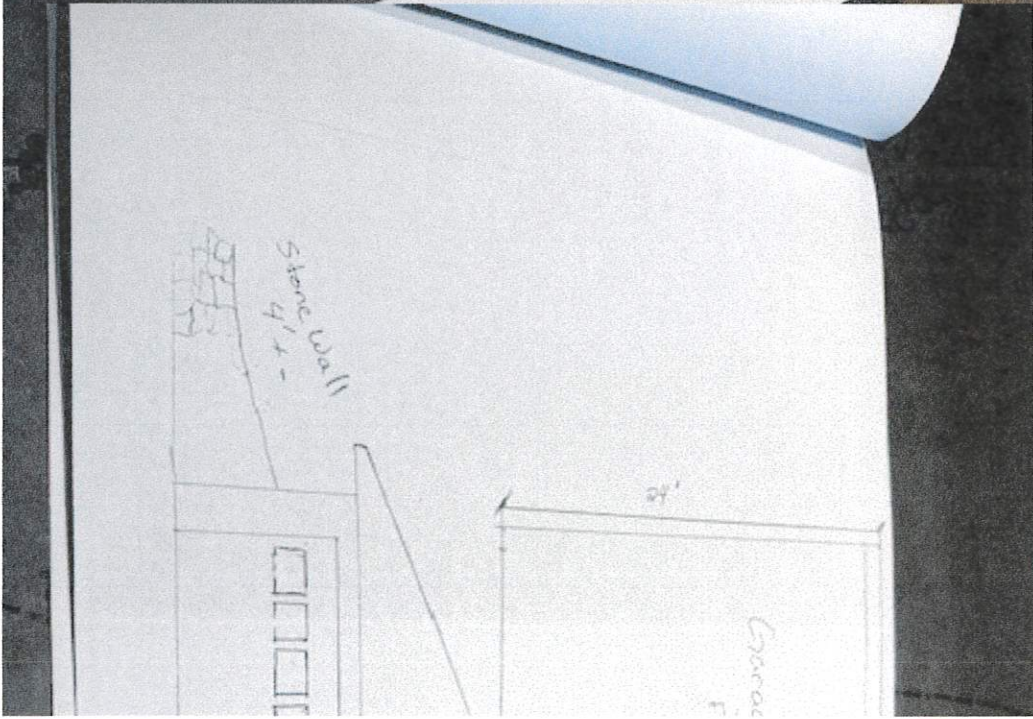
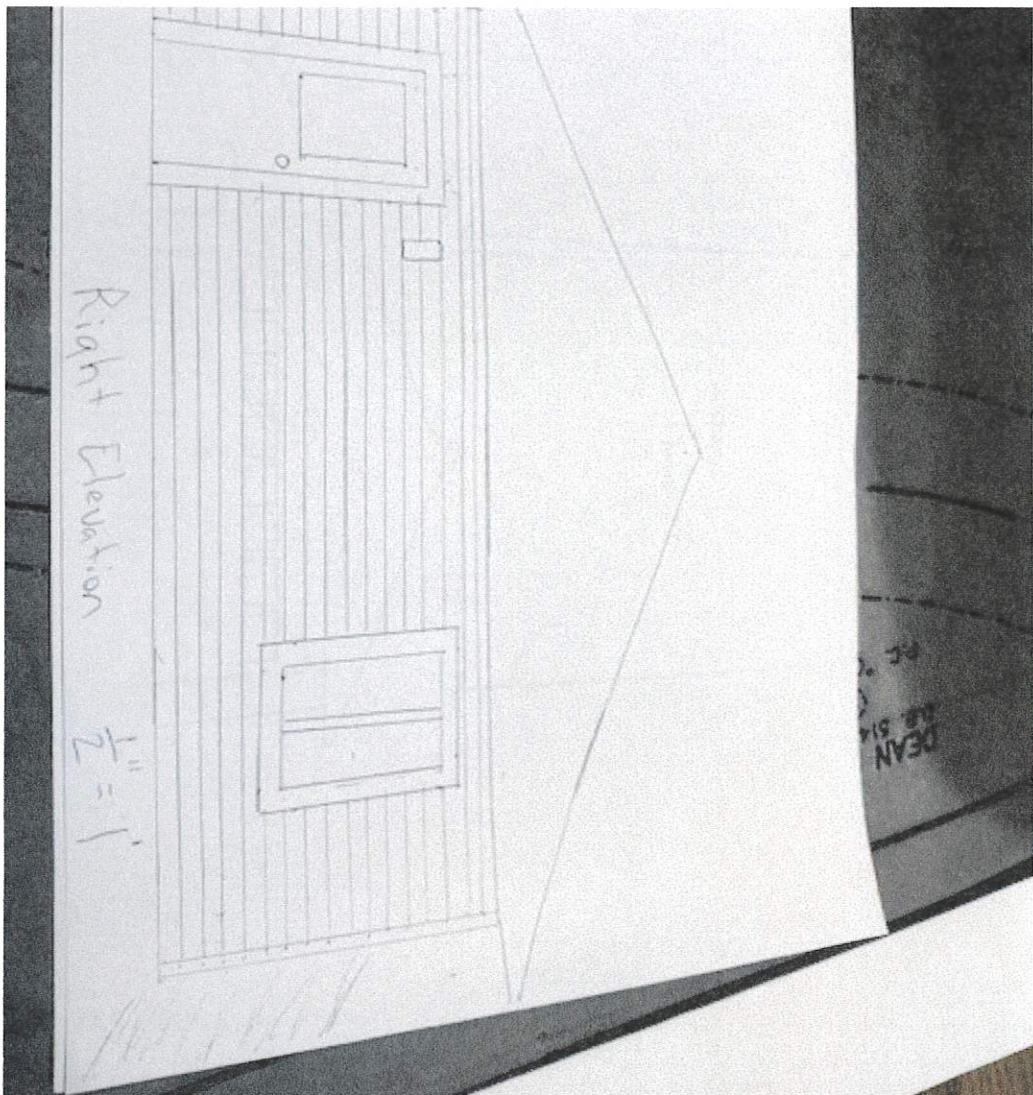
We will need to take out 4-5 trees for the garage placement and will need to do some excavation. Site view below.





I have printed copies of the designs in case you would rather have physical copies. The location of the garage on the plat is sized to match the size of the attached garage from the original plat document.





PAYMENT SUMMARY RECEIPT

TOWN OF WAYNESVILLE
16 S MAIN ST

DATE: 05/06/26 CUSTOMER#:
TIME: 16:15:36
CLERK: 2044ecou

RECPT#: 3326659 PREV BAL: 300.00
TP/YR: P/2026 AMT PAID: 300.00
BILL: 3326659 ADJSTMNT: .00
EFF DT: 05/06/26 BAL DUE: .00

Misc Cash Receipts

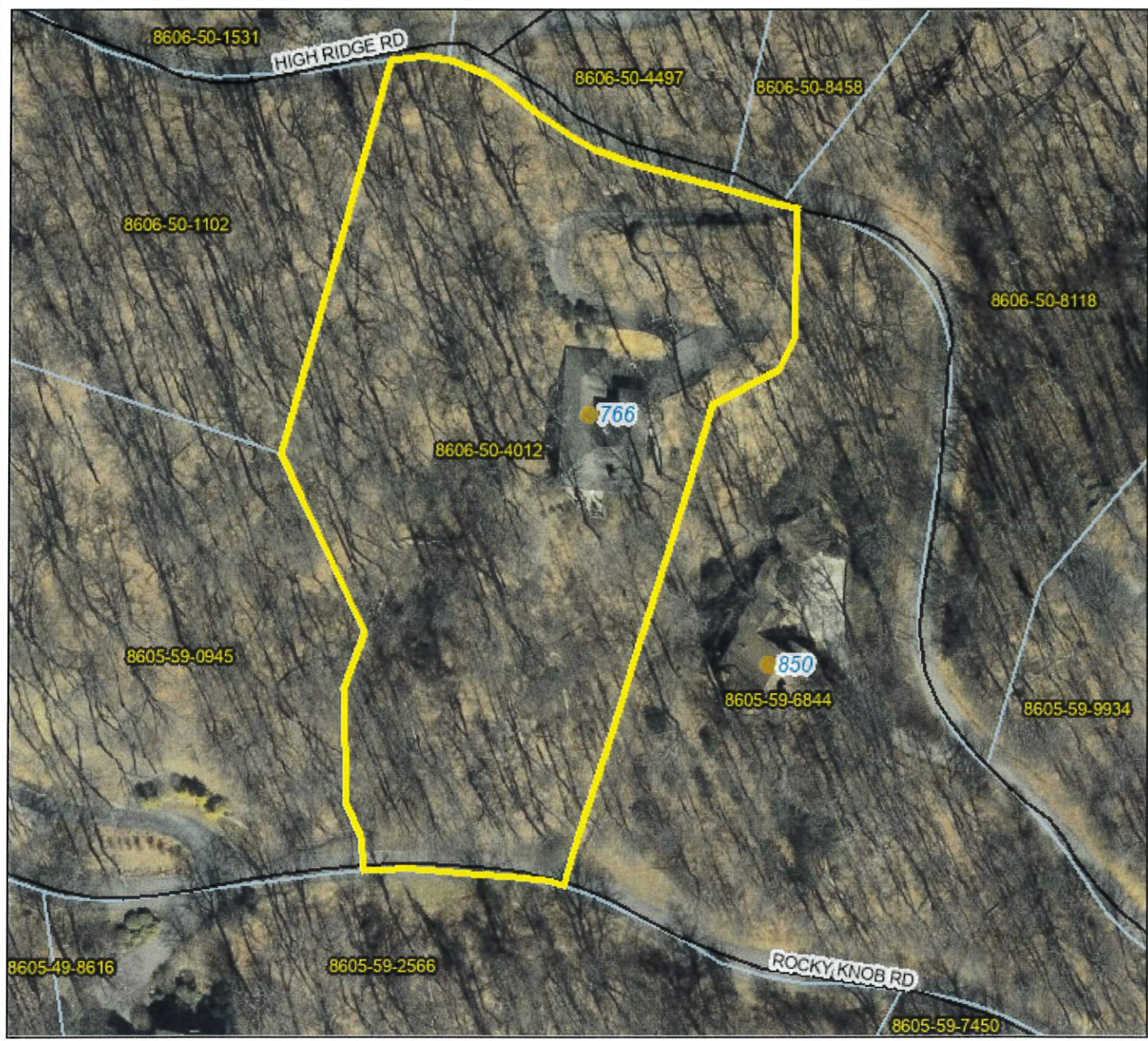
-----TOTALS-----

PRINCIPAL PAID: 300.00
INTEREST PAID: .00
ADJUSTMENTS: .00
DISC TAKEN: .00

AMT TENDERED: 300.00
AMT APPLIED: 300.00
CHANGE: .00

PAID BY: Peterson Variance
PAYMENT METH: CHECK
PAYMENT REF: 1124

TOT PREV BAL DUE: 300.00
TOT BAL DUE NOW : .00



Report For
 PETERSON, ANDREW D
 PETERSON, CYNTHIA K
 766 HIGH RIDGE RD
 WAYNESVILLE, NC 28786-8148

LAUREL RIDGE COUNTRY CLUB
 DWELLING

Land Value:
Building Value:
Market Value:
Defered Value:
Assessed Value:
Sale Price:
Sale Date: 6/3/2022
Tax Bill 1:
Tax Bill 2:

Account Information

PIN: 8606-50-4012
Deed: 1064/1537

766 HIGH RIDGE RD
Heated Area: 2335
Year Built: 1994
Total Acreage: 2.55
Township: Town of Waynesville

CABD/1740
 CABD/8171

Aerial

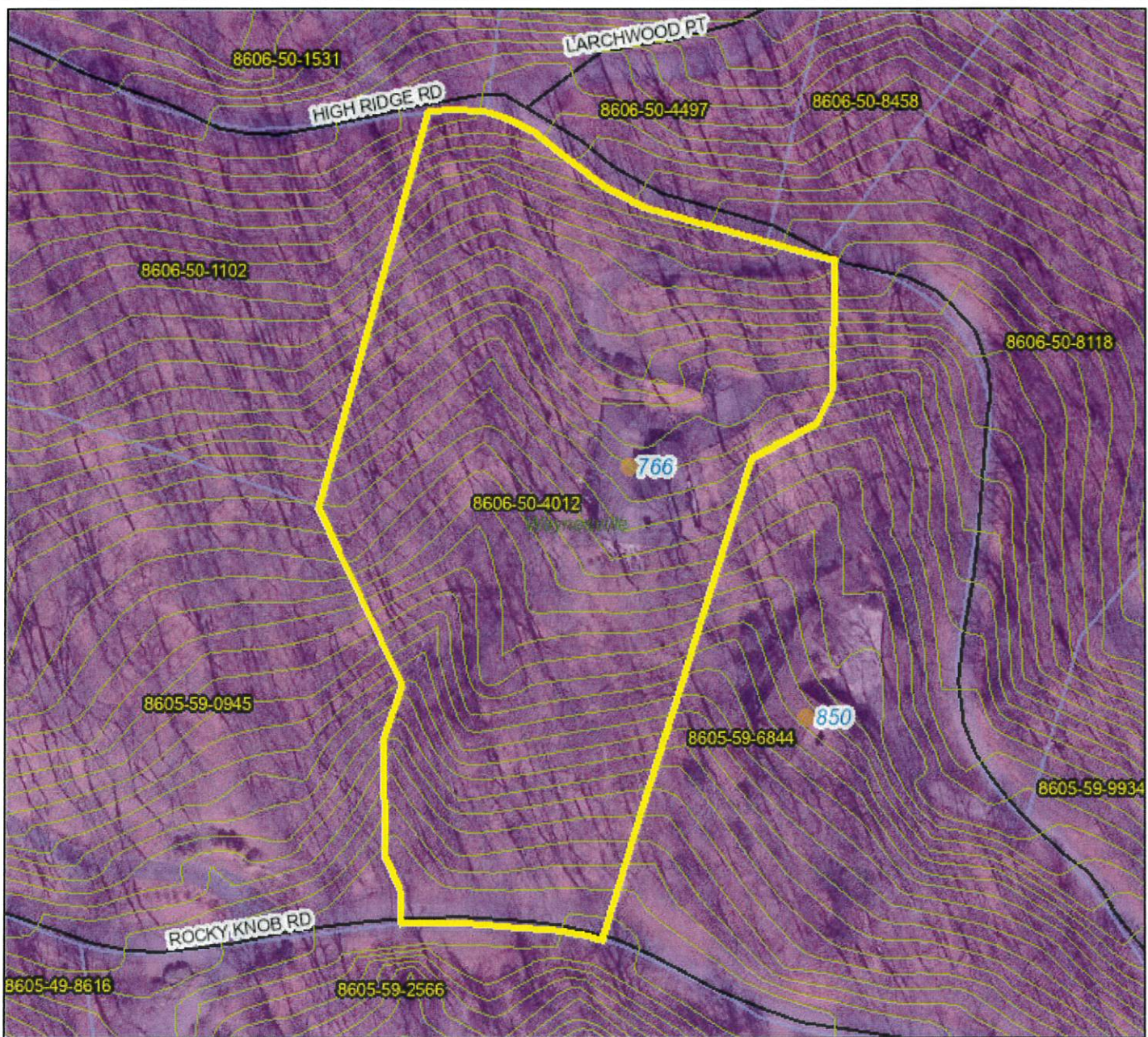


May 26, 2026



1 inch = 100 feet

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
 PETERSON, ANDREW D
 PETERSON, CYNTHIA K
 766 HIGH RIDGE RD
 WAYNESVILLE, NC 28786-8148

LAUREL RIDGE COUNTRY CLUB
 DWELLING

766 HIGH RIDGE RD
Heated Area: 2335
Year Built: 1994
Total Acreage: 2.552
Township: Town of Waynesville

Land Value: \$111,700
Building Value: \$567,000
Market Value: \$678,700
Defered Value: \$0
Assessed Value: \$678,700
Sale Price: \$810,000
Sale Date: 06/02/2022
Tax Bill 1: \$3,891
Tax Bill 2: \$3,891

Account Information

PIN: 8606-50-4012
Deed: 1064/1537

CABD/1740
 CABD/8171

Topography



May 27, 2026



1 inch = 100 feet

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Report For
 PETERSON, ANDREW D
 PETERSON, CYNTHIA K
 766 HIGH RIDGE RD
 WAYNESVILLE, NC 28786-8148

LAUREL RIDGE COUNTRY CLUB
 DWELLING

Land Value:
Building Value:
Market Value:
Deferred Value:
Assessed Value:
Sale Price:
Sale Date: 6/3/2022
Tax Bill 1:
Tax Bill 2:

Account Information

PIN: 8606-50-4012
Deed: 1064/1537

766 HIGH RIDGE RD
Heated Area: 2335
Year Built: 1994
Total Acreage: 2.55
Township: Town of Waynesville

CABD/1740
 CABD/8171

Zoning



May 26, 2026

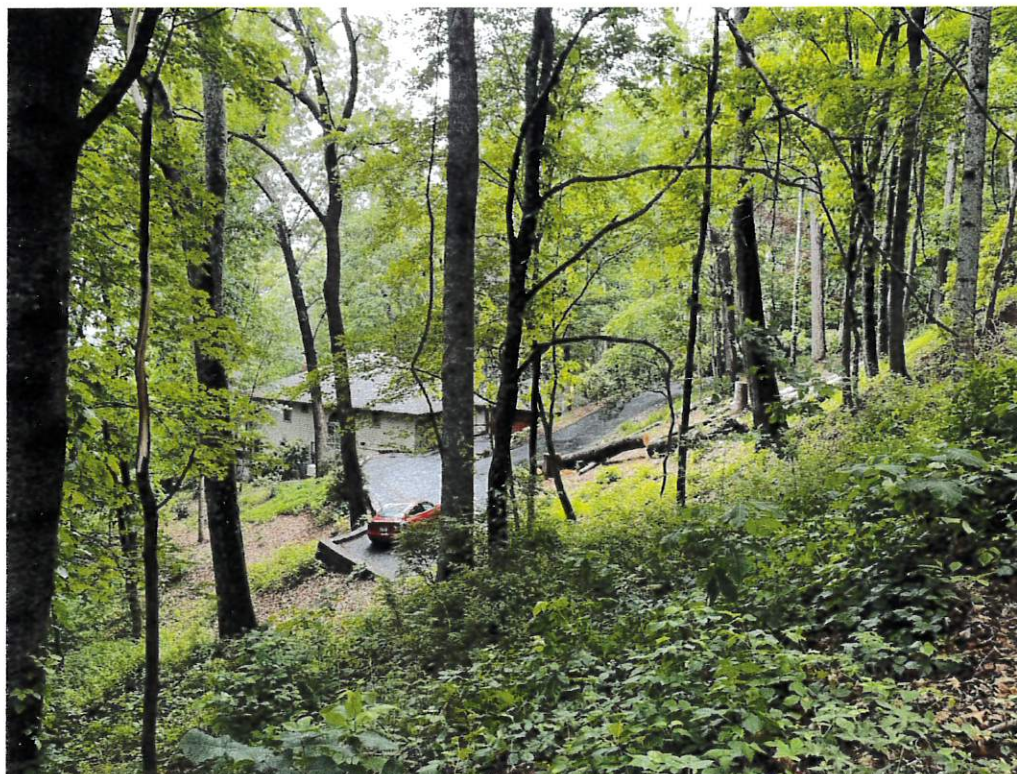


1 inch = 100 feet

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26.

Site
Photos







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

28.

FOR PUBLICATION IN THE MOUNTAINEER: May 17 and May 24 (Sunday) editions

Date: May 13, 2026

Contact: Alex Mumby, Land Use Administrator

Notice of Public Hearing
Waynesville Zoning Board of Adjustment
Variance Request

*Newspaper
Notice*

The Town of Waynesville Zoning Board of Adjustment will hold a public hearing on Tuesday, June 2, 2026, at 5:30 pm in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider a variance request for the placement of a garage in the front yard at 766 High Ridge Road, Waynesville, NC, 28786 (PIN 8606-50-4012).

For more information contact the Development Services Department at: (828) 452-0401, email: amumby@waynesvillenc.gov, mail: 9 South Main Street, Suite 110, Waynesville, NC 28786.



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

Date: May 13, 2026

Contact: Alex Mumby, Land Use Administrator

Notice of Public Hearing
Waynesville Zoning Board of Adjustment
Variance Request

*Mailed
Notice*

The Town of Waynesville Zoning Board of Adjustment will hold a public hearing on Tuesday, June 2, 2026, at 5:30 pm in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider a variance request for the placement of a garage in the front yard at 766 High Ridge Road, Waynesville, NC, 28786 (PIN 8606-50-4012).



For more information contact the Development Services Department at: (828) 452-0401, email: amumby@waynesvillenc.gov, mail: 9 South Main Street, Suite 110, Waynesville, NC 28786.

PETERSON, ANDREW D
PETERSON, CYNTHIA K
766 HIGH RIDGE RD
WAYNESVILLE, NC 28786-8148

TRINITY TRUST
LOMBARD, JUSTIN A/TR
85 LARCHWOOD PT
WAYNESVILLE, NC 28786-8218

SCHOOLFIELD, DIANNE L/TR
DIANNE L SCHOOLFIELD REV TRUST
1400 GRANDVIEW BLVD
KISSIMMEE, FL 34744-6612

CHUDOBA, LOUIS P
CHUDOBA, KATHI
5781 DESCARTES CIR
BOYNTON BEACH, FL 33437

JOHNSON, ANN/TR
ANN JOHNSON REV TRUST
850 HIGH RIDGE RD
WAYNESVILLE, NC 28786

WELLS, KEVIN L
WELLS, ALMA B
PO BOX 41
SYLVA, NC 28779

FRISCH, PATRICIA POWELL/TR
PATRICIA A FRISCH DECLARATION OF LIVING
354 SAN JUAN DR
PONTE VEDRA, FL 32082-2821

WILSON, DEBORAH R/TR
DEBORAH R WILSON REV TRUST
PO BOX 869
CANTON, NC 28716-0869

*Mailing
List*