

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, April 7, 2026, 5:30 PM

A. CALL TO ORDER:

1. Welcome/Announcements.
2. Adoption of Minutes (as presented or amended) from March 3rd, 2026, regular meeting.

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).

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, March 3rd, 2026

THE TOWN OF WAYNESVILLE ZONING BOARD OF ADJUSTMENT held a Regular Meeting on Tuesday March 3rd, 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 members were present:

Edward Moore, Chairman
Mary Ford
Jan Grossman
Sam Hyde
Carly Pugh
John Mason, Vice Chair (recused)

The following staff were present:

Olga Grooman, Assistant Development Services Director
Alex Mumby, Land Use Administrator
Esther Coulter, Administrative Assistant

The applicant's team was present:

Charles Reece on behalf of the Mountain Credit Union
Odell Thompson, Architect
John Burgin, Contractor

Zoning Board of Adjustment Minutes
Regular Meeting
March 3rd, 2026

Vice Chairman Edward Moore welcomed everyone and called the meeting to order at 5:29 p.m.

A motion was made by Board member Sam Hyde, seconded by Board member Carly Pugh, to approve March 3rd, 2026, minutes. The motion carried unanimously.

B. BUSINESS ITEMS:

1. A variance request for the ground level glazing/transparency zone requirements at 1700 Russ Avenue (PIN 8616-36-7164), Land Development Standards Section 5.10.3.B and Section 5.10.3.C.

Mr. Moore opened the public hearing at 5:34 p.m.

Assistant Development Services Director, Olga Grooman, stated the proposed project consists of a 3-story 14,609-sf (heated area) office building, parking lot, additional landscaping, and stormwater improvements. The total exterior square-footage of the proposed building under the roof is 16,674 sf. The applicant requests a variance for the ground-level glazing/transparency requirements of the facade for the Mountain Credit Union's new primary building at 1700 Russ Ave.

LDS 5.10.3.B-C- Ground-Level Glazing- requires that "window glazing and doorways shall be the predominant features in the street-level facade. All ground level windows shall provide direct views to the building's interior..." Additionally, "at least fifty (50) percent of the length of building along the side street building facade" of a commercial building shall have transparent glass.

The street-level facade of the proposed building along Russ Avenue is 80 feet long, which requires 40 linear feet of transparency zone along the first-floor windows and doors. The project shows approximately 12 linear feet of transparent windows, 4 linear feet of door windows, and 3 linear feet of a fake window glass, which together is below the required 40 feet of glazing. The use of a fake window does not meet the transparency requirement either. The applicant is seeking a variance to alleviate these glazing/transparency requirements.

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.**

The new building will include offices for the financial institution, where privacy of financial information is needed. The applicant submits that "this building may have less than 50% glazing facing Russ Ave. on the ground floor, and that it does not require views 6 feet into the building. This is different than a downtown setting with foot traffic adjacent to the windows as implied by the diagram in the ordinance.

4.

The building is over 50 feet away from the sidewalk, with landscaping and a covered walkway with decorative columns. This proposed building is intended to coordinate aesthetically with the existing building.

The building meets the design guidelines in all other ways, and to force full compliance with the windows would create an unnecessary security/privacy issue for the bank offices.

- 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 proposed building is more than 50 feet from the sidewalk along Russ Avenue, and there is an existing and a proposed landscape buffer between the sidewalk and the facade of each building. The distance to the facades, as well as the buffer, makes the reason for the glazing requirement to be less important because the foot and vehicular traffic is so distant. The location of the proposed building on the lot, set back from the sidewalk and buffered by landscape, removes the need and opportunity for people on the sidewalk to interact with the building, which is in the spirit of the ordinance.

The location of the building is the most favorable based on the site itself, and other development requirements that are being imposed. Specifically, NCDOT and the Town approved the use of a shared driveway entrance that meets fire code and emergency vehicle access, to create the safest condition for accessing the building off of Russ Avenue, a relatively high-speed corridor. The location of the building is the most favorable based on the site itself, Specifically, NCDOT and the Town approve the use of a shared driveway entrance that meets fire code and emergency vehicle access, in order to create the safest condition for accessing the building off of Russ Avenue, a relatively high-speed corridor.

- 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: "Financial institutions are allowed in this zoning district. Security and privacy are required for financial institutions." The applicant is seeking to expand a compliant use in a sensitive way within an existing site. A strict enforcement of the glazing and transparency design guidelines would create a hardship that does not result in a design benefit in this case.

- 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 applicant's statement that, "the purpose of the glazing regulation is to encourage transparency on the ground level of commercial buildings such as shops where window shopping enhances the experience of foot traffic along the sidewalks and streets adjacent to those buildings. This building is not that type of street front building. As the existing building approved in 2018 and completed in 2020 was successful

in obtaining a variance for the same regulation, we feel that seeking this variance for the proposed building is consistent with precedent”.

Items Entered as Evidence:

- Staff report
- Application materials with payment
- LDS 5.10.3- Ground Level Detailing
- Property map
- Street view images
- Public notices
- Town of Waynesville Land Development Standards and NC G.S. 160D by reference

Applicant

Charles Reece -behalf of the Mountain Credit Union- expressed that this is the headquarters that serves all counties of WNC. This building will be the primary operation building. The old building will continue as the bank. The thought was for it to look like a campus with one driveway, one sign.

Odell Thompson, Architect said that he wants to summarize the following:

- 1) Precedent for granting the previous variance for the appropriate reasons;
- 2) Location of the building relative to the street: the proposed building will also be more than 50 feet away from sidewalk and 60 or 70 feet from Russ Ave. He said seeing 6 feet into the building is mute and it doesn't really matter;
- 3) Privacy is the most important issue with the function of this building and the customers;
- 4) Appropriateness with the design; and
- 5) Proportionality of the proposed glazing and the facade that complies with the ordinances by using heavy material on the bottom and lighter on the top.

Mr. Moore closed the public hearing at 6:00 p.m.

Board member Jan Grossman asked to make a statement. Mr. Grossman addressed the applicants, commending them for how nice the building looks. Mr. Grossman said his major issue is that they came to the wrong Board. Mr. Grossman believes that buildings like financial institutions should be exempted from this rule. Mr. Grossman said that he also believes that buildings set away from the road should be exempted from this rule.

He states that he believes this ordinance isn't written quite right, so that it could be written differently. Otherwise, everyone that builds on Russ Ave. is going to ask for a variance. He suggested that the Town adds exemptions to the ordinance.

Mr. Grossman stated it was not a hardship to put more windows in this case, and not a big expense either. He pointed out that the applicants talked about security on one hand, then they said the building is away from the public, that people are going to look through the windows, and at the same time, because the building is 50 ft from the road- people can't. Mr. Grossman added that there will also be trees and bushes that will block the windows. So, he has a hard time believing that security is really an issue here.

He added that he fully supports the building and thinks it's great for the community. He likes the design. Mr. Grossman said he does not believe in any way it's actually a hardship. He said he understood 7 years ago the Board said it was a hardship. He considers it to be a bad precedent in the sense that you would like it to be the way you drawn it, and that declares it a hardship. He reiterated that the ordinance needs to be changed.

Mr. Moore asked the attorney about proceeding. Attorney Ron Sneed said to move forward.

A motion was made by Board member Sam Hyde to approve the variance with the evidence as presented by staff and applicants, seconded by Board member Carly Pugh. The motion carried 4:1, with Jan Grossman voting against.

C) ADJOURN

Chairman Edward Moore adjourned the meeting at 6:12 p.m.

Edward Moore, Chairman

Esther Coulter, Administrative Assistant

Zoning Board of Adjustment Staff Report

Summary Information:

Meeting Date: April 7, 2026
Subject: Variance request for sidewalk construction along street frontage for the Habitat for Humanity residential subdivision off Sylvan Street (Land Development Standards 6.6.2.D).
Subject Properties: 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)
Proposed Project: Habitat for Humanity single-family residential subdivision of ten (10) lots
Existing Development: Ten (10) single-family homes
Applicant: Jared Iraggi on behalf of the Haywood Habitat for Humanity
Staff: Olga Grooman, Assistant Development Services Director

Background:

The subject properties are within a residential subdivision of single-family homes developed by the Haywood Habitat for Humanity. The subdivision was approved by the Planning Board on April 15, 2019, and it includes ten (10) individual lots, stormwater improvements, civic space, landscaping, and a 5-foot sidewalk along the frontage of Sylvan Street. To date, 9 out of 10 homes have been completed, and families have moved in. The subdivision is adjacent to Chestnut Park to the east, and it is located beside Smoky Mountain Expressway to the north, with single-family residences surrounding it to the west and south.

Land Development Standards (LDS) Section 6.6.2.D requires a 5-foot sidewalk along the frontage of a residential street, in this case, Sylvan Street. The applicant is requesting a variance for the sidewalk requirement, stating that it would serve limited public purpose. It would only run along the frontage of the ten (10) lots, be interrupted by driveway aprons, and would not connect to any other pedestrian infrastructure.

Instead, the applicant proposes to construct a path along the rear of the subdivision, providing a direct connection to the existing path in Chestnut Park. The path would begin behind Lot 1 in the northern portion of the subdivision and extend southward along the rear of the lots to Sylvan Street. The developer will construct a new path within the dedicated civic space behind Lots 1-4 and will connect it to the existing pathway within Chestnut Park, while also providing improvements to the existing trail.

Surrounding Land Use / Zoning Patterns:

The property is located in Chestnut Park Residential Medium Density (CP-RM) zoning district. Land Development Standards (LDS) section 2.3.2.A defines its purpose and intent as follows:

“**The Chestnut Park Residential—Medium Density District (CP-RM)** is a well-established older neighborhood bordering the Central Business District. This linear neighborhood is served mainly from a single road. This road, which leads into the Eagles Nest Mountain area, is one of the few roads in Waynesville that crosses under Highway 23/74. Due to the interference of the highway and limited access into the neighborhood itself, as future development occurs, connections into adjoining neighborhoods (i.e., connecting Shingle Cove Road to Laurel Ridge) are important to keep Chestnut Park Road from becoming

too heavily traveled. Pedestrian and bicycle amenities connecting the neighborhood to Chestnut Park and adjoining areas will be developed. Medium density residential development will be the predominant land use in the area.

The proposed path, which would connect the neighborhood directly to Chestnut Park, meets the intent of the zoning district by improving pedestrian connectivity and providing safer pedestrian amenities. The path provides a safer alternative for residents by allowing them to walk through designated civic space and green areas rather than along narrow streets and disconnected sidewalks.

Proposed Variance:

LDS 6.6.2.D requires a 5-ft sidewalk along the residential street. The applicant is requesting a variance from the requirement to construct a sidewalk along the frontage of ten (10) homes on Sylvan Street and instead proposes a path behind the properties that would connect to Chestnut Park. The applicant will still construct curb and gutter, install all the required landscaping along Sylvan Street, and build appropriate driveway aprons for all lots.

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 the ten (10) lots, and it would not connect to any other pedestrian infrastructure, 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 explains 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, the site is “located along a short stretch of low-volume residential street (Sylvan Street) and the neighborhood with limited points of access.” The applicant explains 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.

The applicant further explains that the proposed variance avoids “unnecessary neighborhood disruption and hardship to affordable homeowners. The variance does not alter permitted uses, density, or character of the neighborhood. It removes redundant infrastructure that does not meaningfully advance the ordinance’s purpose.” Staff concurs that the proposal would be more pedestrian-friendly, and that it is preferable to enhance and expand the existing trail connections rather than construct a sidewalk along ten (10) properties. A sidewalk in this location would serve a very limited purpose, be interrupted by driveway aprons, and would not connect to any other pedestrian amenity.

Additional Comments:

No change in permitted uses may be authorized by variance, and this variance will not change the use of the property. Appropriate conditions may be imposed on any variance, provided that the conditions are reasonably related to the variance (*LDS 15.13*).

If the Board grants the variance, staff recommend one condition - that the applicant provides improvements to the existing path within the park while connecting the new trail to the existing one.

Public Notice:

Staff provided notice of this public hearing by posting the site on March 16, 2026; mailing notice to the adjacent property owners within 100 ft on March 17, 2026; and advertising in the *Mountaineer* newspaper for two (2) consecutive weeks on March 22 and March 29, 2026. The notice was also submitted to the local media and posted on the Town’s website on March 23, 2026.

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



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

Variance Request

Property Address / Location: Chestnut Park Subdivision - Sylvan St

Property PIN: SEE ATTACHED BELOW Property Zoning District: Residential

Flood Zone: N/A Historic Property or District: NA

Signature of property owner of record: [Signature] Date: 2/17/26

Applicant's Name: [Signature] Applicant's Phone #: 828 558 2145

Applicant's Address: 231 Walnut St - Suite 1 Waynesville NC 28786
Application must be filed by the property owner or by an agent specifically authorized by the owner.

I, [Signature], 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: 6.6 Section 6.6

Ordinance requirement from which relief is sought: Requirement for sidewalks

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

Removal of sidewalks from approved plan
Curb and Gutter per attached plan with
Reduction to 10' x 5' drive apron [Signature] 3/19/2026

Applicant's Signature: [Signature] Date: 2/17/26

The request applies to the required sidewalk along the road frontage for a Habitat for Humanity single-family residential subdivision located off Sylvan Street. The address are 152 158 162 170 176 212 226 232 246 and 252 Sylvan St. (PINs 8615-09-05806 8615-09-05236 8615-09-05076 8605-99-96526 8605-99-96266 8605-99-87826 8605-99-87566 8605-99-88106 8605-99-78756 and 8605-99-7839

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.

See Attached

- 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.

See Attached

- 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.

See Attached

- 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.

See Attached

A. Strict adherence to the Ordinance creates undue hardship

1. **Sidewalk is Duplicative and Functionally Unnecessary**

The approved subdivision plan includes a greenway/pedestrian path connecting the development directly to the proposed civic space and Chestnut Park. The civic space is intended to be deeded to the Town of Waynesville Parks and Recreation Department, thereby becoming an extension of Chestnut Park.

Because:

- The civic space will directly connect to Chestnut Park;
- Chestnut Park already contains pedestrian facilities and public frontage; and
- Residents will access the park and civic space internally through the greenway connection,

The planned sidewalk along Sylvan Street becomes duplicative and unnecessary for pedestrian circulation.

The purpose of the sidewalk requirement — pedestrian safety and connectivity — is fully achieved through the greenway path and adjacency to Chestnut Park. Requiring an additional sidewalk along Sylvan Street would not materially improve pedestrian access or safety but would add unnecessary cost and construction impact. Haywood Habitat for Humanity has received a considerable grant to construct the CP civic space. The civic space design includes foot path connection from the homes to the walking path adjacent to the creek

2. **Unnecessary Hardship Due to Construction Impacts**

Installation of the sidewalk, curb modifications, and associated infrastructure would require approximately 14 to 21 days of active construction.

Engineering review indicates that during this time:

- Existing Chestnut Park subdivision homeowners would lose access to their driveways.
- Access in and out of the subdivision would be significantly restricted.
- The homes located North of 74, across the bypass, which have only one point of ingress and egress, would experience substantial access disruption.

This presents a significant and unnecessary burden on existing homeowners, many of whom are working families. Restricted access creates safety concerns, particularly for emergency services, school transportation, and daily commuting.

The hardship is related to site-specific access conditions and the limited access points serving the surrounding neighborhood. Given that pedestrian connectivity is already provided through the greenway and adjacency to Chestnut Park, imposing this level of disruption for a redundant sidewalk constitutes an unnecessary hardship.

Supporting Facts

1. **Unnecessary hardship would result from strict application of the regulation.**

Strict enforcement would:

- Require 14–21 days of driveway access loss for existing homeowners.
- Create significant disruption to dozens of homes with only one access point.

- Impose substantial construction costs on an affordable housing development without advancing public safety or connectivity.

Because pedestrian access is already achieved via the internal greenway connection and adjacency to Chestnut Park, the sidewalk does not materially advance the ordinance’s purpose. Furthermore, the surrounding neighborhoods do not include sidewalks. Strict enforcement of the ordinance is not consistent with the character of the surrounding neighborhood. Therefore, requiring it creates hardship without corresponding public benefit.

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

B. The hardship results from conditions peculiar to the property.

This property is uniquely situated:

- Immediately adjacent to Chestnut Park;
- Incorporating a civic space intended for dedication to the Town;
- Providing a direct greenway connection into the park system;
- Located along a short stretch of low-volume residential street (Sylvan Street);
- Serving a neighborhood with limited points of access.

Most properties required to install sidewalks do not simultaneously provide direct park adjacency and internal greenway connectivity. The duplication of pedestrian infrastructure is peculiar to this site’s configuration and park adjacency.

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.

C. The hardship did not result from actions taken by the applicant.

The adjacency to Chestnut Park, the limited access points in the surrounding subdivision, and Sylvan Street’s existing configuration are pre-existing site conditions. The applicant did not create these circumstances.

The project complies with zoning and density requirements and is consistent with the approved subdivision framework. The variance request arises from evolving site conditions and connectivity improvements that render the sidewalk unnecessary.

D. The requested variance is consistent with the spirit, purpose, and intent of the regulation.

The intent of the sidewalk requirement is to:

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

Those goals are met through:

- The internal greenway connection;
- Direct integration with Chestnut Park;
- Continued curb and gutter construction for roadway definition and drainage.

Public safety is preserved.

Connectivity is enhanced through park integration.

Substantial justice is achieved by avoiding unnecessary neighborhood disruption and hardship to affordable homeowners.

The variance does not alter permitted uses, density, or character of the neighborhood. It merely removes redundant infrastructure that does not meaningfully advance the ordinance's purpose.

HAYWOOD HABITAT FOR HUMANITY
OPERATING ACCOUNT
P.O. BOX 283
WAYNESVILLE, NC 28786-0283

HOMETRUST BANK
hometrustedbanking.com

66-7027/2531

6193

16.

2/18/24

PAY TO THE ORDER OF Town of Waynesville \$ 300.00
Three Hundred and 0/100 DOLLARS

MEMO Chestnut Park Variance Application AUTHORIZED SIGNATURE 



⑈00006193⑈ ⑆253170279⑆ 0001047125⑈

HAYWOOD HABITAT FOR HUMANITY
OPERATING ACCOUNT

6193

Town of Waynesville

2/18/24

300

Chestnut Park Variance App



HAYWOOD HABITAT FOR HUMANITY
OPERATING ACCOUNT

6193

Town of Waynesville

300

Chestnut Park VARIANCE APP



PAYMENT SUMMARY RECEIPT

TOWN OF WAYNESVILLE
16 S MAIN ST

DATE: 03/16/26 CUSTOMER#:
TIME: 10:50:39
CLERK: 2044ecou

RECPT#: 3307117 PREV BAL: 300.00
TP/YR: P/2026 AMT PAID: 300.00
BILL: 3307117 ADJSTMNT: .00
EFF DT: 03/16/26 BAL DUE: .00

Misc Cash Receipts

-----TOTALS-----

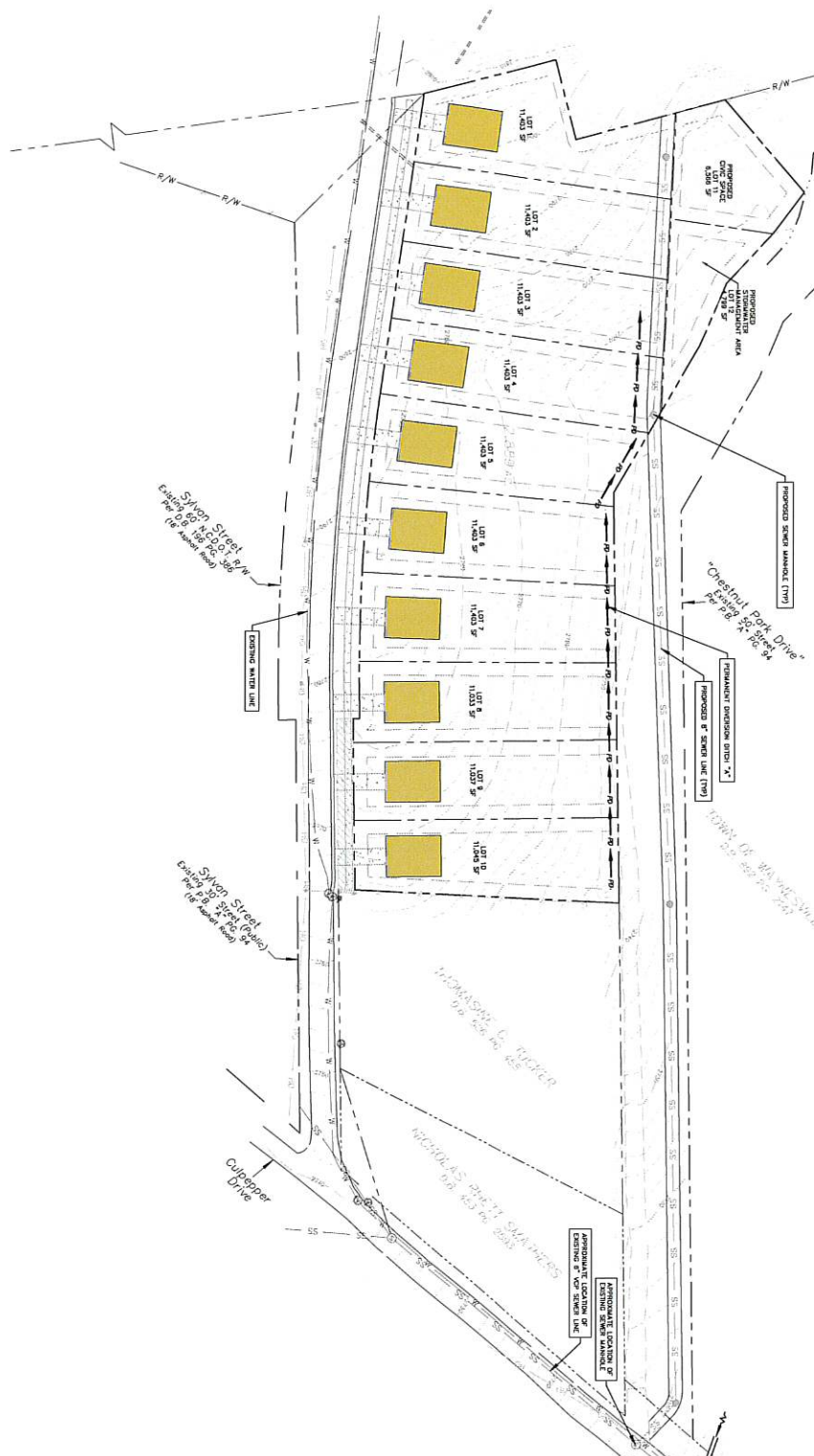
PRINCIPAL PAID: 300.00
INTEREST PAID: .00
ADJUSTMENTS: .00
DISC TAKEN: .00

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

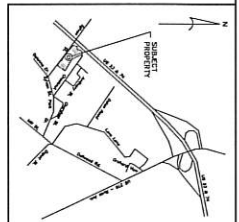
PAID BY: Haywood Hab Variance
PAYMENT METH: CHECK
PAYMENT REF: 6193

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

Haywood Habitat for Humanity's 10-lot residential subdivision, as approved in 2019.



- NOTES**
1. EXISTING UTILITY SYSTEMS AND STORM SEWER SYSTEMS SHOWN HEREIN FOR ALL ALL-PURPOSES. CONTRACTOR RESPONSIBLE FOR LOCATION OF DETAIL SHEETS WITH IN-PLACE.
 2. NO PORTION OF THIS PROJECT LIES WITHIN THE 100'-0" FEMA FLOODPLAIN.
 3. SEE TYPE II.



DEVELOPMENT DATA

OWNER/DEVELOPER: HAYWOOD HABITAT FOR HUMANITY, 100 PATTON AVENUE, WYOMING, NC 27158, (703) 724-5816

DESIGNER: CIVIL DESIGN CONCEPTS, P.A., 52 WALNUT STREET, SUITE 9, WYOMING, NC 27158, (703) 252-5368

ARCHITECT: M. J. LITTLE DESIGN ASSOCIATES, 100 PATTON AVENUE, WYOMING, NC 27158, (703) 405-2882

PROJECT DATA

PROJECT NO.: 8020-19-002

DATE: 03/17/2018

PROJECT NAME: HAYWOOD HABITAT FOR HUMANITY

RESIDENTIAL, MEDIUM DENSITY

STRENGTHS

1" = 10'

5' = 10'

DATE: 03/17/2018

SCALE: 1" = 10'

DATE: 03/17/2018

SCALE: 1" = 10'

DATE: 03/17/2018

SCALE: 1" = 10'

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

7 NORTH

FINE GRADING & STORM DRAINAGE PLAN

GRAPHIC SCALE

1" = 10' HORIZONTAL

1" = 4' VERTICAL

FOR REVIEW ONLY

PRELIMINARY NOT FOR CONSTRUCTION

HAYWOOD HABITAT FOR HUMANITY

NO. DATE DESCRIPTION BY

1	03/18/2018	PLANNING BOARD SUBMITTAL	CHK
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180 PATTON AVENUE, WYOMING, NC 27158, (703) 252-5368, FAX (703) 252-5368

52 WALNUT STREET - SUITE 9, WYOMING, NC 27158, PHONE (703) 452-4410, FAX (703) 456-9415

HCBELLS LICENSE #: C-2164

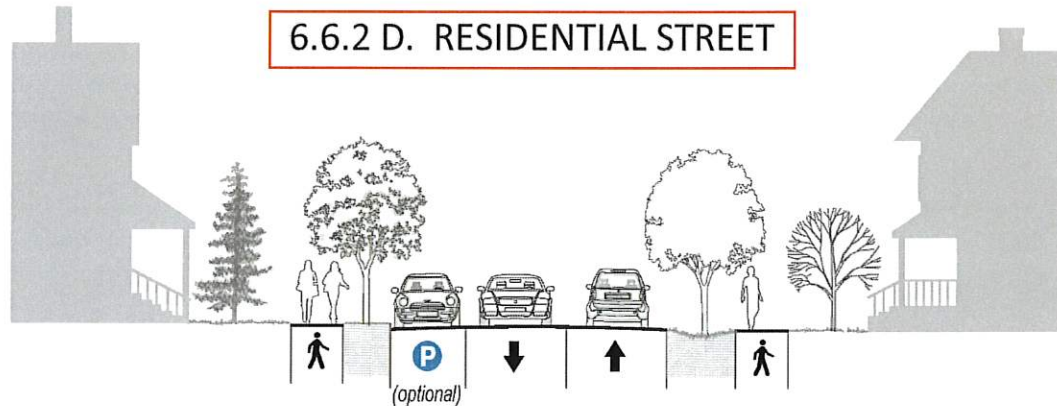
www.civildesignconcepts.com



C401

SHEET

2018



Definition: Local Residential streets serve as the primary transportation network in the community. Generally, they contain more than 50% residential dwellings based on road frontage.

- Right-of-way width: Minimum 40 feet. (Curb and Gutter), 50 ft. (Open Drainage)
- Pavement Widths: Minimum 20 feet. (27 ft. with parking)
- Traffic Lanes: generally, two lanes (one in each direction)
- Parking Lanes: parking on one side (*Ref. Sec. 6.7.11*)
- Curb Type: Vertical Curb and Gutter or LID (Low Impact Development) (*Ref. Sec. 12.5*)
- Curb Radius: 15 feet at street intersection (*Ref. Sec. 6.7.6*)
- Grades: *Maximum* Grade of 18% for a maximum length of 2,500 feet (*Ref. Sec. 6.7.4*)
- Design Speed: 40 mph
- Stopping Sight Distance: minimum 305 feet (*Ref. Sec. 6.7.1*)
- Walkway Type: 5 ft. sidewalk both sides (one side with environmental constraints (*Ref. Sec. 6.6.2.H*))
- Bicycle Facilities: Normal Lane with integrated bicycle traffic or Wide Lane of 3-5 foot improved or striped shoulder. (*Ref. Sec. 6.9.3*)
- Planter Type: Continuous planting strip 5 ft. (Curb) or 8 ft (Swale)
- Landscape Type: 1 per 40 ft. of street frontage (see 8.5.1)
- Subdivision Type: All Major Subdivisions

Street Images
3-19-2026





TOWN OF WAYNESVILLE

Development Services Department

PO Box 100

9 South Main Street

Waynesville, NC 28786

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

www.waynesvillenc.gov

FOR PUBLICATION IN THE MOUNTAINEER: March 22 and March 29 (Sunday) editions

Date: March 16, 2026

Contact: Olga Grooman, (828) 356-1172

**Notice of Public Hearing
Waynesville Zoning Board of Adjustment
Variance Request**

The Town of Waynesville Zoning Board of Adjustment will hold a public hearing on Tuesday, April 7, 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 sidewalk construction requirements of the Land Development Standards Section 6.6.2.D.

The request applies to the required sidewalk along the road frontage for a Habitat for Humanity single-family residential subdivision located off Sylvan Street. The properties involved 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).

For more information contact the Development Services Department at: (828) 356-1172, email: ogrooman@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

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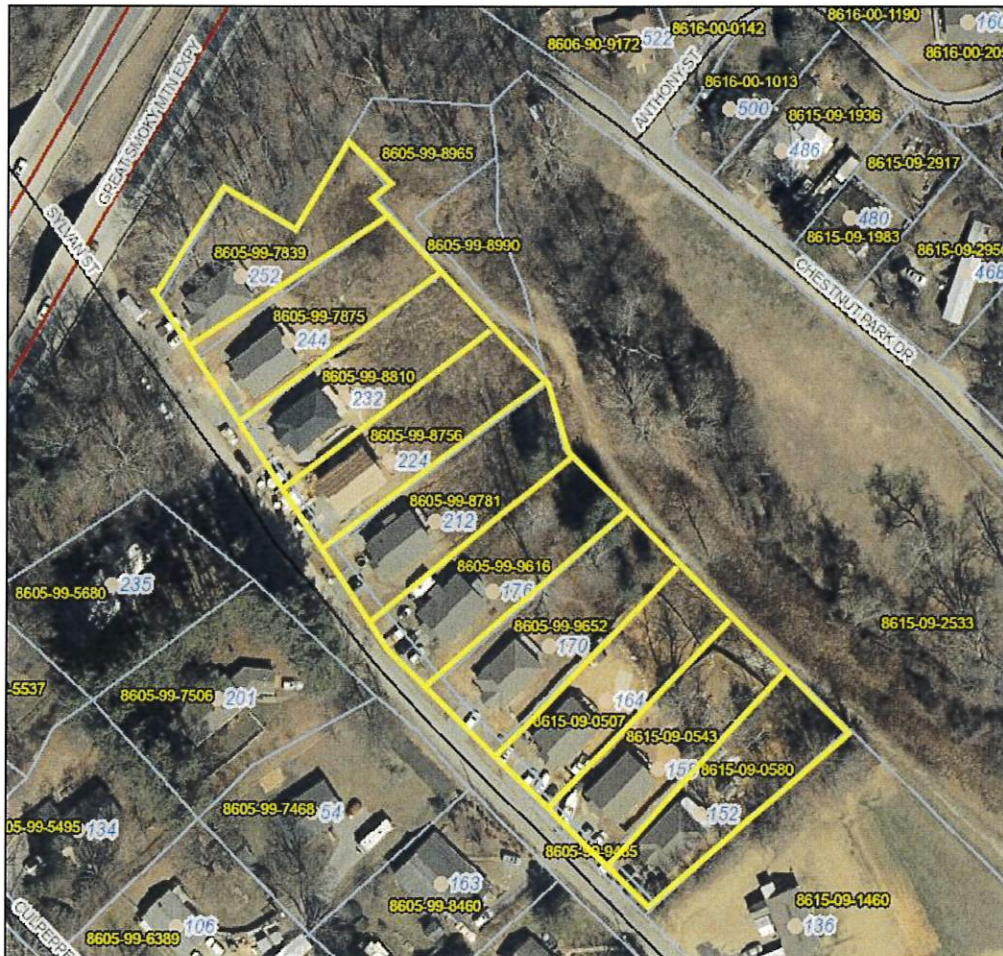
www.waynesvillenc.gov

Date: March 17, 2026

Notice of Public Hearing
Waynesville Zoning Board of Adjustment
Variance Request

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

WEST, JEFFERY
WEST, JAMIE
152 SYLVAN ST
WAYNESVILLE, NC 28786

FINE, TINA RAY
THOMAS, MERRIAL SHANICE
158 SYLVAN ST
WAYNESVILLE, NC 28786

SPEED, KETARA LANNETTE
164 SYLVAN ST
WAYNESVILLE, NC 28786

RICHARDS, ELAN ELISABETH
170 SYLVAN ST
WAYNESVILLE, NC 28786

MATHIS, TRESA DARLENE
176 SYLVAN ST
WAYNESVILLE, NC 28786

RICHARDSON, JESSICA
212 SYLVAN ST
WAYNESVILLE, NC 28786

HAYWOOD HABITAT FOR HUMANITY INC
PO BOX 283
WAYNESVILLE, NC 28786

MULL, BROOKE T
244 SYLVAN ST
WAYNESVILLE, NC 28786

GARNES, JESSICA AMANDA
252 SYLVAN ST
WAYNESVILLE, NC 28786

WAYNESVILLE TOWN OF
PO BOX C 100
WAYNESVILLE, NC 28786

TUCKER, THOMASINE C
136 SYLVAN ST
WAYNESVILLE, NC 28786

SMATHERS, NICHOLAS RHETT
SMATHERS, LISA DARLENE
122 SYLVAN ST
WAYNESVILLE, NC 28786

WALLS, DEBORAH SHARON
34 CULPEPPER DR
WAYNESVILLE, NC 28786

MACGARGLE, KYLE M
50 CULPEPPER DR
WAYNESVILLE, NC 28786

PATTERSON, G ROGER
PATTERSON, DONNA K
163 SYLVAN DR
WAYNESVILLE, NC 28786

JONES, MATTHEW L
JONES, CYNTHIA BUCHANAN
54 CULPEPPER DR
WAYNESVILLE, NC 28786

JEFFRIES, LOUISE M
201 SYLVAN ST
WAYNESVILLE, NC 28786

HAUGHEY, DAVID J
HAUGHEY, LORI K
235 SYLVAN ST
WAYNESVILLE, NC 28786

Site Posting on 3-16-2026



THE TOWN OF WAYNESVILLE
ZONING BOARD OF ADJUSTMENT
WILL HOLD A PUBLIC HEARING
ON **APRIL 7, 2026**, AT 5:30 PM
IN THE TOWN HALL BOARD ROOM
AT 9 SOUTH MAIN ST.
TO CONSIDER
A VARIANCE REQUEST
CONTACT THE DEVELOPMENT SERVICES DEPARTMENT
T: 828-456-8647

From: [Candace Poolton](#)
To: [Media Contacts](#); [Mayor & Town Council](#)
Subject: Notice of Public Hearings-Waynesville Zoning Board of Adjustment and Planning Board
Date: Monday, March 23, 2026 8:52:07 AM

The following are notices for two separate public hearings:

**Notice of Public Hearing
Waynesville Zoning Board of Adjustment
Variance Request**

The Town of Waynesville Zoning Board of Adjustment will hold a public hearing on Tuesday, April 7, 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 sidewalk construction requirements of the Land Development Standards Section 6.6.2.D.

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

**Notice of Public Hearing for a Special Use Permit Request
Waynesville Planning Board**

The Town of Waynesville Planning Board will hold a public hearing on Monday, April 6, 2026, at 5:30 p.m. in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider a Special Use Permit request for the expansion of two existing storage buildings located at 187 W. Marshall St., Waynesville, NC 28786 (PIN 8616-40-9101).

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

[Candace Poolton, CMC | Town Clerk/Assistant to the Manager/PIO](#)
Town of Waynesville, NC
16 S. Main Street | PO Box 100 | Waynesville, NC 28786
(o) 828.452-2491 | (f) 828.456.2000
cpoolton@waynesvillenc.gov | www.waynesvillenc.gov