



# TOWN OF WAYNESVILLE

## Planning Board

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

Development Services  
Director  
Elizabeth Teague

**Planning Board Members**  
Susan Teas Smith (Chairman)  
Ginger Hain (Vice Chair)  
Stuart Bass  
John Baus  
R. Michael Blackburn  
Travis Collins  
Jan Grossman  
Peggy Hannah  
Tommy Thomas

### **Special Called Meeting of the Planning Board**

**Town Hall, 9 South Main Street, Waynesville, NC 28786**  
**Monday, March 4, 2024, 5:30 PM**

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

1. Welcome/Calendar/Announcements
  - Scheduling discussion of up-coming hearings and the March 18<sup>th</sup>, regular meeting
  - Scheduling other items for consideration for future agendas (STR, Tree Ordinance)

#### **B. BUSINESS**

1. Public Hearing on a major site plan for 8 units (4 duplexes) at the unaddressed parcel between Oakdale Road and Grayden Street, PIN 8615-33-9978

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

#### **D. ADJOURN**

**Planning Board Staff Report**  
**Major Site Plan Review of 8-Unit Development on 1.1 acres**  
**Administrative Site Plan Review**

**Meeting Date:** March 4, 2024  
**Subject:** Public hearing for a major site plan review  
**Project:** 8-unit development (4 duplexes)  
**Location:** 1.1-acre unaddressed parcel off Oakdale Road, PIN 8615-33-9978  
**Zoning District:** Pigeon Street Neighborhood Residential (PS-NR)  
**Applicant:** Jeff Powell, owner of the 828 Construction Inc.  
**Presenter:** Olga Grooman, Land Use Administrator, Development Services

**Background:**

Development Services received an application for the 8-unit duplex development. The proposed project would create 4 individual lots out of existing 1.1-acre parcel with a duplex on each lot and a shared driveway access. Each duplex will consist of (2) two-story, 975- sf, 2-bedroom, 2.5 bath units with separate entrances from the street. The property is located between Oakdale Road and Grayden Street and is in Pigeon Street Neighborhood Residential (PS-NR) zoning district. All units will face Oakdale Rd.

The applicant first met with the Town's Technical Review Committee (TRC) consisting of zoning, public services, building inspections, and fire staff on February 9, 2024. Based on the TRC feedback, the developer officially submitted the application on February 14, 2024. Per LDS section 15.3.7, the applicant held a neighborhood meeting on site on February 26, 2024. Staff provided notices of this public hearing in the Mountaineer newspaper (02/21/24 and 02/28/24), by posting the property (02/15/24), and via first-class mail to adjacent property owners within 100 ft (02/15/24).

**Project Overview:**

This is a major site plan review, a procedure of an administrative review— **an objective evaluation**. The planning board is the *Administrator* in accordance with LDS Section 15.8.2 Site Plan/Design Review (Major). Because this project is a development of 8 or more units, it is reviewed by the Planning Board as a major site plan, and a public hearing is required.

For the major site plan review, the Planning Board must find that each of the following facts to be true in order to approve, or approve with conditions, a major site plan (LDS 15.8.2):

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

The project proposes 8 duplexes: 4 buildings of 2 units each, as indicated on the plan. Each unit will have a separate entrance from the street via a porch. The submitted elevations indicate 2-story dwellings. Per LDS 17.3:

***Dwelling—Two-Family.*** *A two-unit building that is divided horizontally or vertically, and each unit has a separate entrance from the outside or through a common vestibule.*

**Staff Review Comments:**

**Consistency with adopted plans and policies of the Town (LDS Chapter 1)- 2035 Comprehensive Land Use Plan:**

In the 2035 Comprehensive Land Use Plan (p. 26), this property is designated as *Residential- Medium to High Density* on the Future Land Use Map:

*Located on lands suitable for higher density residential development that are readily accessible and where utilities are available. Uses are the same as those in the low/medium category above but with increased densities generally five to ten units per acre (5-10 units /acre) with some higher density in the Urban Residential zoning district and/or with Special Use Permits. Development should provide sidewalks or multi-use paths and connect to parks, schools, and commercial areas. Types of development include:*

- *Patio homes*
- *Townhomes*
- *Bungalow courts*
- *Multifamily*

The proposed project is also consistent with the 2035 Comp. Plan's goals:

Goal 1: Continue to promote smart grown principles in land use planning and zoning.

- Encourage infill, mixed-use and context-sensitive development.

Goal 2: Create a range of housing opportunities and choices.

- Encourage new housing inside Waynesville's city limits and Extraterritorial Jurisdiction (ETJ).
- Promote a diverse housing stock including market rate, workforce housing and affordable options that appeal to a variety of households.

#### **Purpose and Intent by Zoning District (LDS Chapter 2): PS-NR**

The property is within Pigeon Street Neighborhood Residential (PS-NR) zoning district. The residential use of the property remains consistent with the district's purpose and intent (LDS 2.3.3. E):

*The Pigeon Street Neighborhood District (PS-NR) is a residential community enjoying proximity to Downtown Waynesville and a strong neighborhood center of its own. A mix of medium to high density residential development will continue to occur in this area which already has a strong street system. An attractive pedestrian realm will be established as new development occurs, as will connections between the various neighborhoods in this district and the neighborhood center. The establishment of such connections and the management of traffic to make the area more conducive to pedestrians are important considerations as any improvements to Pigeon Street are made in the future.*

The proposed project is an in-fill development and is within the base density of the district. The property is surrounded by single-family residences and Pigeon Community Center. Sidewalks are available along Oakdale Rd to the north and south of the property, but there is no sidewalk directly across or along the lot itself (*see map*).

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

**LDS 2.5.3- Table of Permitted Uses:** Two-family dwellings are permitted outright in PS-NR. The project will create a total of 4 lots with a duplex on each lot. The sizes of the lots are 0.27 ac, 0.17 ac, 0.495 ac, and 0.186 ac, and they are compliant with the minimum lot size of 1/6 acre for this district.

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

- Density allowed in NR: 10 units/acre or up to 16 units/acre with a Special Use permit. The proposed density is compliant at 8 units on 1.1-acre lot.
- The PS-NR required setbacks are 10 ft front and side from the property lines, 6 ft rear, and 6 ft between the buildings. The proposed setbacks are compliant with zoning and Residential Building code with the front and side setbacks being 10 ft and rear setback of 6 ft at the closest points. The setbacks between the structures are at least 20 ft.
- The Town's water line runs across the property, as indicated on the plan. The line is approximately one foot deep in the ground. The Town has a 10-ft right-of-way (r-o-w) on both sides of this water line, as shown on the master plan. The overhang of the most northern duplex (P 1) and seven (7) inches of the porch of the duplex (P 3) are within this r-o-w. Such limited encroachment is allowed by both the Residential Building Code and has been confirmed by the Public Services Director since no structural foundations are within the r-o-w. The purpose of this r-o-w is to have enough space for the Town to work on it in case of a leak without compromising structural integrity of the buildings. The project is compliant. **Additionally, no heavy equipment can be driven/stored within this right of way during construction.**
- All dwellings are designed so that the primary façade is two (2) stories, and the height is 27.5 ft. The height allowed in NR < 60' and 3 stories max (building height is measured from the highest adjacent grade to the peak of the sloped roof at the primary façade). The project complies with the maximum building height for this district (LDS 2.4.1 and 4.4.2).
- The total area of the site is 1.1 acres. The proposed impervious area is 0.125 ac (5,433 sf). Therefore, 0.975 ac, or 88% will remain as pervious surface. It exceeds the 10% minimum pervious surface requirement in this district (LDS 2.4.1).
- The minimum requirement for civic space is 5% of the total acreage. (LDS 2.4.1, 7.3). The project proposes 0.256 ac, or 23% of the property acreage, to be dedicated as a picnic area on the northern side of the property.

**LDS 3 Supplemental Standards:** There are no supplemental standards for two-family dwellings. They are permitted outright in PS-NR.

**LDS 4.3- Basic Lot and Use Standards:** all proposed lots and units will face Oakdale Rd. The orientation of the units is compliant. There are four (4) proposed drives to the property. Three (3) 16-ft wide drives will connect to Oakdale Rd, and one 16-ft wide drive will connect to Grayden St on the south side of the property. Each driveway will lead to four (4) parking spots shared by each duplex. The drives are compliant with LDS 9.8 and NC Fire Code.

**LDS 4.4- Measurement of the Building Height:** the proposed two-family dwellings are 2-story with the height of 27.5 ft measured from the the highest adjacent grade to the top of the sloped roof. It is below 60' and is allowed in NR.

### **Design Guidelines (LDS Chapter 5.8- House/Townhouse/Apartment Residential Building):**

**LDS 5.8.2- Roofs and Eaves:** The buildings have sloped roofs with eaves, which meet design standards.

**LDS 5.8.3- Building Entrances:** *Useable porches and stoops are recommended to form a predominate motif of the building design and be located on the front and/or side of the building...* Each dwelling unit will have a porch at both front and back entrances visible from Oakdale Rd and Grayden St. As required by this section, the front porches are at least 8 ft deep.



**LDS 5.8.4-Garages:** no garages are proposed, and they are not required.

**LDS 5.8.5(A)- Façade Design:** at least 15% of the area of the façade facing a street must be windows or main entrance doors. The dwellings front Oakdale Rd, and the rear building elevations are parallel to Grayden St. A rough calculation indicates that about 17.5% of the buildings' primary facades facing Oakdale Rd and 15.3% of the buildings' rear elevations off Grayden St consist of windows and doors. The project is compliant.

**LDS 5.8.6- Materials:** a list of allowed wall and roof materials per LDS includes natural or *synthetic materials similar and/or superior in appearance and durability*. Allowed roof materials include *asphalt shingles*. The project proposes the following materials which are compliant:

- Siding: LP smart lap siding 7" reveal (engineered wood, highly robust)
- Gables: LP smart side board and batten, 16" of spacing (engineered wood, highly robust)
- Main roof: charcoal asphalt shingles
- Porch coverings: galvalume metal roofing
- Decks: pressure treated yellow pine

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

- The development will connect to Oakdale Rd via three (3) 16-ft wide drives, and it will connect to Grayden St via one (1) 16-ft drive on the south side of the property.
- The closest fire hydrant is located past the intersection with Broad St (*see sewer map*). Each dwelling is within 600' from a hydrant, per Section 507.5.1 of the 2018 NC Fire Code. Compliant.
- The project is designed to have 16 shared parking spaces. Each duplex will share 4 spaces and will access the lot via a shared driveway. The development will not create new streets.
- Existing utilities (water, sewer) are shown on the plan. The Public Services confirmed via the attached letter that the Town will be able to provide water, sewer, and electric distribution to the dwellings. By each duplex connecting to the sewer line off Grayden St via an individual tap, the SOC allocations will not be affected.

**LDS 6.6.2. D- Residential Street:** Oakdale Rd is the principal frontage of the project. LDS requires a 5-ft sidewalk with a 5-ft planting strip along residential streets. The developer will comply with landscape requirements, but he is requesting a payment-in-lieu instead of constructing a sidewalk.

There is no sidewalk directly across or on the subject property. There is an existing sidewalk that runs along the western side of Oakdale Rd to the north of the property, and it connects to Pigeon St. This sidewalk ends across the street from the very northern tip of the subject property (*see sidewalks map*). There is also a sidewalk that starts across from the very southern tip of the subject property. It runs along the eastern side of Oakdale Rd and stops at J. F. Morris Drive, as indicated on the attached map.

The topography of the site is such that its **northern part** is very narrow with a sharp drop that goes up to 6 ft. In some places, there is not enough width for a sidewalk there. There is also a concern of erosion for a sidewalk on the north side if the water would drop around it from 6 ft high. Additionally, a prominent ditch line that runs along **all the property**. The Public Services Director assessed the site and does not recommend a sidewalk there not to disturb an established natural ditch that manages stormwater runoff and to avoid possible flooding issues on the road or for the properties across. **Each driveway off Oakdale Rd will require the installation of a culvert to maintain the ditch line and ensure the proper passage of stormwater.**

The site images show that there is a considerable curve on Oakdale Rd along the northern side of the site. If the beginning of a new sidewalk is placed there to avoid the issues described above, it would be unsafe for pedestrians to cross the road there in order to continue walking on the sidewalk. They would need to cross the road because the sidewalk runs on the opposite side of Oakdale Rd to the north of the property. Based on the environmental concerns and pedestrian safety, staff recommends payment-in-lieu for the cost of the sidewalk construction.

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

**LDS 7.3** calls for the minimum dedication of 5% of the total development area as civic space. The project proposes 0.256 ac, or 23% of the property acreage, to be dedicated as an outdoor picnic area on the northern side of the property.

A civic space needs to be *conveniently accessible to all residents of the development*. The access to the picnic area will be via the center of the property along the water line right-of-way, and it will be recorded on the deed to ensure access for all residents.

**LDS 7.2.5- Minimum Amenities:** Civic space needs to show improvements and amenities. The project meets this requirement as it proposes 2-3 picnic tables on the mulched area.

### **Landscape (LDS Chapter 8):**

**LDS 8.5- Street Tree Planting:** Within Neighborhood Residential district, street trees are required at a rate of 1 canopy tree for every 40 feet of street frontage, with a maximum spacing of 50 feet on-center. These trees must be planted in a planting strip at least 5 feet in width. The project shows street trees planted along Oakdale Rd and Grayden St, with a maximum distance of 45 ft between the trees, which is compliant. *Street trees will need to be planted in a 5-ft planter strip. All planter strips must be covered with living material, including ground cover and/or shrubs, except for mulched areas directly around the trees so that no soil is exposed (LDS 8.5.2. E).* As required, the Master Plan shows general compliance with the ordinance. Specific details will be verified prior to the issuance of the final certificate of occupancy (LDS 8.2.5. A).

**LDS 8.6.2(B, C)- Parking Lot Landscaping:** *No parking space shall be more than 40 feet from the base of a canopy tree. One canopy tree per 12 parking space is required.* The project will have 16 parking spaces, and all of the parking spaces are within 40 ft of the proposed trees. Compliant.

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

**LDS 9.2:** Required Parking for two-family dwellings is a minimum of 1 space per unit. Therefore, 8 spots are required. The project complies with this requirement by providing 16 shared parking spots. No bike racks are required for parking areas less than 20 spots. Compliant.

**LDS 9.8:** Driveways serving duplex residences shall be a minimum of 10 ft wide. The project proposed four (4) drives: three (3) off Oakdale Rd and one (1) off Grayden St. Each drive is 16-ft wide with a concrete 10-ft deep apron. Past that, the driveways will be gravel which would help to maintain pervious surface on site. There is no minimum spacing requirement between the driveways in NR. The proposed driveways are compliant with LDS and have been reviewed by Fire and Building Inspections as well.

### **Lighting and Signs (LDS Chapters 10, 11):**

No additional lighting or signage is proposed.

### **Environmental (LDS Chapter 12):**

- The applicant submitted an Environmental Survey which includes current conditions and soils.
- Existing conditions of the site show gently sloping topography. The lot is mostly grassy with several mature trees on the north-eastern side of the property.
- The property is not in the floodplain, and there are no delineated wetlands or water bodies on it.
- The site does not fall within the steep slope and hillside regulations, and the entirety of the lot is under 2,900 ft in elevation.
- There is an existing grassy ditch line that manages stormwater runoff along the full length of the property. Additionally, the project proposes gutter drains with pervious surfaces outside of each foundation. The project disturbs 0.65 acre and creates 5,433 sf ft of impervious surface. Since the net increased impervious surface is under 24,000 sf, the stormwater permit is not required.
- Because the project disturbs less than an acre, it will obtain Land Disturbing Permit from Development Services. The applicant will need to provide a sedimentation and erosion control plan as a part of the permit application.

**Comment:**

Staff submits that:

1. The proposed Major Site Plan is consistent with the 2035 Comp. Land Use Plan, Goals 1 and 2.
2. The plan shows general compliance with the ordinance. The plan will also need to comply with any additional Building and Fire Code requirements prior to issuance of the Certificate of Occupancy.
3. The plan has infrastructure as required by the ordinance to support the plan as proposed.

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





**TOWN OF WAYNESVILLE**  
 Development Services Department  
 9 South Main Street, Suite 110  
 Waynesville, NC 28786  
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## APPLICATION FOR MAJOR SUBDIVISION OR SITE PLAN

### DESCRIPTION OF PROPERTY

PROPERTY OWNER(S) OF RECORD: B28 Construction Inc  
 PARENT PARCEL IDENTIFICATION NUMBER(S): 8615-33-9978  
 PROPERTY LOCATION: ~~Baker Rd~~ Oakdale Rd  
 ZONING: Pigeon St NR  
 LAND USE AT TIME OF APPLICATION: Vacant Lot

APPLICANT (IF DIFFERENT FROM OWNER): \_\_\_\_\_

*Note: Authorization to apply form must be submitted with the application if applicant is different from owner.*

MAILING ADDRESS: 240 Wilson Branch Rd Canton NC 28716

PHONE NUMBER: 828-400-0126

RELATIONSHIP TO PROPERTY OWNER: \_\_\_\_\_

### DESCRIPTION OF PROJECT

NUMBER OF ORIGINAL LOTS: 1 NUMBER OF PROPOSED LOTS: 4

NUMBER OF UNITS/DENSITY: 8 units

REGISTERED LAND SURVEYOR/DRAWING NUMBER: Kevin Ensley DB1086 PG371  
(Preliminary)

APPLICATION COMPLETENESS (See LDS Section 15.9):

- ☒ ENVIRONMENTAL SURVEY  
☒ MASTER PLAN OR PRELIMINARY PLAT  
☒ OTHER INFORMATION / PROJECT DESCRIPTION (attach sheets as necessary):

SIGNATURE OF APPLICANT:

John B. Dull

DATE: 2-14-24

*This institution is an equal opportunity provider*



Monday, February 12, 2024

## **Stormwater exemption statement Oakdale Rd**

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This subdivision is not disturbing an acre or more of land area and does not consist of 24000 sq ft of building footprint

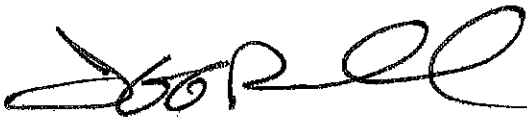
All gutter drains will terminate outside of the foundation area of the structure on properly sloped pervious surface

General slope of property will remain the same, Gently sloping from Grayden St to Oakdale. An existing drainage ditch exists along the full length of the property at Oakdale rd.

Net increased impervious space is 5,433 sq ft.

Actual area disturbed is .65 of an acre.

Jeff Powell

A handwritten signature in black ink, appearing to read 'JP', with a stylized flourish at the end.

828 Construction Inc NC GC L. 85910

Wednesday, February 7, 2024

## Project Description

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### Oakdale Rd Duplexes PIN 8615-33-9978

- I propose to subdivide the parcel into 4 lots and construct a duplex on each of the lots for a total of 8 units.
- Each duplex will consist of (2) 975 sq ft, 2 bedroom, 2.5 bath units. For a total square footage of 1,950 sq ft per duplex.
- Each duplex will be constructed on its own lot, with dedicated driveway access and parking for that specific duplex.
- Units will be constructed with a UL listed 1hr firewall separation.
- Civic Space will consist of an outdoor picnic area to support social activities for the residents. It will be accessed through the municipal water line right of way that runs along the center of the property and access for all residents will be recorded on the deed.
- Payment in lieu of sidewalk construction is requested for this project.

Jeff Powell



828 Construction Inc. NC GC L. 85910

Tuesday, February 6, 2024

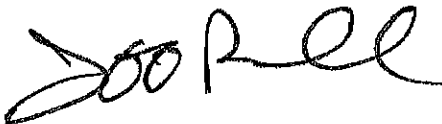
## Environmental Survey

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Survey conducted for lot at PIN 8615-33-9978 on Oakdale Rd

- The lot consists of gently sloping topography, mostly grassy with several mature canopy trees on the NE side of the parcel.
- The lot is not in a designated floodplain, floodway, or wetland
- No documented endangered species or habitats were observed.
- No lakes, ponds, or streams are located on this parcel
- Soil condition is defined as Sandy Clay Loam and soil type for entire lot is HAC2

Jeff Powell

A handwritten signature in black ink, appearing to read 'Jeff Powell', with a stylized, cursive script.

828 Construction Inc NC GC L. 85910



## PAYMENT SUMMARY RECEIPT

TOWN OF WAYNESVILLE  
16 S MAIN ST

DATE: 02/15/24 CUSTOMER#:  
TIME: 16:10:03  
CLERK: 2044ecou

RECPT#: 3016387 PREV BAL: 100.00  
TP/YR: P/2024 AMT PAID: 100.00  
BILL: 3016387 ADJSTMNT: .00  
EFF DT: 02/15/24 BAL DUE: .00  
Misc Cash Receipts

## -----TOTALS-----

PRINCIPAL PAID: 100.00  
INTEREST PAID: .00  
ADJUSTMENTS: .00  
DISC TAKEN: .00

AMT TENDERED: 100.00  
AMT APPLIED: 100.00  
CHANGE: .00

PAID BY: 828 Construction maj  
PAYMENT METH: CHECK  
PAYMENT REF: 2670

TOT PREV BAL DUE: 100.00  
TOT BAL DUE NOW : .00

# Report For

828 CONSTRUCTION INC A NC CORP  
240 WILSON BRANCH RD  
CANTON, NC 28716-6808

## Account Information

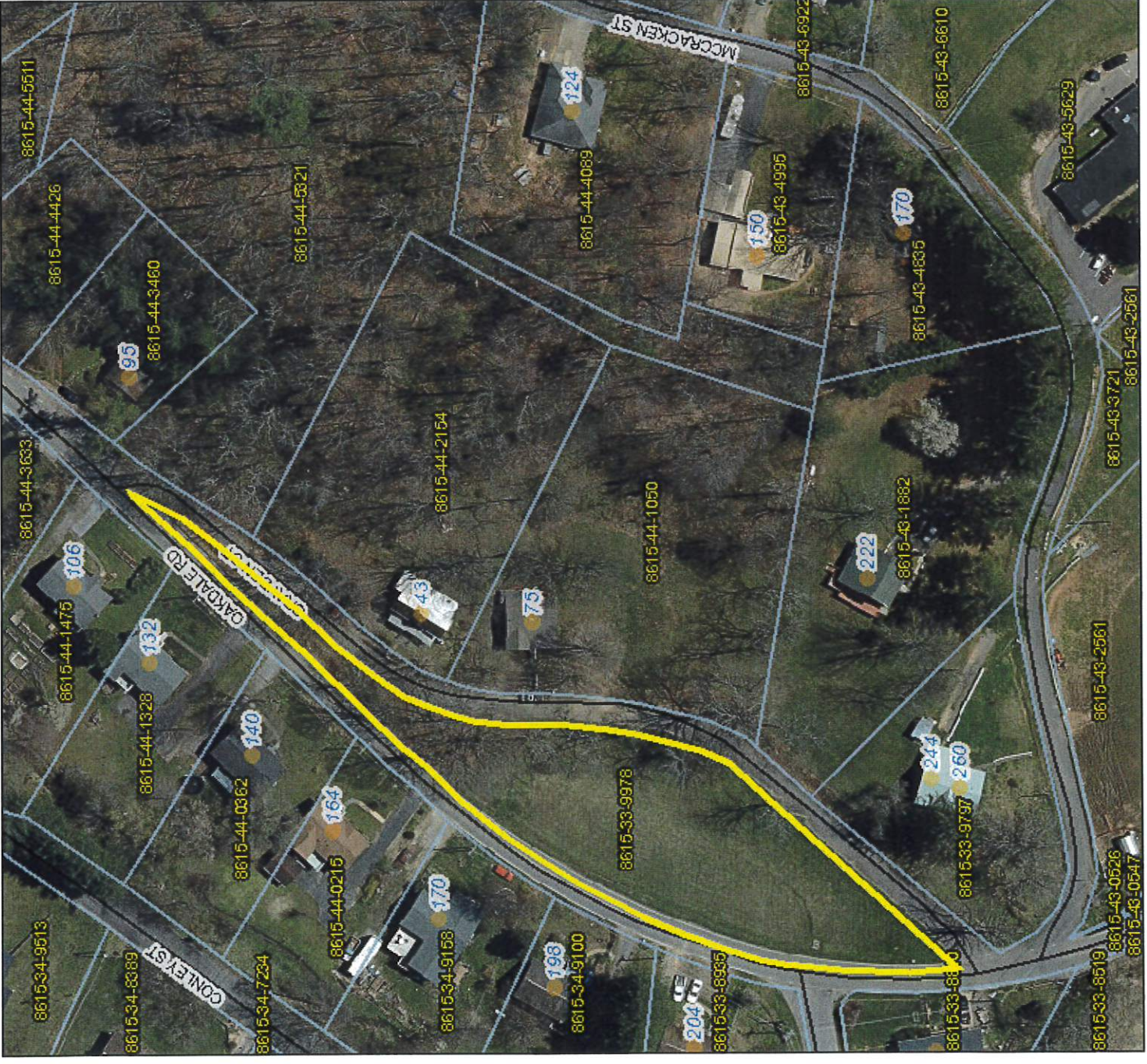
PIN: 8615-33-9978  
Legal Ref: 1086/371  
300/316  
Add Ref:

## Site Information

OAKDALE RD  
Heated Area:  
Year Built:  
Total Acreage: 1.1  
Township: Town of Waynesville

## Site Value Information

Land Value: \$31,700  
Building Value: \$0  
Market Value: \$31,700  
Deferred Value: \$0  
Assessed Value: \$31,700  
Sale Price: \$0  
Sale Date: 5/10/2023



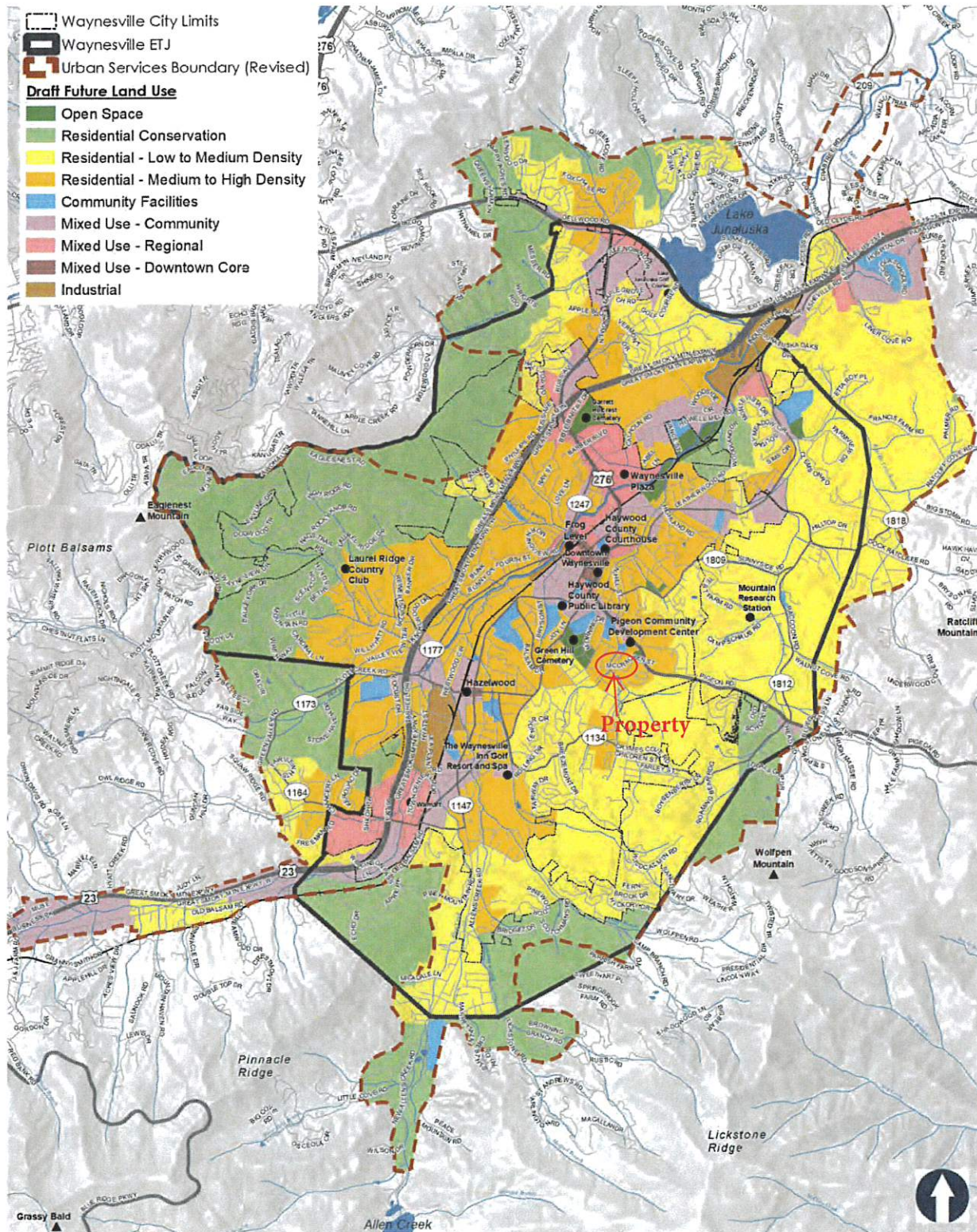






# 7 APPENDIX

## Future Land Use Map











# NEW DUPLEXES

for  
**JEFF POWELL**

Maggie Valley.....North Carolina

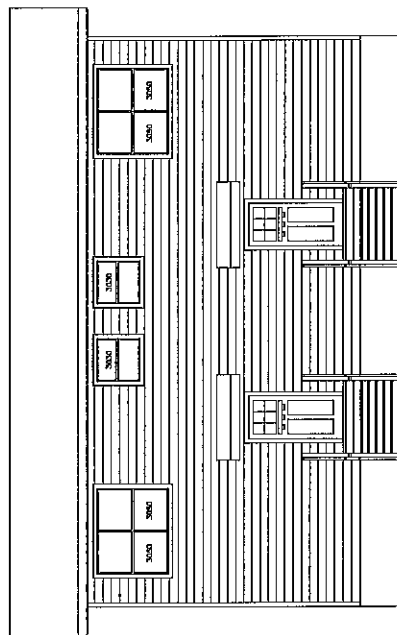
**A. Bailey Design**  
CUSTOM DESIGN & DRAFTING SERVICES  
a@andybaileydesign.com  
(828) 400-3482  
594 Owens Road, Waynesville, NC 28786  
www.andybaileydesign.com



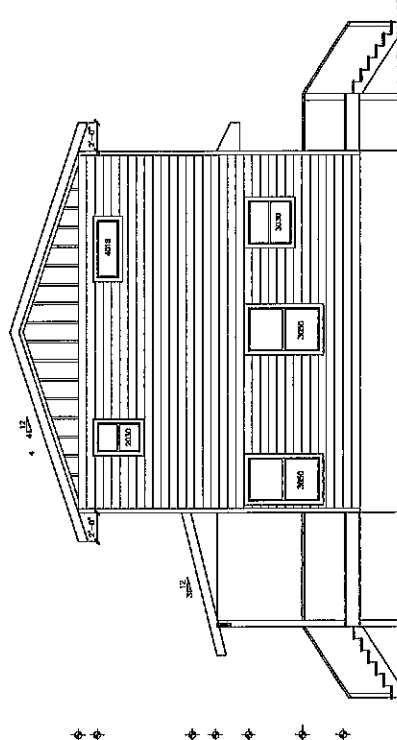
USE OF DRAWING  
THIS DRAWING IS THE PROPERTY OF A. BAILEY DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY NOTED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF A. BAILEY DESIGN.

DATE	01/27/2024
FILE NAME	POWELL
DESIGNED BY	A. BAILEY DESIGN
CHECKED BY	ANDREW BAILEY
APPROVED BY	
REVISIONS	02/02/2024

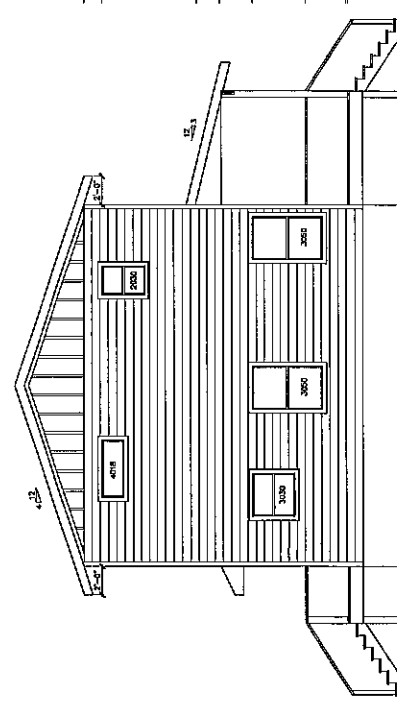
SHEET NO.  
**A-1.2**  
OF  
2



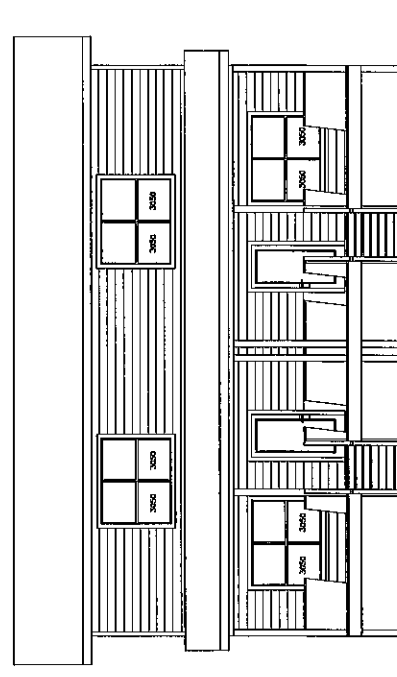
**2 REAR ELEVATION**  
A-1.2 SCALE 1/8"=1'-0"



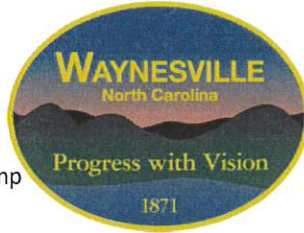
**1 RIGHT ELEVATION**  
A-1.2 SCALE 1/8"=1'-0"



**4 LEFT ELEVATION**  
A-1.2 SCALE 1/8"=1'-0"



**3 FRONT ELEVATION**  
A-1.2 SCALE 1/8"=1'-0"



Gary Caldwell, Mayor  
 Clarence "Chuck" Dickson, Mayor Pro Temp  
 Julia Freeman, Council Member  
 Jon Feichter, Council Member  
 Anthony Sutton, Council Member

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

February 15, 2024

**Re: PIN# 8615-33-9978  
 Water Line Easement**

To whom it may concern,  
 In reference to the water line easement related to PIN# 8615-33-9978 on plans submitted on February 15, 2024, the Town of Waynesville can provide water, sewer, and electric utilities for this parcel. The Town of Waynesville would additionally require a 20' total water line easement. This easement can be bisected equally by said water line or any combination of the sum of 20', but no closer than 6' to any permanent structure leaving the remainder of the easement on the adjacent side of said water line. If you were to have any questions, feel free to contact me.

Sincerely,  
 Jeff Stines  
 Director of Public Services  
 Town of Waynesville



Report For

828 CONSTRUCTION INC A NC CORP  
240 WILSON BRANCH RD  
CANTON, NC 28716-6808

Account Information

Account Ref: 8615-33-9978  
Legal Ref: 1086/371  
Add Ref: 300/316

Site Information

OAKDALE RD  
Heated Area:  
Year Built:  
Total Acreage: 1.1  
Township: Town of Waynesville

Site Value Information

Land Value:  
Building Value:  
Market Value:  
Deferred Value:  
Assessed Value:  
Sale Price:  
Sale Date: 5/10/2023





1 inch = 200 feet  
February 28, 2024

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. Heywood county and the website provider assume no legal responsibility for the information contained on these maps.





# TOWN OF WAYNESVILLE

## Development Services Department

PO Box 100

9 South Main Street

Waynesville, NC 28786

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

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

February 15, 2024

### Notice of Public Hearing

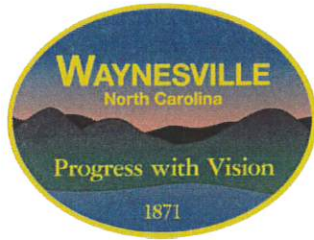
### Town of Waynesville Planning Board

### Special Called Meeting

The Town of Waynesville Planning Board will hold a public hearing on Monday, March 4, 2024, at 5:30 pm, in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider a major site plan application for 8-unit duplex development on a 1.1-acre unaddressed parcel off Oakdale Road (PIN 8615-33-9978).



Questions related to the hearing itself should be directed to the Waynesville Development Services Department, (828) 356-1172, [ogrooman@waynesvillenc.gov](mailto:ogrooman@waynesvillenc.gov).



## TOWN OF WAYNESVILLE

### Development Services Department

PO Box 100  
9 South Main Street  
Waynesville, NC 28786  
Phone (828) 456-8647 • Fax (828) 452-1492  
[www.waynesvillenc.gov](http://www.waynesvillenc.gov)

FOR PUBLICATION IN THE MOUNTAINEER: February 21<sup>st</sup> and February 28<sup>th</sup> (Wednesday) editions

Date: February 15, 2024

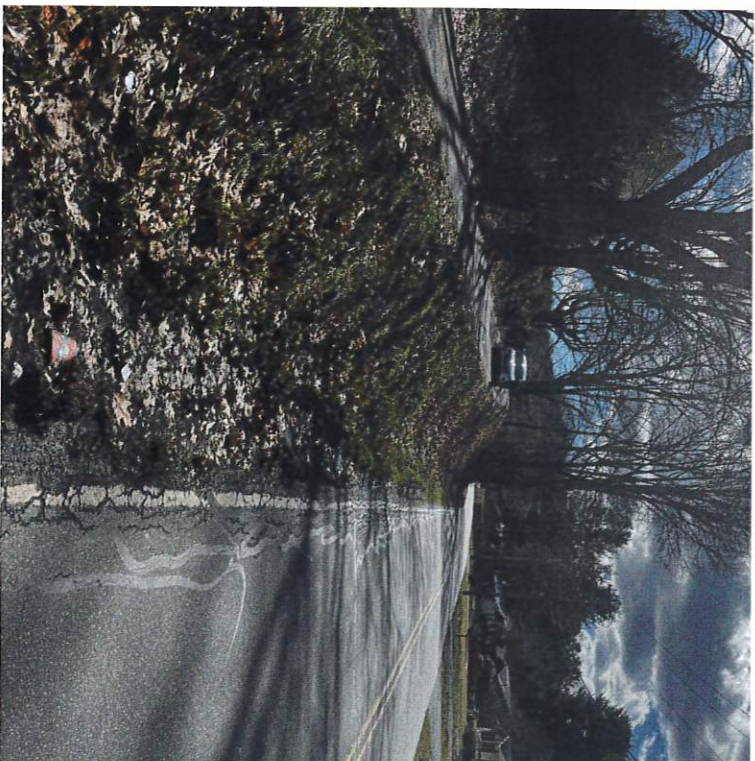
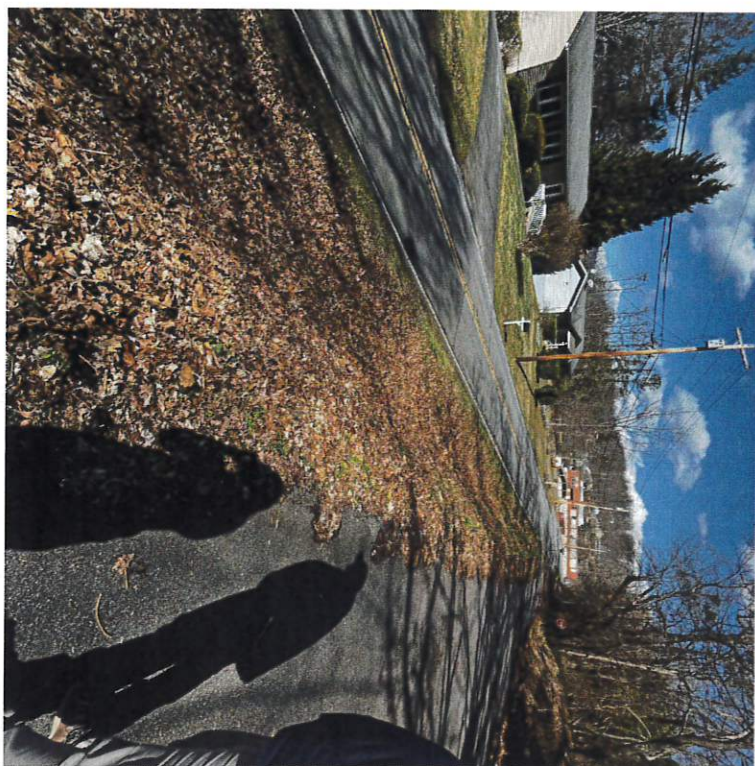
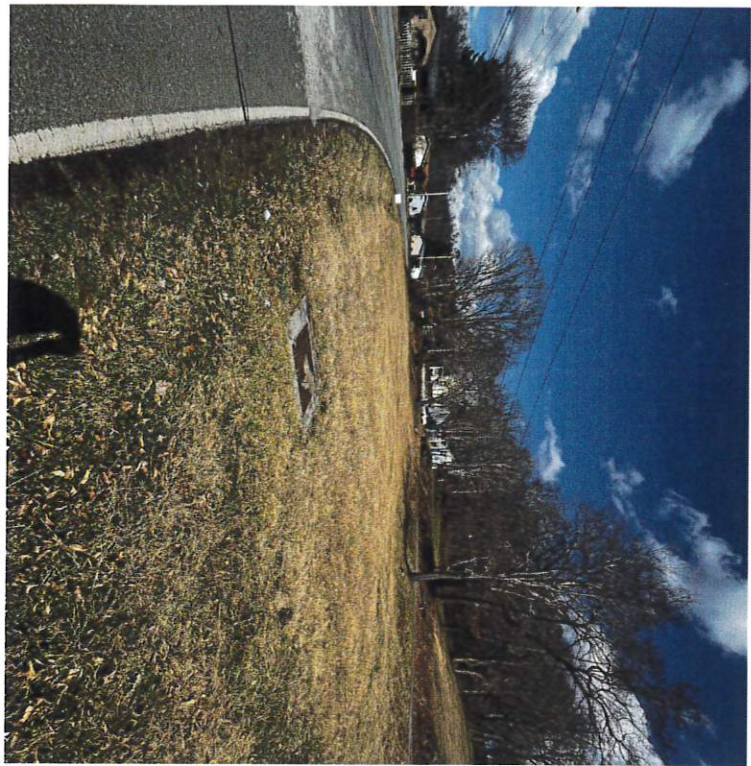
Contact: Olga Grooman, (828) 356-1172

**Notice of Public Hearing  
Town of Waynesville Planning Board  
Special Called Meeting**

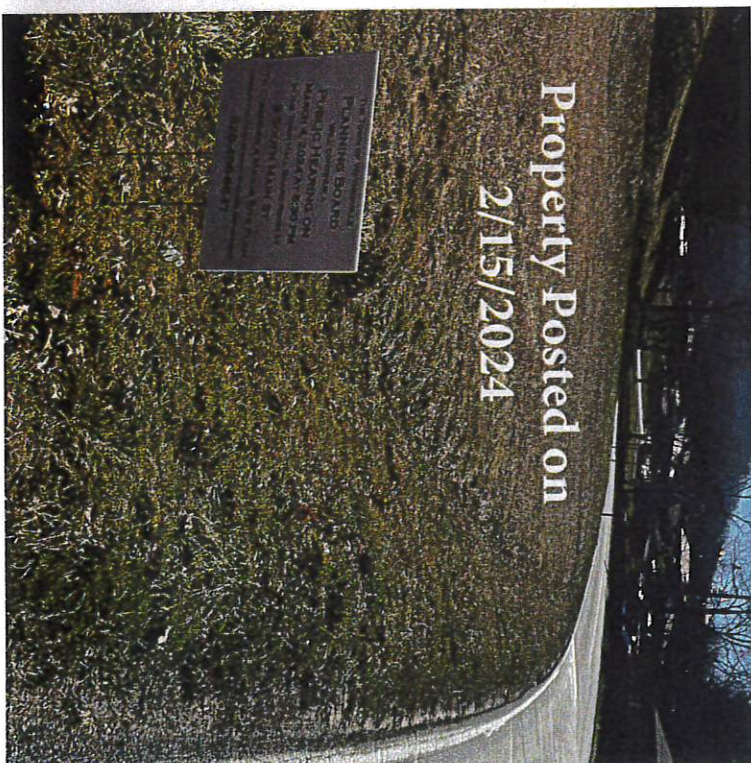
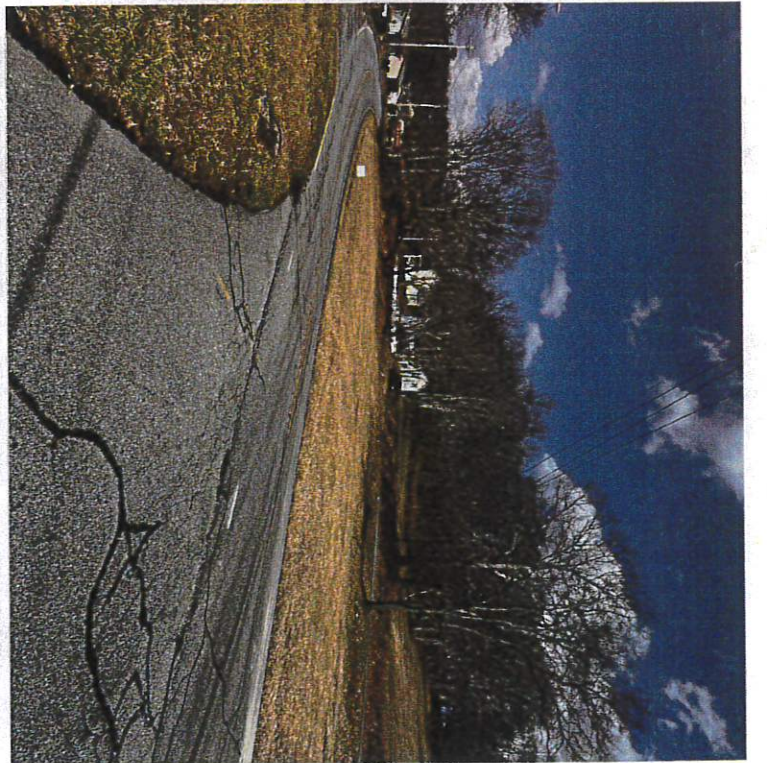
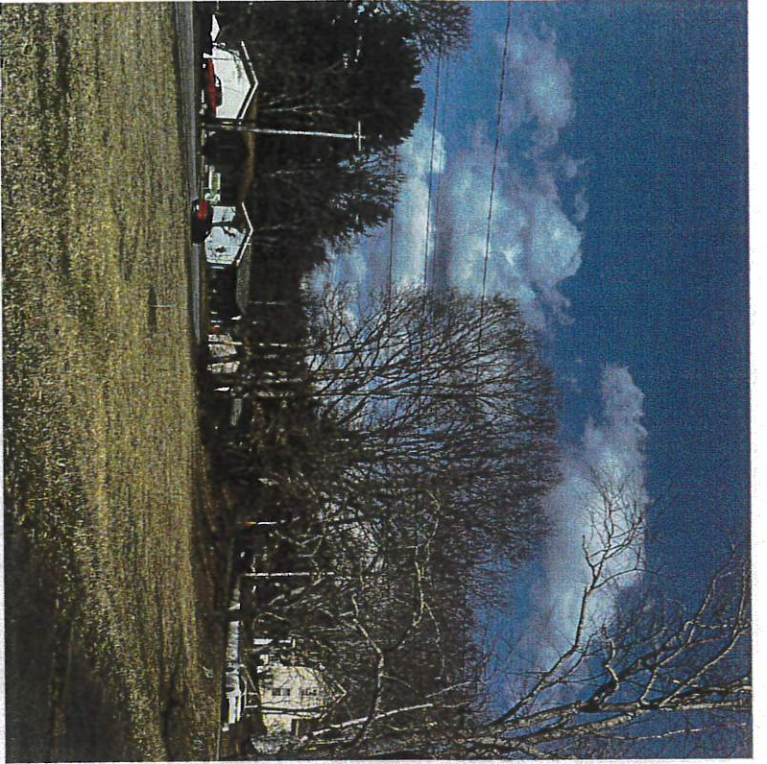
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For more information contact the Development Services Department at: (828) 356-1172, email: [ogrooman@waynesvillenc.gov](mailto:ogrooman@waynesvillenc.gov), mail: 9 South Main Street, Suite 110, Waynesville, NC 28786.











Meeting Date: 3:00PM Monday, February 26, 2024

## Neighborhood Meeting Report

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### Oakdale Rd Duplexes

- Facilitator: Jeff Powell
  - Property owner, General Contractor
- Attendees: See attached sign in sheet.
- Meeting Duration: 3:00-4:30 PM
- Questions and Concerns
  - Q: Would you sell the lot?
  - A: Not at this time.
  - Q: Where will the driveways be located?
  - A: One driveway will be entered from Grayden st. Three driveways will be entered off of Oakdale Rd.
  - Q: What will be the siding type for the duplexes?
  - A: LP smart lap on the main body, LP smart board and batten in the gables.
  - Q: Where will the stormwater be directed?
  - A: Any runoff will be directed to the existing drainage ditch that runs along Oakdale rd.
  - Q: Where was this property advertised for sale?
  - A: Local newspaper and posted at the county courthouse.
  - Q: Why duplexes and not single family homes?
  - A: Due to unforeseen site conditions, this was determined to be the highest and best use for the property.
  - Q: Where will the civic space be located?
  - A: A portion of the northeastern part of the lot will serve as a landscaped picnic area.
  - Q: What is the purpose of this meeting?

Meeting Date: 3:00PM Monday, February 26, 2024

- A: In accordance with the town ordinances it is to inform the adjacent property owners about the proposed development and provide information about the project.
- Q: Will there be any speed bumps installed on Oakdale Rd?
- A: That is not required as a part of this project.
- Q: Where will the street Trees be located and what species?
- A: Along the perimeter of the lot in accordance with the town ordinances and they will be a native to the area species of canopy tree.
- Q: Is this site plan already a "Done Deal"?
- A: To the best of my knowledge I have met all required zoning and development standards, but no it is not a "done deal", The site plan will be reviewed by the planning board March 4th at 5:30pm.
- Q: If approved, when will construction start?
- A: I would like to break ground in early spring.



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# Sign in Sheet

#	Name	Address	Phone Number	Email
1	Bill McCreel	244 McCracken St	410-925-5200	billmac4532@yahoo
2	Whalen Dillon	242 Oakdale Rd	707-332-3316	whalendillon@gmail.com
3	Kyle Snowden	198 Oakdale Rd	828 734 4847	ksnowman@gmail.com
4	Joe McCreel	9.5 M.L. St	828-734-7124	JMCHAS@WATKINSVILLEGA
5	Olya Grooman	9 S. Main St.	828-450-7674	ogrooman@waynesvillencga
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