



TOWN OF WAYNESVILLE

Planning Board

9 South Main Street
Waynesville, NC 28786
Phone (828) 456-8647 • Fax (828) 452-1492
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

A. CALL TO ORDER

1. Welcome/Calendar/Announcements

- Scheduling discussion of up-coming hearings and the March 18th, 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):

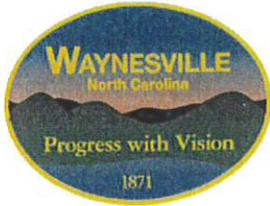
- The applicant submitted an Environmental Survey which includes current conditions and soils.
- Existing conditions of the site show gently sloping topography. The lot is mostly grassy with several mature trees on the north-eastern side of the property.
- The property is not in the floodplain, and there 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 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
Phone (828) 456-8647 • Fax (828) 452-1492
www.waynesvillenc.gov

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: ~~Oakmont Dr~~ 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:

DATE: 2-14-24

This institution is an equal opportunity provider

Monday, February 12, 2024

Stormwater exemption statement Oakdale Rd

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



828 Construction Inc NC GC L. 85910

Wednesday, February 7, 2024

Project Description

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

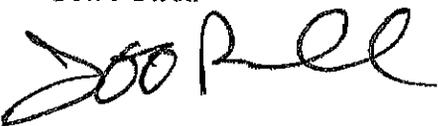
Tuesday, February 6, 2024

Environmental Survey

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



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

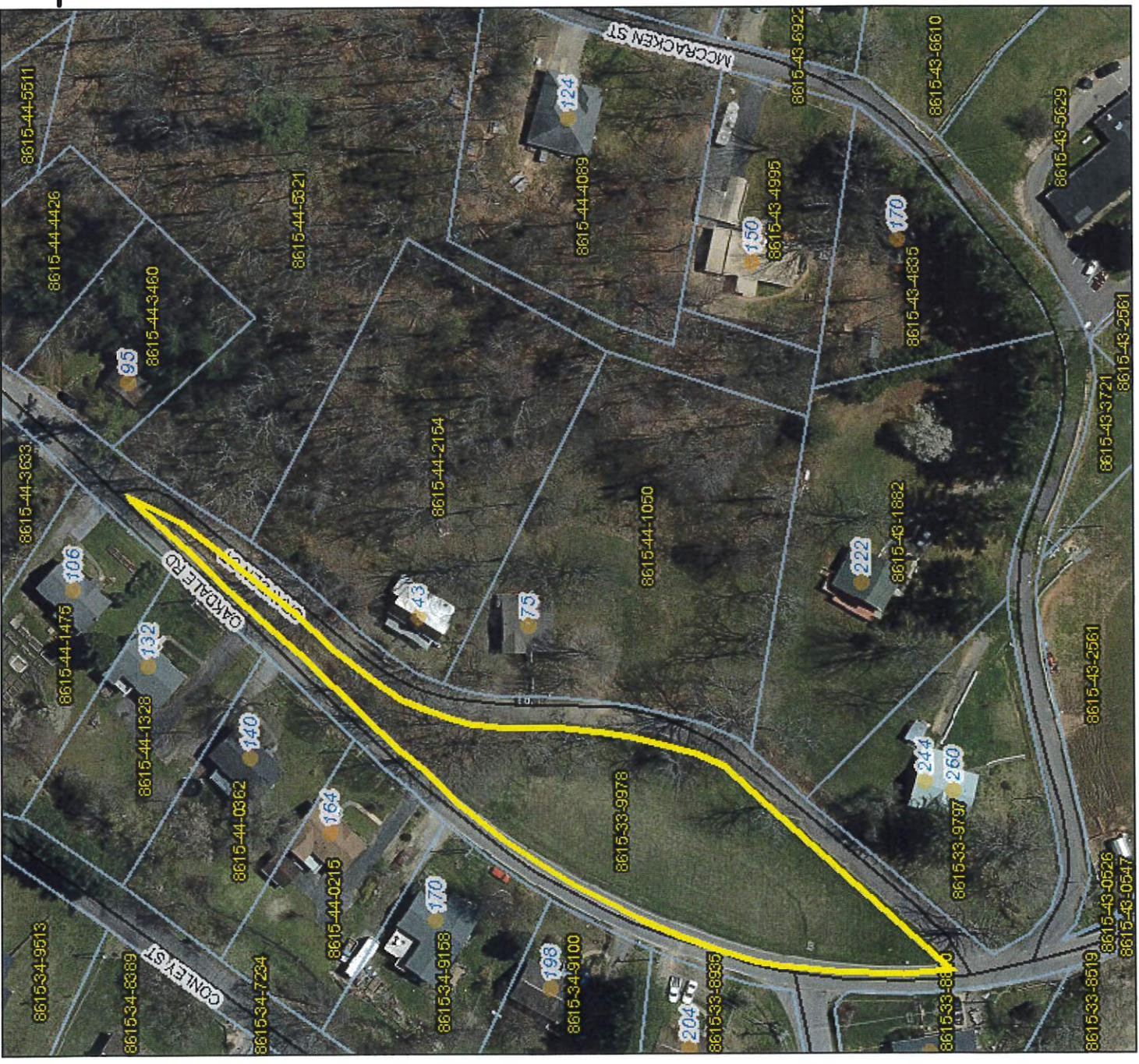
PIN: 8615-33-9978
Legal Ref: 1086/371
300/316
Add Ref:

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



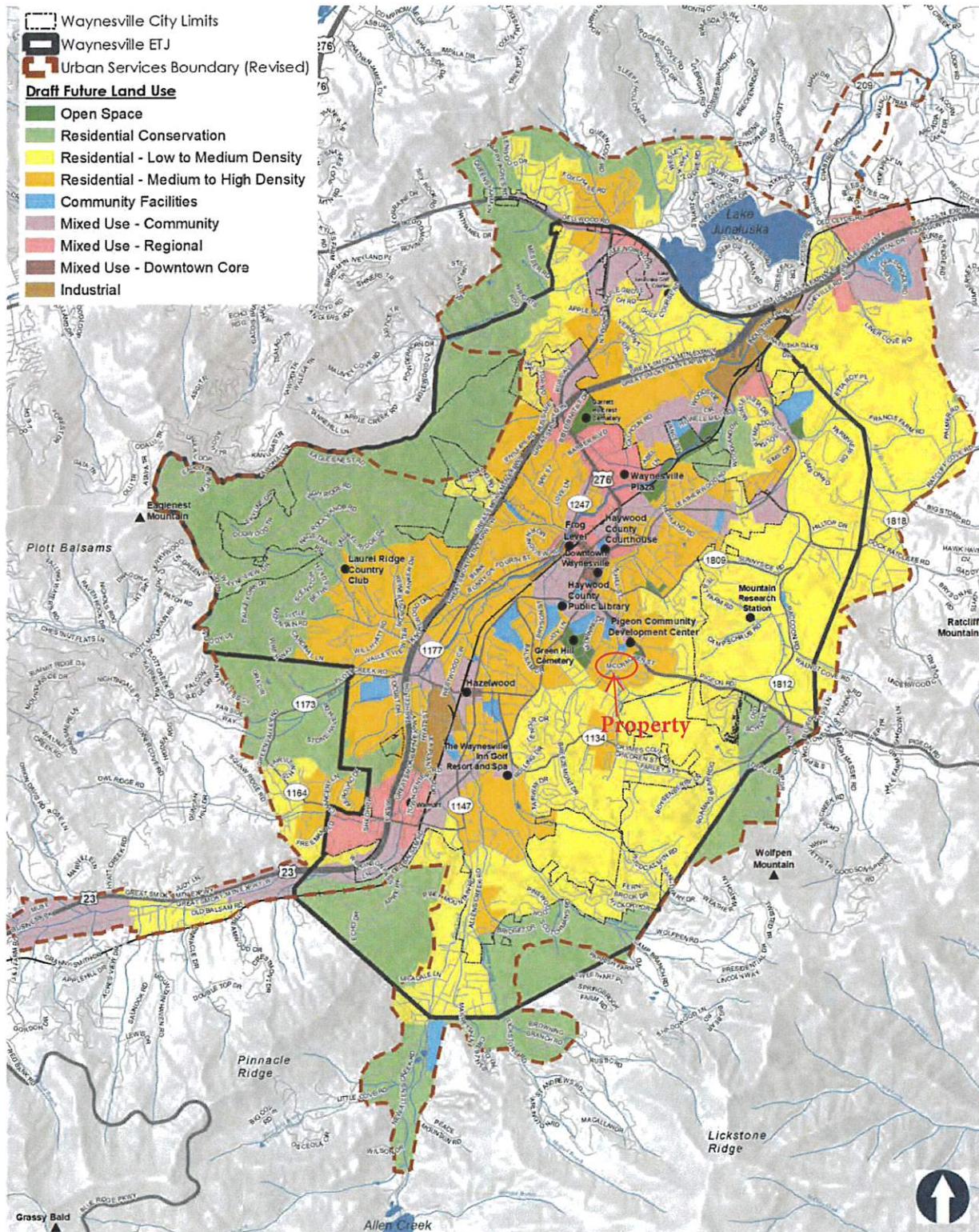
1 inch = 100 feet

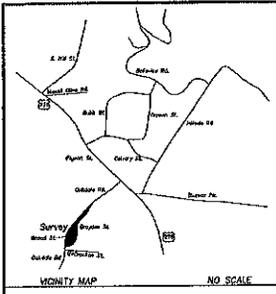
February 14, 2024

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

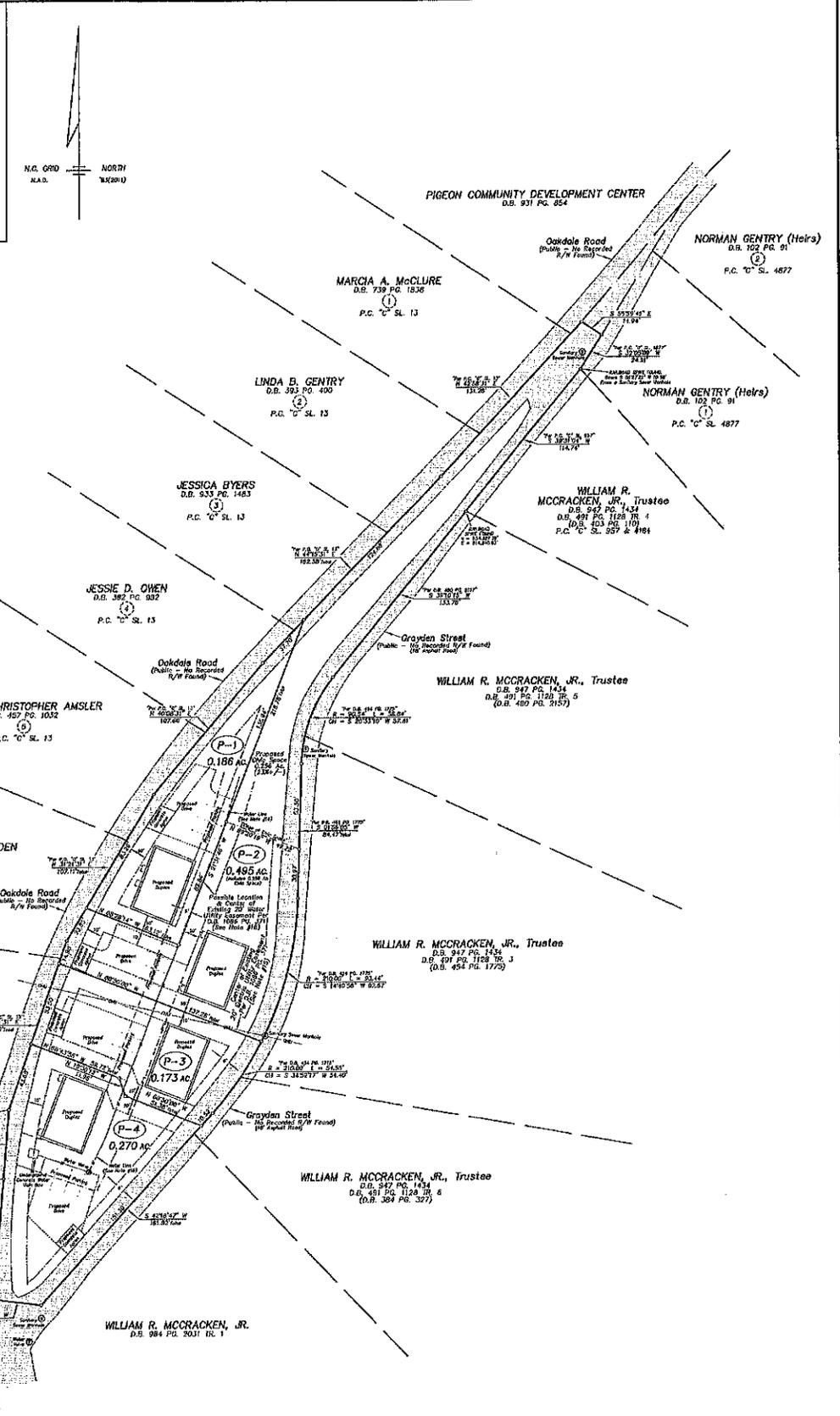
7 APPENDIX

Future Land Use Map





- NOTES & LEGEND**
- 1) ALL ROADS ARE PRIVATE, UNLESS OTHERWISE NOTED.
 - 2) ALL CORNERS ARE CALCULATED POINTS (SHOWING TOWNSHIP OF 200' LINES) UNLESS OTHERWISE NOTED.
 - 3) TOTAL AREA = 1.124 ACRES.
 - 4) L.P.S. = GREEN PIN SET = 5/16" BEARING WITH I.D. CAP.
 - 5) ALL DISTANCES ARE HORIZONTAL GROUND.
 - 6) ALL GRID INFORMATION IS H.A.S. '83(201).
 - 7) ALL COORDINATES ARE GRID COORDINATES.
 - 8) ZONING = PIGEON STREET NEIGHBORHOOD RESIDENTIAL (P23-RS).
 - 9) EDGE OF EASEMENT =
 - 10) FENCE =
 - 11) EDGE OF ASPHALT =
 - 12) PROPERTY LINE =
 - 13) EDGE OF GRAVEL =
 - 14) ADJACENT PROPERTY LINE (NOT SURVEYED) =
 - 15) OVERHEAD UTILITIES =
 - 16) WATER LINE (LOCATION PER TOWN OF WAYNESVILLE PERSONNEL) =
 - 17) BUILDING SETBACKS PER TOWN OF WAYNESVILLE DIMENSIONAL STANDARDS =
 - 18) BUILDING OVERHANGS =



CERTIFICATE OF "TOWN OF WAYNESVILLE"

I HEREBY CERTIFY THAT THE REAL ESTATE HEREIN SHOWN AND DESCRIBED IN THE FOREGOING IS THE PROPERTY OF THE TOWN OF WAYNESVILLE AND IS SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS OF THE TOWN OF WAYNESVILLE.

DATE: _____

BY: _____

"Preliminary - For Review Only"

828 CONSTRUCTION, INC.

828 CONSTRUCTION, INC. - OWNER
WAYNESVILLE TWP. - WAYNESVILLE CO., N.C.
PERMIT NO.: 02-1008-PB-011

DATE: FEBRUARY 15, 2024

SCALE: 1" = 30'

B-049-23-SP

- I, L. WEND ENGLISH, PLS. CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL CROSS-SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PREPARE THE MAP:
- 1) CLASS OF SURVEY: A
 - 2) PROFESSIONAL ACCURACY: 1/400'
 - 3) TYPE OF GPS FIELD PROCEDURE: RMC
 - 4) DATES OF SURVEY: 08/07/2023, 11/06/2023
 - 5) BASIS: REAL "AS2010"
 - 6) PUBLISHED/OTHER CONTROL USED: VRS
 - 7) GEOID MODEL: GDA
 - 8) CORRECTION FACTOR: 0.9992314
 - 9) UNITS: US SURVEY FEET



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

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

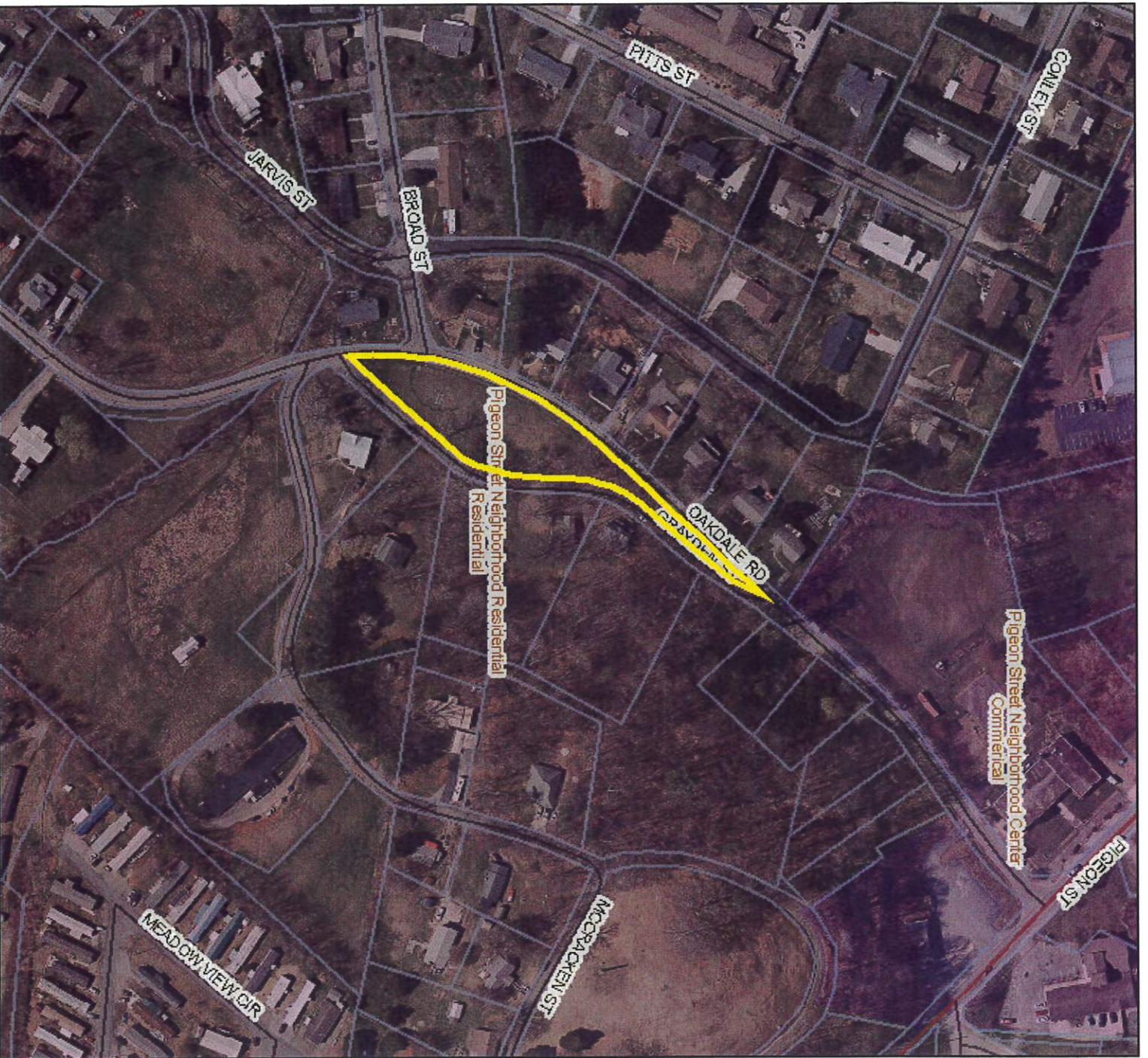
Add Ref:

Site Information

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

Site Value Information

Land Value:
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 the 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.



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

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.



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

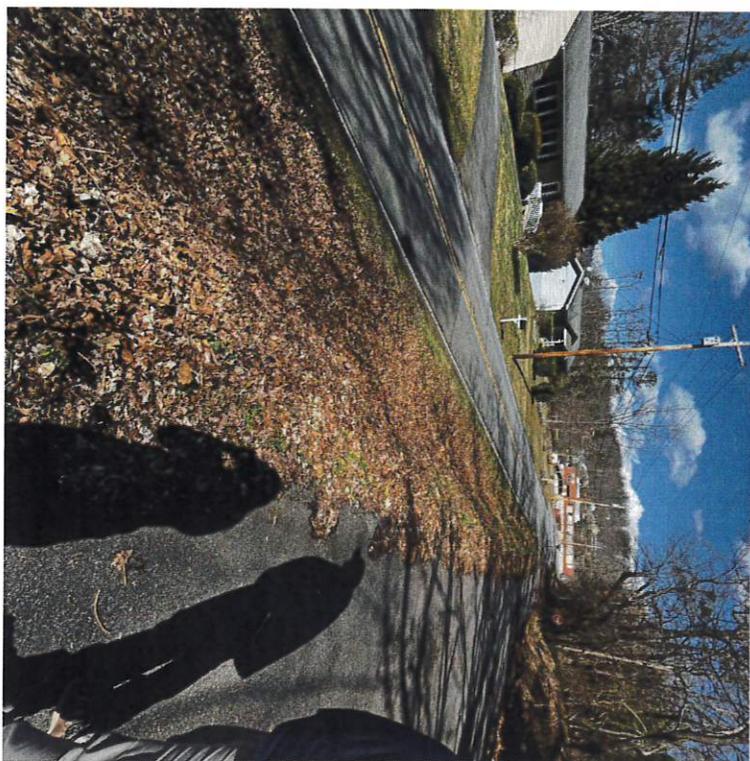
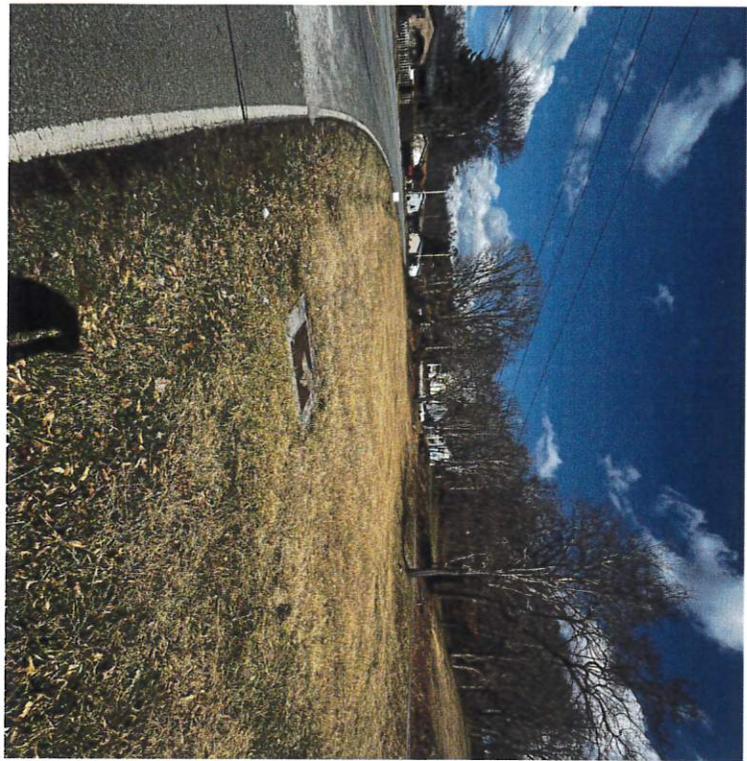
FOR PUBLICATION IN THE MOUNTAINEER: February 21st and February 28th (Wednesday) editions

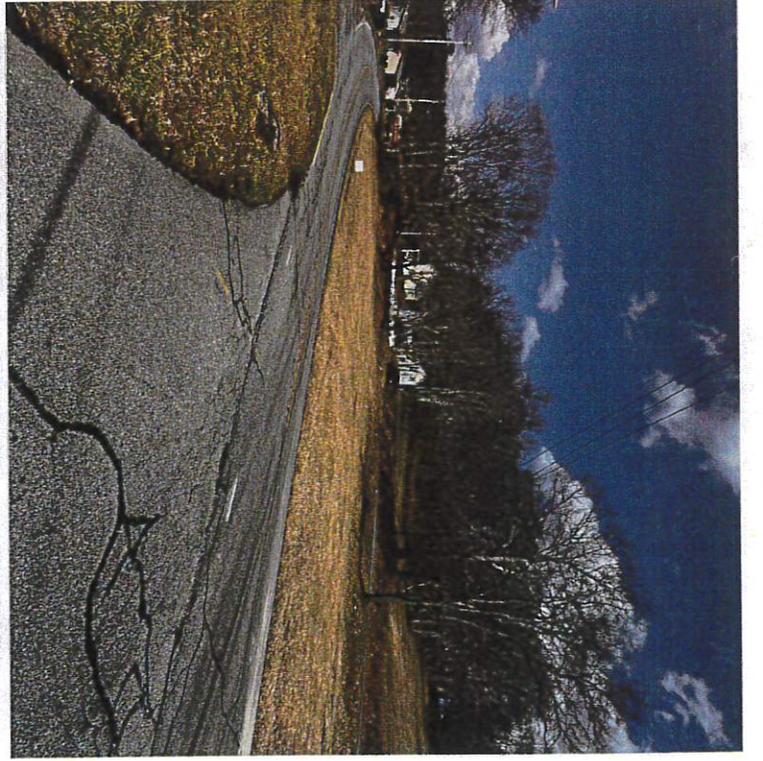
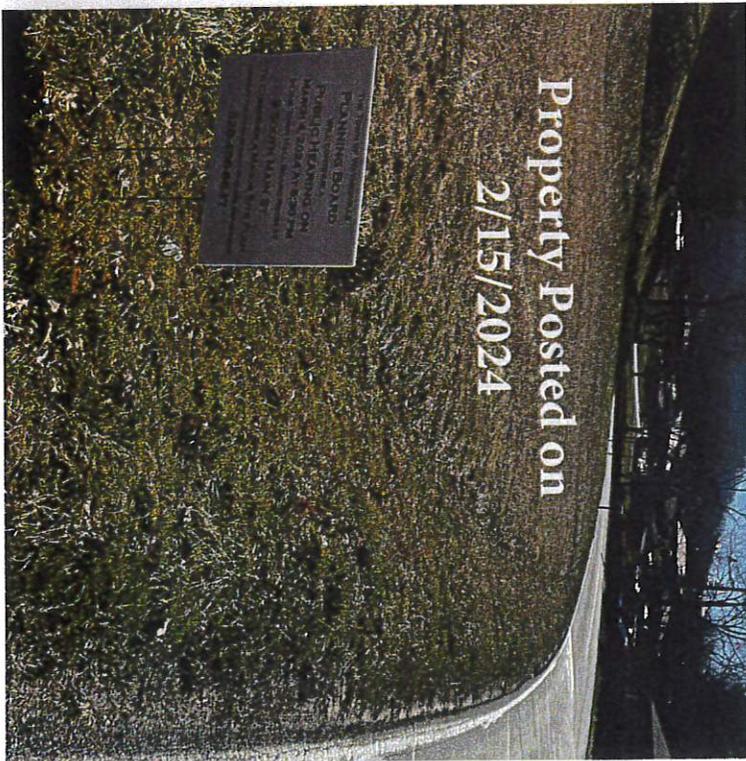
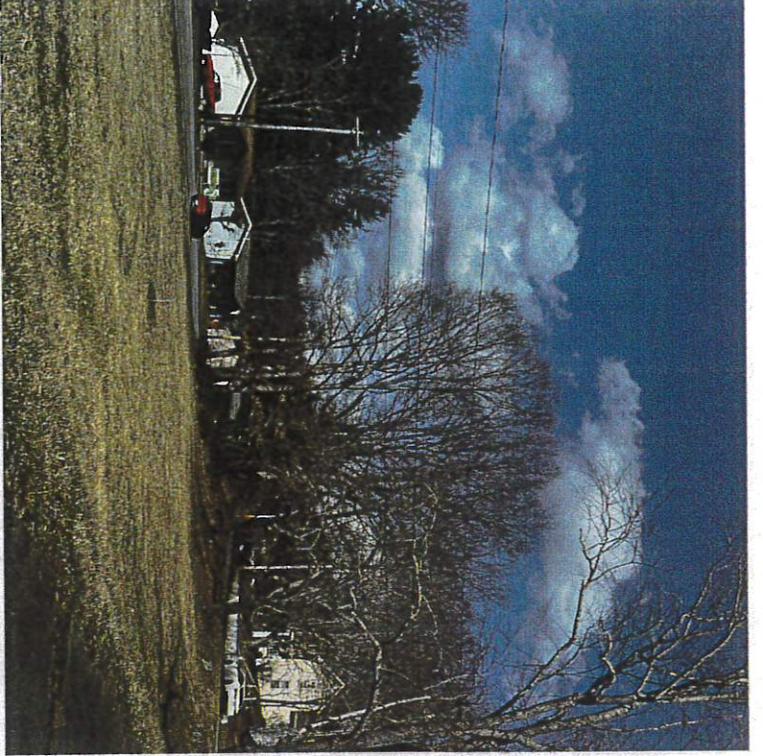
Date: February 15, 2024
Contact: Olga Grooman, (828) 356-1172

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 4th, 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).

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.





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

Neighborhood Meeting Report

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.

Sign in Sheet

#	Name	Address	Phone Number	Email
1	Bill McCracken	244 McCracken St	410-925-5200	billmcc@yahoos
2	Whalen Dillon	242 Oakdale Rd	707-332-3316	whalendillon@gmail.com
3	Kyle Snowden	198 Oakdale Rd	828-734-4847	ksnowman@att.net.com
4	Just a sign	9.5 MILE ST	828-734-7124	JAMES@WYNNESVILLENC
5	Olya Grooman	9 S. Main St.	828-450-7674	ogrooman@waynesvillenc
6				ga
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				