



TOWN OF WAYNESVILLE

Planning Board

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

Ginger Hain (Chair)
Travis Collins (Vice Chair)
John Baus
Michael Blackburn
Tommy Thomas
John Mason
Alex McKay
Tommy Rose

Development Services
Director
Elizabeth Teague

Regular Meeting of the Planning Board
Town Hall, 9 South Main Street, Waynesville, NC 28786
Monday, December 15, 2025, 5:30 p.m.

A. CALL TO ORDER

1. Welcome/Calendar/Announcements
 - Next meeting is on Monday, January 12, 2026
 - Past Planning Board and Council minutes available at:
<https://www.egovlink.com/waynesville/docs/menu/home.asp>
2. Approval of minutes as presented (or as amended):
 - Regular Meeting on November 17, 2025.

B. BUSINESS

1. Role of the Technical Review Committee and introduction of the Town leadership who participate.
2. Review and possible approval of a "Protected Mountain Ridge" site plan application pursuant to LDS Section 12.7, located at 335 Semeion Ridge, Waynesville, NC, 28786 (PIN 8606-31-1729).
3. Text amendment to remove the mandatory waiting period requirement for the resubmission of map and text amendments, Land Development Standards section 15.14.6.

C. PUBLIC COMMENT/CALL ON THE AUDIENCE

D. ADJOURN



TOWN OF WAYNESVILLE Planning Board

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MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD Regular Meeting Town Hall – 9 South Main St., Waynesville, NC 28786 November 17th, 2025

THE WAYNESVILLE PLANNING BOARD held a Regular Meeting on November 17th, 2025, at 5:30 p.m., in the board room of the Town Hall at 9 South Main Street, Waynesville, NC 28786.

A. CALL TO ORDER

1. Welcome/Calendar/Announcements

The following members were present:

Ginger Hain (Chair)
Travis Collins (Vice Chair)
John Baus
Michael Blackburn
Alex McKay
John Mason
Tommy Rose
Tommy Thomas

The following staff members were present:

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

Chair Ginger Hain welcomed everyone and called the meeting to order at 5:30 pm. Ms. Hain asked Development Services Director, Elizabeth Teague for announcements. Ms. Teague said the next Planning Board Meeting is scheduled for December 15th, 2025, but that Board may be able to cancel it if there are no applications. The January meeting falls on Martin Luther King Day, January 19th, and Ms. Teague recommended the Planning Board to schedule a Special Called Meeting either the Monday before or the Monday. After discussion, the Board agreed to schedule a special called meeting for Monday January 12th, 2026.

Planning Board Minutes
November 17th, 2025

B. PUBLIC COMMENT

Matthew Allen, Director of Professional Development and Government Affairs at Land of the Sky Association of Realtors. Mr. Allen said he was at the meeting to address concerns related to the Short Term Rental Ordinance. Ms. Hain determined to go ahead and open the hearing.

C. BUSINESS

1. Continuation of Public hearing to consider a text amendment related to Short-Term Rentals, Land Development Standards sections 2.5, 3.3, 13.5, and 17.3.

Mathew Allen stated that for the association he represents, they believe that property owners have the right to rent even on a short-term basis. Realtors don't view short term rentals as commercial use.

He continued to say that one benefit of short term rentals is as retirement income for property owners. It can allow them to help pay their current mortgage.

Mr. Allen stated that in a recent staff report, staff noted that the town has not had any complaints on active short-term rentals in Waynesville. He also asked for clarification on the wording used in the staff report and the wording in the ordinance with regard to allowing existing short-term rentals to continue and how they would be treated in the non-conformity chapter as proposed.

Mr. Allen stated that if STRs are classified as lodging, then the off-road parking requirements are more stringent than with it being a residential use. The parking for lodging uses compared to residential uses does not match up.

Mr. Allen stated that is thought the definitions of short term rentals are very broad and that he had concerns with their being classified as lodging and a commercial use.

Board member Tommy Thomas asked the difference between STR and STVR and Mr. Allen stated that the language would need to be cleaned up regarding those terms.

Ms. Teague told the board that Attorney Ron Sneed was unable to make the meeting. But he did send comments specifically related to the non-conformity section. She read from his email: "I have no problem with the present proposal. I was concerned that we might be exceeding the authority we have to set a time after which a non-conforming use might not be restarted if it ceases for a period of time. The proposed ordinance provides that any STR existing on the effective date of the ordinance can be put into use and out of use as an STR at will, and there is no provision that it cannot be put back in that use after any specific period of time. After the adoption of 160D, many have ready 160D-108.1(e) to apply to all non-nonconforming uses besides those vested rights listed in the statute, but there is no specific provision to that effect."

Ms. Teague stated that the parking proposed in the ordinance is the same as for lodging which is one space per room. She noted that for single family and two family residential it is one space per unit.

Mr. Thomas then asked about the signage requirements. Ms. Teague stated that the proposed signage is similar to that of a home-based occupation, but that the ordinance only requires a posting of contact information. Ms. Teague added that Board member Tommy Rose, had shared some examples of that such signage could look like, including what they use at Lake Junaluska.

Ms. Teague asked Chair Hain if she wanted her to present the staff report and go through the ordinance. The Board determined that they had enough information from the previous hearing and Ms. Chair Hain told the board she wanted to close the public hearing at 5:53pm.

Board member Michael Blackburn made a statement that he got on this sub-committee to research and see if anything had changed with how he perceived this topic. He stated that he was concerned that if the ordinance defined it and placed it on the permitted uses table, then it would be susceptible to being excluded from certain districts. He stated that he feels that it is best if the Town does not define it and does not regulate it in any way other than existing regulations.

John Baus stated that he felt that the Board had an obligation to protect neighborhoods. He stated that it was important to put something on the books to manage this use. He had emailed his recommendations and additions to the proposed ordinance to the Planning Board and wanted to go through them.

A motion was made by board member Michael Blackburn, seconded by board member Tommy Thomas, to not adopt the ordinance as written.

Ms. Hain wanted to have discussion with the board about any concerns or comments. Board member John Mason said that he felt that the proposed regulation was over-reach. His concern is that the ordinance creates the potential for legal issues where the board does not have the knowledge or capacity to handle the enforcement if they were to arise. Mr. Mason said that he would like to just abandon the issue.

Ms. Hain stated that she is uncomfortable with the ordinance.

Board member Tommy Thomas wanted clarification on the right copy for consideration. He stated that he had gotten a version of the ordinance the night before the meeting. Ms. Teague clarified that she had resent the version that John Baus had sent out to the Board to make sure everyone had gotten it, but that the ordinance draft that was in the agenda packet was the version under consideration.

Board member John Baus stated that no one could predict the future but as the Planning Board, he felt they must consider different issues and put regulations in place to avoid problems in the future. He felt it was the Board's responsibility to protect the neighborhoods.

Board member Michael Blackburn stated that it is not the Planning Board position to change policy, it is to uphold the Comprehensive Plan and what Council does. Mr. Blackburn stated if something needs to be changed with the policy, it should be done by Council not Planning Board.

Board member Tommy Rose appreciates the classification for STR's being residential and that there are laws, policies already in place. He stated that the contact information of the town should be posted somewhere on site.

Ms. Hain asked to vote on the motion to not adopt the ordinance as written. The vote passed unanimously.

B. ADJOURN

Mr. Blackburn motion to adjourn the meeting, seconded by Alex McKay at 6:06pm.

Ginger Hain, Chair

Esther Coulter, Administrative Assistant

DRAFT

**Planning Board Staff Memo:
Technical Review Committee Membership**

Meeting Date: December 15, 2025
Staff: Olga Grooman, Assistant Development Services Director

Before any project is presented to the Planning Board, Town staff meets with a developer's team at the pre-application meeting, known as the Technical Review Committee (TRC). A pre-application meeting is required for most administrative permits, subdivisions, site plans, special use permits, and conditional district applications.

The purpose of the TRC is to provide applicants with comprehensive feedback related to zoning, building and fire codes, utilities, streets, infrastructure, stormwater, and floodplain requirements. During the TRC, staff determine the appropriate process for the project and outline what is needed for a complete submission so the application can move forward. At this time, specific compliance with the ordinances is discussed and any requirements from Building, Fire, or Public Works are identified. This team ensures that applications are thorough and compliant before they are officially presented to the Planning Board for major projects or approved by staff in case of minor site plans and subdivisions. Sometimes, the Planning Board receives specific conditions of approval for a project based on this team's feedback.

Today, staff would like to introduce you to the team members who participate in TRC meetings and assist with site plan reviews- from pre-application, to application evaluation, inspections, and final project compliance. Each brings their own expertise and regulatory responsibilities to the development process.

1. David Kelley- Codes Administrator / Chief Building Inspector
O: 828-356-1177 dkelley@waynesvillenc.gov
2. Darrell Calhoun- Fire Marshall
O: 828-456-3516 dcalhoun@waynesvillenc.gov
3. Christopher Mehaffey- Fire Chief
O: 828-456-6151 cmehaffey@waynesvillenc.gov
4. Cody Parton- Assistant Fire Chief
O: 828-456-6151 cparton@waynesvillenc.gov
5. Claudio Fuentes- Engineer / Fire Inspector
cfuentes@waynesvillenc.gov
6. Ricky Bourne- Director of Public Works
O: 828-456-3706 rbourne@waynesvillenc.gov
7. Hutch Reece- Deputy Director of Public Works (Operations)
O: 828-456-3706 hreece@waynesvillenc.gov
8. Laura Yonkers- Deputy Director of Public Works
O: 828-456-3706 lyonkers@waynesvillenc.gov

**Planning Board Staff Report
Administrative Review of the Single-Family Development on the Protected Mountain Ridge**

Meeting Date: December 15, 2025
Subject: Development on the Protected Mountain Ridge
Project: Single-family dwelling
Location: 3.35-acre property at 335 Semeion Ridge (PIN 8606-31-1729)
Zoning District: Eagles Nest Residential Low Density (EN-RL)
Applicant/Owner: Thomas Morgan, Phoenix Real Estate LLC
Presenter: Olga Grooman, Assistant Development Services Director

Background:

The applicant and owner of the property, Thomas Morgan (Phoenix Real Estate, LLC), intends to construct a 4-bedroom, 6,416-square-foot residence on the property located at 335 Semeion Ridge in Waynesville, NC. The parcel is approximately 3.351 acres and is situated within the Eagles Nest Residential Low Density (EN-RL) zoning district, inside the Town of Waynesville corporate limits. The lot sits on the edge of the Town’s jurisdiction, with Haywood County properties located directly to the north.

The property falls under the definition of the “Protected Mountain Ridge,” as defined in North Carolina General Statute 113A-206:

“Protected mountain ridges are all mountain ridges whose elevation is 3,000 feet and whose elevation is 500 or more feet above the elevation of an adjacent valley floor.”

“Ridge means the elongated crest or series of crests at the apex or uppermost point of intersection between two opposite slopes or sides of a mountain and includes all land within 100 feet below the elevation of any portion of such line or surface along the crest.”

“Crest means the uppermost line of a mountain or chain of mountains from which the land falls away on at least two sides to a lower elevation or elevations.”

In other words, a ridge is the long, elevated landform with crests, while a crest is the uppermost line or point of that landform.

The property is located on the ridge with the elevation of approximately 4,340 ft at the center of the lot, sloping downward to the north, south, and east. The ridge rises further to the northwest. Aside from the central portion, most of the property contains steep slope on all sides, as shown on the attached topographic maps.

The nearest valleys to this ridge are:

- The valley within the Town of Maggie Valley, approximately 1.5 miles northwest. The valley has approximate elevations between 2,750-2,800 ft. It is more than 1,500 ft lower than the subject property.
- The valleys in Plott Creek and Sulphur Springs areas of the Town of Waynesville are approximately 1.5 miles southeast with the elevations approximating between 2,720-2,850 ft. The elevations of these valleys are also at least 1,500 ft lower than the subject ridge.

Per Waynesville Land Development Standards (LDS) section 12.7.D, **“All applications for development on Protected Mountain Ridges shall be approved by the Planning Board** only after finding that the

proposed development has given adequate consideration to protecting the natural beauty of the mountains...” Developments on the protected mountain ridges are subject to additional review standards, including but not limited to height limitations, design compatibility, infrastructure, and fire access.

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Project Overview:

The proposal is a minor site plan for a two-story, 4-bedroom single-family dwelling with a basement. The house has 6,416 square feet of heated area and 1,871 square feet of unheated area, as the attached Residential Building Permit Application indicates. The footprint of the proposed residence is approximately 5,523 square feet.

Under LDS 17.3, a single-family dwelling is defined as:

“Dwelling—Single-Family. A free-standing building designed for and/or occupied by one household. These residences may be individually owned as residences or residences owned by rental or management companies. Also includes factory-built, modular housing units that comply with NC State Building Code”.

This review follows the administrative process— **an objective evaluation** (LDS 15.8.1.A-B). The Planning Board serves as the *Administrator* and will “approve or deny the application based on compliance with land development standards” (LDS 15.8.1.E). If the application is approved, the applicant will have 2 years to obtain a building permit. Extensions are possible, in accordance with the LDS 15.8.1.I.

Staff Review Comments:

The LDS ordinances provide a specific checklist that the Planning Board must consider when reviewing the proposed development on the Protected Mountain Ridge (LDS 12.7):

1. LDS 12.7.1.A: “No person may construct a **Tall Building or Structure** on any Protected Mountain Ridge.”

The NC GS 113A-206 provides the following definition:

“Tall buildings or structures include any building, structure or unit within a multiunit building with a vertical height of more than 40 feet measured from the top of the foundation of said building, structure or unit and the uppermost point of said building, structure or unit; provided, however, that where such foundation measured from the natural finished grade of the crest or the natural finished grade of the high side of the slope of a ridge exceeds 3 feet, then such measurement in excess of 3 feet shall be included in the 40-foot limitation described herein; provided, further, that no such building, structure or unit shall protrude at its uppermost point above the crest of the ridge by more than 35 feet.”

The applicant proposes to construct a two-story house, with the height of 32 feet and 6 inches at its highest point measured from the highest adjacent grade to the top of the roof, which is compliant.

2. Per LDS 12.7.1.C-D, the application must show:
 - **“Cross sectional profiles of all principal buildings as proposed to be sited on the property and the property showing existing and the proposed post-grading profile drawn perpendicular to the direction of the slope.”** The applicant has provided rear, front, and side elevations of the building, illustrating its proposed placement on the slope. Additionally, the erosion and sedimentation control plan, prepared by the Wade Trim Engineering, includes a top-down view of the house’s placement on the lot.

The lot was previously disturbed by a former owner without Town's permits. Because the disturbed area exceeded one acre, the current owner was required to obtain an erosion and sedimentation control approval from the NC DEQ. The State issued the Approval Letter and Certificate of Approval on November 19, 2025. As submitted in the application narrative, the applicant will be stabilizing the site and minimizing any further disturbance to comply with the Town's steep slope limitations in the LDS 12.6.4.

The applicant also owns the adjacent 17.94-acre parcel to the east (PIN 8606-21-1823) and intends to develop that property in the future. As a result, the State-approved erosion and sedimentation plan includes approval of the roadway construction serving both parcels, providing access to adjacent property.

- **“If individual wells and/or septic tanks are to be utilized, a written statement from Haywood County Health Department indicating approval of wells and/or septic tanks for use in the development.”** The application materials include the Utilities Letter from the Town of Waynesville Public Works stating that the Town can provide water services to the lot. There is 6-inch water line to the south of the lot. The developer would need to run their water service line from that tap point at the hydrant location to the residence. The applicant has also obtained a permit to construct a septic system on the property from the Haywood County Development Services. Electric service will be provided by Duke Energy.
- **“Documentation of an approved Sedimentation and Erosion Control Plan.”** The attached application materials include the engineered grading plans with stabilization measures, Certificate of Plan Approval and a Letter of Approval by the NC DEQ.
- **A letter or approval from the fire department with jurisdiction indicating the adequacy of the development facilities for emergency medical and fire services. Such determination shall take into consideration the street access, water pressure and availability, building height, and any other relevant factors.** Attached to the application materials is the letter by the Town of Waynesville Fire Marshall stating that the property is approximately 3.8 miles away from the Fire Station 2 located at 280 Georgia Avenue in Waynesville. The letter further states that while Eagles Nest Road is well maintained, the access to Semeion Ridge off of it may be affected by steep terrain and weather conditions. The Fire Marshall further states that the last switchback onto the gravel portion of the drive will be almost impossible for fire apparatus to navigate due to steep slope and only 15-ft road width. **This will need to be mitigated.**
- The closest fire hydrant is within 500 ft of the residence site, which is acceptable.
- **“The development plan preserves natural vegetation and scenic features such as outcroppings to the maximum extent possible”** In the application materials, the developer submits:
 1. “Outcroppings will be protected to the maximum extent possible – they are an attractive feature.
 2. The site is not visible to the Town of Waynesville.
 3. Natural Stone – grays-browns-blues are intended along with siding that will blend in with the environment -Accents may consist of Poplar Bark, Cedar Shakes etc.”
- **“The development plan sites the proposed development in a way to minimize its visual impact and land disturbance.”** In addition to protecting outcroppings and offering compatible

design, the applicant will stabilize the previously disturbed areas of the size to minimize grading on the slope.

- **“The development plans use architectural design, colors and materials that blend well with or are compatible with the natural beauty of the Protected Mountain Ridge.”** The submitted documents include building elevations with materials and colors: “Natural Stone – grays-browns-blues are intended along with siding that will blend in with the environment -Accents may consist of Poplar Bark, Cedar Shakes etc.”
- **“The development plan minimizes land disturbing activities including the area disturbed and the height of cut and fill slopes to the maximum extent practical.”** The extent of the proposed disturbance by the current owner is 11.9% of the site. All the proposed fill and cut slopes have been engineered and approved as a part of the erosion and sedimentation plan by the NC DEQ.

Based on the submitted documentation, this site plan is compliant with the NC GS Article 14- Mountain Ridge Protection and the Town of Waynesville Mountain Ridge Protection regulations of the LDS. The plan also shows compliance with other requirements of the Eagles Nest Residential Low-Density District (LDS 2.4.1, 4.4, 9.8.3, 12):

- The 3.35-ac lot exceeds the minimum lot size requirement of 0.5 ac in EN-RL district.
- The lot is at least 420 ft wide (measured west to east, at the front building line), which exceeds the minimum lot width of 60 ft in EN-RL.
- EN-RL requires 20% of the lot to remain as **pervious** (green). The application narrative indicates that the project will create 17,381.75 sf of **impervious surface** (11.9% of the site) that includes existing block building, existing asphalt road of Semeion Ridge on the property, new residence footprint, new driveway, retaining wall, and parking. Therefore, approximately 88% if the lot will remain as pervious, which is compliant.
- EN-RL required front and rear setbacks are 20 ft, side setback from adjacent lot is 10 ft, and the setback between structures is 15 ft (10 ft min.). The proposed placement of the house exceeds the required setbacks.
- The EN-RL allows a maximum building height of 3 stories, or 60 ft, measured from the highest adjacent grade to the top of a flat roof or the peak of a sloped roof. The proposed residence is two story with a sloped roof and has a height of 32 ft 6 inches at the roof peak, measured from the top of the foundation.
- The minimum spacing between the driveways in EN-RL is 40 ft. The site plan shows the driveway placement that appears to be compliant.
- The property is considered a steep slope. Per LDS 12.6.2, a “Steep Slope Area is defined as any lot, parcel, tract or portion thereof, that has a natural elevation of 2,900 feet above mean sea level or higher, with a natural average slope of 25% or greater.” In the application materials, the applicant submits that the average slope of the property is 25%. Staff’s calculation indicates that the average slope of the lot to is between 31-34%. Even using this more conservative calculation, the project remains compliant with the Specific Steep Slope Area Development Standards- LDS 12.6.4:
 - ✓ Maximum disturbed area of the site allowed- 30%, proposed- 14.7% (The site has been originally disturbed, and the current project is stabilizing the site to comply with the steep slope limits in the LDS).
 - ✓ Maximum impervious area of the site allowed- 25%, proposed- 11.9%.
 - ✓ Density allowed- 50% reduction in underlying zoning. EN-RL has a base density of 4 units/acre, and the proposed density is 0.3 units per acre (one residence on 3.35-acre lot).

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Purpose and Intent by Zoning District (LDS Chapter 2):

The property is located within the Eagles Nest Residential Low Density (EN-RL) zoning district and lies within the Town of Waynesville corporate limits. It sits on the edge of the Town's jurisdiction and is surrounded to the north by large-acreage parcels located in Haywood County. The abutting properties to the west, south, and east are also large lots, and there are only three residences in close proximity- one to the southwest at 259 Semeion Ridge, one to the south 2941 Eagles Nest Road, and one to the east at 490 Semeion Ridge.

This area is characterized by low density, large-lot developments. The proposed single-family residential use of the property on the 3.3-acre parcel remains consistent with the district's purpose and intent (LDS 2.3.1.B):

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

Staff Comment:

Staff submits that the proposed development on ridge meets the Town of Waynesville Land Development Standards. Staff recommends that the Board could find that in consideration of the design and location on the lot, the proposed development has given adequate consideration to protecting the natural beauty of the mountains, and could approve this application with the following conditions:

1. Fire Apparatus Access:

The developer shall work with the Fire Marshall to mitigate the final switchback into the gravel portion of the drive to ensure fire apparatus and emergency vehicles can safely navigate it, as specified in the attached letter from Waynesville Fire Marshall Darrell Calhoun. This improvement must be completed prior to the issuance of a building permit to ensure the safety of the job site and associated personnel.

2. Building & Fire Code Compliance:

The developer shall comply with all applicable Building & Fire Code requirements, obtain a building permit, and pay all applicable fees.

3. Setback Compliance:

The development shall maintain compliance with all building setback requirements, applicable to the EN-RL district, as specified in this report. If any changes occur during construction, the developer shall resubmit a revised site plan to staff for review and approval.

Attachments:

- LDS 12.6- Hillside Protection and 12.7- Mountain Ridge Protection
- NC GS Article 14- Mountain Ridge Protection
- Property maps
- Application materials: building elevations, project description narratives, septic approval, erosion and sedimentation permit by the NC DEQ, payment, residential building permit application
- Utilities Letter by Waynesville Public Services
- Letter by Waynesville Fire Marshall
- Site images
- Town of Waynesville LDS, NC Building and Fire Codes, and NC GS 160D by reference

12.7 Mountain Ridge Protection.

12.7.1 Required Standards.

Pursuant to the Mountain Ridge Protection Act of 1983:

- A. No person may construct a Tall Building or Structure on any Protected Mountain Ridge as defined by G.S. 113A-206.
- B. None of the following utility services shall be extended to any building or structure constructed in violation of subsection A above: electricity, telephone, gas, water, sewer or septic system.
- C. Applications for development on Protected Mountain Ridges, shall, in addition to the submittal requirements of the underlying zoning district, Section 12.6 (if applicable) and Chapter 15, submit the following:
 - 1. Cross sectional profiles of all principal buildings as proposed to be sited on the property and the property showing existing and the proposed post-grading profile drawn perpendicular to the direction of the slope.
 - 2. If individual wells and/or septic tanks are to be utilized, a written statement from Haywood County Health Department indicating approval of wells and/or septic tanks for use in the development.
 - 3. Documentation of an approved Sedimentation and Erosion Control Plan.
 - 4. A letter or approval from the fire department with jurisdiction indicating the adequacy of the development facilities for emergency medical and fire services. Such determination shall take into consideration the street access, water pressure and availability, building height, and any other relevant factors.
- D. All applications for development on Protected Mountain Ridges shall be approved by the Planning Board only after finding that the proposed development has given adequate consideration to protecting the natural beauty of the mountains by making the following findings:
 - 1. The development plan preserves natural vegetation and scenic features such as outcroppings to the maximum extent possible.
 - 2. The development plan sites the proposed development in a way to minimize its visual impact and land disturbance.
 - 3. The development plans use architectural design, colors and materials that blend well with or are compatible with the natural beauty of the Protected Mountain Ridge.
 - 4. The development plan minimizes land disturbing activities including the area disturbed and the height of cut and fill slopes to the maximum extent practical.

Article 14.

Mountain Ridge Protection.

§ 113A-205. Short title.

This Article shall be known as the Mountain Ridge Protection Act of 1983. (1983, c. 676, s. 1.)

§ 113A-206. Definitions.

Within the meaning of this Article:

- (1) The word "person" includes any individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, utility, cooperative, interstate body, the State of North Carolina and its agencies and political subdivisions, or other legal entity.
- (2) A person, as defined in this section, doing business or maintaining an office within a county is a resident of the county.
- (3) "Tall buildings or structures" include any building, structure or unit within a multiunit building with a vertical height of more than 40 feet measured from the top of the foundation of said building, structure or unit and the uppermost point of said building, structure or unit; provided, however, that where such foundation measured from the natural finished grade of the crest or the natural finished grade of the high side of the slope of a ridge exceeds 3 feet, then such measurement in excess of 3 feet shall be included in the 40-foot limitation described herein; provided, further, that no such building, structure or unit shall protrude at its uppermost point above the crest of the ridge by more than 35 feet. "Tall buildings or structures" do not include:
 - a. Water, radio, telephone or television towers or any equipment for the transmission of electricity or communications or both.
 - b. Structures of a relatively slender nature and minor vertical projections of a parent building, including chimneys, flagpoles, flues, spires, steeples, belfries, cupolas, antennas, poles, wires, or windmills.
 - c. Buildings and structures designated as National Historic Sites on the National Archives Registry.
- (4) "Construction" includes reconstruction, alteration, or expansion.
- (5) "Ridge" means the elongated crest or series of crests at the apex or uppermost point of intersection between two opposite slopes or sides of a mountain, and includes all land within 100 feet below the elevation of any portion of such line or surface along the crest.
- (6) "Protected mountain ridges" are all mountain ridges whose elevation is 3,000 feet and whose elevation is 500 or more feet above the elevation of an adjacent valley floor; provided, however, that a county, or a city with a population of fifty thousand (50,000) or more, may elect to eliminate the requirement for an elevation of 3,000 feet, and such election shall apply both to an ordinance adopted under G.S. 113A-208 and the prohibition against construction under G.S. 113A-209; provided, further, that such ordinance shall be adopted pursuant to the procedures of G.S. 113A-208.
- (7) "Crest" means the uppermost line of a mountain or chain of mountains from which the land falls away on at least two sides to a lower elevation or elevations. (1983, c. 676, s. 1; 1985, c. 713, s. 1.)

§ 113A-207. Legislative findings.

The construction of tall or major buildings and structures on the ridges and higher elevations of North Carolina's mountains in an inappropriate or badly designed manner can cause unusual problems and hazards to the residents of and to visitors to the mountains. Supplying water to, and disposing of the sewage from, buildings at high elevations with significant numbers of residents may infringe on the ground water rights and endanger the health of those persons living at lower elevations. Providing fire protection may be difficult given the lack of water supply and pressure and the possibility that fire will be fanned by high winds. Extremes of weather can endanger buildings, structures, vehicles, and persons. Tall or major buildings and structures located on ridges

Report For

PHOENIX REAL ESTATE LLC
PO BOX 456
HAZELWOOD, NC 28738-0456

Property Card

Account Information

PIN: 8606-31-1729

Deed: 1131/493

1125/1657

CABD/3580

1131/441

Site Information

THE ESTATES AT LAUREL RIDGE

335 SEMEION RDG

Heated Area:

Year Built:

Total Acreage: 3.351

Township: Town of Waynesville

Site Value Information

Land Value:

Building Value:

Market Value:

Deferred Value:

Assessed Value:

Sale Price:

Sale Date: 06/25/2025

Tax Bill 1:

Tax Bill 2:



1 inch = 100 feet

October 3, 2025

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.

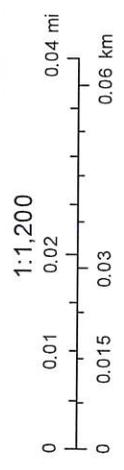
16

Haywood County



Zoning Map

December 8, 2025



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Report For

PHOENIX REAL ESTATE LLC
PO BOX 456
HAZELWOOD, NC 28738-0456

Topo Map

Account Information

PIN: 8606-31-1729

Deed: 1131/493

1125/1657

CABD/3580

1131/441

Site Information

THE ESTATES AT LAUREL RIDGE

335 SEMEION RDG WAYNESVILLE NC 28786

Heated Area:

Year Built:

Total Acreage: 3.351

Township: Town of Waynesville

Site Value Information

Land Value:

Building Value:

Market Value:

Deferred Value:

Assessed Value:

Sale Price:

Sale Date: 06/25/2025

Tax Bill 1:

Tax Bill 2:



1 inch = 100 feet

December 9, 2025

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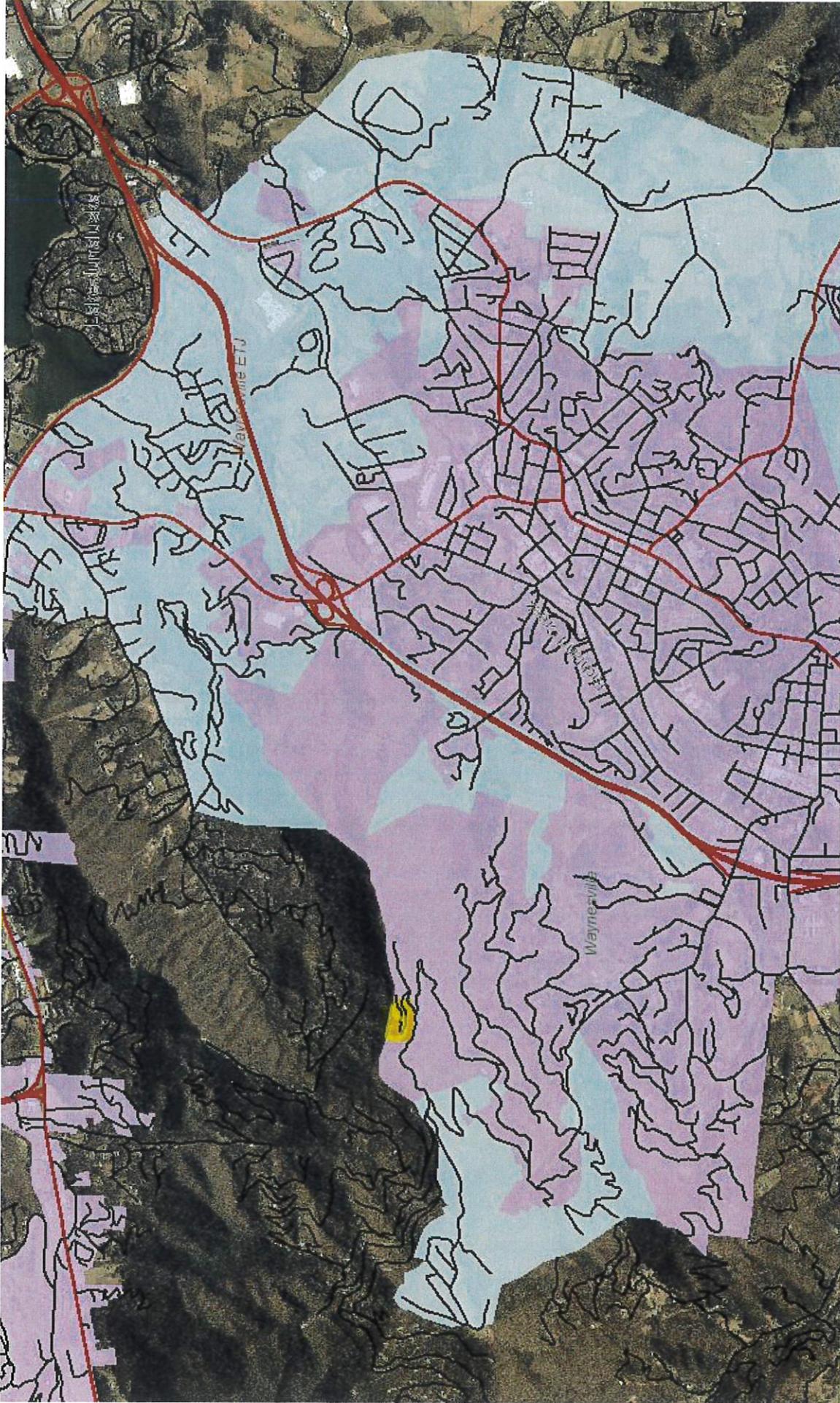


1 inch = 400 feet

December 9, 2025

19

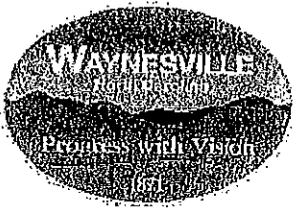
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Waynesville Municipal Boundaries



Water line and Fire Hydrant



DEVELOPMENT SERVICES
DEPARTMENT
9 South Main St. Suite 110
Waynesville, NC. 28786
Phone: 828-456-8647 Fax: 828-452-1492

OFFICE USE ONLY

PIN NUMBER: 8606-31-1756

WIND ZONE _____ FLOOD ZONE _____

LAND DISTURBING PERMIT: \$75.00

Driveway Permit: 0

HOR: \$10.00

Total permit fee: \$3,768.00

RESIDENTIAL BUILDING PERMIT APPLICATION

PLEASE PRINT CLEARLY	Property Address / Number & Street	City / Zip
	335 SEMFORD RD	WAYNESVILLE NC 28786
	NAME	MAILING ADDRESS: NUMBER, STREET, CITY & ZIP
APPLICANT	Last: MORRAN First: I. Thomas	416 STONE HARBOR DR WAYNESVILLE NC 28786
PROPERTY OWNER	Last: PHOENIX BEACH ESTATE First:	416 STONE HARBOR DR WAYNESVILLE NC 28786
GENERAL CONTRACTOR	Company: PHOENIX BUILDERS INC License #: 87426	416 STONE HARBOR DR WAYNESVILLE NC 28786
ELECTRICAL CONTRACTOR	Company: WILLIAM T. BURGIN License #: L11741	555 KNOWLEDGE DR WAYNESVILLE NC 28786
PLUMBING CONTRACTOR	Company: WILLIAM T. BURGIN License #: 87426	555 KNOWLEDGE DR WAYNESVILLE NC 28786
MECHANICAL CONTRACTOR	Company: PHOENIX HEATING AIR License #: 8356	21 JACOBS DRIVE WAYNESVILLE NC 28786
GAS LINE	Company: EDISTON GAS License #: 28588	19296 GOM EXPANSE WAYNESVILLE NC 28786

PROVIDE INFORMATION REQUESTED IN COMPLETE APPLICATION CANNOT BE PROCESSED

TYPE OF WORK	TYPE OF CONSTRUCTION	TYPE OF USE
<input checked="" type="radio"/> New Building <input type="radio"/> Addition <input type="radio"/> Alteration <input type="radio"/> Describe Nature of Work _____ Building Areas Area Under Construction _____ sq.ft Heated Area <u>6416</u> sq.ft. Unheated Area <u>1891</u> sq.ft. Stories Above Grade <u>2</u> Stories Below Grade <u>1</u> Number of Bedroom <u>4</u> Covered Decks <u>765</u> sq.ft. Uncovered Decks _____ sq.ft.	<input checked="" type="radio"/> Site Built <input type="radio"/> Wood Frame <input type="radio"/> Steel Frames <input type="radio"/> Log <input type="radio"/> Size of Logs _____ <input type="radio"/> Modular <input type="radio"/> Mod. Validating Stamp# _____ Type of Foundation <input type="radio"/> Crawl space <input type="radio"/> Basement <input type="radio"/> Slab <input type="radio"/> Describe other _____	<input checked="" type="radio"/> Single Family Dwelling <input type="radio"/> Two Family Dwelling, Duplex <input type="radio"/> Rental Property <input type="radio"/> Garage <input type="radio"/> Carport <input type="radio"/> Storage Building <input type="radio"/> Swimming Pool <input type="radio"/> Describe other _____ **Required** COST OF PROJECT <u>\$1,283,200</u>

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction shall conform to the regulations in the North Carolina Building Code and all other codes and regulations or private building restrictions, if any, which may be imposed on the above property by deed.

Signature: Thomas R. Moran Address: 416 STONE HARBOR DR
WAYNESVILLE NC 28786

MORGAN PROPERTY —

p. 1

1. TOTAL ACREAGE OF LOT — 3.351 Acs.
(SEE SITE PLAN)
 $3.351 \text{ Acs.} \times 43,560 \text{ (s.f. of an acre)} = 145,969.56 \text{ s.f.}$

2. IMPERVIOUS AREA OF LOT TOTAL —
* $17,381.75 \div 145,969.56 = .119078 \% \boxed{11.9}$

a. Existing Block building — 270 s.f.

b. Existing Asphalt Rd. off Semeion Ridge —
3735 s.f.

c. Existing Asphalt Rd. Semeion Ridge —
(Right of way to other neighboring property
on @ Yeast Rodney Kent Lilly property) —
3420 s.f.

d. New Residence Footprint — 5523 s.f.

e. New Driveway, Retaining Wall @ Parking
& turn around — 4433.75

* (All a — e are included in this total.)

(a, b, c — may not need to be included — not
sure.)

3. MAXIMUM DISTURBED AREA —

$$21,524.25 \div 145,969.56 = .147457\% \boxed{14.7}$$

Driveway & Grading / Boulder Walls / House /
Parking — 21524.25

24.

MORGAN PROPERTY -

p.2

4. IF THE IMPERVIOUS AREA IS
TO MUCH WE CAN ADD PAVERS
@ TURNAROUND & PARKING RIGHT
@ FRONT OF HOUSE.

GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCGO1 CONSTRUCTION GENERAL PERMIT

Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling activities of the NCGO1 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

SECTION E: GROUND STABILIZATION		
Site Area Description	Required Ground Stabilization Timeframes	Timeframe variations
(a) Perimeter ditches, swales, ditches, and perimeter slopes	7	None
(b) High Quality Water (HQW) Zones	7	None
(c) Slopes steeper than 3:1	7	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed
(d) Slopes 3:1 to 4:1	14	-7 days for slopes greater than 50' in length and with slopes steeper than 4:1 -7 days for perimeter ditches, swales, ditches, perimeter slopes and HQW Zones
(e) Areas with slopes flatter than 4:1	14	-7 days for perimeter ditches, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed unless there is zero slope

Note: After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

GROUND STABILIZATION SPECIFICATION	
Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:	
Temporary Stabilization	Permanent Stabilization
<ul style="list-style-type: none"> Temporary grass seed covered with straw or mulch and tackifiers Hydroseeding and tackifiers Hydroseeding control products with or without temporary grass seed Appropriately applied straw or other mulch Plastic sheeting 	<ul style="list-style-type: none"> Permanent grass seed covered with straw or mulch and tackifiers Geotextile fabric with permanent soil reinforcement matting Hydroseeding Straws or other permanent plantings covered with mulch Uniform and evenly distributed ground cover sufficient to restrain erosion Structural methods such as concrete, asphalt or retaining walls Soiled erosion control products with grass seed

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

- Select flocculants that are appropriate for the soils being exposed during construction, selecting from the *NC DWR List of Approved PAMS/Flocculants*.
- Apply flocculants at or before the inlets to Erosion and Sediment Control Measures.
- Apply flocculants at the concentrations specified in the *NC DWR List of Approved PAMS/Flocculants* and in accordance with the manufacturer's instructions.
- Provide ponding area for containment of treated stormwater before discharging offsite.
- Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

EQUIPMENT AND VEHICLE MAINTENANCE

- Maintain vehicles and equipment to prevent discharge of fluids.
- Provide drip pans under any stored equipment.
- Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
- Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
- Remove leaking vehicles and construction equipment from service until the problem has been corrected.
- Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

- Never bury or burn waste. Place litter and debris in approved waste containers.
- Provide a sufficient number and size of waste containers (e.g. dumpster, trash receptacle) on site to contain construction and domestic wastes.
- Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.
- Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers.
- Anchor all lightweight items in waste containers during times of high winds.
- Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
- Dispose waste off-site at an approved disposal facility.
- On business days, clean up and dispose of waste in designated waste containers.

PAINT AND OTHER LIQUID WASTE

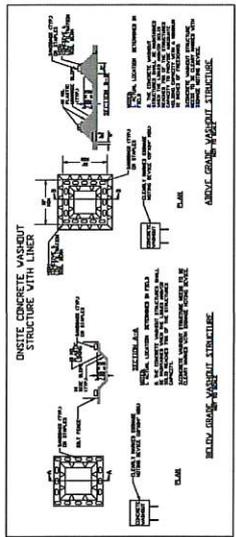
- Do not dump paint and other liquid waste into storm drains, streams or wetlands.
- Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- Contain liquid wastes in a controlled area.
- Containment must be labeled, sized and placed appropriately for the needs of site.
- Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.

PORTABLE TOILETS

- Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative reasonably available. If 50 foot offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.
- Provide staking or anchoring of portable toilets during periods of high winds or in high foot traffic areas.
- Monitor portable toilets for leaking and properly dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating unit.

EARTHEN STOCKPILE MANAGEMENT

- Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless it can be shown no other alternatives are reasonably available.
- Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of stockpile.
- Provide stable stone access point when feasible.
- Stabilize stockpile within the timeframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.



CONCRETE WASHOUTS

- Do not discharge concrete or cement slurry from the site.
- Dispose of, or recycle settled, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility.
- Manage washout from mortar mixers in accordance with the above item and in addition place the mixer and associated materials on impervious barrier and within lot perimeter silt fence.
- Install temporary concrete washouts per local requirements, where applicable. If an alternate method or product is to be used, contact your approval authority for review and approval. If local standard details are not available, use one of the two types of temporary concrete washouts provided on this detail.
- Do not use concrete washouts for dewatering or storing defective curb or sidewalk sections. Stormwater accumulated within the washout may not be pumped into or discharged to the storm drain system or receiving surface waters. Liquid waste must be pumped out and removed from project.
- Locate washouts at least 50 feet from storm drain inlets and surface waters unless it can be shown that no other alternatives are reasonably available. At a minimum, install protection of storm drain inlet(s) closest to the washout which could receive spills or overflow.
- Locate washouts in an easily accessible area, on level ground and install a stone entrance pad in front of the washout. Additional controls may be required by the approving authority.
- Install at least one sign directing concrete trucks to the washout within the project limits. Post signage on the washout itself to identify this location.
- Remove leavings from the washout when at approximately 75% capacity to limit overflow events. Replace the tarp, sand bags or other temporary structural components when no longer functional. When utilizing alternative or proprietary products, follow manufacturer's instructions.
- At the completion of the concrete work, remove remaining leavings and dispose of in an approved disposal facility. Fill pit, if applicable, and stabilize any disturbance caused by removal of washout.

HERBICIDES, PESTICIDES AND RODENTICIDES

- Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
- Store herbicides, pesticides and rodenticides in their original containers with the label, with clear directions for use, ingredients and first aid steps in case of accidental poisoning.
- Do not store herbicides, pesticides and rodenticides in areas where flooding is possible or where they spill or leak into wells, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.
- Do not stockpile these materials on-site.

HAZARDOUS AND TOXIC WASTE

- Create designated hazardous waste collection areas on-site.
- Place hazardous waste containers under cover or in secondary containment.
- Do not store hazardous chemicals, drums or bagged materials directly on the ground.

REVISION	DATE	DESCRIPTION



PHOENIX REAL ESTATE, LLC
416 STONE HAVEN DRIVE
WAYNESVILLE, NC 28786
NCGO1 GROUND STABILIZATION AND MATERIALS HANDLING

DATE: 04/01/19
BY: [Signature]
SCALE: AS SHOWN

SEMION RIDGE

PROJECT: FRES2004.01A
SHEET: C3.3

NCG01 GROUND STABILIZATION AND MATERIALS HANDLING EFFECTIVE: 04/01/19

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REV#	DATE	DESCRIPTION	BY



MADE WITH TRIM
 100% Recycled Paper
 100% Recycled Ink
 100% Recycled Cover
 100% Recycled Binding
 100% Recycled Glue
 100% Recycled Lamination
 100% Recycled Thread
 100% Recycled Staples
 100% Recycled Straps
 100% Recycled Labels
 100% Recycled Holes
 100% Recycled Edges
 100% Recycled Corners
 100% Recycled Spines
 100% Recycled Endpapers
 100% Recycled Inserts
 100% Recycled Dividers
 100% Recycled Indexes
 100% Recycled Bookmarks
 100% Recycled Paperweights
 100% Recycled Pen Holders
 100% Recycled Pencil Cases
 100% Recycled Erasers
 100% Recycled Sharpener
 100% Recycled Stapler
 100% Recycled Hole Punch
 100% Recycled Paper Shredder
 100% Recycled Copier
 100% Recycled Printer
 100% Recycled Scanner
 100% Recycled Fax Machine
 100% Recycled Inkjet Printer
 100% Recycled Laser Printer
 100% Recycled Inkjet Copier
 100% Recycled Laser Copier
 100% Recycled Inkjet Fax Machine
 100% Recycled Laser Fax Machine
 100% Recycled Inkjet Scanner
 100% Recycled Laser Scanner
 100% Recycled Inkjet Printer/Scanner
 100% Recycled Laser Printer/Scanner
 100% Recycled Inkjet Copier/Scanner
 100% Recycled Laser Copier/Scanner
 100% Recycled Inkjet Printer/Copier/Scanner
 100% Recycled Laser Printer/Copier/Scanner

PHOENIX REAL ESTATE, LLC
 416 STONE HAVEN DRIVE
 WAYNESVILLE, NC 28786
 for
 NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING
 SEMEON RIDGE

DATE OF REVIEW: 04/01/19
 DATE OF NEXT REVIEW: 04/01/20
 SHEET: C3.4
 JOB NO.: PRE2004.01A

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION C: REPORTING
1. Occurrences that Must be Reported
 Permittees shall report the following occurrences:
 (a) Visible sediment deposition in a stream or wetland.
 (b) Oil spills if:
 • They are 25 gallons or more,
 • They are less than 25 gallons but cannot be cleaned up within 24 hours,
 • They cause sheen on surface waters (regardless of volume), or
 • They are within 100 feet of surface waters (regardless of volume).
 (c) Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref. 40 CFR 110.3 and 40 CFR 117.3) or Section 102 of CERCLA (Ref. 40 CFR 302.4) or G.S. 143-215.85.
 (d) Anticipated bypasses and unanticipated bypasses.
 (e) Noncompliance with the conditions of this permit that may endanger health or the environment.

2. Reporting Timeframes and Other Requirements
 After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Department's Environmental Emergency Center personnel at (800) 855-0968.

Occurrence	Reporting Timeframes (After Discovery) and Other Requirements
(a) Visible sediment deposition in a stream or wetland	<ul style="list-style-type: none"> • Within 24 hours, an oral or electronic notification. • Within 7 calendar days, a report that contains a description of the sediment and actions taken to address the cause of the deposition. Division staff may waive the requirement for a written report on a case-by-case basis. • If the stream is named on the NC 303(d) list as impaired for sediment, the permittee may be required to perform additional monitoring. Inspection requirements are needed to assure compliance with the federal or state impaired-waters conditions.
(b) Oil spills and release of hazardous substances, per Item 1(B)(c) above	<ul style="list-style-type: none"> • Within 24 hours, an oral or electronic notification. The notification shall include information about the date, time, nature, volume and location of the spill or release.
(c) Anticipated bypasses (40 CFR 122.41(f)(3))	<ul style="list-style-type: none"> • A report at least ten days before the date of the bypass. If possible, the report shall include an evaluation of the anticipated quality and the bypass.
(d) Unanticipated bypasses (40 CFR 122.41(m)(3))	<ul style="list-style-type: none"> • Within 72 hours, an oral or electronic notification. • Within 7 calendar days, a report that includes an evaluation of the quality and effect of the bypass.
(e) Noncompliance with the conditions of this permit that may endanger health or the environment (40 CFR 122.41(i)(7))	<ul style="list-style-type: none"> • Within 24 hours, an oral or electronic notification. • Within 7 calendar days, a report that contains a description of the noncompliance, and its causes; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance. (40 CFR 122.41(i)(6)). • Division staff may waive the requirement for a written report on a case-by-case basis.

SECTION B: RECORDKEEPING
1. E&SC Plan Documentation
 The approved E&SC plan as well as any approved deviation shall be kept on the site. The approved E&SC plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&SC plan shall be kept on site and available for inspection at all times during normal business hours.
 (a) Each E&SC measure has been installed and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved E&SC plan.
 (b) A phase of grading has been completed.
 (c) Ground cover is located and installed in accordance with the approved E&SC plan.
 (d) The maintenance and repair requirements for all E&SC measures have been performed.
 (e) Corrective actions have been taken to E&SC measures.
2. Additional Documentation to be Kept on Site
 In addition to the E&SC plan documents above, the following items shall be kept on the site and available for inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this requirement not practical:
 (a) This General Permit as well as the Certificate of Coverage, after it is received.
 (b) Records of inspections made during the previous twelve months. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-available records in lieu of the required paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.
3. Documentation to be Retained for Three Years
 All data used to complete the e-NOI and all inspection records shall be maintained for a period of three years after project completion and made available upon request. (40 CFR 122.41)

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION G: ITEM (4)
DRAW DOWN OF SEDIMENT BASINS FOR MAINTENANCE OR CLOSE OUT

Sediment basins and traps that receive runoff from drainage areas of one acre or more shall use outlet structures that withdraw water from the surface when these devices need to be drawn down for maintenance or close out, unless this is infeasible. The circumstances in which it is not feasible to withdraw water from the surface shall be rare (for example, times with extended cold weather). Non-surface withdrawals from sediment basins shall be allowed only when all of the following criteria have been met:
 (a) The E&SC plan authority has been provided with documentation of the non-surface withdrawal and the specific time periods or conditions in which it will occur. The non-surface withdrawal shall not commence until the E&SC plan authority has approved these items.
 (b) The non-surface withdrawal has been reported as an anticipated bypass in accordance with Part III, Section C, Item (2)(c) and (d) of this permit.
 (c) Dewatering discharges are treated with controls to minimize discharges of pollutants from stormwater that is removed from the sediment basin. Examples of appropriate controls include properly sited, designed and maintained dewatering tanks, weir tanks, and filtration systems.
 (d) Vegetated, upland areas of the sites or a properly designed stone pad is used to the extent feasible at the outlet of the dewatering treatment devices described in Item (c) above.
 (e) Velocity dissipation devices such as check dams, sediment traps, and riprap are provided at the discharge points of all dewatering devices, and
 (f) Sediment removed from the dewatering treatment devices described in Item (c) above is disposed of in a manner that does not cause deposition of sediment into waters of the United States.

Item to Document	Documentation Requirements
(a) Each E&SC measure has been installed and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved E&SC plan.	Initial and date each E&SC measure on a copy of the approved E&SC plan or complete, date and sign an inspection report that lists each E&SC measure shown on the approved E&SC plan. This documentation is required upon the initial installation of the E&SC measures or if the E&SC measures are modified after initial installation.
(b) A phase of grading has been completed.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate completion of the construction phase.
(c) Ground cover is located and installed in accordance with the approved E&SC plan.	Plan or complete, date and sign an inspection report to indicate compliance with approved ground cover specifications.
(d) The maintenance and repair requirements for all E&SC measures have been performed.	Complete, date and sign an inspection report.
(e) Corrective actions have been taken to E&SC measures.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate the completion of the corrective action.

SECTION A: SELF-INSPECTION
 Self-inspections are required during normal business hours in accordance with the table below. When adverse weather or site conditions would cause the safety of the inspection personnel to be in jeopardy, the inspection may be delayed until the next business day on which it is safe to perform the inspection. In addition, when a storm event of equal to or greater than 1.0 inch occurs outside of normal business hours, the self-inspection shall be performed upon the commencement of the next business day. Any time when inspections were delayed shall be noted in the inspection record.
 (a) E&SC Measures
 At least once per 7 calendar days and within 24 hours of a rain event 2.0 inch in 24 hours.
 (b) Stormwater outfalls (SDCs)
 At least once per 7 calendar days and within 24 hours of a rain event 2.0 inch in 24 hours.
 (c) Turbidity of site
 At least once per 7 calendar days and within 24 hours of a rain event 2.0 inch in 24 hours.
 (d) Streams or creeks, ponds, or other water bodies (where accessible)
 At least once per 7 calendar days and within 24 hours of a rain event 2.0 inch in 24 hours.
 (e) Ground stabilization measures
 After each phase of grading.

NOTE: The rain inspection resets the required 7 calendar day inspection requirement.

Inspection records must include:
 1. Date and time of the inspection.
 2. Name of the person performing the inspection.
 3. Description of maintenance needs for the measures.
 4. Identification of whether the measures were operating properly.
 5. Description of any discharge outfalls inspected.
 6. Name of the person performing the inspection.
 7. Evidence of indicators of stormwater pollution such as oil sheen, floating or suspended solids or discoloration.
 8. Location of public sediment leaving the site.
 9. Description of any other field observations.
 10. Description of any other field observations.
 If visible sedimentation is found outside the limits, show a record of the following shall be made:
 1. Actions taken to clean up or stabilize the sediment that has left the site limits.
 2. Date, time, address, and date of corrective actions taken, and 3. An explanation as to the actions taken to control future releases.
 If the stream or wetland has increased visible sedimentation or a stream has visible increased turbidity from the construction activity, the permittee shall submit a report to the appropriate Division Regional Office per Part III, Section C, Item (2)(c) of this permit. The report shall include:
 1. The phase of grading (disturbance of perimeter E&SC measures, construction or redevelopment, permanent drainage facilities, completion of all land disturbing activity, construction or redevelopment, permanent ground cover).
 2. Documentation that the required ground stabilization measures were implemented within the required timeframes or an assurance that they will be provided as soon as possible.

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION C: REPORTING
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 • They are 25 gallons or more,
 • They are less than 25 gallons but cannot be cleaned up within 24 hours,
 • They cause sheen on surface waters (regardless of volume), or
 • They are within 100 feet of surface waters (regardless of volume).
 (c) Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref. 40 CFR 110.3 and 40 CFR 117.3) or Section 102 of CERCLA (Ref. 40 CFR 302.4) or G.S. 143-215.85.
 (d) Anticipated bypasses and unanticipated bypasses.
 (e) Noncompliance with the conditions of this permit that may endanger health or the environment.

2. Reporting Timeframes and Other Requirements
 After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Department's Environmental Emergency Center personnel at (800) 855-0968.

SECTION B: RECORDKEEPING
1. E&SC Plan Documentation
 The approved E&SC plan as well as any approved deviation shall be kept on the site. The approved E&SC plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&SC plan shall be kept on site and available for inspection at all times during normal business hours.
 (a) Each E&SC measure has been installed and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved E&SC plan.
 (b) A phase of grading has been completed.
 (c) Ground cover is located and installed in accordance with the approved E&SC plan.
 (d) The maintenance and repair requirements for all E&SC measures have been performed.
 (e) Corrective actions have been taken to E&SC measures.
2. Additional Documentation to be Kept on Site
 In addition to the E&SC plan documents above, the following items shall be kept on the site and available for inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this requirement not practical:
 (a) This General Permit as well as the Certificate of Coverage, after it is received.
 (b) Records of inspections made during the previous twelve months. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-available records in lieu of the required paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.
3. Documentation to be Retained for Three Years
 All data used to complete the e-NOI and all inspection records shall be maintained for a period of three years after project completion and made available upon request. (40 CFR 122.41)

PART II: SECTION G: ITEM (4)
DRAW DOWN OF SEDIMENT BASINS FOR MAINTENANCE OR CLOSE OUT

Sediment basins and traps that receive runoff from drainage areas of one acre or more shall use outlet structures that withdraw water from the surface when these devices need to be drawn down for maintenance or close out, unless this is infeasible. The circumstances in which it is not feasible to withdraw water from the surface shall be rare (for example, times with extended cold weather). Non-surface withdrawals from sediment basins shall be allowed only when all of the following criteria have been met:
 (a) The E&SC plan authority has been provided with documentation of the non-surface withdrawal and the specific time periods or conditions in which it will occur. The non-surface withdrawal shall not commence until the E&SC plan authority has approved these items.
 (b) The non-surface withdrawal has been reported as an anticipated bypass in accordance with Part III, Section C, Item (2)(c) and (d) of this permit.
 (c) Dewatering discharges are treated with controls to minimize discharges of pollutants from stormwater that is removed from the sediment basin. Examples of appropriate controls include properly sited, designed and maintained dewatering tanks, weir tanks, and filtration systems.
 (d) Vegetated, upland areas of the sites or a properly designed stone pad is used to the extent feasible at the outlet of the dewatering treatment devices described in Item (c) above.
 (e) Velocity dissipation devices such as check dams, sediment traps, and riprap are provided at the discharge points of all dewatering devices, and
 (f) Sediment removed from the dewatering treatment devices described in Item (c) above is disposed of in a manner that does not cause deposition of sediment into waters of the United States.

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 After each phase of grading.

NOTE: The rain inspection resets the required 7 calendar day inspection requirement.

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 2. Date, time, address, and date of corrective actions taken, and 3. An explanation as to the actions taken to control future releases.
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PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION G: ITEM (4)
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PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION G: ITEM (4)
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PART III
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PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION G: ITEM (4)
DRAW DOWN OF SEDIMENT BASINS FOR MAINTENANCE OR CLOSE OUT

Sediment basins and traps that receive runoff from drainage areas of one acre or more shall use outlet structures that withdraw

CERTIFICATE OF PLAN APPROVAL



The posting of this certificate certifies that an erosion and sedimentation control plan has been approved for this project by the North Carolina Department of Environmental Quality in accordance with North Carolina General Statute 113A – 57 (4) and 113A – 54 (d) (4) and North Carolina Administrative Code, Title 15A, Chapter 4B.0107 (c). This certificate must be posted at the primary entrance of the job site before construction begins and until establishment of permanent groundcover as required by North Carolina Administrative Code, Title 15A, Chapter 4B.0127 (b).

Semeion Ridge
335 Semeion Rdg Waynesville, NC 28786

11/19/2025

Date of Plan Approval

HAYWO-2026-0113

Project Identifier



Certificate of Coverage Number: _____

JOSH STEIN
Governor

D. REID WILSON
Secretary

WILLIAM E. TOBY VINSON, JR
Director



NORTH CAROLINA
Environmental Quality

November 19, 2025

LETTER OF APPROVAL

Phoenix Real Estate, LLC
418 Stone Haven Dr
Waynesville, NC 28786

RE: Project Name: Semeion Ridge
Permit Number: HAYWO-2026-0113
Permit Application ID: PA-044360
Acres Approved: 2.5
County: Haywood
City: Waynesville
Address: 335 Semeion Rdg
River Basin: French Broad
Stream Classification: C; Trout
Plan Type: Residential - Express

Dear Phoenix Real Estate, LLC,

This office has reviewed the subject erosion and sedimentation control plan. We hereby issue this Letter of Approval. The enclosed Certificate of Approval must be posted at the job site. This plan approval shall expire three (3) years following the date of approval, if no land-disturbing activity has been undertaken, as is required by Title 15A NCAC 4B .0129.

As of April 1, 2019, all new construction activities are required to complete and submit an electronic Notice of Intent (eNOI) form requesting a COC under the NCG010000 Construction Stormwater General Permit. You must apply for coverage by submitting a "Construction Stormwater - NCG01 (Subject to the SPCA) in the [AccessDEQ Portal](#). Once your application is complete, you will receive an invoice for the \$120 annual permit fee and can submit payment through the AccessDEQ Portal. Once the fee is processed and the application approved, you will receive the COC via email. As the Financially Responsible Party shown on the FRO form submitted for this project, you MUST obtain the COC prior to commencement of any land disturbing activity. Please direct questions about the eNOI form to the



Letter of Approval
Phoenix Real Estate, LLC
November 19, 2025
Page 2 of 2

[Stormwater Program staff](#) in the Raleigh central office. If the owner/operator of this project changes in the future, the new responsible party must obtain a new COC.

Title 15A NCAC 4B .0118(a) and the NCG01 permit require that the following documentation be kept on file at the job site:

1. The approved E&SC plan as well as any approved deviation.
2. The NCG01 permit and the COC, once it is received.
3. Records of inspections made during the previous 12 months.

Also, this letter gives the notice required by G.S. 113A-61.1(a) of our right of periodic inspection to ensure compliance with the approved plan.

North Carolina's Sedimentation Pollution Control Act is performance-oriented, requiring protection of existing natural resources and adjoining properties. If, following the commencement of this project, the erosion and sedimentation control plan is inadequate to meet the requirements of the Sedimentation Pollution Control Act of 1973 (North Carolina General Statute 113A-51 through 66), this office may require revisions to the plan and implementation of the revisions to ensure compliance with the Act.

Acceptance and approval of this plan is conditioned upon your compliance with Federal and State water quality laws, regulations, and rules. In addition, local city or county ordinances or rules may also apply to this land-disturbing activity. This approval does not supersede any other permit or approval.

Please note that this approval is based in part on the accuracy of the information provided in the Financial Responsibility Form and on the plan, which you provided. You are requested to file an amended form if there is any change in the information included on the form.

Your cooperation is appreciated.

Sincerely,



Fred Walker, PE
Land Quality Section
NCDEQ - DEMLR

**FINANCIAL RESPONSIBILITY/OWNERSHIP FORM
SEDIMENTATION POLLUTION CONTROL ACT**

No person may initiate any land-disturbing activity on one or more acres as covered by the Act, including any activity under a common plan of development of this size as covered by the NCG01 permit, before this form and an acceptable erosion and sedimentation control plan have been completed and approved by the Land Quality Section, N.C. Department of Environmental Quality. Submit the completed form to the appropriate Regional Office. (Please type or print and, if the question is not applicable or the e-mail address or phone number is unavailable, place N/A in the blank.)

Part A.

1. Project Name: Semeion Ridge

**If this project involves American Rescue Plan Act (ARPA) funds, list the Project Name below under which you applied for funding through the Division of Water Infrastructure (DWI).*

Is Project ARPA Funded	ARPA Project Name	ARPA Project #
No		
Is Project SL 2023-134 Funded	SL 2023-134 Project Number	
No		

2. Location of land-disturbing activity: County: Haywood City or Township: Waynesville
Highway/Street: 335 Semeion Rdg Latitude: 35.501612 Longitude: -83.02277

3. Approximate date land-disturbing activity will commence: 11/06/2025

4. Purpose of development (residential, commercial, industrial, institutional, etc.): Residential

5. Total acreage disturbed or uncovered (including off-site borrow and waste areas): 2.5

6. The application fee of \$119.00 per acre (rounded up to the next acre) is assessed without a ceiling amount (Example: An 8.10 acre application fee is \$1,071).

7. Has an erosion and sediment control plan been filed? No

8. Person to contact should erosion and sediment control issues arise during land-disturbing activity:

Name: Thomas Morgan E-mail Address: phoenixbuildersnc@gmail.com
Phone: 828-421-3615 Mobile: 828-421-3615

9. Landowner(s) of Record:

Landowner(s) of Record			
Name	Email	Business Phone	Mobile Phone
Phoenix Real Estate, LLC			
Physical Address		Mailing Address	
418 Stone Haven Drive Waynesville, NC 28786		PO Box 456 Hazelwood, NC 28738-0456	

Part B.

1. Company(ies) who are financially responsible for the land-disturbing activity (Provide a comprehensive list of all responsible parties on accompanied page.) *If the company is a sole proprietorship or if the landowner(s) is an individual(s), the name(s) of the owner(s) may be listed as the financially responsible party(ies).*

Primary Financially Responsible Party			
Company Name	Email	Business Phone	Mobile Phone
Phoenix Real Estate, LLC	phoenixbuildersnc@gmail.com		
Physical Address		Mailing Address	
418 Stone Haven Dr Waynesville, NC 28786		PO Box 456 Hazelwood, NC 28738-0456	

Additional Financially Responsible Parties
 No additional financially responsible parties were entered on the application.

Note: If the Financially Responsible Party is not the owner of the land to be disturbed, include with this form the landowner's signed and dated written consent for the applicant to submit a draft erosion and sedimentation control plan and to conduct the anticipated land disturbing activity.

2. (a) If the Financially Responsible Party is a domestic company registered on the NC Secretary of State business registry, give name and street address of the Registered Agent:

Registered Agent Information			
Name	Email	Business Phone	Mobile Phone
Thomas Morgan	phoenixbuildersnc@gmail.com	828-421-3615	828-421-3615
Physical Address		Mailing Address	
418 Stone Haven Drive Waynesville, NC 28786		418 Stone Haven Drive Waynesville, NC 28786	

- (b) If the Financially Responsible Party is not a resident of North Carolina, give name and street address of the designated North Carolina agent who is registered on the NC Secretary of State business registry:

North Carolina Agent Information			
Name	Email	Business Phone	Mobile Phone
Physical Address		Mailing Address	

Engineering/Consulting Firm Information			
Name	Email	Business Phone	Mobile Phone
Wade Trim	rhyatt@wadetrim.com	828 255 1197	
Physical Address		Mailing Address	
53 N. Market St Asheville, NORTH CAROLINA 28801		53 N. Market St Asheville, NORTH CAROLINA 28801	

Additional Details

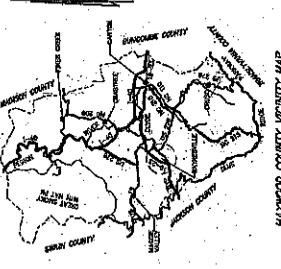
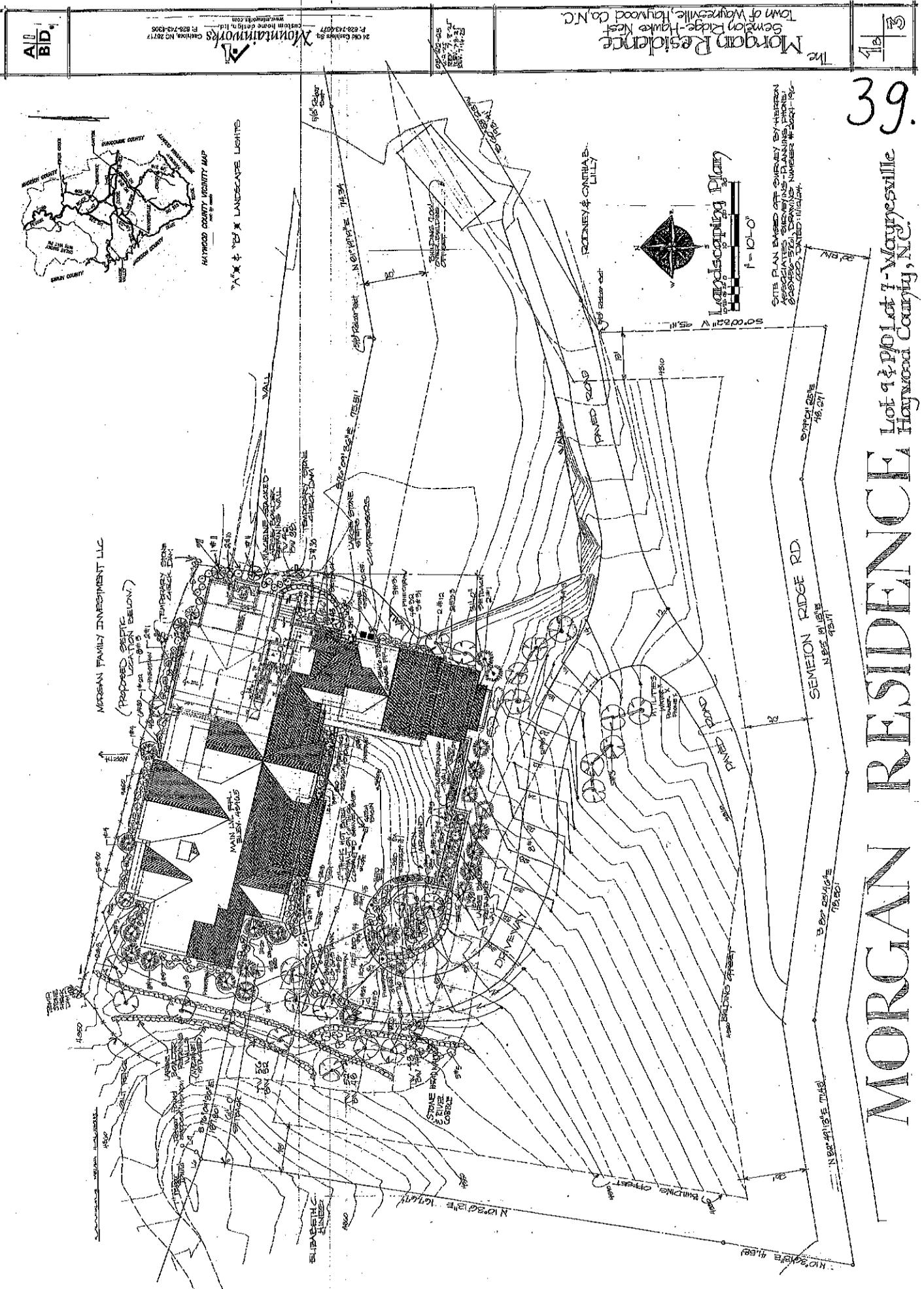
1. Stream Classification: C: Aquatic Life, Secondary Contact Recreation, Fresh water, TR: Trout Waters
2. Was Express Review Requested: Yes

The above information is true and correct to the best of my knowledge and belief and was provided by me under oath. (This form must be signed by the Financially Responsible Person if an individual(s) or his attorney-in-fact, or if not an individual, by an officer, director, partner, or registered agent with the authority to execute instruments for the Financially Responsible Party). I agree to provide corrected information should there be any change in the information provided herein.

39.

MORGAN RESIDENCE

Lot 9 & P/O 1 of 7 - Waynesville
Haywood County, N.C.



HAYWOOD COUNTY VICINITY MAP

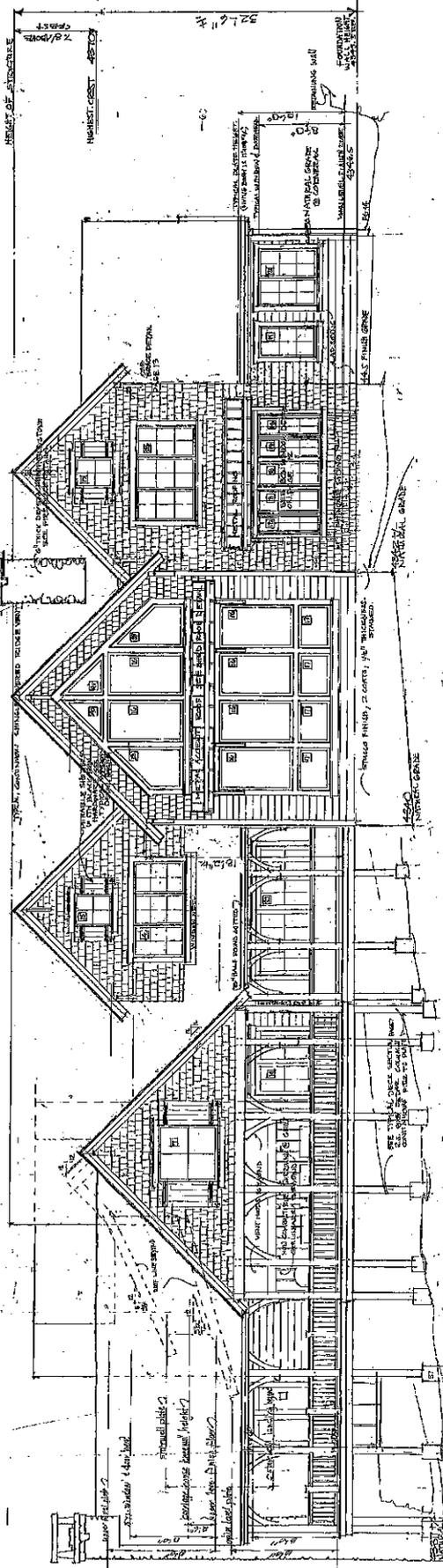
Mountainworks
 21 Old Exchange St.
 Custom Home Design Ltd.
 P: 828-743-4377
 www.mountainworks.com
 Mountainworks Carolina, NC 28717
 P: 828-743-4365

All Bid.

The Morgan Residence
 Semeon Ridge-Haywood Co., N.C.
 11/14/14

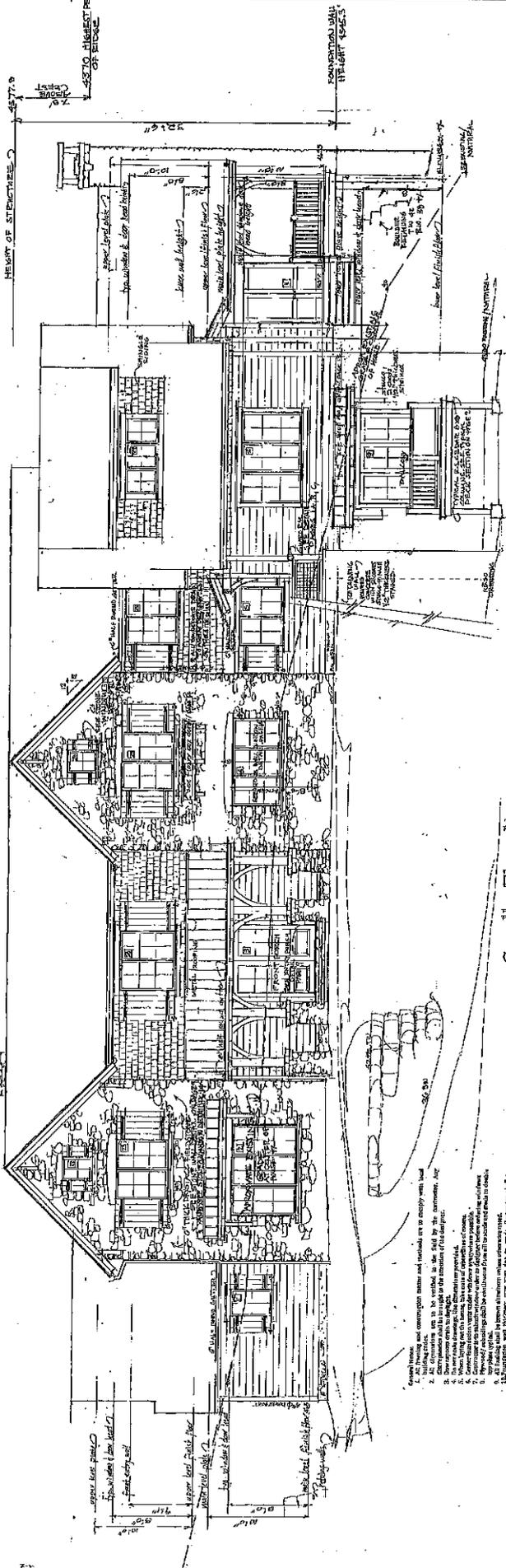
14

THIS PLAN IS INTENDED AS GENERAL CONTRACT DOCUMENTATION FOR THE CONSTRUCTION OF THE PROJECT DESCRIBED HEREIN. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR FOR THE RESULTS OF ANY TESTS OR ANALYSES PERFORMED BY OTHERS.



North Elevation
CONSTRUCTION

South Elevation



1. All notes, specifications, and conditions shall be read in conjunction with the drawings and shall be taken together as one contract document.
1. All work shall be in accordance with the drawings and specifications.
 2. The contractor shall be responsible for obtaining all necessary permits.
 3. The contractor shall be responsible for the accuracy of the information provided.
 4. The contractor shall be responsible for the safety of the work.
 5. The contractor shall be responsible for the quality of the work.
 6. The contractor shall be responsible for the completion of the work.
 7. The contractor shall be responsible for the maintenance of the work.
 8. The contractor shall be responsible for the protection of the work.
 9. The contractor shall be responsible for the cleanup of the work.
 10. The contractor shall be responsible for the disposal of the work.
 11. The contractor shall be responsible for the removal of the work.
 12. The contractor shall be responsible for the replacement of the work.
 13. The contractor shall be responsible for the repair of the work.
 14. The contractor shall be responsible for the restoration of the work.
 15. The contractor shall be responsible for the reconstruction of the work.
 16. The contractor shall be responsible for the reconstruction of the work.
 17. The contractor shall be responsible for the reconstruction of the work.
 18. The contractor shall be responsible for the reconstruction of the work.
 19. The contractor shall be responsible for the reconstruction of the work.
 20. The contractor shall be responsible for the reconstruction of the work.

HAYWOOD COUNTY DEVELOPMENT SERVICES

Building Inspections • Environmental Health • Erosion Control • Planning • Solid Waste
 Garron Bradish, Director
 157 Paragon Pkwy, Suite 200 • Clyde, NC 28721 • Phone: 828-452-6638

45

 15A NCAC 18E

CONSTRUCTION AUTHORIZATION

File/Permit Number: SEPTIC-R-25-0306
 Phoenix Real estate LLC
 REHS Permit #: STM-068
 Owner: MORGAN FAMILY INVESTMENTS LLC A
 NC LLC
 Location: Semeion Rdg
 Subdv: THE ESTATES AT LAUREL RIDGE
 PIN: 8606-31-1756
 New 8606-31-1729
 Lot: #9 & PT #7
 *See CABD *
 PG 3580

Facility Type:	Single Family Dwelling	Design Daily Flow:	480
Number of Bedrooms:	4	LTAR: (Initial):	0.50
Number of Occupants:	8 maximum	LTAR: (Repair):	0.50
System Type (Initial):	10" Large Diameter Pipe	Basement:	Yes
System Type (Repair):	8" Large Diameter Pipe	Basement Fixtures:	Yes
Crawl Space:	No	Slab Foundation:	Yes
Type of Water Supply:	City Water	Effluent Standard:	DSE
Other:	N/A		
Wastewater Strength:	Domestic		

Rule .0403(e) Engineering Design Utilizing Low-flow Fixtures and Low-flow Technologies: No
 (If yes, please provide engineering documentation)

Installation Requirements/Conditions:

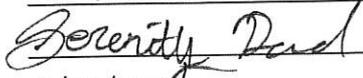
Septic Tank Size:	1000 gallons minimum	Trench/Bed Width:	14"
Total Trench/Bed Length:	384'	Trench/Bed Spacing:	6' on center
Distribution Method:	Serial	Recommended Trench Depth:	18"
Soil Cover:	6"	Max. Trench/Bed Depth:	24"
Pump Tank Size:	N/A	Depth to Limiting Condition:	41"
Pump Requirements:	N/A	Repair:	N
Artificial Drainage Required:	No	Repair BPJ Used:	N
Grease Trap Size:	N/A		

Legal Agreements

(If the answer is "Yes" to any type of legal agreements, please attach a copy of the agreement)

Multi-party Agreement Required [Rule .0204(g)]: No
 Easement, Right-of-Way, or Encroachment Agreement Required [Rule .0204(d)]: No
 Management Entity Required: No
 Declaration of Restrictive Covenants: No
 *Pre-Construction Conference Required: YES *

Minimum O&M Requirements: N/A
 The requirements of 15A NCAC 18E are incorporated by reference into this permit and shall be met. Systems shall be installed in accordance with the attached site sketch. This Construction Authorization is subject to revocation if the site plan, plat, or the intended use changes. The Construction Authorization shall not be affected by a change in ownership of the site. This Construction Authorization is subject to compliance with the provisions of 15A NCAC 18E, or 15A NCAC 18A .1900, as applicable, and to the conditions of this permit.

Authorized Agent's Name: Serenity Deel
 Authorized Agent's Signature: 
 Date: 10/8/25
 IP Issued Date: 7/29/25
 CA Expiration Date: 7/29/2030

Haywood County

North Carolina

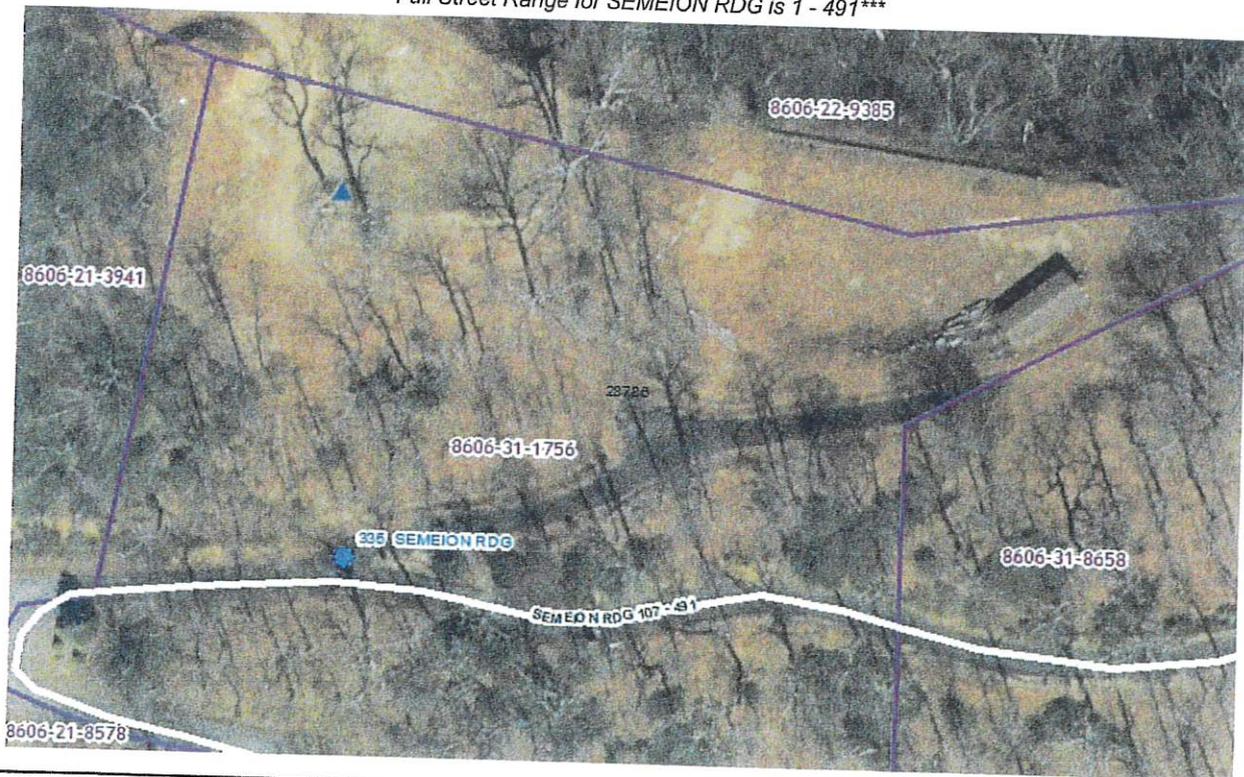
47

911 Addressing Office

Address Assignment

Address: 335 SEMEION RDG
Loc/Suite:
Community: WAYNESVILLE
Zip Code: 28786
ESN#: 118
Parcel ID: 8606-31-1756

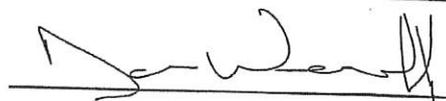
Full Street Range for SEMEION RDG is 1 - 491



Haywood County Ordinance: Every owner must display address numbers so they are visible from the road that provides access to the property. If the building is more than 75 feet from the road or not visible, address numbers should be displayed at the end of the driveway. Numbers should be at least 3 inches in height.

Addressed To: Phoenix Real Estate LLC

Assigned By: Addressing Coordinator

Signature: 

Haywood County-911 Addressing Office
215 N Main St
Waynesville, NC 28786

Created 08/07/2025 at 13:43:41

Phone: 828-452-6644
Fax: 828-452-6788
hcaddressing@haywoodcountync.gov

48.

HAYWOOD COUNTY DEVELOPMENT SERVICES

Building Inspections • Environmental Health • Erosion Control • Planning • Solid Waste
Garron Bradish, Director

157 Paragon Pkwy, Suite 200 • Clyde, NC 28721 • Phone: 828-452-6638

15A NCAC 18E

IMPROVEMENT PERMIT

This is not an Authorization to Construct! Please contact Hayood County Development Services before beginning any grading, clearing or construction activities.

County:	Haywood	Permit Number:	SEPTIC-R-25-0306
Owner:	MORGAN FAMILY INVESTMENTS LLC A NC LLC	PIN:	8606-31-1756
Location:	Semeion Rdg	Applicant:	Thomas
Subdiv:	THE ESTATES AT LAUREL RIDGE	Lot:	#9 & PT #7
Facility Type:	Single Family Dwelling	Proposed Daily Flow:	480
Number of Bedrooms:	4	LTAR (Initial):	0.5 ²
Number of Occupants:	8 maximum	LTAR (Repair):	0.5 ²
Proposed System Type (Initial):	10" Large Diameter Pipe	Pump (Initial):	No
Proposed System Type (Repair):	8" Large Diameter Pipe	Pump (Repair):	No
Wastewater Strength:	Domestic	Trench Length:	384'

Max Trench Depth (Initial):	24"	Depth to Limiting Condition (Initial):	41'
Max Trench Depth (Repair):	20"	Depth to Limiting Condition (Repair):	40'
Saprolite System (Initial):	Yes	Fill System (Initial):	No
Saprolite System (Repair):	Yes	Fill System (Repair):	No
Effluent Standard:	DSE		

Artificial Drainage Required: No

Type of Water Supply: City Water

Drainfield meets .0508 (Available Space): Yes Drainfield meets .0601(Setbacks): Yes

Authorized Agent's Name: Serenity Deel

Authorized Agent's Signature: Serenity Deel

Date: 7/29/2025

IP Issued Date: 07/29/2025

Permit Expiration Date: 07/29/2030

The issuance of this permit in no way guarantees the issuance of other permits. The permit holder is responsible for checking with appropriate governing bodies in meeting their requirements. This permit is subject to revocation if the site plan, plat, or the intended use changes. The Improvement Permit shall not be affected by a change in ownership of the site. This permit is subject to compliance with the provisions of 15A NCAC 18E and to the conditions of this permit.

49.

SITE SKETCH

PIN: 8606-31-1756

Permit Number:

SEPTIC-R-25-0306

Authorized Agent's Name/Signature

Serenity Deel

Serenity Deel

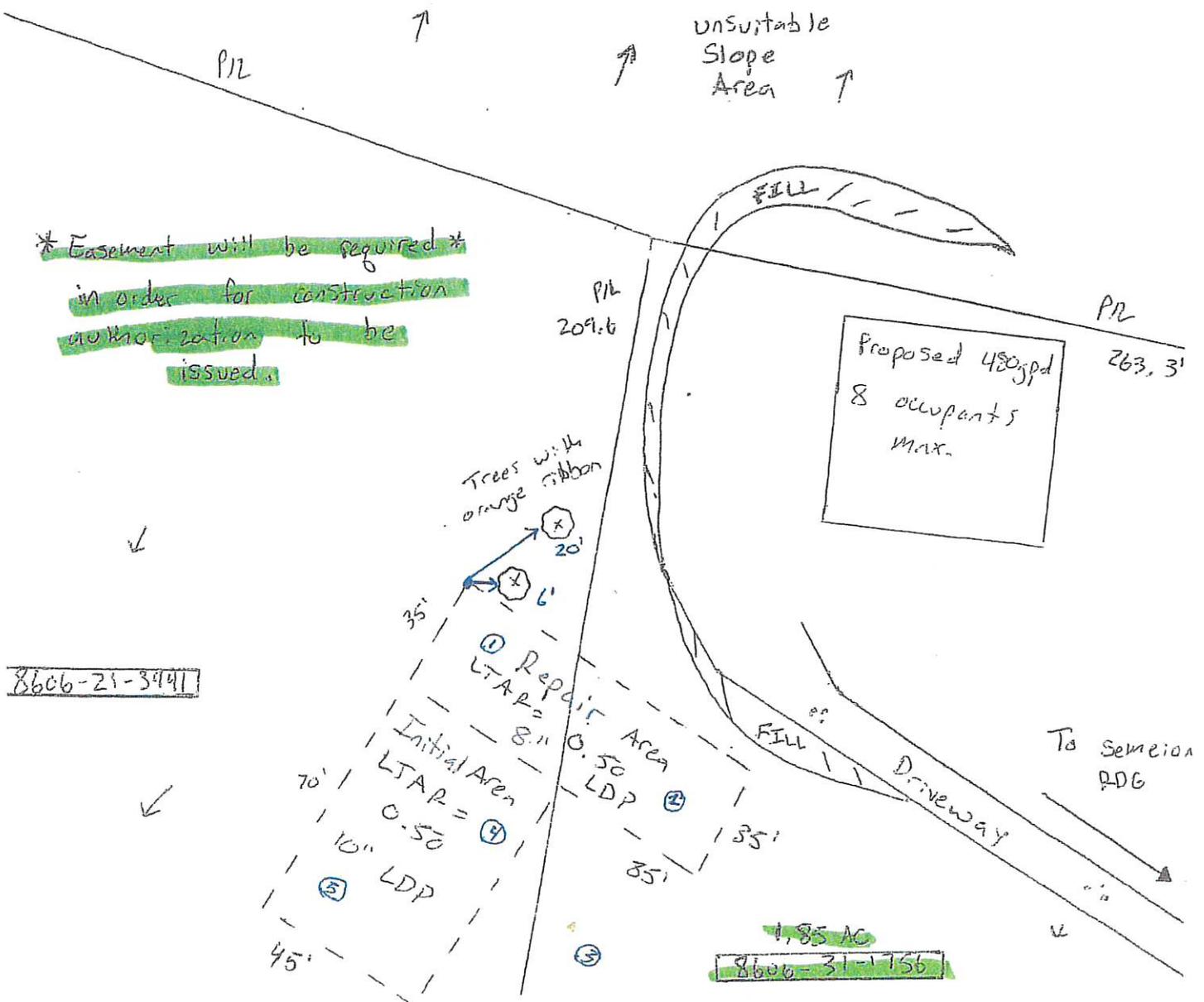
Date 7/29/25

This is not an Authorization to Construct! Please contact Haywood County Development Services before beginning any grading, clearing or construction activities.

Permit Conditions: Septic system area evaluated for the purpose of supporting a 4 bedroom / 480 gallon per day dwelling (DSE) utilizing a 10" Large Diameter Pipe (L.D.P.) drain field system for the initial and 8" Large Diameter Pipe (L.D.P.) drain field system for the repair.

"Drawing Not To Scale"

8606-22-9385



* Easement will be required *
in order for construction
authorization to be
issued.

8606-21-3941

1.85 AC
8606-31-1756

SOIL EVALUATION FOR SANITARY SEWAGE SYSTEM

50.

OWNER: PHOENIX REAL ESTATE DATE REQUESTED: N/A DATE EVALUATED: 7/29/25
 PARCEL ID: 8606-31-1756

WATER SUPPLY: On-Site Well (Single Family) Shared Well Community Well Public Waynesville
 EVALUATED BY: Auger Boring Pit Cut

FACTORS	PROFILE 1 R	PROFILE 2 R	PROFILE 3	PROFILE 4 I	PROFILE 5 I
LANDSCAPE POSITION	R	R	L-side	L-side	L-side
SLOPE (S)	40% 5" 20"	32% 5" 20"	N/A	N/A	N/A
HORIZON I DEPTH	0-4"	0-4"	0-4"	0-4"	0-4"
Texture Group	L	L	L	L	L
Consistence	vfr ns ap				
Structure	gr	gr	gr	gr	gr
Mineralogy	1:1	1:1	1:1	1:1	1:1
HORIZON II DEPTH	4-19"	4-19"	4-11"	4-20"	4-21"
Texture Group	CL	CL	CL	CL	CL
Consistence	fr ss sp				
Structure	sbk	sbk	sbk	sbk	sbk
Mineralogy	1:1	1:1	1:1	1:1	1:1
HORIZON III DEPTH	19-26"	19-40"	11-28"	20-39"	21-49"
Texture Group	SCL	SCL	SCL	SCL	SCL
Consistence	fr ns ap				
Structure	sbk	sbk	sbk	sbk	sbk
Mineralogy	1:1	1:1	1:1	1:1	1:1
HORIZON IV DEPTH	26-49"	40"	28-32"	39-41"	
Texture Group	SL	SL	SL	SL	
Consistence	fr ns ap	fr ns ap	fr ns ap	fr ns ap	
Structure	MRL	MRL	MRL	MRL	
Mineralogy	1:1	1:1	1:1	1:1	
SOIL WETNESS	N/A	N/A	N/A	N/A	
RESTRICTIVE HORIZON	N/A	N/A	N/A	N/A	
SAPROLITE	SL @ 26"	SL @ 40"	Ex FF @ 32"	Ex FF @ 41"	
CLASSIFICATION	S	S	U	S	
LONG-TERM ACCEPTANCE RATE	0.50	0.50	N/A	0.50	0.50

SITE CLASSIFICATION: Suitable LONG TERM ACCEPTANCE RATE: 0.50
 EVALUATED BY: Serenity Deal OTHER (D) PRESENT: N/A
 REMARKS: I: 480 gpd ÷ 0.50 = 960 ft² ÷ 2.5 = 384 linear ft → 10" LDP
R: 480 gpd ÷ 0.50 = 960 ft² ÷ 2 = 480 linear ft → 8" LDP

- | | | | | | |
|---|---|--|---|--|--|
| LANDSCAPE POSITION
R - Ridge
S - Shoulder Slope
L - Linear
FS - Foot Slope
N - Nose
H - Head Slope
CC - Concave Slope
CV - Convex Slope
T - Terrace
FP - Flood Plain | TEXTURE
s - sand
ls - loamy sand
sl - sandy loam
l - loam
sil - silt
sil - silt loam
silcl - silty clay loam
cl - clay loam
scl - sandy clay loam
sic - silty clay
c - clay | LEGEND
MOIST
vfr - very friable
fr - friable
fi - firm
vfi - very firm
efi - extremely firm

WET
Ns - non-sticky
Ss - slightly sticky
S - sticky
Vs - very sticky

PLASTICITY
Np - non-plastic
Sp - slightly plastic
P - plastic
Vp - Very Plastic | CONSISTENCE
fr - friable
fi - firm
vfi - very firm
efi - extremely firm

Ns - non-sticky
Ss - slightly sticky
S - sticky
Vs - very sticky | STRUCTURE
sg - single grain
m - massive
cr - crumb
gr - granular
sbk - subangular blocky
abk - angular blocky
pl - platy
pr - prismatic | MINERALOGY
1:1
2:1
mixed |
|---|---|--|---|--|--|

Use the above standard abbreviations.
 NOTES:
 Horizon Depth - in inches
 Depth of Fill - in inches from land surface
 Restrictive Horizon - thickness and inches from land surface
 Soil Wetness - inches from land surface to free water or inches from land surface to soil colors with chroma 2 or less - record Munsell color chip designation
 Classification - S (suitable), PS (provisionally suitable) or U (unsuitable)
 Long-Term Acceptance Rate - gal/day/ft²

51.

From: phoenixbuildersnc@gmail.com
To: [Olga Grooman](#)
Subject: Morgan Residence 335 Semeion Ridge
Date: Wednesday, October 8, 2025 10:52:37 AM
Attachments: [SKM_C251125100716270.pdf](#)
[septic permit \(CA\) for Semeion RDG.pdf](#)
[scan771.pdf](#)

Hi Olga,

Included are a set of electronic plans which include:

1. An attachment calculation which should suffice for Section 12.6.4 Specific Steep Slope Area Development Standards.

It includes both Maximum Disturbed Area (% of site) and Maximum Impervious area (% of site).

I wouldn't think A-B or C should be included in the calculations which should make the %'s even smaller.

2. Septic Permit Construction Approval

3. An attachment regarding the Mountain Ridge Protection Act of 1983

Section 12.7.1A Tall Building or Structure. – The heights are included which are under 35'

Section 12.7.1.C.

Section 1: Cross Sections of buildings etc.

Section 2: Water – Wayne Bolin will provide a letter stating the town will provide water to the site.PP

Section 12.7.1.3 Approved Sedimentation and Erosion Control Plan from the State – this is in progress.

Section 12.7.1.4 Letter from the Fire Department. Mr. Calhoun has been contacted and will schedule a visit to the site.

Section D. Protecting Natural Beauty

1. Outcroppings will be protected to the maximum extent possible – they are an attractive feature.

2. The site is not visible to the Town of Waynesville.

3. Natural Stone – grays-browns-blues are intended along with siding that will blend in with the environment -Accents may consist of Poplar Bark , Cedar Shakes etc.

4. Land disturbing will be held to the minimum necessary.

Let me know if you have any questions or there is anything else (other than the State SEC Plan) that is required.

Sincerely,
Thom

S2.

RECEIPT

date 12, 5, 25 No. 705428

received from Thom Morgan \$ 25⁰⁰

twenty-five & ⁰⁰/₁₀₀ dollars

for payment of single-family, Ridge

cash money order credit card check # _____

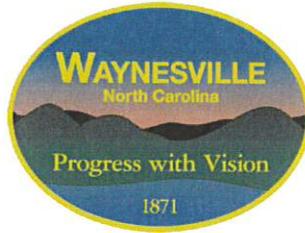
amount due	
amount paid	<u>25⁰⁰</u>
balance	

from _____
signature Alb Grooma

DC2501WS

53.

Gary Caldwell, Mayor
Chuck Dickson, Mayor Pro Temp
Jon Feichter, Councilman
Anthony Sutton, Councilman
Julia Freeman, Councilwoman



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

10/08/2025

Water Availability for 335 Semeion Ridge, Waynesville NC 28786

To whom it may concern:

For the parcel in question, the Town of Waynesville can supply water to 335 Semeion Ridge, Waynesville, NC. A customer only has to pay the proper tap fees as well as set up fees. If you have any questions, please feel free to contact me at any time.

Sincerely,

Wayne Bolin
828-456-3706

Water/Sewer Superintendent

54.



Waynesville Fire Department
1022 N. Main Street Waynesville, NC 28786
(828) 456-6151
Fire Chief Chris Mehaffey

To whom it may concern:

The property located at 335 Semeion Ridge is within the Waynesville Fire District (not Rural). The Waynesville Fire Department provides fire, rescue, and emergency medical services to this area.

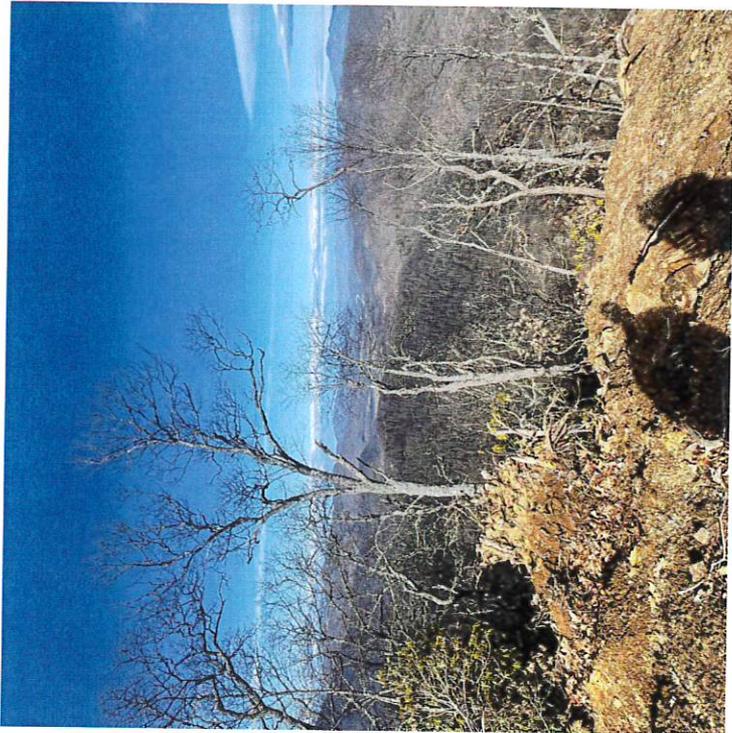
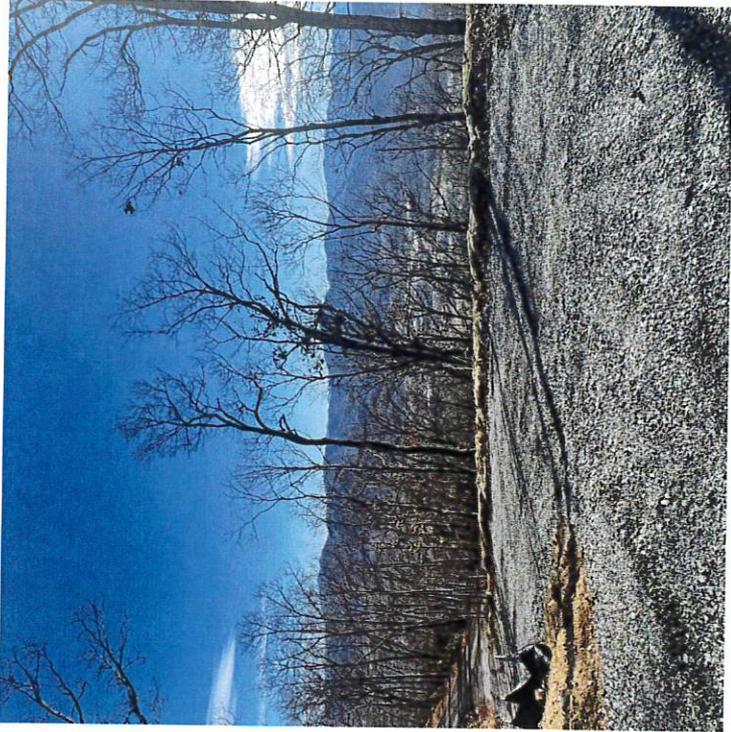
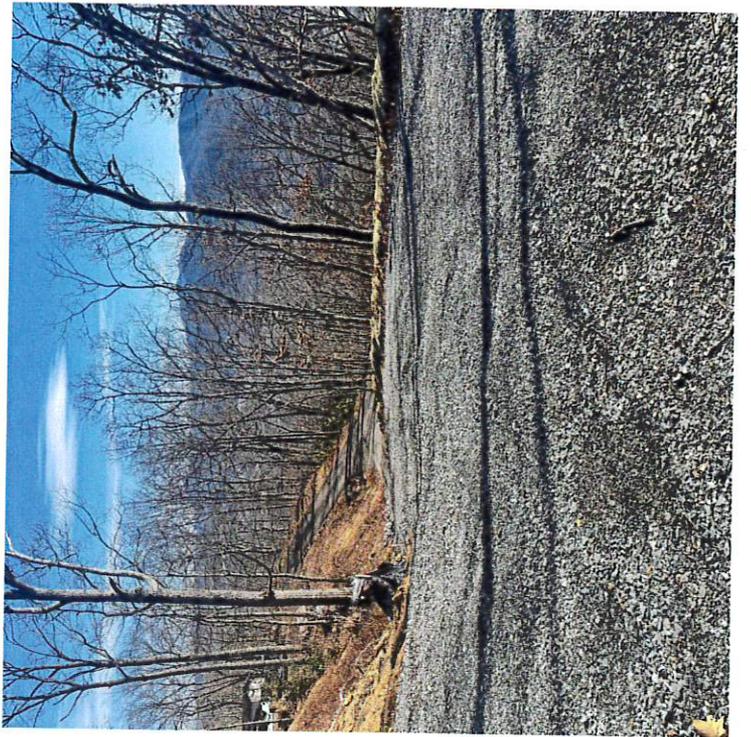
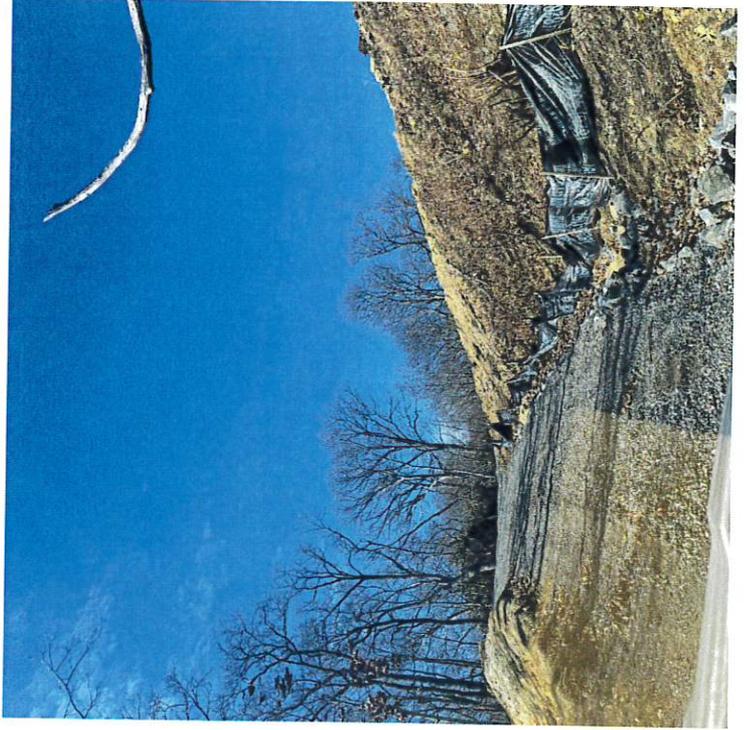
The property is approximately 3.8 miles from Station II, located at 280 Georgia Avenue, and carries a Fire Response Insurance Rating of Class 4. The primary access route is via Eagles Nest Road, a paved two-lane roadway that provides adequate access for responding fire apparatus. The distance from Station II to Semeion Ridge entrance is 3.3 miles. While Eagles Nest Road is well maintained, response times may be affected by terrain and weather conditions.

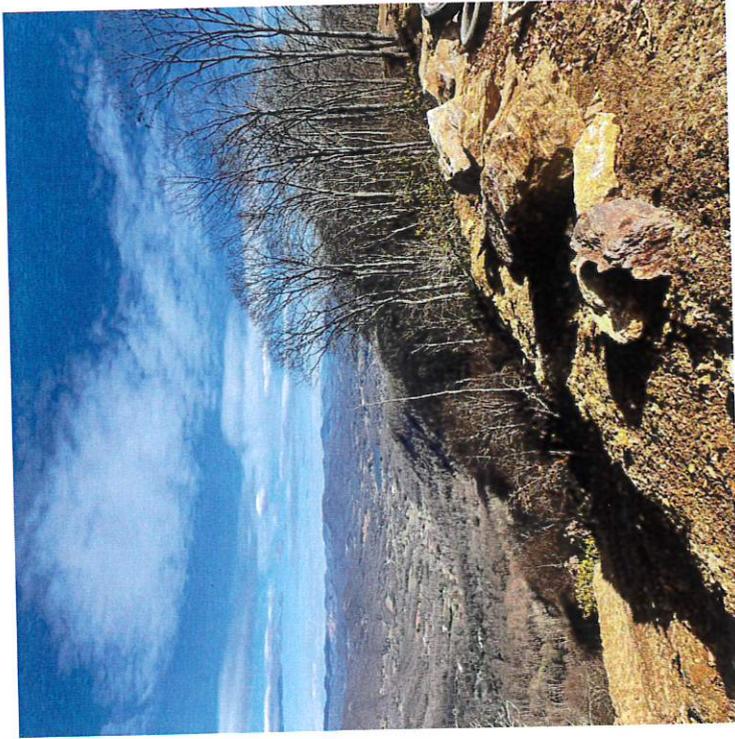
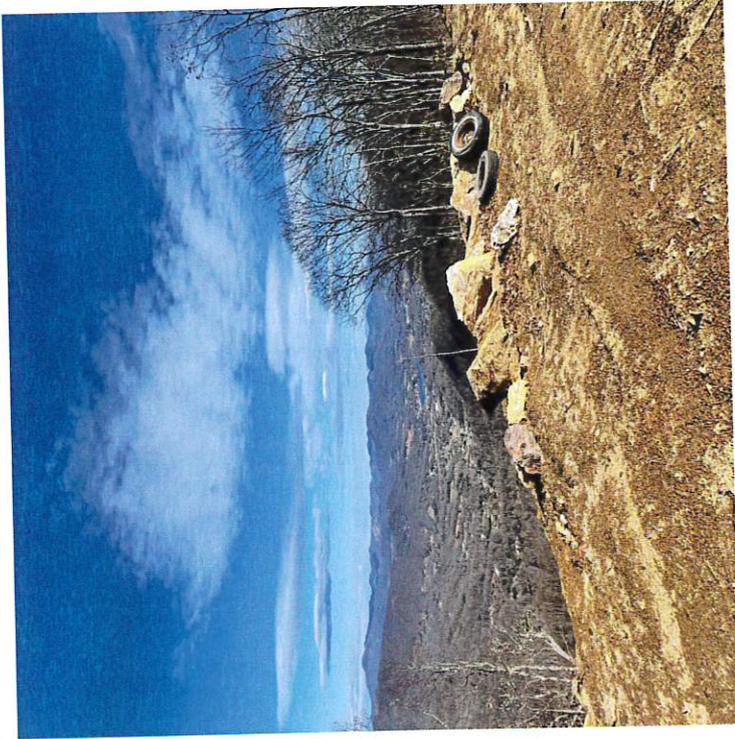
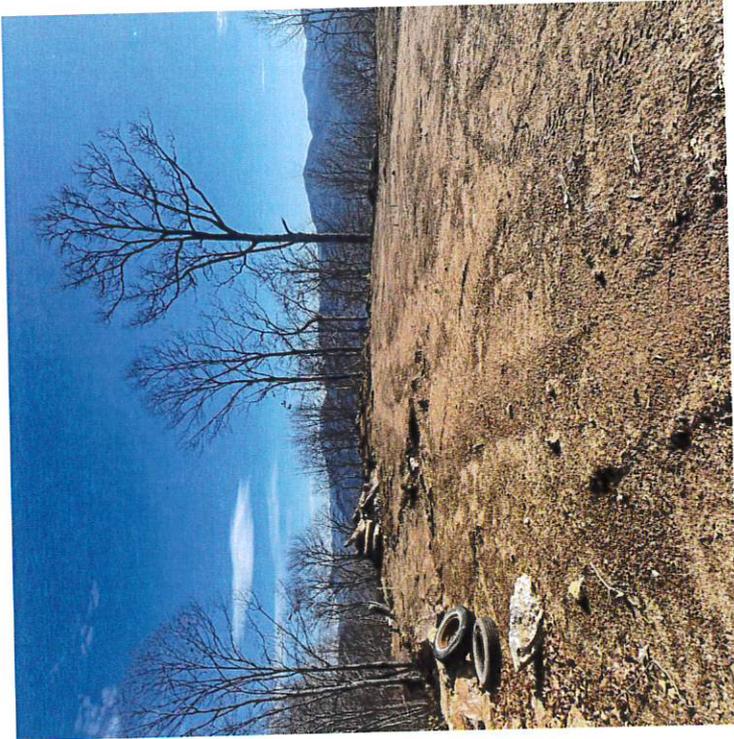
From the entrance of Semeion Ridge to the residence site, there is an additional 0.5-mile stretch with an average slope of 14% grade and an approximate road width of 15 feet, varying slightly in both width and grade. These factors may also influence response times. The last switchback onto the gravel portion of the drive will be almost impossible for fire apparatus to navigate. **This will need to be mitigated.**

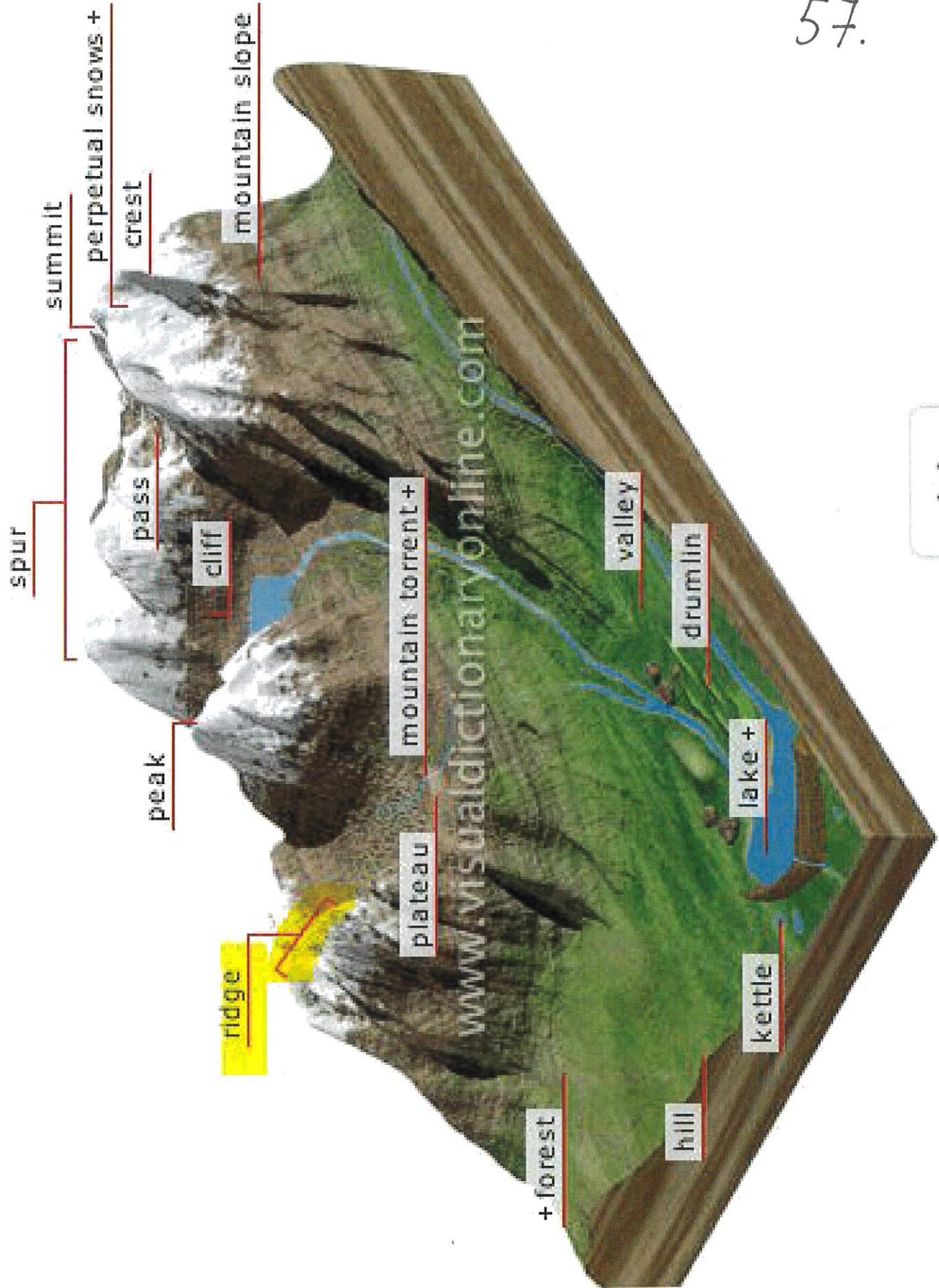
A fire hydrant is located within 500 feet of the residence site. Additionally, the Waynesville Fire Department maintains automatic aid agreements with neighboring departments, ensuring that additional resources are dispatched immediately when needed.

Sincerely,
Darrell Calhoun
Fire Marshal









Planning Board Staff Report

Subject: Text amendment to remove the mandatory waiting period requirement for the resubmission of map and text amendments
Ordinance Section: Land Development Standards (LDS) section 15.14.6
Applicant: Staff initiated text amendment, Development Services Department
Meeting Date: December 15, 2025
Presenter: Olga Grooman, Assistant Development Services Director

Background:

On October 6, 2025, the NC GS House Bill 926 - Regulatory Reform Act of 2025- became a law. Section 11 of this bill updated the NC General Statute 160D-601, prohibiting any ordinance from imposing a waiting period for a landowner, developer, or applicant to resubmit a denied or withdrawn application for a zoning map amendment, text amendment, or development application.

This means that if a Board or staff deny a zoning application, the petitioner cannot be required to wait to refile their application. Currently, LDS section 15.14.6 includes a 12-month waiting period for zoning map and text amendments, which could only be waived by the Council. The proposed text amendment removes this requirement in order to bring the Town's Land Development Standards into compliance with the updated NC G.S. 160D-601, as specified on page 7 of the attached copy of the House Bill 926.

The proposed changes to the Land Development Standards are in red.

Consistency with the 2035 Comprehensive Land Use Plan:

Staff submits that the proposed text amendment is not consistent or inconsistent with the 2035 Comprehensive Land Use Plan, but is necessary to make the Town's Land Development Standards align with what is permissible by state statute. The proposal is therefore reasonable and in the public interest as it will allow the Town to maintain adequate legal authority through the most up-to-date ordinances.

Attachments:

- Draft Ordinance
- Ratified HB 926 - Regulatory Reform Act of 2025
- Consistency Statement Worksheet
- Newspaper notice

Recommended Motions:

1. Motion to find the recommended text amendment as attached (or amended) as being consistent with the 2035 Land Use Plan and reasonable and in the public interest.
2. Motion to recommend the text amendment as attached (or as amended) to the Town Council.

*DRAFT ORDINANCE FOR PLANNING BOARD CONSIDERATION
December 15, 2025*

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE TEXT OF THE
TOWN OF WAYNESVILLE LAND DEVELOPMENT STANDARDS**

WHEREAS, the Town of Waynesville has the authority, pursuant to Article 7 of Chapter 160D of the North Carolina General Statutes, to adopt land development regulations, clarify such regulations, and may amend said regulations from time to time in the interest of the public health, safety, and welfare; and

WHEREAS, HB 926 - Regulatory Reform Act of 2025 became a law on October 6, 2025; and

WHEREAS, Section 11 of S.L. 2025-94 (House Bill 926) bars a development regulation or unified development ordinance from including waiting periods prohibiting a landowner, developer, or applicant from refiling a denied or withdrawn application for a zoning map amendment, text amendment, development application, or request for development approval.; and

WHEREAS, the Town of Waynesville Planning Board has reviewed the proposed text amendment to the Land Development Standards (LDS) and recommends that the text be amended to comply with changes in state statutes, and that it is reasonable and in the public interest because it will allow the Town to maintain adequate legal authority through the most up-to-date ordinance.

WHEREAS, the Planning Board has reviewed and recommends the proposed text amendment for enactment by the Town Council; and

WHEREAS, the Town Council finds this Ordinance to be consistent with the Town’s 2035 Comprehensive Plan and that it is reasonable and in the public interest to “make decisions about resources and land use in accordance with North Carolina General Statutes;” and

WHEREAS, after notice duly given, a public hearing was held on **December 15, 2025**, at the regularly scheduled meeting of the Waynesville Planning Board, and on ___ at the regularly scheduled meeting of the Waynesville Town Council;

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

That the Land Development Standards be amended as follows (in red):

- 1. Remove LDS Section 5.14.6- Waiting Period for Subsequent Applications:

5.14.6 Waiting Period for Subsequent Applications.

- ~~A. When an application for an amendment has been approved or denied by the Town Council, no application shall be considered on the same issue within the next twelve (12) months after approval or denial.~~
- ~~B. This waiting period may be waived by the Town Council (three-fourths vote required) if it determines that there have been substantial changes in conditions or circumstances which may relate to the request.~~

ADOPTED this _____ Day of _____, 2025.

TOWN OF WAYNESVILLE

J. Gary Caldwell, Mayor

ATTEST:

Candace Poolton, Town Clerk

APPROVED AS TO FORM:

Martha Bradley, Town Attorney

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To: Town of Waynesville Planning Board
 From: Olga Grooman, Assistant Development Services Director
 Date: December 15, 2025
 Subject: Text Amendment Statement of Consistency
 Description: Text amendment to remove the mandatory waiting period requirement for the resubmission of map and text amendments
 Ordinance Section: Land Development Standards (LDS) section 15.14.6
 Address: Town of Waynesville Planning Department ("Development Services Department")

The Planning Board hereby adopts and recommends to the Town Council the following statement(s):

The zoning text amendment **is approved and is consistent with the Town's Comprehensive Land Use Plan** because: _____

The zoning text amendment **is reasonable and in the public interest** because:

The zoning text amendment **is rejected because it is inconsistent with the Town's Comprehensive Land Plan and is not reasonable and in public interest** because _____

In addition to approving this zoning amendment, this approval is **also deemed an amendment to the Town's Comprehensive Land Use Plan**. The changes in conditions considered in amending the zoning ordinance to meet the development needs of the community and why this action is reasonable and in the public interest, are as follows: _____

Planning Board Member _____, made a motion, seconded by _____

The motion passed _____. (*unanimously or vote results here*)

Ginger Hain, Planning Board Chair Date

Esther Coulter, Administrative Assistant Date



2025-2026 General Assembly

HOUSE BILL 926: Regulatory Reform Act of 2025, Sec. 11: Prohibit Waiting Periods for Refiling of Development Applications

Analysis of: S.L. 2025-94, Sec. 11

Date: October 6, 2025

Prepared by: Legislative Analysis
Division Staff

Section 11 of S.L. 2025-94 (House Bill 926) bars a development regulation or unified development ordinance from including waiting periods prohibiting a landowner, developer, or applicant from refileing a denied or withdrawn application for a zoning map amendment, text amendment, development application, or request for development approval.

This section became effective October 6, 2025.

Kara McCraw
Director



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Legislative Analysis
Division
919-733-2578

If multiple locked hearing aids are sold in a single transaction, a single written notice under subsection (a) of this section and a single written receipt under this subsection may be used to satisfy the requirements of this section, provided that the required information for each locked hearing aid sold is documented.

(c) Record Keeping. – A licensed audiologist shall maintain, for a period of at least three years after the sale of a locked hearing aid, the following records for each locked hearing aid transaction:

- (1) A copy of the written notice described in subsection (a) of this section as signed by the purchasing patient.
- (2) A copy of the written receipt described in subsection (b) of this section.
- (3) The results of any audiologic tests or measurements performed as part of the fitting and dispensing of the locked hearing aid or aids.
- (4) A copy of any written recommendations prepared as part of the fitting and dispensing of the hearing aid or aids.

These records shall be kept at the audiologist's principal place of practice and shall be made available for inspection by the Board."

SECTION 9.1.(b) The North Carolina Board of Examiners for Speech and Language Pathologists and Audiologists may adopt rules to implement subsection (a) of this section.

SECTION 9.1.(c) This section becomes effective October 1, 2025.

ALLOW BUYER'S AGENT COMPENSATION TO BE INCLUDED IN THE OFFER TO PURCHASE

SECTION 10.(a) Definitions. – For purposes of this section, "Offer and Sales Contracts Rule" means 21 NCAC 58A .0112 (Offer and Sales Contracts).

SECTION 10.(b) Offer and Sales Contracts Rule. – Until the effective date of the revised permanent rule that the Real Estate Commission is required to adopt pursuant to subsection (d) of this section, the Commission shall implement the Offer and Sales Contracts Rule as provided in subsection (c) of this section.

SECTION 10.(c) Implementation. – A broker acting as an agent in a real estate transaction may use a preprinted offer or sales contract form containing provisions concerning the payment of a commission or compensation, including the forfeiture of earnest money, to a broker or firm.

SECTION 10.(d) Additional Rulemaking Authority. – The Commission shall adopt a rule to amend the Offer and Sales Contracts Rule consistent with subsection (c) of this section. Notwithstanding G.S. 150B-19(4), the rule adopted by the Commission pursuant to this section shall be substantively identical to the provisions of subsection (c) of this section. Rules adopted pursuant to this section are not subject to Part 3 of Article 2A of Chapter 150B of the General Statutes. Rules adopted pursuant to this section shall become effective as provided in G.S. 150B-21.3(b1), as though 10 or more written objections had been received as provided in G.S. 150B-21.3(b2).

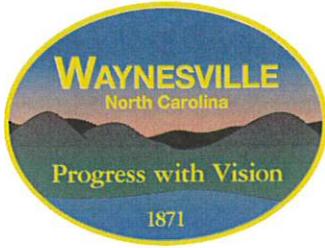
SECTION 10.(e) Sunset. – This section expires when permanent rules adopted as required by subsection (d) of this section become effective.

PROHIBIT WAITING PERIODS FOR REILING OF DEVELOPMENT APPLICATIONS

SECTION 11. G.S. 160D-601 is amended by adding a new subsection to read:

"(c) Withdrawn or Denied Applications. – A development regulation or unified development ordinance may not include waiting periods prohibiting a landowner, developer, or applicant from reiling a denied or withdrawn application for a zoning map amendment, text amendment, development application, or request for development approval."

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TOWN OF WAYNESVILLE

Development Services Department

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FOR PUBLICATION IN THE MOUNTAINEER: November 30th and December 7th (Sunday) editions

Date: November 24, 2025

Contact: Olga Grooman, (828) 356-1172

Notice of Public Hearing

Town of Waynesville Planning Board

The Town of Waynesville Planning Board will hold a public hearing on Monday, December 15th, 2025, at 5:30 pm, in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC. The purpose of the public hearing is to consider a text amendment to the Land Development Standards section 15.14.6 to remove the mandatory waiting period requirement for the resubmission of map and text amendments.

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.