



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

Development Services
Director
Elizabeth Teague

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

Regular Meeting of the Planning Board Town Hall, 9 South Main Street, Waynesville, NC 28786 Monday, February 16, 2026, 5:30 p.m.

A. CALL TO ORDER

1. Welcome/Calendar/Announcements
 - Special Called Meeting for a public hearing to consider the Major Subdivision Plan for Valleywood Farms Phase II will be held Thursday, February 19, 2026.
2. Approval of Minutes as presented (or as amended):
 - December 15, 2025, Regular Meeting
 - January 12, 2026, Special Called Meeting

B. BUSINESS

1. A public hearing to consider a major site plan review for a new 3-story Mountain Credit Union office building at 1700 Russ Avenue, Waynesville, NC 28786 (PIN 8616-36-7164).
2. A public hearing to consider a rezoning request for the 4.96-acre parcel located at 38 Hall Top Rd, Waynesville, NC 28786 (PIN 8616-13-3822) from Hall Top Residential Low Density (HT-RL) to Dellwood Residential Medium Density (D-MD) zoning district.

C. PUBLIC COMMENT/CALL ON THE AUDIENCE

D. ADJOURN



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MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD

Regular Meeting

Town Hall – 9 South Main St., Waynesville, NC 28786
Monday December 15, 2025

THE WAYNESVILLE PLANNING BOARD held a Regular Meeting on December 15th, 2025, at 5:30 p.m., in the boardroom 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:

Travis Collins (Vice Chair)
John Baus
Alex McKay
Tommy Rose
Tommy Thomas

The following members were absent:

Ginger Hain (Chair)
Michael Blackburn
John Mason

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

Vice Chair Travis Collins welcomed everyone and called the meeting to order at 5:30 pm. Mr. Collins read through the announcements.

A motion was made by board member Tommy Thomas and seconded by board member Tommy Rose to approve the November 17th, 2025, Regular Meeting minutes. The motion passed unanimously.

B. BUSINESS

Planning Board Minutes
December 15th, 2025

1. Role of the Technical Review Committee and introduction for the Town leadership who participate.

Ms. Grooman explained the role of the Technical Review Committee (TRC), who are members of the Town's leadership team and meet with developers pre-application. The TRC provides the applicants with comprehensive feedback related to zoning, building codes, fire codes, utilities, streets, infrastructure, stormwater, and floodplain requirements.

Ms. Grooman explained that the committee determines the appropriate process for the project and outlines what is needed for a complete application submission prior to them appearing in front of a board.

Ms. Grooman introduced the Leadership Team that participates in the TRC:

- David Kelley- Codes Administrator / Chief Building Inspector
- Darrell Calhoun- Fire Marshall
- Christopher Mehaffey- Fire Chief
- Cody Parton- Assistant Fire Chief
- Claudio Fuentes- Engineer / Fire Inspector
- Ricky Bourne- Director of Public Works
- Hutch Reece- Deputy Director of Public Works (Operations)
- Laura Yonkers- Deputy Director of Public Works

Vice Chair Travis Collins opens the public hearing at 5:49 pm.

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).

Assistant Development Services Director Olga Grooman presented her report. The applicant, 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's corporate limits. The lot sits on the edge of the Town's jurisdiction, with Haywood County properties located directly to the north.

Ms. Grooman gave the definition of the Protected Mountain Ridge. It is defined in the 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." 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, provided, that no such building, structure, or unit shall protrude at its uppermost point above the crest of the ridge by more than 35 feet.

Ms. Grooman stated with all the documentation submitted the site plan was compliant with the NC GS Article 14- Mountain Ridge Protection and the Town of Waynesville Mountain Ridge Protection regulations of the LDS.

Board member John Baus asked about the stabilization of the property. Ms. Grooman stated the lot was previously disturbed by a former owner without permits. Because the disturbed area exceeded one acre, the current owner was required to obtain an erosion and sedimentation control permit from NCDEQ. The State issued the Approval Letter and Certificate of Approval on November 19, 2025.

Applicant Thomas Morgan introduced himself to the board to answer any questions they may have. He said there was second entrance off the driveway loop that is better accessible for fire trucks, and he will work with the Fire Marshall on the issue.

Vice Chair Travis Collins closed the public hearing at 6:10 p.m.

A motion was made by board member John Baus, seconded by board member Alex McKay, to approve the application subject to the three conditions stated by staff, 1. Fire Apparatus Access to work with the Fire Marshall to modify the final switchback and satisfy all requirements from the fire department. 2. To be Compliant with all Fire and Building Codes and to obtain a building permit and pay all applicable fees. 3. To comply with all building setback requirements applicable to the district and before any changes they will resubmit a revised site plan for approval. The motion passed unanimously.

Vice Chair Travis Collins opens the public hearing at 6:12 pm.

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.

Ms. Grooman stated our current LDS section 15.14.6 requires a 12-month 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.

Ms. Grooman said that Section 11 of NC GS House Bill 926 updated NC General Statutes 160D-601, prohibiting any ordinance from imposing a waiting period for a landowner, developer, or applicant to resubmit a denied or withdrawn applications for a zoning map amendment, text amendment, or development application.

Vice Chair Travis Collins closed the public hearing at 6:15 p.m.

A motion was made by board member Tommy Rose, seconded by board member John Baus, to find the recommended text amendment as written and is consistent with the 2035 Land Use Plan and reasonable and in the public interest. The motion passed unanimously

A Motion to recommend the text amendment as attached to the Town Council was made by Board member Tommy Rose, seconded by board member John Baus. The motion passed unanimously

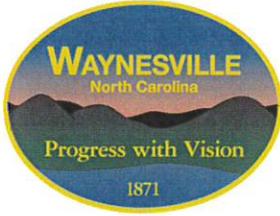
C. ADJOURN

Mr. Rose motioned to adjourn the meeting, seconded by Alex McKay at 6:18 p.m.

Ginger Hain, Chair

Esther Coulter, Administrative Assistant

DRAFT



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MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD

Special Called Meeting

Town Hall – 9 South Main St., Waynesville, NC 28786
Monday January 12th, 2026

THE WAYNESVILLE PLANNING BOARD held a Regular Meeting on January 12th, 2026, at 5:30 p.m., in the boardroom 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
Alex McKay
Tommy Rose
Tommy Thomas

The following members were absent:

Michael Blackburn
John Mason

Others present:

Elizabeth Teague, Development Services Director
Olga Grooman, Assistant Development Services Director
Alex Mumby, Land Use Administrator
Esther Coulter, Administrative Assistant
Ron Sneed, Attorney
Andrew Brown, Applicant and property owner
Dave Braun, P.E., Civil Design Concepts

Chair Ginger Hain welcomed everyone and called the meeting to order at 5:30 pm. Ms. Hain asked Development Services Director Elizabeth Teague if there were any announcements. She asked if the board would be willing to talk about February's meeting at the end.

Ms. Hain opened the public hearing at 5:40 p.m.

B. BUSINESS

1. Special Use Permit request for a second bay of front parking for a multi-tenant commercial property at 1897 S Main St, Waynesville, NC 28786 (PIN # 8604-79-8173).

Ms. Hain read through the process and procedures of the meeting. Everyone that wished to speak was sworn in.

Land Use Administrator Alex Mumby read the staff report to the board. He stated the subject property is currently vacant with the footprint of the former building still on the site. The applicant and property owner plans to redevelop a 1.38-acre parcel located on South Main, within the Hyatt Creek Regional Center District, and construct a 7,374 square foot multi-tenant commercial building.

Mr. Mumby said that in accordance with the Land Development Standards, commercial development of less than 10,000 square feet is typically reviewed and administratively approved by staff. In this case, however, the applicant is requesting an additional bay of parking in the front of the building which requires a special use permit (LDS 9.3 and 3.10.7). Commercial properties in Regional Center districts are allowed, "one bay of parking in front of the building with the rest of the parking spaces located to the rear or side of the building unless a Special Use Permit is granted by the Planning Board via a **quasi-judicial** process."

Mr. Mumby said this project was designed in anticipation of changes to the right-of-way as shown in preliminary plans for the South Main Street road widening project (NCDOT project U-4712). The site design is also impacted by the property's location in the floodplain. An NCDOT driveway permit and a letter of approval for any infrastructure in the NCDOT right-of-way (sidewalks, curb and gutter, drainage, etc.) will be required for full approval of construction plans.

Mr. Mumby entered the following into evidence:

1. Staff report
2. Building inspector comments
3. Maps: property, zoning, and floodplain
4. Application materials with payment
5. Public notices
6. Town of Waynesville LDS, NC Building and Fire Codes, and NC GS 160D by reference

Mr. Mumby went through the relevant sections of the Land Development Standards and showed that the site plan was fully compliant. Ms. Hain asked if any board member had questions.

There were questions and discussions regarding parking lot connectivity, LDS Section 9.4.3. Board member John Baus asked if the drive-thru lane was prohibiting any connection with the adjacent lot's parking. Mr. Mumby replied that the drive-thru lane and proposed retaining walls prohibited interconnectivity. Board member Tommy Thomas asked if the property line on the east side was going to interfere with the number of parking spaces

required for Papa's & Beer. Mr. Mumby said that this would have no impact on the parking requirements for Papa's and Beer even though Papas and Beer customers will use this property's parking. Attorney Ron Sneed commented that the ground survey shown on the plan would be the accurate demarcation of property boundary as opposed to the aerial data.

Chair Ginger Hain asked Mr. Mumby to give clarification on the wording of 3.10.7 related to the parking lot standards and LDS Section 15.10 regarding other special use permits in general. Attorney Ron Sneed explained that in addition to the criteria specific for the parking allowance, the other criteria for general special use permits should be considered and read each of the SUP criteria to the Board from LDS Section 15.10.2.

Applicant and Owner Andrew Brown introduced himself to the board. He said the property, 1897 S. Main, was the former "Star Light Disco" which burned down in the early 1980s. It has been a vacant lot for over 40 years and the old parking area and what's left of the building foundation can still be seen. Mr. Brown stated that he is excited to redevelop the property in order to bring new business and a nice building to South Main.

Civil Design Concepts Engineer Dave Braun answered the technical questions the board asked. He stated one challenge is the floodplain elevation are about 5' high so 6' or more of fill will need to be brought in. That will put the building about 8' above South Main Street. Due to the fill, the building will not be exactly where the old building sat and that the existing foundation will be removed. He said there is also the challenge of the pedestrian connection to the building due to the slope, and the need to design to the future South Main NCDOT project. He confirmed that the driveways, sidewalk and setbacks proposed were designed to the NCDOT's preliminary engineering plans and right-of-way for the roadway improvement project.

Public Comment

Debra Malphrus said that she is excited about the businesses coming to South Main Street. She has concerns that traffic will become more backed up as drivers try to turn left into the strip.

A motion was made by Board member John Baus, second by Board member Tommy Thomas to close the public hearing at 6:30 p.m. The motion passed unanimously.

The Board deliberated. The board members discussed the five options for a project's eligibility of the Type IV parking and concluded that at least 2 conditions are were met by the proposal.

A motion was made by Board member Tommy Thomas, seconded by Board member Tommy Rose to adopt the findings of fact to waive the requirements for interconnection due to topography per 9.4.3.A.8. The motion passed unanimously.

A motion was made by Board member Tommy Thomas, seconded by Board member Alex McKay to approve the Special Use Permit. The motion passed unanimously.

2. Discussion of the 2035 Comprehensive Land Use Plan's Goals, Progress, and Next Steps.

Development Services Director, Elizabeth Teague and Assistant Development Services Director, Olga Grooman wanted to provide the Board with an opportunity to check in with the implementation of the Comprehensive Plan and what has been accomplished so far of the action items that were identified when the Plan was adopted. Referring to the list in the agenda packet, Ms. Grooman stated that these were specific actions related to adopted long-term goals of the Comprehensive Plan and reviewed actions and progress to date. Ms. Teague reviewed the work of the density work group and the proposal to lower density in areas identified in the future land use map by creating changes in the threshold for Special Use Permit requirements and by bringing forward the Reservation Conservation District guidelines as a voluntary zoning or overlay zoning option for property owners.

Staff asked the Board to identify areas or items that they would like to prioritize for the coming year. Comments were to move forward with the density study options, to look at bicycle transportation, "micro-mobility and bicycle rentals, and impacts of autonomous vehicles.

Ms. Teague thanks the board and then asked them to schedule a Special Called Meeting in February for a potential public hearing. The Board agreed and called for a special called meeting on Thursday, February 29th, at 5:30pm.

C. AJOURN

Mr. Baus made a motion to adjourn the meeting, seconded by Alex McKay at 7:18pm.

Ginger Hain, Chair

Esther Coulter, Administrative Assistant

**Planning Board Staff Report
Major Site Plan Review for the Mountain Credit Union
Administrative Site Plan Review**

Meeting Date: February 16, 2026
Subject: Public hearing for a major site plan review
Project: 14,609-sf, 3-story Mountain Credit Union office building
Location: 1700 Russ Avenue, Waynesville, NC 28786 (PIN 8616-36-7164)
Zoning District: Dellwood Residential Medium Density Mixed-Use Overlay (D-RM-MXO)
Applicant: Charles Reece on behalf of the Mountain Credit Union
Authorized Agent: Odell Thompson, Architect
Staff: Olga Grooman, Assistant Development Services Director

Background:

On January 23, 2026, Development Services received an application for a major site plan for the Mountain Credit Union's new primary building at 1700 Asheville Hwy in Waynesville, NC. The proposed development consists of a 3-story 14,609-sf (heated area) office building, parking lot, additional landscaping, and stormwater improvements. The total exterior square-footage of the proposed building under the roof is 16,674 sf.

The property is approximately 6.23 acres and is owned by the Mountain Credit Union. There is already an existing 2-story, 14,028-sf (heated area) bank/office building with a covered drive-through area on the property. This original building was constructed in 2019.

Project Overview:

The property is located in Dellwood Residential Medium Density Mixed-Use Overlay District (D-RM-MXO). Per Land Development Standards (LDS) 15.8.2.A, all non-residential projects in RM district and any non-residential development 10,000 sf or greater must be reviewed as a major site plan.

Major site plans are a procedure of administrative review— an objective evaluation. The Planning Board acts as the *Administrator* in accordance with LDS Section 15.8.2 Site Plan/Design Review (Major).

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

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

While the existing building will continue to serve as a financial institution, the newly proposed 3-story building will encompass mostly offices as well as conference rooms, break rooms, training rooms, storage areas, workspaces, and bathrooms. The proposed building will become the new primary building for the Mountain Credit Union property and the existing building will remain the same in structure and function, and become accessory to the building being proposed in this application.

The use falls under the definition of professional services. Professional services are permitted as a use in D-RM-MXO. Per LDS 17.3, it is defined as follows:

“Professional Services. Services provided that make available the knowledge and skills of their employees to sell expertise and perform professional, scientific, and technical services to others such as legal services; accounting, tax, bookkeeping, and payroll services; architectural, engineering, and related services; graphic, industrial, and interior design services; consulting services; research and development services; advertising, media, and photography services; real estate services; investment banking, securities, brokerages; and insurance-related services; and, medical services such as physician's and dentist's offices.”

Consistency with Adopted Plans & Purpose and Intent by Zoning (LDS Chapters 1-2):

The subject property lies within Dellwood Residential Medium Density Mixed-Use Overlay District (D-RM-MXO). The purpose and intent of the base D-RM district is specified in the LDS 2.3.2.B:

“The Dellwood Residential—Medium Density District (D-RM) shall develop predominately as a low to medium density residential district separating the Russ Avenue and Dellwood/Junaluska Town Centers. Promoting a mixture of residential densities, this district shall be developed with such enhancements to residential living as pedestrian access and the provision of open space. Higher density development and **limited business and professional services shall be promoted along Russ Avenue with larger lots** and cluster development promoted throughout the district. Nonresidential uses typically found in residential areas are permitted, however, development in this district shall be designed to clearly define the residential appearance and scale of the area and to define the differences between this area and the Russ Avenue Town Center and Dellwood/Junaluska Area Center.”

Based on the district’s purpose and intent, staff submits that the proposed office building would be appropriate for that property as it promotes businesses along Russ Avenue, as specified above.

On the Future Land Use Map of the 2035 Comprehensive Land Use Plan, the subject property is designated as Residential- Medium to High Density. However, the property is also located within the Mixed-Use Overlay District on the Waynesville’s Land Development (a.k.a. Zoning) Map. Per LDS 2.6.2:

“The Mixed-Use Overlay District (MXO) is a zoning overlay district established to permit certain limited mixed-uses within residential neighborhoods.

The D-RM-MXO stretches along the northern section of Russ Avenue from the properties just north of the intersection of Russ Avenue and the Great Smoky Mountain Expressway at Phillips Road, and Bradley Street northward to Dayton Drive/June Noland Drive. This overlay corridor stretches for approximately 1.3 miles and encompasses properties on both sides of Russ Avenue within this stretch. The limited commercial uses that are permitted within this corridor include: live-work units, animal services, ATMs, banks/credit unions/financial services, business support services, government services, personal services, funeral homes, drive through services, professional services, neighborhood commercial, and neighborhood restaurants.

Therefore, the proposed office building is consistent with the purpose of the Mixed-Use Overlay District.

Staff also submits that the proposed development is consistent with the following goals of the 2035 Comprehensive Land Use Plan:

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

- Create walkable and attractive neighborhoods and commercial centers.
- Encourage infill, mixed-use and context-sensitive development.

Goal 5: Create opportunities for sustainable economy.

- Promote the growth of existing local businesses and Waynesville's "maker economy."

Zoning Compliance

LDS 2.4.1- Dimensional Standards for D-RM:

- Minimum lot size is ¼ acre. Subject property is approx. 6.2 ac.
- Minimum lot width is 50 ft. Subject property has approximately 640 ft of road frontage.
- Minimum pervious surface required- 20% of the site. Based on the site plan, the project exceeds this requirement as the rear half of the property remains outside of the project's scope.
- Minimum setbacks required: front and side- 10 ft, rear- 6 ft, and minimum setback between structures is 6 ft. The project is compliant, with the front setback being >50 ft, rear setback >240 ft, side setback being >125 ft, and the proposed setback between structures being >240 ft.
- Maximum height permitted- 3 stories or 60 ft at the primary façade. The proposed building is 3 stories and is 53 ft tall, measured from the highest adjacent grade to the top of the roof at the front Russ Avenue's elevation. The project is compliant (LDS 2.4.1. and 4.4.2).

LDS 2.5.3- Table of Permitted Uses:

- Professional services is a permitted use in D-RM-MXO.

LDS 3 Supplemental Standards:

- There are no supplemental standards for professional services / office buildings.

LDS 4.3- Basic Lot and Use Standards:

- All lots shall front a public street right-of-way or a driveway. The project is compliant as the existing building already fronts Russ Avenue, and the proposed building will front the driveway and parking lot. (LDS 4.3.1).
- The project will use the existing driveway that will serve both the existing and new building. At the narrowest point, the driveway is 22 ft and 6 in (asphalt to asphalt measurement). The driveway has been reviewed and approved by the Fire and Building Inspections. The applicant is also securing the verification from the NC DOT.

LDS 5.10- Commercial Building Design Guidelines:

- LDS 5.10.2- Façade Materials- requires that "commercial building walls visible from a public street or civic space shall be primarily standard brick, stacked stone, stone or stone masonry units, wood clapboard, cementitious fiber board, or exposed heavy timber." The proposed materials are compliant. All four elevations include: architectural composition shingles, fiber cement trim, stone veneer, masonry-covered first floor, cast stone sills, stucco, and fiber cement siding.
- LDS 5.10.3.A- Minimize Blank Walls- requires that "expanses of blank walls facing streets or public civic spaces may not exceed 20 feet in length." All four building sides are compliant as they contain transparent windows and /or doors throughout each wall which are less than 20 ft apart.
- LDS 5.10.3.B-C- Ground-Level Glazing- requires that "window glazing and doorways shall be the predominant features in the street-level façade. All ground level windows shall provide direct views to the building's interior..." Additionally, "at least fifty (50) percent of the length of building along the side street building façade" of a commercial building shall have transparent

glass. The street-level façade along Russ Avenue is 80 ft long, which requires 40 ft of transparency zone along the first-floor windows and doors. The project shows approximately 12 linear ft of transparent windows, 4 linear ft of a door windows, and 3 linear ft of a fake window glass, which is together below the required 40 ft of glazing. **The applicant intends to seek a variance from the Zoning Board of Adjustment to alleviate this requirement.**

- LDS 5.10.3-D requires a building canopy / awning to project a minimum of 5 ft from the façade. The proposed building is compliant with the canopies projecting at least 7 ft.
- LDS 5.10.4 requires all roof top equipment to be screened from view. No roof top equipment is shown.
- LDS 5.10.5- Façade Articulation- “involves the horizontal and vertical variation of the façade so that walls are subdivided into bays or sections that are vertically proportioned. The following provisions for façade articulation apply to any façade visible from a public street:”
 - “All architectural elevations of principal buildings [over 20 feet in height] visible from a public street or civic space shall have a clearly discernable base, body, and cap,” with the base being at least three (3) feet tall and a body constituting at least 50% of the total building height.

The proposed design is compliant. The building is 53 ft tall. All elevations show a masonry base of about 8 ft tall, and a body that is approximately 27 ft tall (51% of the total height). The base, body, and cap are also clearly distinguishable.

- “The frontage of buildings shall be divided into architecturally distinct sections or bays with each section taller than it is wide,” which can be achieved via columns, piers, changes in pane or similar architectural features. Specifically, the proposed façade of 80 ft in length should be broken into sections “every 30 ft, with each section taller than in is wide.” The proposed front elevation along Russ Avenue is compliant.

LDS 6- Infrastructure Standards:

- The project will connect to Russ Avenue via the existing driveway, which is 22 ft 6 inches wide at its narrowest point (asphalt to asphalt). It also has a drivable valley curb on each side, which is at least one ft wide. Therefore, the total drivable surface of the driveway, including the curbs, is close to 25 ft. The driveway is compliant with the Town’s requirements for building and fire access. The applicant is also coordinating with the NC DOT to obtain the final approval.
- The site plan shows the distance of the existing fire hydrant to the FDC connection on the building. The required maximum distance is within 100 ft, and the site plan shows 90 ft between the existing fire hydrant to the north-west of the proposed building and the FDC, which is compliant.
- The project will not create new streets.
- There is already an existing 5-ft sidewalk that runs along Russ Avenue. Additionally, the project proposes a sidewalk extension along the southern portion of existing driveway and around the building to achieve internal connectivity among the existing sidewalk, the building, and parking area (LDS 6.8.1.B.1).
- The Public Works confirmed via the attached letter that the Town will be able to provide water and sewer to the new building. The entrance to the property has a 6-inch water main already across Russ Ave that is supplying a fire Hydrant on the property. To the right of the entrance of the property, there is a manhole with a 6-inch sewer already installed for future development in the sidewalk that is connected to this property. Electric services will be provided by Duke Energy.

LDS 7- Civic Space:

- Non-residential developments are exempt from civic space requirements per LDS 7.3.2.C.

LDS 8- Landscaping:

- Major site plans are required to preserve at least 5% of the existing trees on site (LDS 8.3.1). The project does not show disturbance in the rear or southern portion of the property with existing tree coverage, and it is compliant.
- No buffer is required as the property is surrounded by other properties within the same base zoning district- D-RM (LDS 8.4).
- One canopy tree is required per every 40 ft of street frontage, with a maximum spacing of 50 ft on center and within a 6-ft planting strip (LDS 6.6.2.A and 8.5.1.A). The overall site has approximately 640 linear ft of Russ Avenue frontage. Therefore, 16 street trees are required. The project already has 15 street trees planted with a distance of approximately 37-40 ft on center. The project also proposes additional landscaping at the front of the lot, as indicated on the attached plans. The site is compliant.
- Per LDS 8.6.1, parking lots shall be screened from sidewalks, streets, and adjacent properties. The proposed parking lots to the east and south will be screened by existing vegetation, consisting of canopy trees and shrubs. Additionally, none of the parking spaces are facing the adjacent properties or streets- they all face the building or internal driveway.
- LDS 8.6.2- Interior Parking Lot Plantings- requires one canopy tree per 12 parking spaces, with no tree further than 40 ft away from a parking space. The project proposes 36 parking spaces, which requires 3 canopy tree plantings. The project exceeds the requirement by providing 12 additional trees around the building and parking areas. Although some of the parking spaces are more than 40 ft away from a canopy tree, staff recommend the approval of alternative compliance because the proposed number of trees exceeds the requirement. LDS 8.2.4 allows for alternative methods of compliance with the landscaping ordinance due to impractical situations, utility easements, topographical reasons, or site configuration.

LDS 9.2- Required Parking Standards:

- LDS 9.2.1: required parking for commercial use is one spot per 600 sf. The building is 14,028-sf, which requires 23 parking spaces. The project proposes 36, including 3 ADA spaces. **Additionally, one bike rack is required for each 20 auto spaces. It will need to be provided.**
- The proposed parking areas are located to the sides and rear of the property, which is also compliant with the permitted parking locations within the RM zoning district (LDS 9.3).
- LDS 9.8: The driveway is 22 ft 6 inches wide at its narrowest point (asphalt to asphalt), and it is compliant.

LDS 10- Lighting:

- No additional lighting is proposed. A detailed lighting plan will be required for any new on-site lighting.

LDS 11- Signage:

- A sign permit will be required for any new signage.

LDS 12: Environmental:

- The project is not in the floodplain.
- Land disturbance of an acre or more requires an Erosion and Sedimentation Permit from the State.
- The site plan is over an acre and will require a **Stormwater Permit from the Town of Waynesville.**
- The applicant has submitted a detailed environmental survey which includes assessment of current site conditions, improvements, and historical records. The survey indicates that:
 - There have been no environmental incidents on site;
 - The site does not contain any hazardous materials;
 - There are no wetlands located on the subject property.

Staff Comment and Recommendations:

Per LDS Section 15.8.2.I, in order to approve, deny, or approve with conditions a major site plan, the Planning Board must find each of the following facts to be true:

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

Staff submits that:

1. The proposed Major Site Plan is consistent with the 2035 Comprehensive Land Use Plan, specifically Goal 1 to “encourage infill, mixed-use and context sensitive development” and Goal 5 to “promote the growth of existing local businesses.”
2. The plan shows general compliance with the ordinance. The site plan has been reviewed by the Town’s technical review committee, and the applicant made requested adjustments for this application. The existing stormwater plan for the current site and building, along with the remainder of undisturbed area, can accommodate any adjustments needed for stormwater management requirements.

A deviation from the glazing/window requirements along the side of the building that faces Russ Avenue will go to the Zoning Board of Adjustment, but the building is otherwise compliant and the window variance question will not impact the overall site plan.

The project will need to comply with all Building and Fire Code requirements and obtain a letter of approval from the NC DOT demonstrating compliance prior to issuance of the Certificate of Occupancy for a building permit.

3. The plan has infrastructure as required by the ordinance to support the plan as proposed.

Staff recommend that the Board approve this application for the Major Site Plan with the following conditions:

1. The site plan is contingent upon the successful granting of a variance from the provisions of the Ground Level Glazing requirements of the LDS 5.10.3 by the Zoning Board of Adjustment.
2. A bike rack is required.

Public Notices:

Staff provided notices of today's public hearing in the *Mountaineer* newspaper (2/1/26 and 2/8/26), by posting the property (1/28/26), and via first-class mail to adjacent property owners within 100 ft (1/28/26). The notice was also emailed to local media contacts, posted on the Town's website, and posted on the Town's bulletin board (2/3/26).

Attachments:

- Application materials: application form, payment, site plans, abstracts from environmental survey
- Property maps
- Site images
- Utilities availability letter and map
- Fire, Building Inspections, and Public Works site review comments
- Public notices



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

APPLICATION FOR MAJOR SUBDIVISION OR SITE PLAN

DESCRIPTION OF PROPERTY

PROPERTY OWNER(S) OF RECORD: Mountain Credit Union

PARENT PARCEL IDENTIFICATION NUMBER(S): 8616-36-7164

PROPERTY LOCATION: 1700 Russ Ave.

ZONING: Dellwood Medium Density Residential (D-RM)

LAND USE AT TIME OF APPLICATION: Commercial

APPLICANT (IF DIFFERENT FROM OWNER):

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

MAILING ADDRESS: PO Box 390 Waynesville, NC 28786

PHONE NUMBER: (828) 558-2165

RELATIONSHIP TO PROPERTY OWNER: Same

DESCRIPTION OF PROJECT

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

NUMBER OF UNITS/DENSITY:

REGISTERED LAND SURVEYOR/DRAWING NUMBER: C-2 (9/13/2018)

APPLICATION COMPLETENESS (See LDS Section 15.9):

yes ENVIRONMENTAL SURVEY Alpha Environmental, Environmental Report 1/13/2026

yes MASTER PLAN OR PRELIMINARY PLAT Civil site drawing

yes OTHER INFORMATION / PROJECT DESCRIPTION (attach sheets as necessary):
Floor plans, exterior elevations, site plan

SIGNATURE OF APPLICANT:

[Handwritten signature]

DATE: 1/23/2026

This institution is an equal opportunity provider

**AUTHORIZATION FOR AGENT TO
APPEAR BEFORE WAYNESVILLE PLANNING BOARD,
ZONING BOARD OF ADJUSTMENT, OR BOARD OF ALDERMEN**

The undersigned Owner or Party with a lease, or a contract or option to purchase that real property located at 1700 Russ Avenue in Waynesville or the ETJ area of Waynesville, North Carolina, has submitted an application which is to be heard in a proceeding by Board(s) of the Town of Waynesville, North Carolina. I hereby authorize the following named individual to present my application and case, as my agent at such hearings.

Name of Authorized Agent: Odell Thompson, AIA

Title and Company: Owner, Mahaley Odell Thompson, Architect, PLLC

Address: PO Box 1983, Sylva, NC 28779

Phone and email: (828) 586-8686 motarch@aol.com

This authorization shall be good through the completion of the project for which the zoning text or map amendment, special use permit, subdivision, variance or appeal, or other Town approval is requested, or until revoked in writing. The Town of Waynesville may rely on this authorization until it is given notice of the revocation of this authorization or of a change of property ownership takes place.

This the 28 day of January, 2026.



Owner or Party with Contractual Interest in Property or Applicant to be represented:

Mountain Credit Union

Charles J. Reece

Address and phone number:

1700 Russ Ave.

Waynesville, NC 28786

(828) 558-2165

Project Summary:

1700 Russ Avenue, Waynesville

PIN 8618-36-7164

Dellwood Residential Mixed Use Overlay District D-RM

14,609 SF (conditioned) new 3 story office building (primary building)

53 feet tall from grade to top of roof ridge

B occupancy

Type VB construction- Fully Sprinklered

FDC less than 100 feet from existing fire hydrant

Aesthetics and materials the same as the existing MCU Headquarters building on same site

36 total parking spaces (3 of which are accessible spaces)

Landscaping to match that of existing building site

Storm water managed with subsurface retention and detention systems

PAYMENT SUMMARY RECEIPT

TOWN OF WAYNESVILLE
16 S MAIN ST

DATE: 01/28/26 CUSTOMER#:
TIME: 11:21:51
CLERK: 2044ecou

RECPT#: 3288699 PREV BAL: 200.00
TP/YR: P/2026 AMT PAID: 200.00
BILL: 3288699 ADJSTMNT: .00
EFF DT: 01/28/26 BAL DUE: .00

Misc Cash Receipts

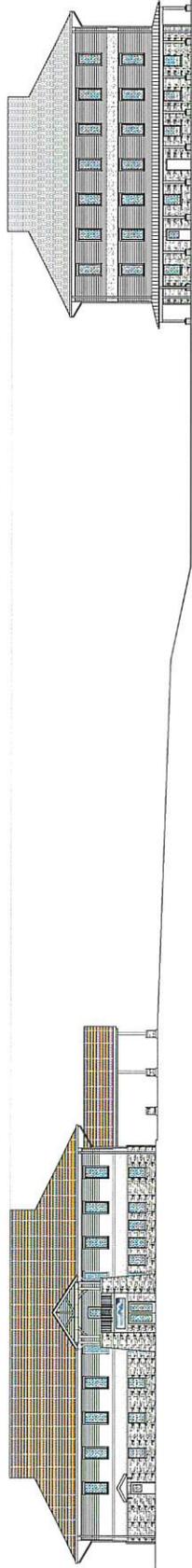
-----TOTALS-----

PRINCIPAL PAID: 200.00
INTEREST PAID: .00
ADJUSTMENTS: .00
DISC TAKEN: .00

AMT TENDERED: 200.00
AMT APPLIED: 200.00
CHANGE: .00

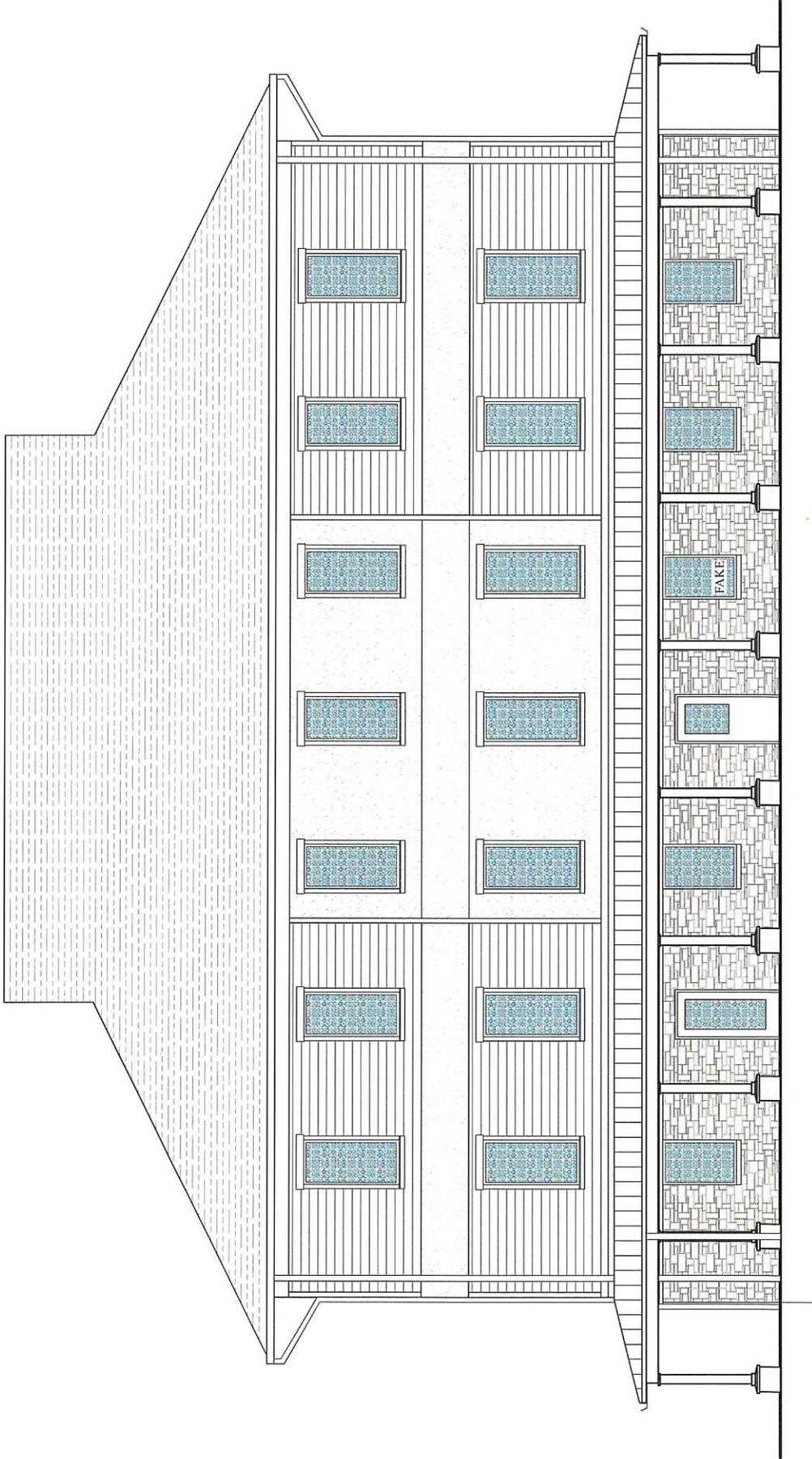
PAID BY: Odell Thompson site
PAYMENT METH: CHECK
PAYMENT REF: 2426

TOT PREV BAL DUE: 200.00
TOT BAL DUE NOW : .00



BUILDING ELEVATIONS FROM RUSS AVENUE

Revised Elevation

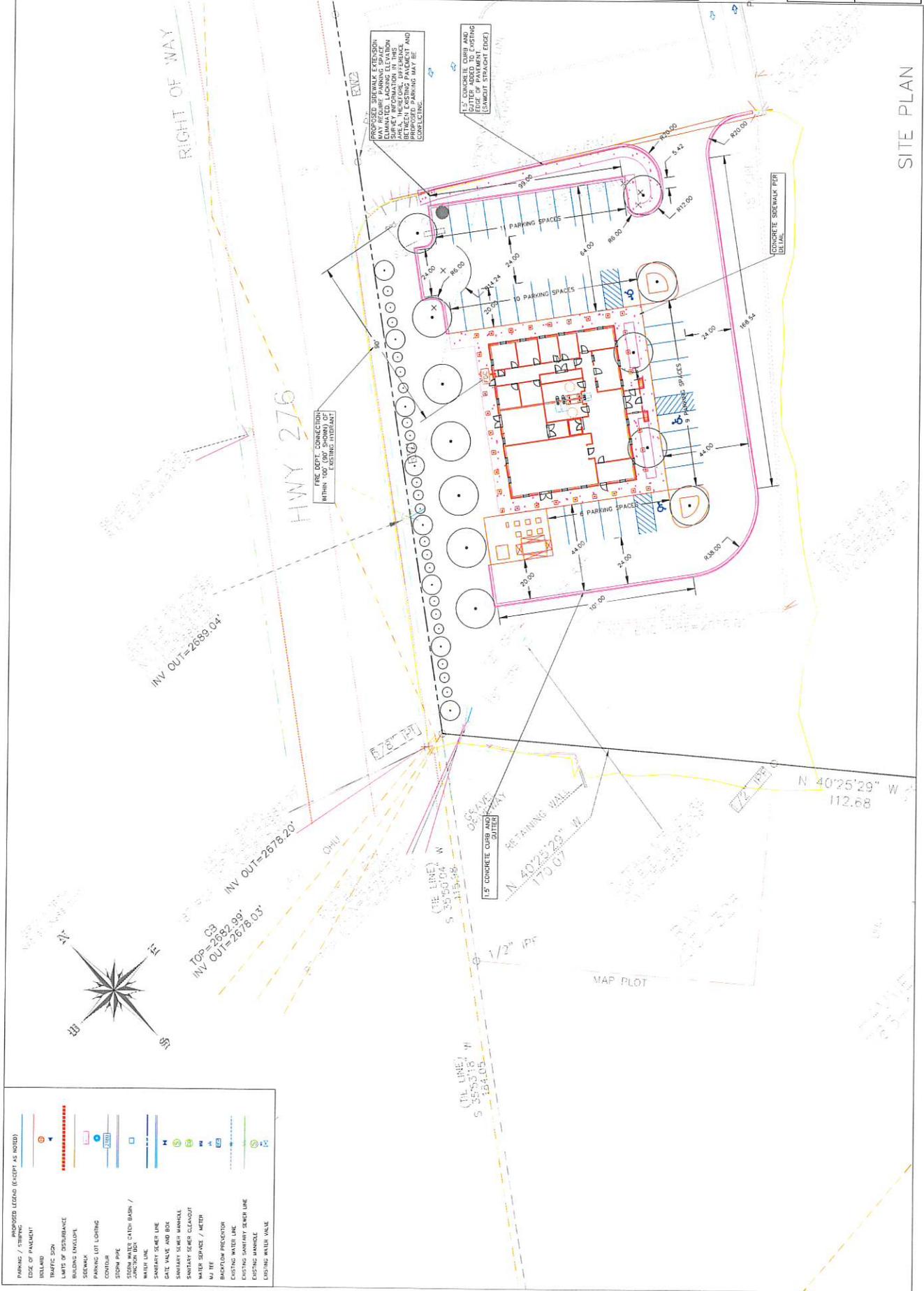


1 WEST ELEVATION (FACING RUSS AVE.)
Scale: 1/8" = 1'-0"

Mountain Credit Union
 1700 Russ Avenue
 Waynesville, North Carolina 28786

ARCHITECT: MOUNTAIN CREDIT UNION
 CIVIL ENGINEER: STUBBS ENGINEERING, P.A.
 ELECTRICAL ENGINEER: STUBBS ENGINEERING, P.A.
 MECHANICAL ENGINEER: STUBBS ENGINEERING, P.A.
 PLUMBING ENGINEER: STUBBS ENGINEERING, P.A.
 SURVEYOR: STUBBS ENGINEERING, P.A.

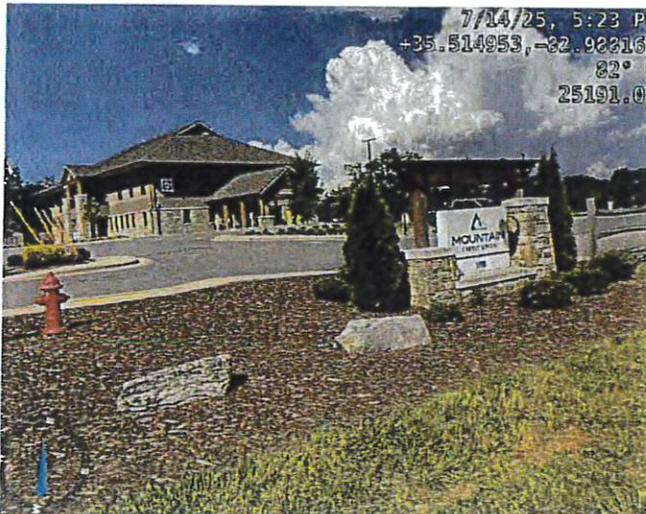
DATE: 1/24/2016
 C.1.1
 REVISIONS



PROPOSED LEGEND (EXCEPT AS NOTED)

---	PARKING / TRAFFIC
---	EDGE OF PAVEMENT
---	ISLAND
---	TRAFFIC SIGN
---	LIMITS OF PERTINANCE
---	BUILDING ENCLASH
---	SEWER
---	PARKING LOT LIGHTING
---	CONTOUR
---	STORM PIPE
---	STORM WATER CATCH BASIN / JUNCTION BOX
---	WATER LINE
---	SMARTPOST SIGNAGE
---	GATE VALVE AND BOX
---	SMARTPOST SIGNAGE MOUNTING
---	SMARTPOST SIGNAGE CLEANOUT
---	WATER SERVICE / METER
---	W/ TEE
---	BACKFLOW PREVENTOR
---	EXISTING WATER LINE
---	EXISTING SMARTPOST SIGNAGE
---	EXISTING MOUNTING
---	EXISTING WATER VALVE

RIGHT OF WAY
 HWY 276
 INV OUT=2689.04
 INV OUT=2678.20
 INV OUT=2678.03
 INV OUT=2678.03
 (THE LINE) W 35°55'10" W 173.07
 (THE LINE) W 35°55'15" W 174.05
 (THE LINE) W 35°55'10" W 173.48
 N 40°25'29" W 112.68
 1/2" IPT
 RETAINING WALL
 CONCRETE SIDEWALK PER DETAIL
 MAP PLOT



PHASE I ENVIRONMENTAL SITE ASSESSMENT
MOUNTAIN CREDIT UNION
1700 Russ Avenue
Waynesville, Haywood County, North Carolina 28786

PREPARED FOR: _____

MOUNTAIN CREDIT UNION
 P.O. BOX 390
 WAYNESVILLE, NORTH CAROLINA 28786
 ATTN: Chuck Reece
 Email: chuckreece@mountaincu.org

PREPARED BY: _____

ALPHA ENVIRONMENTAL & ENGINEERING
 PO BOX 2155
 ASHEVILLE, NORTH CAROLINA 28802
 www.alphaenviron.com

PROJECT INFORMATION: _____

PROJECT NO. 25191.01
 SITE RECONNSAINCE: July 15, 2025
 REPORT ISSUE: July 17, 2025
 REPORT VALIDITY: January 13, 2026



1.0 EXECUTIVE SUMMARY

1.1 Subject Property and Area Description

The subject property of this Alpha Environmental Services, Inc. (Alpha) Phase I Environmental Site Assessment (ESA) report is located at 1700 Russ Avenue, Waynesville, Haywood County, North Carolina, 28786 (the "Subject Property"). Waynesville is located approximately thirty miles southwest of Asheville and serves as the county seat of Haywood County.

The subject property is conclusive of one Haywood County parcel:

Haywood County Parcel:	8616-36-7164
Address:	1700 Russ Avenue, Waynesville, NC 28786
Gross Site Area (acres):	6.228 acres
Building(s) Gross Square Feet:	7,014 sq ft
Year Built:	2019
Property Type:	Commercial Bank

The stated acreage is calculated from the county online GIS service and should be verified by survey. The subject property consists of one building situated on a paved area. It is in an area of high-density major roads and highways, residential neighborhoods and local businesses.

1.2 Findings, Opinions, and Conclusions

This assessment has revealed **NO** evidence of Recognized Environmental Conditions (RECs) in connection with the subject property.

- **No Mapped Sites** provided by Environmental Data Resources (EDR) report were listed for the subject property.
- **Ten (10) Mapped Sites** were listed within the recommended ASTM search radius of the subject property that was provided by Environmental Data Resources (EDR) report. Several of these sites are considered Historical Recognized Environmental Conditions (HRECs) and Controlled Recognized Environmental Conditions (CRECs). Upon review, none of the sites indicated by the EDR report are likely to have current or former releases of hazardous materials, petroleum products, or chemicals of concern with the potential to migrate to the subject property.
- An Above-Ground Storage Tank (AST) was noted in a prior Phase 1 Assessment completed by Mountain Environmental Group, Inc. in 2017. The tank has since been removed from the property.
- A chemical storage room located in the main office building was inspected during site reconnaissance. There was no evidence of improper storage, leaking, or contamination from chemicals in storage. The chemicals identified are commonly used in modern construction and are not regulated under CERCLA.



1.3 Summary of Data Gaps

Data gaps that may have been encountered during the performance of this ESA are discussed in the applicable section. According to ASTM Standard Practice E1527-21, data gaps are only significant if "other information and/or professional experience raises reasonable concerns involving the data gap." The following is a listing of data gaps that were identified during this assessment.

Table with 2 columns: Report Source, Data Gap Summary. Rows include Historical Aerial Photographs, Historical Topographic Maps, and Historical City Directories with their respective time periods.

The historical database information reviewed was sufficient in determining the potential for Recognized Environmental Conditions on the subject site, or on surrounding properties that could affect the subject site.

1.4 Recommendations

No recommendations for further testing or investigation of the Subject Property are warranted based on the absence of database findings and the absence of on-site observations of Recognized Environmental Conditions (RECs).



ENVIRONMENTAL PROFESSIONAL STATEMENT

We declare that, to the best of our professional knowledge and belief, we meet the definition of environmental professional as defined in § 312.10 part of 40 CFR 312. We have specific qualifications based on education, training, and experience to assess the nature, history and setting of a Subject Property. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Katherine Harrell

Katherine Harrell
Environmental Professional Researcher/Report Writer



Edward P. Dzierzynski

Edward P. Dzierzynski, Senior Reviewer/Approver
Environmental Professional #0181

End of Executive Summary.



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FIGURES

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- 3 Topographic Map
- 4 Mapped Sites

APPENDICES

- A. Site Photographs
- B. User Provided Documents
- C. Regulatory Database Report
- D. Historical Research Documentation
- E. Prior Reports
- F. Resumes of Report Contributors
- G. Records of Communication
- H. Other Supporting Documents

3.0 SITE DESCRIPTION

3.1 Location

The subject property of this Alpha Environmental (Alpha) Phase I Environmental Site Assessment (ESA) report is located at 1700 Russ Ave, Waynesville, Haywood County, North Carolina, 28786 (the "Subject Property").

A Vicinity Map (Figure 1) and Site Plan/Area of Study (Figure 2) are provided in the Figures section of this report. Site Photographs are provided in Appendix A, "Site Photographs". A copy of the legal description is provided in Appendix H, "Other Supporting Documentation".

3.2 Legal Description and Property Improvements

The following tables provide general descriptions of property and its improvements.

PROPERTY IMPROVEMENTS (PIN: 8616-36-7164)	
Size of Property (acres)	6.228 acres
General Property Use	Commercial
General Topography	Graded for development
Access/Egress Roads	Russ Avenue
Asphalt/Concrete Areas	1.51 acres
Unimproved Areas	4 acres
Landscaped Areas	1 acre
Surface Water	Flows to stormwater management systems.
Potable Water Source	Town of Waynesville
Water Wells	N/A
Sanitary Sewer Utility	Town of Waynesville
Storm Sewer Utility	Town of Waynesville
Electrical Utility	Duke Energy Progress
Natural Gas Utility	PSNC Energy
Buildings or Structures	Main structure: 7,014 sq ft



3.3 Current Uses of Adjoining Properties

The following summarizes current uses of the adjoining properties including environmental conditions, features, or operations, that were observed or suspected to be present:

CURRENT USES OF ADJOINING PROPERTIES				
Direction	Parcel ID or Address	Occupants, User, or Owner	Current Use	Potential REC to Subject Property
WEST	1642 RUSS AVE	RAY, RETTA R	RESIDENTIAL	NONE
WEST	PIN: 8616-35-3638	HAMMETT KRISTEN;	VACANT	NONE

		TR KRISTEN HAMMETT LIVING TRUST		
SOUTHWEST	128 GOLF COURSE RD	O'BRIEN, THOMAS E; JACOBSEN, BEVERLY K	RESIDENTIAL	NONE
SOUTHWEST	144 GOLF COURSE RD	GUTIERREZ, EDWARD ; GUTIERREZ, SHARON D	RESIDENTIAL	NONE
SOUTH	190 GOLF COURSE RD	MCELROY REAL ESTATE LTD PTNRP R	RESIDENTIAL	NONE
SOUTHEAST	31 BODACIOUS DR	GREENARCH, ROGER E; GREENARCH, DEBRA S	RESIDENTIAL	NONE
SOUTHEAST	47 BODACIOUS DR	ERWIN, RHONDA SHIRLENE SHULER	RESIDENTIAL	NONE
EAST	46 MONARCH SQ	COCHRAN, CHARLES RAY; COCHRAN, KATHERINE CONNE	RESIDENTIAL	NONE
NORTHEAST	PIN: 8616-46-0500	SCHLAPKOHL, ROGER HELWEG/TR ROGER HELWEG SCHLAPKOHL REVOCAB	VACANT	NONE
NORTH	1766 RUSS AVE	MARKHAM, SARAH E	RESIDENTIAL	NONE

4.0 USER PROVIDED INFORMATION

The following sections summarize information and documentation provided by Chuck Reece of MOUNTAIN CREDIT UNION (User) with regard to User Responsibilities outlined in ASTM Standard Practice E1527-21. Relevant documentation may be found in Appendix B, "User Provided Documentation", Appendix H, "Other Supporting Documentation", or as otherwise referenced in this report.

Type of Information	User Provided	Issue Identified	Comments
Environmental Liens or Activity Use Limitations (AULs)	Yes	None	No environmental liens or AULs were identified for the subject property by the report user.



Owner, Property Manager, and Occupant Information	Yes	None	The report user is Chuck Reece, Human Resources Director of Mountain Credit Union.
User Provided Documentation	Yes	None	The User provided no evidence or documentation of environmental conditions for the subject property
Specialized Knowledge or Experience of the User	Yes	None	The User did not provide specialized knowledge regarding environmental issues associated with the subject property.
Commonly Known or Reasonably Ascertained Information	Yes	None	The User communicated no commonly known information regarding the subject property previous use.
Significant Valuation Reduction for Environmental Issues.	Yes	None	As documented in The User questionnaire, The User provided no information regarding a significant valuation reduction for environmental conditions associated with the subject property.
Reason for Performing the Phase I ESA	Yes	None	Mountain Credit Union is planning to build a second office building on an adjoining parcel adjacent to the main office. The Town of Waynesville requires an updated Phase 1 assessment prior to construction.

The above information was received from the User from in-person interviews or was lifted from answers provided in the environmental questionnaire. A copy of the environmental questionnaire is provided in Appendix G, "Records of Communication." If the User provides additional information or documentation that changes the conclusions presented in this report, an addendum will be forwarded.

5.0 RECORDS REVIEW

5.1 Physical Setting Sources

The following table summarizes the physical setting of the subject property. A copy of the topographic map is provided in Figure 3, the sources of information are provided in the References section, and copies of sources records are provided in Appendix H, "Other Supporting Documents."

PHYSICAL SETTING SUMMARY	
TOPOGRAPHY	
Elevation	2678 feet above mean sea level
Surrounding topography	Slightly rolling hillsides mechanically flattened for development.
Nearest water body	An unnamed tributary stemming from Lake Junaluska is located approximately 190 feet south of the subject property's southern border,

GEOLOGY	
Physiographic Province of NC	Blue Ridge
Bedrock	Biotite Gneis and Amphibolite
Depth to Bedrock	> 60 inches
SOILS	
Types and description	According to information obtained from the United States Department of Agriculture (USDA) Soil Conservation Service (SCS) Web-Based Soil Survey, the property is primarily Evard-Cowee Complex, Hayesville Clay Loam, and Saunook Loam.
Imported fill	Imported fill is not suspected on the site. Fill appears to have been obtained from the site.
HYDROLOGY	
Estimated depth to groundwater	According to information obtained from the United States Department of Agriculture (USDA) Soil Conservation Service (SCS) Web-Based Soil Survey, the depth to the water table is > 200 cm
Assumed groundwater flow direction	Review of historical topographic maps indicate that groundwater is likely flowing to the west

5.2 Historical Records Sources

Alpha attempted to develop a history of the previous uses of the subject property and surrounding area in order to identify past uses that may have resulted in a REC at the subject property. Uses of the subject property were reviewed back to its first recorded use or back to 1940, whichever is earlier.

Reasonably ascertained information concerning the history and background of the subject property includes aerial photographs, USGS topographic maps, reverse city directories, the EDR Exclusive Historical Record database, fire insurance maps, and google earth. The sections presented below summarize the findings of the research pertaining to historical property and surrounding area uses. The following is a summary of the available sources reviewed.

HISTORICAL RECORDS SOURCES & AVAILABILITY					
Interval	Aerial Photos	Fire Ins Maps	Topo Maps	City Directories	Other Resource
Prior 1940	Not Avail	Not Avail	✓	Not Avail	
1940-1945	Not Avail	Not Avail	✓	Not Avail	
1946-1950	Not Avail	Not Avail	Not Avail	Not Avail	
1951-1955	Not Avail	Not Avail	Not Avail	Not Avail	
1956-1960	✓	Not Avail	Not Avail	Not Avail	
1961-1965	Not Avail	Not Avail	Not Avail	Not Avail	
1966-1970	Not Avail	Not Avail	✓	Not Avail	
1971-1975	✓	Not Avail	Not Avail	Not Avail	



1976-1980	Not Avail	Not Avail	Not Avail	Not Avail	
1981-1985	Not Avail	Not Avail	Not Avail	Not Avail	
1986-1990	✓	Not Avail	Not Avail	✓	
1991-1995	✓	Not Avail	Not Avail	✓	
1996-2000	✓	Not Avail	Not Avail	✓	
2001-2005	Not Avail	Not Avail	Not Avail	✓	
2006-2010	✓	Not Avail	Not Avail	✓	
2011-2015	✓	Not Avail	✓	✓	
2016-2020	✓	Not Avail	✓	✓	
Post 2020	✓	Not Avail	✓	Not Avail	Google Earth

Alpha's findings pertaining to the subject property and surrounding area historical uses are presented in the following sections. See Appendix D, "Historical Research Documentation" for copies of aerial photographs, fire insurance maps, topographic maps, city directories, and any other resource provided.

5.2.1 Past Uses of Subject Property

Interval	Summary	Historical Source
Prior 1940	No aerial photographs are available prior to 1956. Topographic maps reveal four structures on the property as early as 1935.	No Aerial Photographs Available Topographic Maps
1940-1945		
1946-1950		
1951-1955	No aerial photographs are available prior to 1956. Presumed no change.	No Aerial Photographs Available No Topographic Maps Available
1956-1960	Area photographs are of poor quality. There appears to be multiple structures located on the property.	Aerial Photographs No Topographic Maps Available
1961-1965	Aerial photographs of poor quality. Presumed no change.	Aerial Photographs No Topographic Maps Available
1966-1970	No aerial photographs available. Topographic maps from 1967 show three structures located on the subject property.	No Aerial Photographs Available Topographic Maps
1971-1975	No noticeable changes.	Aerial Photographs No Topographic Maps Available
1976-1980	No aerial photographs available. No topographic maps available. Presumed no change.	No Aerial Photographs Available No Topographic Maps Available
1981-1985		
1986-1990		
1991-1995	No noticeable change	Aerial photographs
1996-2000	No noticeable change	Aerial Photographs No Topographic Maps Available

2001-2005	Presumed no change.	No Aerial Photographs Available No Topographic Maps Available
2006-2010	No noticeable change.	Aerial Photographs Available No Topographic Maps Available
2011-2015	Aerial photographs from 2014 show that most of the property has been cleared and graded, with portion paved.	Aerial Photographs Available No Topographic Maps Available
2016-2024	Aerial photographs from 2022 show the construction of the credit union as well as additional paved areas surrounding it.	Aerial Photographs Available Good Earth

A review of historical sources did not reveal any Recognized Environmental Conditions (RECs) associated with the use of the subject property.

5.2.2 Past Uses of Adjoining Properties

Interval	Summary	Historical Source
Prior 1940	No aerial photographs are available prior to 1956. Topographic maps reveal structures to the west and southeast.	No Aerial Photographs Available Topographic Maps
1940-1945		
1946-1950		
1951-1955		
1956-1960	Aerial photographs are of poor quality. Little development exists surrounding the subject property; however, some structures are located to the west and southwest.	Aerial Photographs Available Topographic Maps
1961-1965	No aerial photographs available.	Aerial Photographs Available
1966-1970		No Aerial Photographs Available Topographic Maps
1971-1975	Aerial photographs are of poor quality. Development appears to have occurred to the south and southeast, and west.	Aerial Photographs Available
1976-1980	No aerial photographs available. Presumed no change.	No Aerial Photographs Available
1981-1985		
1986-1990	Aerial photographs show previous residential development surrounding the subject property.	Aerial Photographs Available No Topographic Maps Available
1991-1995	No noticeable change.	Aerial Photographs Available
1996-2000		
2001-2005		
2006-2010		
2011-2015		
2016-2024		Aerial Photographs Available Google Earth

A review of historical sources did not reveal any Recognized Environmental Conditions (RECs) associated with the use of adjoining properties.



5.2.3 Past Uses of Surrounding Area

A review of historical sources revealed both Historical Recognized Conditions (HRECs) and Controlled Recognized Environmental Conditions (CRECs) associated with properties surrounding the subject property. However, upon further investigation, it was determined that none of the sites listed present an immediate threat or Recognized Environmental Condition (REC) to the subject property.

5.2.4 Historical Sources REC Summary

In summary, a review of historical sources did not reveal any Recognized Environmental Concerns (RECs) associated with the use of the subject property or adjoining properties. However, ten (10) mapped sites surrounding the subject property are considered Historical Recognized Conditions (HRECs) or Controlled Recognized Environmental Conditions (CRECs).

5.3 Prior Assessments

Chuck Reece, Director of Human Resources for Mountain Credit Union, provided a prior Phase 1 Environmental Site Assessment Report for the subject property that was completed by Mountain Environmental Services, Inc. in 2017. This report was reviewed prior to the completion of this Phase 1 assessment. A copy of this report is included in Appendix E. Additionally, several reports related to surrounding properties were available on the NCDEQ webpage *Lasarfliche*. Copies of select reports are included within Appendix E.

5.4 Standard Environmental Records

The regulatory agency database report discussed in this section, provided by Environmental Data Resources (EDR), was reviewed by ALPHA for information regarding reported use or release of hazardous substances and petroleum products on or near the subject property. Unless otherwise noted, the information provided by the regulatory agency database report and other sources referenced in this report, were considered sufficient for *REC*, *CREC*, *HREC* or *de minimis condition* determinations without conducting supplemental agency file reviews. ALPHA also reviewed the "unmappable or orphan" listings within the database report, cross-referencing available address information and facility names. Unmappable sites are listings that could not be plotted with confidence but are potentially in the general area of the property, based on the partial street address, city, or zip code. Any unmappable site that was identified by ALPHA as being within the approximate minimum search distance from the property, based on the site reconnaissance and/or cross-referencing to mapped listings, is included in the discussion within this section.

The following is a summary of only the regulatory database findings with listing identified within the approximate minimum search distance from the subject property. The complete regulatory agency database report is found in Appendix C, "Regulatory Database Report".

Regulatory Report Summary

TP = Target (Subject) Property

NR = Not Researched



SUMMARY OF FEDERAL, STATE AND TRIBAL DATABASE FINDINGS								
Database	Search Radius	Target Property	Within 0.12 mi	0.12 to 0.25 mi	0.25 to 0.50 mi	0.50 to 1.0 mi	>1.0 mi	Total Plotted
SEMS-ARCHIVE	0.500	-	0	0	0	NR	NR	0
RCRA-VSQG	0.250	-	0	0	NR	NR	NR	0
NC HSDS	1.000	-	0	0	0	1	NR	1
SHWS	1.000	-	0	0	0	2	NR	2
SWF/LF	0.500	-	0	0	0	NR	NR	0
DEBRIS	0.500	-	0	0	0	NR	NR	0
OLI	0.500	-	0	0	1	NR	NR	1
DEBRIS	0.500	-	0	0	1	NR	NR	1
LCID	0.500	-	0	0	2	NR	NR	2
UST	0.250	-	0	0	NR	NR	NR	0
LUST	0.500	-	0	1	1	NR	NR	2
LUST TRUST	0.500	-	0	0	1	NR	NR	1
LAST	0.500	-	1	1	0	NR	NR	2
INST CONTROL	0.500	-	0	0	0	NR	NR	0
BROWNFIELDS	0.500	-	0	0	0	NR	NR	0
US BROWNFIELDS	0.500	-	0	0	0	NR	NR	0
SWRCY	0.500	-	0	0	0	NR	NR	0
IMD	0.500	-	0	0	1	NR	NR	1
RCRA NonGen/NLR	0.250	-	0	0	NR	NR	NR	0
UST FINDER RELE	0.500	-	0	0	0	NR	NR	0
UST FINDER	0.250	-	0	0	NR	NR	NR	0
E MANIFEST	0.250	-	0	0	NR	NR	NR	0
EDR HIST AUTO	0.125	-	0	NR	NR	NR	NR	0
DRYCLEANERS	0.250	-	0	0	NR	NR	NR	0
EDR HIST AUTO	0.125	-	0	NR	NR	NR	NR	0

The Mapped Sites listed above were reviewed for past and current environmental conditions that could impact the subject property.

5.4.1 Subject Property Database Findings

The subject property was not identified in any of the federal, state, and tribal agency databases searched. No records related to the subject property were listed within the North Carolina Department of Environmental Quality's (NCDEQ) online database.

5.4.2 Surrounding Properties Database Findings

The properties associated with the regulatory findings listed in Section 5.4 were reviewed for known releases and potential impact to the subject property. Distance, topography, assumed groundwater gradient, current regulatory status, and/or the absence of reported releases were analyzed to determine likely past, present, or



material threat of release to the subject site. Several of the mapped sites listed in Section 5.4 are considered Historical Recognized Conditions (HRECs) or Controlled Recognized Conditions (CRECs). However, after thorough investigation of the EDR database records and the North Carolina Department of Environmental Quality's (NCDEQ) database records, it was determined that none of the mapped sites present a Recognized Environmental Condition to the subject property at this time.

Other Surrounding Properties Database Listings:

Based on distance, topography, assumed groundwater gradient, current regulatory status, and/or the absence of reported releases, none of the other sites listed in the state and tribal databases are considered to represent a likely past, present, or material threat of release in or at the subject property. Given the physical setting characteristics of the property and surrounding area, supplemental agency file reviews were not warranted to verify the database report information.

5.4.3 Local Environmental Record Sources

The following table describes interviews conducted or attempted and/or file reviews with local and state regulatory agencies. If a response is later received from an attempted interview that changes the conclusions presented in this report, an addendum will be forwarded. Copies of any report or contact are included in Appendix H, "Other Supporting Documents".

Source	Date Contacted	Information Received	Comments
North Carolina Department of Health and Health Hazard Control	7/15/2025	Email	No response was received
Town of Waynesville Stormwater Management	7/16/2025	Email	Olga Grooman, Assistant Development Services Director for the Town of Waynesville's Stormwater Management Program, reported no records related to environmental incidents or action plans for the subject site.

5.4.4 Other Environmental Database Findings

Additional database searches or reports reviewed are presented in Appendix E.

6.3 Site Reconnaissance Summary

The following is a summary of visual observations on the day of the site visit. Photographs can be found in Appendix A, "Site Photographs".

CONDITION OR FEATURE	Subject Property	Adjacent Property	Action Required	CONCLUSIONS ND = Not Determinable
Hazardous Substance Use, Storage, and Disposal	No	No	No	
Underground Storage Tanks	No	No	No	
Aboveground Storage Tanks	No	No	No	
Other Petroleum Products	No	No	No	
Polychlorinated Biphenyls (PCBs)	No	No	No	
Unidentified Substance Containers	No	No	No	
Nonhazardous Solid Waste	No	No	No	
Wastewater	No	No	No	
Waste Pits, Ponds, and Lagoons	No	No	No	
Drains and Sumps	No	No	No	
Septic Systems	No	No	No	
Stormwater Management System	Yes	Yes	No	Several storm drains were located on the property that feed into the Town of Waynesville's stormwater management system.
Water Wells	No	Yes	No	
Oil/Gas Wells	No	No	No	
Subsurface Vapor Migration	No	No	No	
Stained Surfaces	No	No	No	
Wetlands	No	No	No	
Surface Water (springs, ponds, creeks)	No	No	No	
Asbestos-Containing Material	No			Due to the age of the primary office building, ACM were not suspected
Radon	No			
Lead in Drinking Water	N/A			
Lead-Based Paint	No			Due to the age of the primary office building, LBP was not suspected
Mold Screening	No			Visual observation of mold was not identified during site reconnaissance



7.0 SUBSURFACE VAPOR MIGRATION

Hazardous gases (vapor) from subsurface sources, such as contaminated soil or groundwater can migrate into residential, commercial, and industrial buildings with any foundation type, including basements, crawlspaces, or slabs. According to EPA guidance, three conditions must exist for hazardous vapors to reach the interior of buildings from the subsurface environment underneath or near a building. First, a source of hazardous vapors must be present in the soil or in groundwater underneath or near a building. Second, vapors must form and have a pathway along which to migrate toward the building. Third, entry routes must exist for the vapors to enter the building and driving forces must exist to draw the vapors into the building.

ALPHA considered the nature and extent of on-site and nearby sources of potential subsurface vapor migration by evaluating the current and historical usage of the property, the construction type and history, the physical setting, and the potential sources of subsurface vapor migration through the review of regulatory agency database information that was summarized in Section 5.0. Based on the evaluation of the known or suspected releases of hazardous substances or petroleum products, distance from the property, potential pathways, and soil type, et al, the risk potential for subsurface vapor migration sources were determined not to represent a Vapor Encroachment Concern (VEC).

8.0 INTERVIEWS

The persons identified in the table below were interviewed to obtain information regarding *Recognized Environmental Conditions* in connection with the property. Pertinent information from the interviews is discussed in applicable sections of this report with details documented (including failed attempts to interview) on Record of Communication forms in Appendix G, "Records of Communications".

INTERVIEW SUMMARY				
Role	Name	Title/Company	Years Assoc. With Property	Interview Type
Report User	Chuck Reece	Human Resources Director, Mountain Credit Union	10 years	Questionnaire; Email; In-Person
Engineering Firm	Alex Stillwell	Stillwell Engineering PA		Phone Call

Alex Stillwell, the lead engineer tasked with the construction of the second office building, was contacted via phone to discuss plans regarding construction. Several retainage ponds are included within the design plans due to the Town of Waynesville's stormwater system requirements.



9.0 ADDITIONAL ENVIRONMENTAL SOURCES REVIEW

9.1 Floodplain Document Review

A review of the Federal Emergency Flood Insurance Rate Map (FIRM) indicated that the subject property is located within Zone X, an area of minimal flood hazard. A copy of the Flood Map is included in Appendix H, "Other Supporting Documents".

9.2 Wetlands Document Review

According to the U.S. Department of the Interior Fish and Wildlife Services National Wetlands Inventory (NWI) Map there are no wetlands located on the subject property. A formal wetland delineation was not performed as part of the ESA report. A copy of the NWI Map is included in Appendix H, "Other Supporting Documents".

9.3 Radon Document Review

Radon is a naturally occurring colorless, odorless gas that is a by-product of the decay of radioactive materials potentially present in bedrock and soil. The EPA guidance action level for annual residential exposure to radon is 4.0 picocuries per liter of air (pCi/L). The guidance action level is not a regulatory requirement for private owners of commercial real estate but is commonly used for comparison purposes to suggest whether further action at a building may be prudent.

Alpha's review of published radon data from EDR's Radius Report indicates that the property is located in U.S. EPA Radon Zone 2, an area with predicted average indoor radon screening levels of ≥ 2 pCi/L and ≤ 4 pCi/L.

10.0 ADDITIONAL NONSCOPE REVIEW

10.1 Visual Observation of Suspect Asbestos-Containing Material

Sampling and analysis for ACM was not an included scope of work for this ESA. ACM was not suspected in the primary office building due to its recent construction.

10.2 Lead In Drinking Water Review

Sampling and analyses for lead in drinking water supplies was not an included scope of work for this ESA.

10.3 Visual Observation of Suspect Lead-Based Paint

Sampling and analysis for LBP was not an included scope of work for this ESA. LBP was not suspected in the primary office building due to its recent construction.

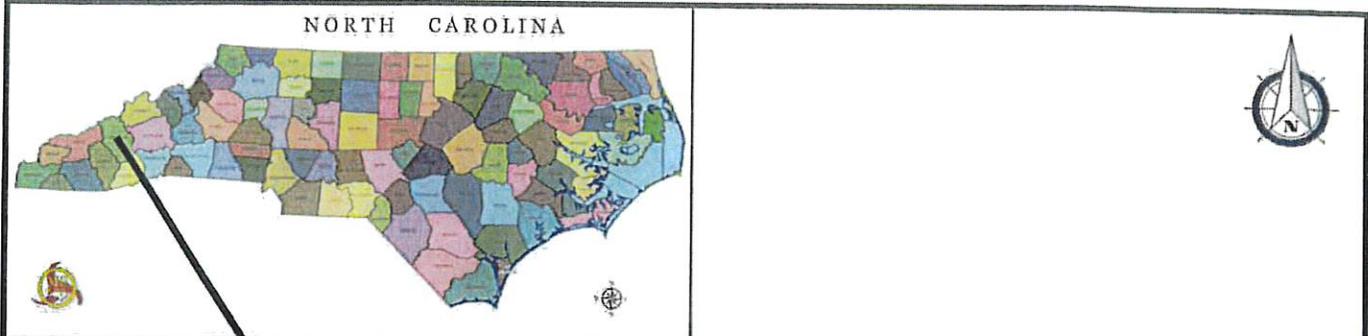


Figure 1
Site Vicinity Map

PHASE I ESA
1700 Russ Avenue
Waynesville, NC 28786
Alpha Project #25191.01

ctd



Figure 2
Site Plan

PHASE I ESA
1700 Russ Avenue
Waynesville, NC 28786
Alpha Project #25191.01

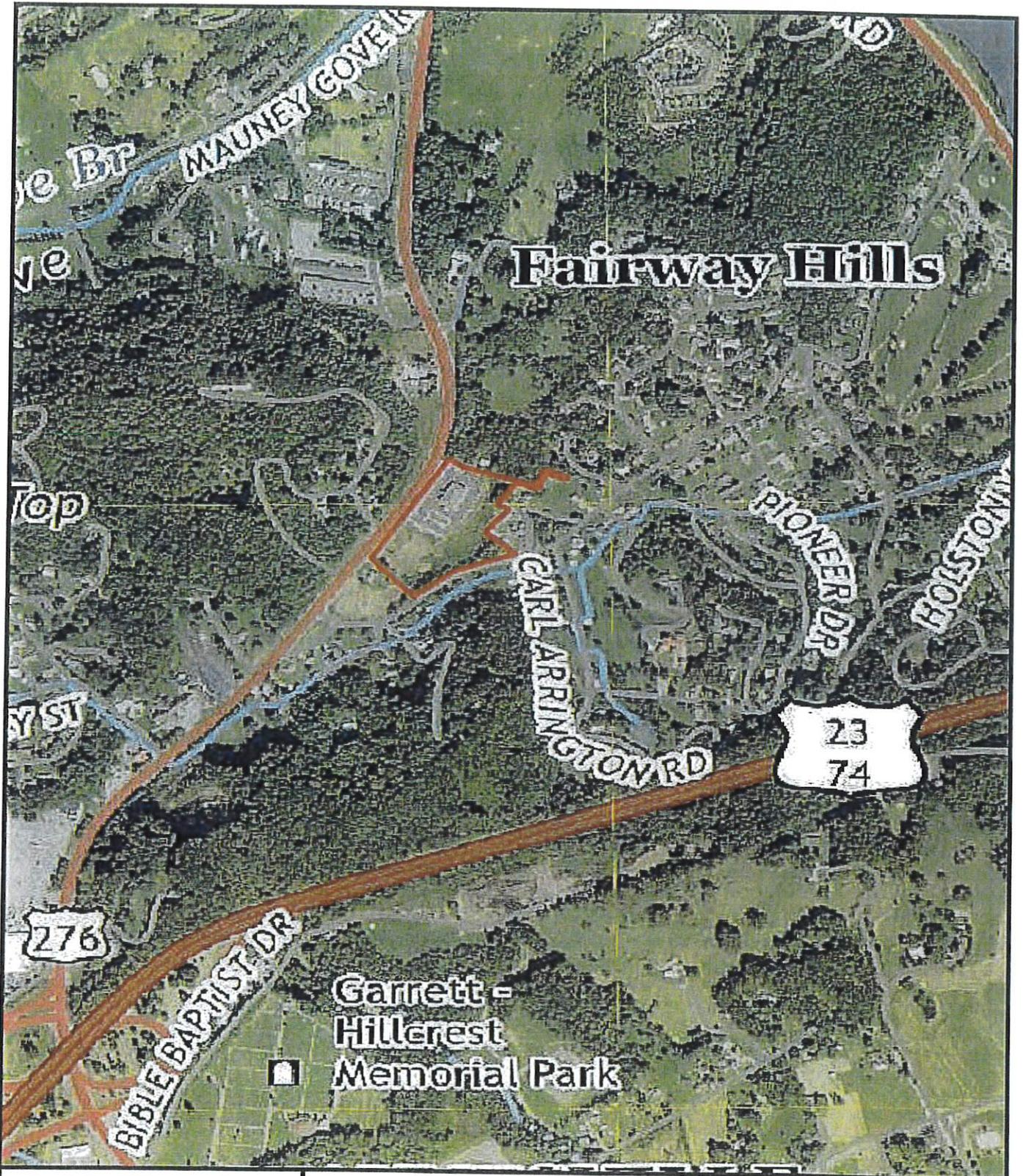
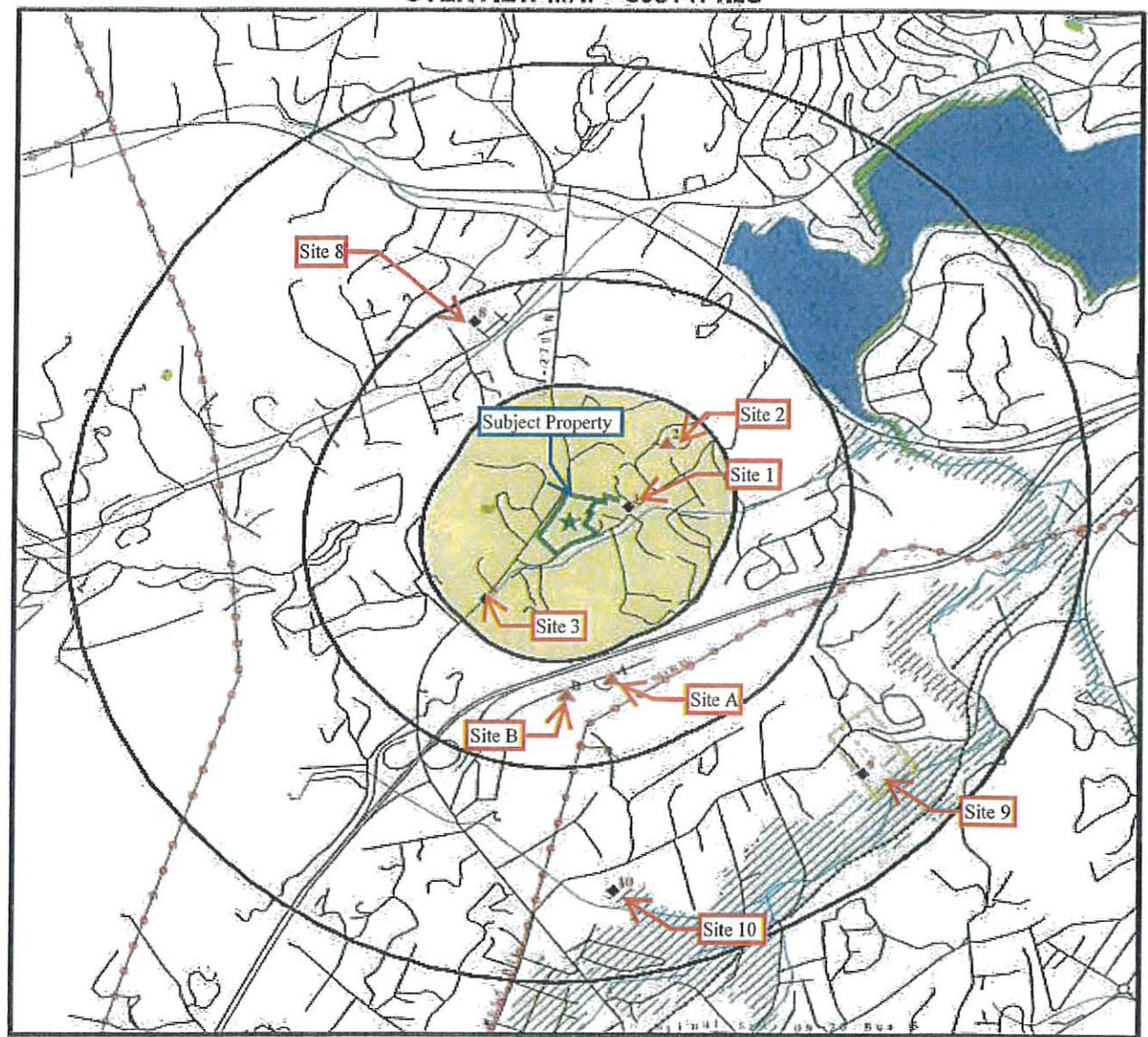


Figure 3
Topographic Map

PHASE I ESA
1700 Russ Avenue
Waynesville, NC 28786
Alpha Project #25191.01

OVERVIEW MAP - 8031471.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- Hazardous Substance Disposal Sites

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.



Figure 4
Mapped Sites

PHASE I ESA
1700 Russ Avenue
Waynesville, NC 28786
Alpha Project #25191.01

Custom Soil Resource Report
Map—Parent Material Name



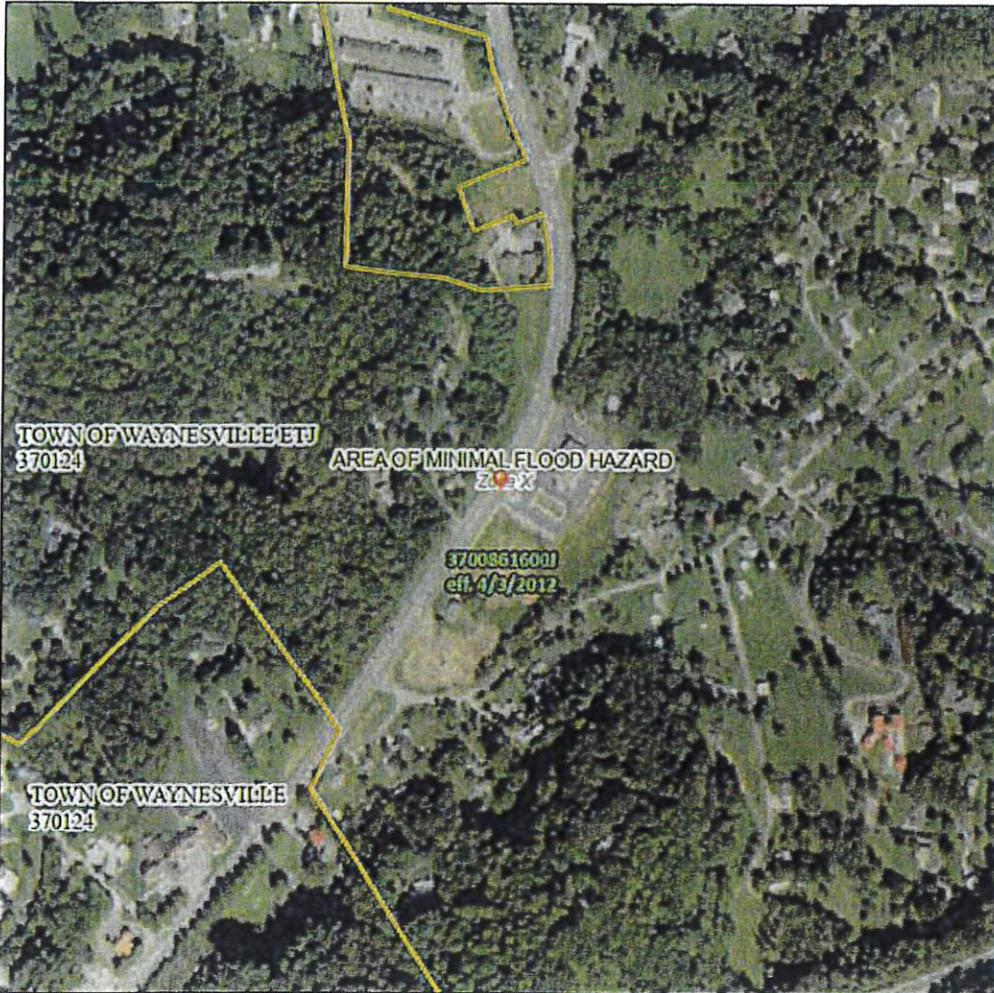
Custom Soil Resource Report

MAP LEGEND		MAP INFORMATION	
<p>Area of Interest (AOI)</p> <p> Area of Interest (AOI)</p> <p>Soils</p> <p>Soil Rating Polygons</p> <p> colluvium derived from igneous and metamorphic rock</p> <p> residuum weathered from biotite gneiss and/or amphibolite that is affected by soil creep in the upper solum</p> <p> residuum weathered from hornblende gneiss and/or amphibolite</p> <p> Not rated or not available</p> <p>Soil Rating Lines</p> <p> colluvium derived from igneous and metamorphic rock</p> <p> residuum weathered from biotite gneiss and/or amphibolite that is affected by soil creep in the upper solum</p>	<p> residuum weathered from hornblende gneiss and/or amphibolite</p> <p> Not rated or not available</p> <p>Soil Rating Points</p> <p> colluvium derived from igneous and metamorphic rock</p> <p> residuum weathered from biotite gneiss and/or amphibolite that is affected by soil creep in the upper solum</p> <p> residuum weathered from hornblende gneiss and/or amphibolite</p> <p> Not rated or not available</p> <p>Water Features</p> <p> Streams and Canals</p> <p>Transportation</p> <p> Railroads</p> <p> Interstate Highways</p> <p> US Routes</p> <p> Major Roads</p> <p> Local Roads</p> <p>Background</p> <p> Aerial Photography</p>	<p>The soil surveys that comprise your AOI were mapped at 1:12,000.</p> <p>Warning: Soil Map may not be valid at this scale.</p> <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Haywood County Area, North Carolina Survey Area Data: Version 23, Sep 9, 2024</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Apr 1, 2022—May 9, 2022</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p>	

National Flood Hazard Layer FIRMette



82°59'35"W 35°31'9"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE) Zone A, X, A99
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway

- OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes, Zone X
 - Area with Flood Risk due to Levee Zone D

- OTHER AREAS**
- NO SCREEN Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall

- OTHER FEATURES**
- 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
 - 17.5 Coastal Transsect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transsect Baseline
 - Profile Baseline
 - Hydrographic Feature

- MAP PANELS**
- Digital Data Available
 - No Digital Data Available
 - Unmapped
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/8/2025 at 3:42 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.


U.S. Fish and Wildlife Service
National Wetlands Inventory

Phase 1 ESA: Mountain Credit Union



July 8, 2025

Wetlands

- | | | |
|--------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
|  Estuarine and Marine Deepwater |  Freshwater Emergent Wetland |  Lake |
|  Estuarine and Marine Wetland |  Freshwater Forested/Shrub Wetland |  Other |
| |  Freshwater Pond |  Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

Property Report For

Card

MOUNTAIN CREDIT UNION
PO BOX 390
WAYNESVILLE, NC 28786-0390

Account Information

PIN: 8616-36-7164

Deed: 934/1552

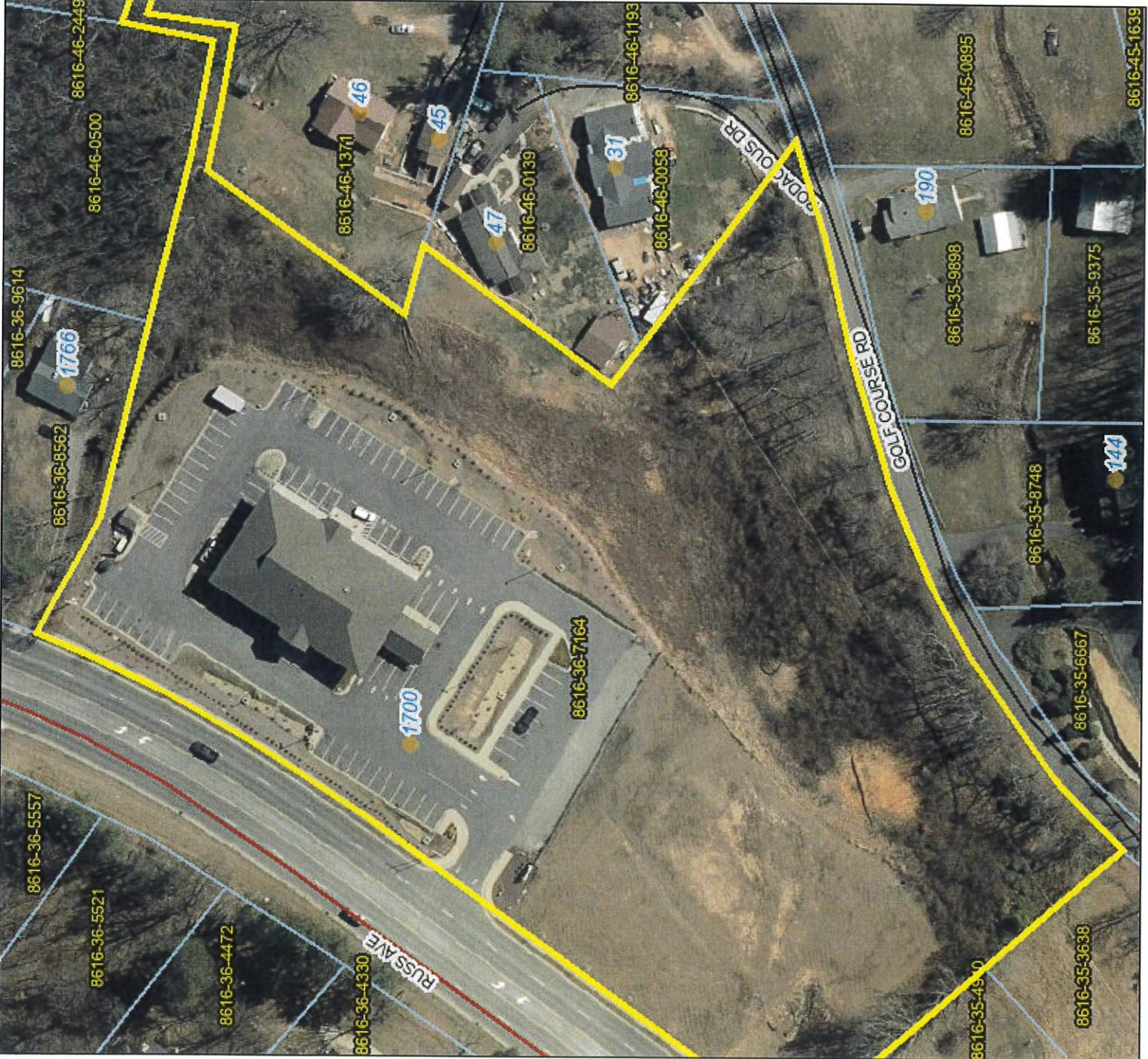
937/2020
CABC/7663

Site Information

BANK
Commercial Use
1700 RUSS AVE
Heated Area: 14028
Year Built: 2019
Total Acreage: 6.23
Township: Town of Waynesville

Site Value Information

Land Value: \$686,400
Building Value: \$2,657,800
Market Value: \$3,344,200
Deferred Value: \$0
Assessed Value: \$3,344,200
Sale Price: \$750,000
Sale Date: 8/18/2017
Tax Bill 1: \$18,393
Tax Bill 2: \$18,393



1 inch = 100 feet
January 28, 2026

Disclaimer: The maps on this site are not surveys. They are prepared from the inventory of real property found within this jurisdiction and are compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public primary information sources should be consulted for verification of any information contained on these maps. Haywood county and the website provider assume no legal responsibility for the information contained on these maps.



Report For Zoning Closure Map

MOUNTAIN CREDIT UNION
PO BOX 390
WAYNESVILLE, NC 28786-0390

Account Information

PIN: 8616-36-7164

Deed: 934/1552

937/2020

CABC/7663

Site Information

BANK

Commercial Use

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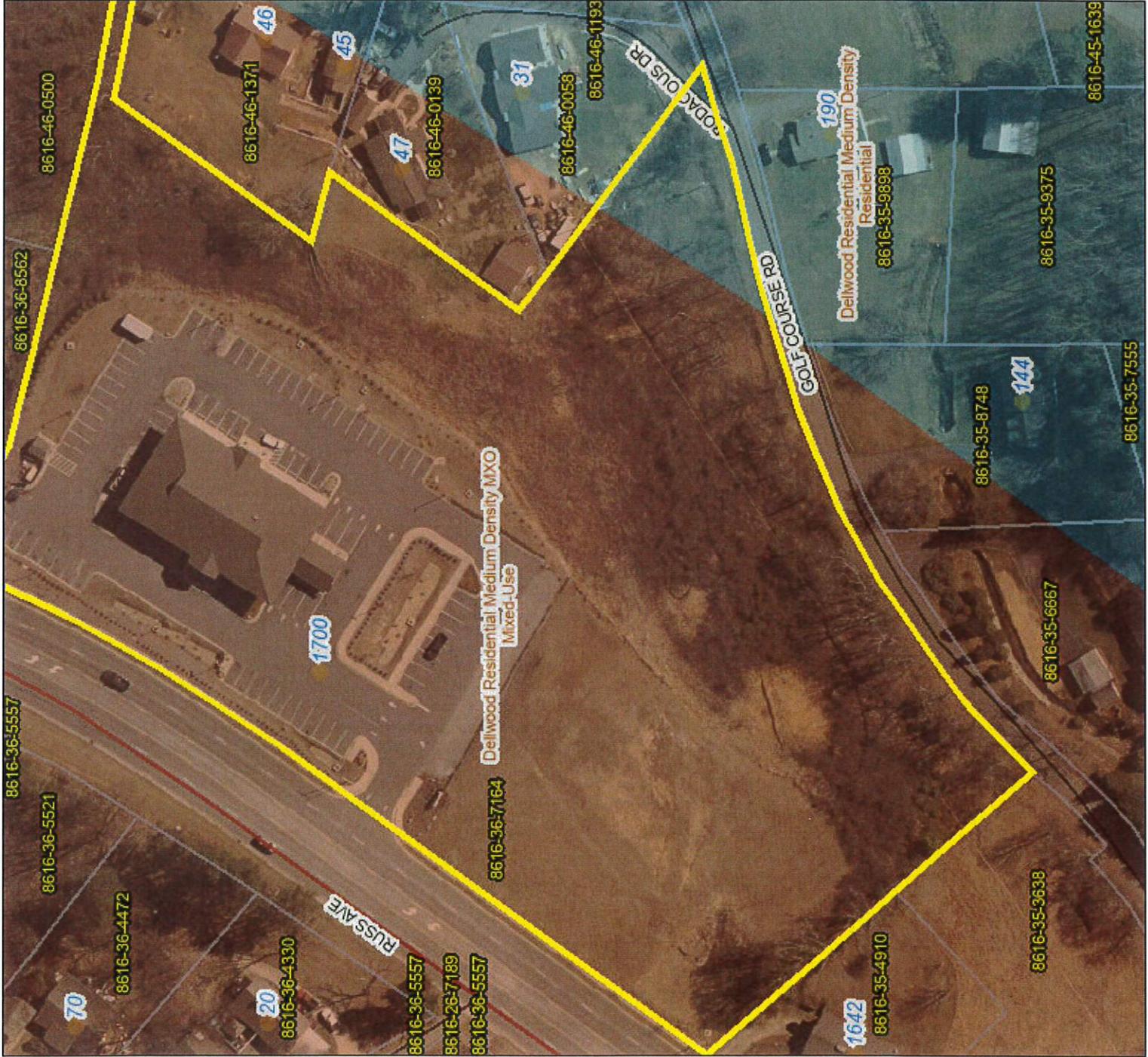
Assessed Value: \$3,344,200

Sale Price: \$750,000

Sale Date: 8/18/2017

Tax Bill 1: \$18,393

Tax Bill 2: \$18,393



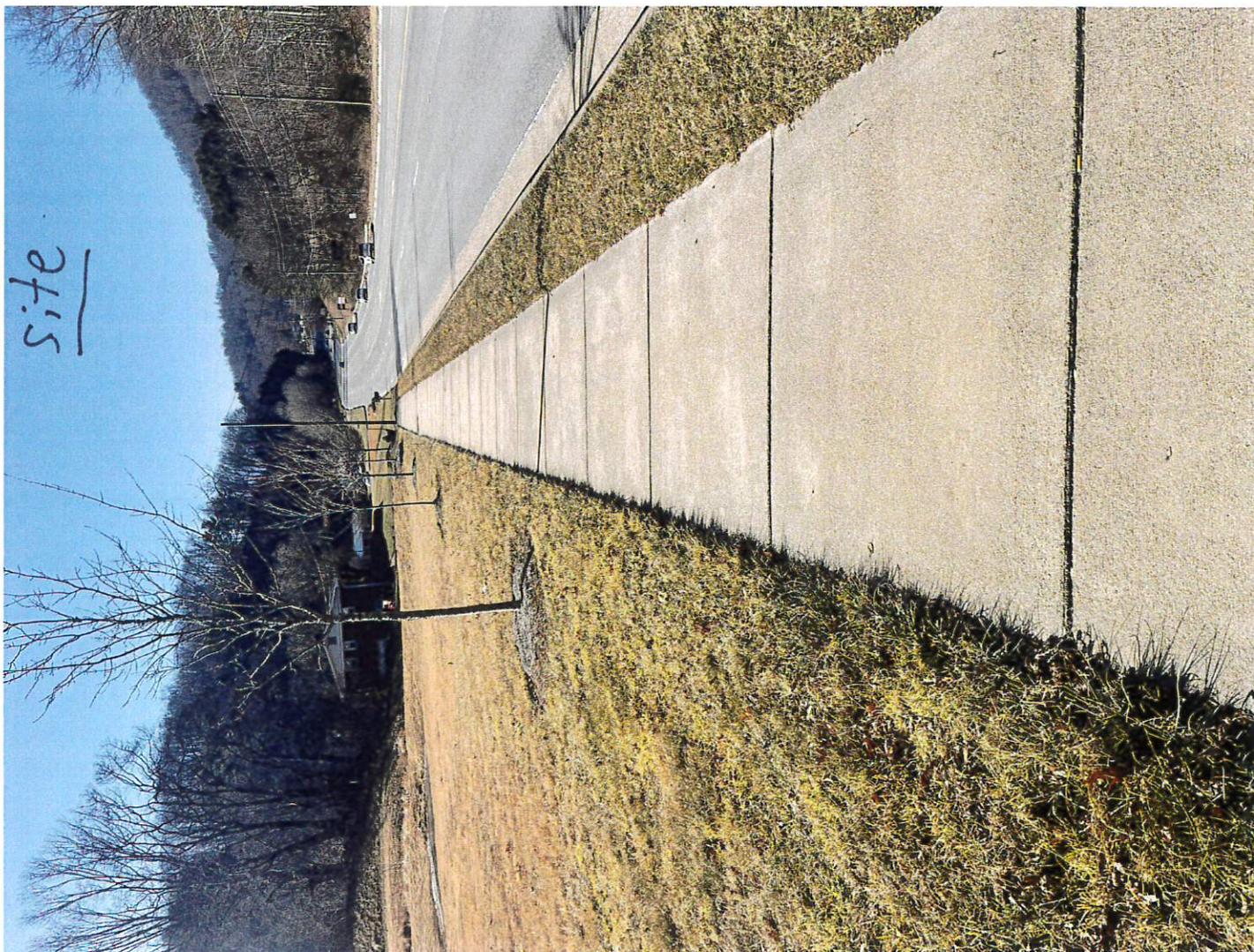
1 inch = 100 feet

February 10, 2026

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.



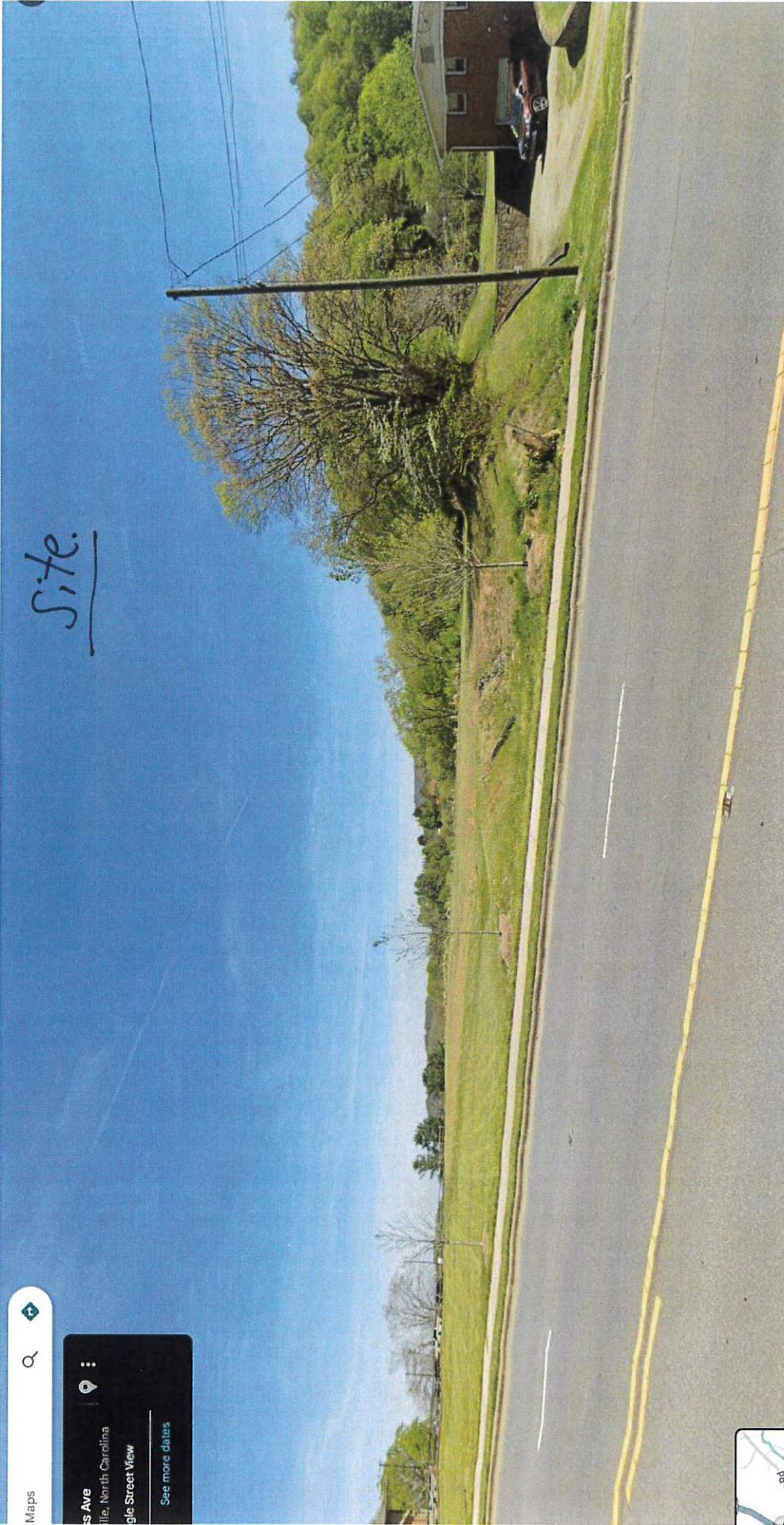
Site

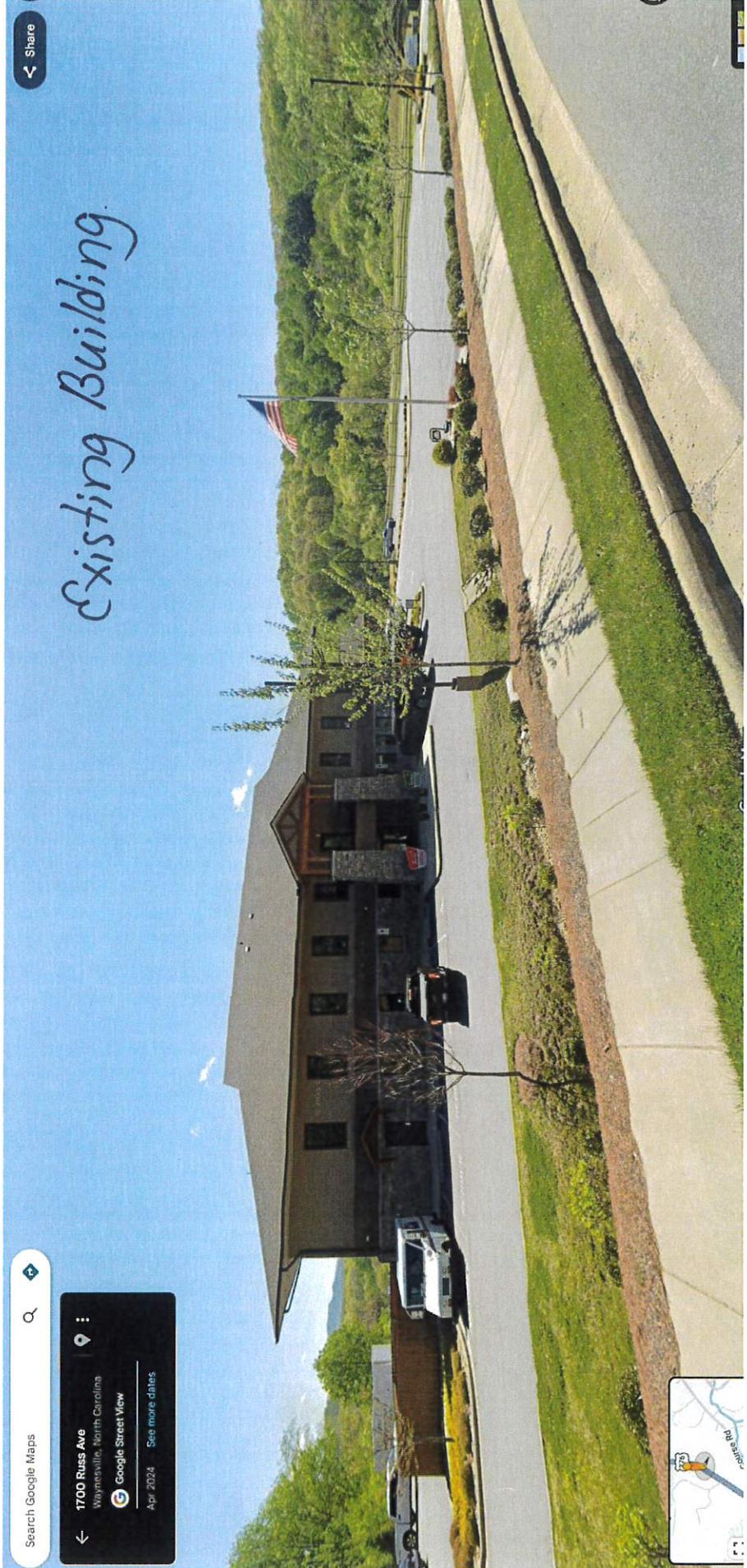


site



Site.





← Share

Search Google Maps

← 1700 Russ Ave
Waynesville, North Carolina
Google Street View
Apr 2024 See more dates

Existing Building.



Gary Caldwell, Mayor
Chuck Dickson, Mayor Pro Tem
Julia Freeman, Councilmember
Jon Feichter, Councilmember
Anthony Sutton, Councilmember



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

Date: 1/29/26

**Water availability and Sewer Availability for 1700 Russ Ave, Waynesville, NC
PIN# 8616-36-7164**

To Whom it may concern:

The Town of Waynesville can supply city water and sewer services for the parcel in question. The entrance to the property has a 6-inch water main already across Russ Ave that is supplying a fire Hydrant on the property. To the right of the entrance of the property, there is a manhole with a 6-inch sewer already installed for future development in the sidewalk that is connected to this property.

The customer will need to pay the proper tap fees for connections.

The electric service to the property will be provided by Duke.

If you have any questions, please feel free to contact me at any time.

Sincerely,
Wayne Bolin
Water/Sewer Superintendent
T: 828-456-3706

Utilities Map





TOWN OF WAYNESVILLE

Development Services Department
PO Box 100
9 South Main Street
Waynesville, NC 28786
Phone (828) 456-8647 • Fax (828) 452-1492
www.waynesvillenc.gov

*Comments
by Fire and
Building
Inspections.*

Mountain Credit Union Phase II

Date: 02/06/2026

Comments:

1. Provide Fire Department key box at the front and back entrance in accordance with Section 506 of the 2018 NC Fire Code.
2. Provide 18-inch maneuvering clearance on the inside of the men's restroom on the 2nd and 3rd floor in accordance with Figure 404.2.3.2 of the ICC A117.1-2009.
3. Provide fire extinguisher locations.
4. The front door lobby door swings on Sheet C.1.1 do not match architectural drawings, please ensure these doors match the architectural drawings.

From: [Laura Yonkers](#)
To: [Olga Grooman](#); [Elizabeth Teague](#)
Subject: Mountain Credit Union -1700 Russ Ave
Date: Monday, February 9, 2026 2:01:39 PM

*Comments by
Public Works.*

Sustainability Comments below:

1. Structure Table - Multiple places where "Pipes in:" and "Pipes Out" are not filled in where there is pipe shown.
2. Structure Table - D1-1- identify which pipe is which for the inverts.
3. Structure Table -Identify Diameter of structures or call out dimensions.
4. Structure Table -Structure EXJB-1 - determine size of existing catch basin. Provide detail and show that it can accept a 48 inch pipe when it has an 18 inch pipe installed on a diameter. Provide the bottom elevation of the existing structure.
5. When the site stages over the weir 2684.5'+head on weir it will flood the road 2.3' since the existing catch basin in the road ROW is at 2682.11'. There is no other pipe called to connect to this roadway catch basin (is this accurate?) The original design of the roadway conveyed the road drainage to the onsite retention area.
6. Show DOT ROW line if different from property line.
7. Provide stop sign, stop bar and cross walk delineation.
8. Show water lines(existing and proposed).
9. Show sewer connection to the proposed building.
10. Five (5) major trees are shown on top of the water and sewer pipes. No trees should be planted within 5 feet of a utility and if a tree is to be planted within 5-10 feet of a utility it needs to have a root barrier installed.
11. Provide a tree inventory.
12. The invert of CB-7 is 2692.64'. The invert of ECB-A is 2693.38'.
The pipe flow is traveling in the wrong direction.
13. The invert of TCB-1 is ~2 feet below EXJB-2. While this directional flow will work which the temporary bypass is installed is will cause 2 feet of ponding in that structure once the bypass is removed.



TOWN OF WAYNESVILLE

Development Services Department

PO Box 100

9 South Main Street

Waynesville, NC 28786

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

www.waynesvillenc.gov

FOR PUBLICATION IN THE MOUNTAINEER: February 1st and February 8th Sunday Editions

Date: January 28, 2026

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 February 16, 2026, at 5:30 pm**, in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider a major site plan review for the new 3-story Mountain Credit Union office building at 1700 Russ Avenue, Waynesville, NC 28786 (PIN 8616-36-7164).

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



TOWN OF WAYNESVILLE

Development Services Department

PO Box 100

9 South Main Street

Waynesville, NC 28786

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

www.waynesvillenc.gov

Date: January 28, 2026

Notice of Public Hearing
Town of Waynesville Planning Board

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

Mailed letters within 100 ft

65

MOUNTAIN CREDIT UNION
PO BOX 390
WAYNESVILLE, NC 28786

MARKHAM, SARAH E
PO BOX 865
WAYNESVILLE, NC 28786

SCHLAPKOHL, ROGER H
SCHLAPKOHL, JOYCE L
126 DEER RUN DR
WAYNESVILLE, NC 28786

SCHLAPKOHL, ROGER HELWEG/TR
ROGER HELWEG SCHLAPKOHL REVOCAB
126 DEER RUN DR
WAYNESVILLE, NC 28786

PENNANT PLACE LLC A NC LLC
964 UNDERWOOD COVE RD
WAYNESVILLE, NC 28786

NOLAND, BETTY S
287 GOLF COURSE RD
WAYNESVILLE, NC 28786

HENRY, DAVISON DALLAS
HENRY, CARLA WOOD
266 GOLF COURSE RD
WAYNESVILLE, NC 28786

COCHRAN, CHARLES RAY
COCHRAN, KATHERINE CONNER
46 MONARCH SQ
WAYNESVILLE, NC 28786

ERWIN, RHONDA SHIRLENE SHULER
47 BODACIOUS DR
WAYNESVILLE, NC 28786

BOLIN, MARTHA P
BOLIN, JOHN CHRISTOPHER
C/O JOHN BOLIN
205 GOLF COURSE RD
WAYNESVILLE, NC 28786

GREENARCH, ROGER E
GREENARCH, DEBRA S
31 BODACIOUS DR
WAYNESVILLE, NC 28786

ARRINGTON, ROBERT E
52 CARL ARRINGTON RD
WAYNESVILLE, NC 28786

COCHRAN, RUTH G
246 GOLF COURSE RD
WAYNESVILLE, NC 28786

MCELROY REAL ESTATE LTD PTNRP R
PO BOX 1365
LAKE JUNALUSKA, NC 28745

GUTIERREZ, EDWARD
GUTIERREZ, SHARON D
144 GOLF COURSE RD
WAYNESVILLE, NC 28786

O'BRIEN, THOMAS E
JACOBSEN, BEVERLY K
PO BOX 614
LAKE JUNALUSKA, NC 28745

HAMMETT, KRISTEN/TR
KRISTEN HAMMETT LIVING TRUST
164 AUGUSTA CIR
WAYNESVILLE, NC 28786

RAY, RETTA R
132 BRIER LN
MAGGIE VALLEY, NC 28751

OSTROM, MARY B
CLAYTON, JAMES PATRICK
5 WHITE OAK RD
ASHEVILLE, NC 28803

SCHULHOFER, WILLIAM A/TR
MARY ELIZABETH SCHULHOFER REV TRUST
146 BETSY ACRES LN
WAYNESVILLE, NC 28786

BIRTHRIGHT PROPERTIES LLC
1855 RUSS AVE
WAYNESVILLE, NC 28786

Notice to Media

From: [Candace Poolton](#)
To: [Media Contacts](#)
Subject: Public Hearing Notice- Planning Board
Date: Tuesday, February 3, 2026 12:01:43 PM

**Notice of Public Hearing
Town of Waynesville Planning Board**

The Town of Waynesville Planning Board will hold a **public hearing on February 16, 2026, at 5:30 pm**, in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider a major site plan review for the new 3-story Mountain Credit Union office building at 1700 Russ Avenue, Waynesville, NC 28786 (PIN 8616-36-7164).

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.

Site Posting on 1-28-2026



**Planning Board Staff Report
Zoning Map Amendment Request
Legislative Hearing for Recommendation to Town Council**

Meeting Date: February 16th, 2026
Subject: Map Amendment (Rezoning) Request
Process Type: Legislative
Location: 38 Hall Top Road, Waynesville, NC (PIN 8616-13-3822)
Area: 4.96 Acres
Requested Rezoning: Hall Top Residential Low Density (HT-RL) to Dellwood Residential Medium Density (D-MD)
Applicant/Authorized Agent: Bobby Funk, of Mills Property Development, LLC
Staff: Alex Mumby, Land Development Administrator

Background:

This is a legislative hearing to consider the applicant’s request to amend the regulatory zoning map on this property. Section 15.14.2 of the Waynesville Land Development Standards (LDS) states that: “The Planning Board shall conduct a public hearing and receive public input on the proposed amendment and shall make recommendations to the Town Council.” In making a recommendation, the Board should determine if the request is consistent with the 2035 Comprehensive Plan and Future Land Use Map, and if it is reasonable and in the public interest. The Town Council will hold a second hearing and make the final decision to approve or deny the proposed map amendment.

The subject property at 38 Hall Top Road (PIN 8616-13-3822) is a 4.96 acre parcel located off of Hall Top Road and behind the multi-tenant shopping center which features Big Lots and Firestone (formally the K-mart Shopping Center). The property contains four addressed residential buildings, and some storage sheds. The property is accessed by Saxony Lane which is the first right hand turn off of Hall Top Road. The property itself is flat, particularly compared to the surrounding steep terrain. It abuts the regional center district boundary that encompasses the shopping center and is in line with, or could fit within, the D-RM district and overlay boundaries if they were to have continued south, as it does on the other side of Russ Ave. The subject property is also close to the entrance to the Smokey Mountain Expressway and the core of Russ Avenue south of the expressway.

The applicant is seeking to rezone the property from Hall Top Residential Low Density (HT-RL) to Dellwood Residential Medium Density (D-MD). The rezoning of this parcel would allow multi-family as a permitted use, whereas in low density residential, multi-family is not allowed. The base density would increase from 6 units per acre to 8 units per acre, but the maximum density allowed with a Special Use Permit would stay the same at 12 units/acre.

Current and Proposed Zoning Districts:

The purpose and intent of the Hall Top Residential Low Density District (HT-RL) from LDS 2.3.1.D. states:

“a rural district characterized by steep terrain and narrow, winding roads. Despite the difficulty of developing in this district and the limited provision of services, the proximity to the Russ Avenue/Lake Junaluska Town Centers makes the location an attractive one for the variety of residential developments permitted in this area. Large lot development is the standard with

cluster development respecting the terrain encouraged so as to leave as much open space as possible. Road design will also consider the terrain with narrow road widths permitted and sidewalks not required. Linking developments with trails is encouraged.

The purpose and intent of the Dellwood Residential Medium Density District (D-RM) as stated in LDS 2.3.2.C is envisioned as a district that:

“...shall develop predominately as a low to medium density residential district separating the Russ Avenue and Dellwood/Junaluska Town Centers. Promoting a mixture of residential densities, this district shall be developed with such enhancements to residential living as pedestrian access and the provision of open space. Higher density development and limited business and professional services shall be promoted along Russ Avenue with larger lots and cluster development promoted throughout the district...”

Additionally, the D-RM district has a mixed-use overlay that parallels Russ Avenue for a width of 500’ on either side of the roadway. The overlay district acts as a transitional area between the commercial uses along Russ Avenue and the residential areas beyond. The applicant is *not* requesting rezoning to the mixed-use overlay, but only to the underlying medium density district. The following charts compare key zoning differences between the two districts.

Dimensional standards (LDS 2.4):

	Hall Top Residential Low Density	Dellwood Residential Medium Density
Base Density	6 units/acre	8 units/acre
Max Density with a Special Use Permit	12 units/acre	12 units/acre
Minimum Lot Size	½ acre	¼ acre
Minimum Lot Width	60 feet	50 feet
Minimum pervious surface	20%	20%
Front setback	20 feet	10 feet
Side setback	10 feet	10 feet
Street side/secondary front setback	20 feet	5 feet
Between buildings setback	10 feet	6 feet
Rear setback	20 feet	6 feet
Building Height in stories	3 stories	3 stories

Permitted uses (LDS 2.5.3):

	Hall Top Residential Low Dens.	Dellwood Residential Med. Dens.
Dwelling Multi-family	-	P
Child and Adult Day Care	-	Permitted with Add. Standards
Golf Course Country Club	P	-
Animal Production support	P	-
Crop Production Services	P	-

Surrounding Land Uses:

The subject property is surrounded by residential property to the north, south, and west. There is a multitenant shopping center to the east. Russ Ave is 350 feet to the east. The Smokey Mountain Expressway is 470 feet to the south with the on-ramp being just 130 feet to the south.

Consistency with the 2035 Comprehensive Plan:

The Future Land Use Map in the 2035 Comprehensive plan is used to guide decisions around future development and rezonings based on topography, infrastructure and existing land uses. On the Future Land Use Map the subject property is designated as Medium to High Density, “generally five to ten units per acre (5 to 10 units/acre) with some higher density in the urban residential zoning district and/or with Special Use Permits.” The Comprehensive Plan continues to say that types of development could “include patio homes, townhomes, bungalow courts and multifamily.” This designation promotes “higher density residential development that is readily accessible and where utilities are available.” The area to the west and north of the property, that overlaps with the rest of the Hall Top Zoning, is shown as low to medium density, where “the roadway network is not likely to accommodate higher density development.” (2035 Plan, p. 26).

This property is adjacent to infrastructure, where other parts of Hall Top are not. There is an existing water line that runs to the property and sewer lines below to the commercial center. The subject property is close to a commercial intersection and to the on-ramp for the expressway. Hall Top Road, Phillips Road, and Russ Avenue are all maintained by NCDOT. Any new development that meets the Town’s Traffic Impact Analysis criteria, including where the Town feels there is an impacted street that is substandard, will require an impact study and potentially could require improvements to the portion of the public roads impacted by the development – in this case, the lower part of Hall Top road and the intersection with Phillips Street – in order for the Town to concur with the NCDOT permit.

Clustered and multi-family development have lower impacts on utilities and infrastructure than single family subdivision. Less distance is required for water, sewer and road extensions comparatively. Clustered development additionally promotes green and open space conservation by allowing for more units on a smaller footprint.

Staff submit that this singular piece of property (but not other areas of Hall Top) would be consistent with the Future Land Use Map of the Comprehensive Plan. Additionally, it creates an opportunity for development near a major corridor and commercial center, while creating a new option for housing types.

Planning Board could therefore find the proposed map amendment consistent, as well as reasonable and in the public interest, with the Town of Waynesville’s 2035 Comprehensive Land Use Plan goals of the Comp Plan:

Goal 1: Continue to promote smart growth principals in land use planning and zoning.

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

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

- Promote a diverse housing stock including market rate, workforce housing, and affordable options that appeal to a variety of households.

Staff Comment and Recommendations:

This property could appropriately be rezoned to D-RM, but not to D-RM Mixed Use Overlay. This would be both consistent with the Comprehensive Plan’s goals and Future Land Use Map. Both districts have similar maximum density and permitted uses. The location of the property adjacent to the shopping center, infrastructure, and the fact that it is a flat lot at the bottom of Hall Top Road, give it development potential that the rest of the Hall Top district properties do not have. Its location makes it a transitional

property that separates the Regional Center District from the rest of the Hall Top Low Density District, and the Low Density District zoning designation could serve that purpose.

The rezoning could create opportunities for cluster or multi-family housing and increase the land's value. The Haywood County assessed tax value of the property is \$334,500 for just under 5 acres. Mountain Creek Plaza, just to the south along Russ Avenue and in the Regional Center District has 200 units on 7.17 acres and is evaluated at \$21,828,300. The Plott Creek Apartments, which are 200 units on 20 acres, is valued at \$22,636,100. Under the proposed zoning, this property could never meet the same density, scale, or height of the Mountain Creek Apartments, nor does it have the acreage for the number of units included in the Palisades at Plott Creek. However, the option for multi-family development creates an opportunity for re-investment, growth, and high tax value.

That said, staff also appreciates that the Hall Top neighborhood is a well-established area of single family homes. The applicant is in a due diligence process to see if a rezoning is possible, and if it is not, then there other options for the redevelopment of this property still exist. Under existing zoning, this property could accommodate, an estimated 10 or more single family homes or a larger townhome development of approximately 24 units.

Public Notices:

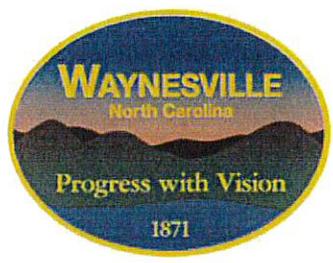
This hearing was advertised this hearing by mailing letters to adjacent property owners within 100 ft and posting the subject property on February 3rd, 2026. The hearing was also advertised in the Mountaineer newspaper on February 4th and February 10th, 2026. Additionally, notice was sent to the local media on February 4th, 2026.

Motions:

1. A motion to find the rezoning request as being consistent/inconsistent with the 2035 Comprehensive Land Use Plan and is (or is not) reasonable and in the public interest.
2. A motion to recommend the map amendment for approval/denial by the Town Council.

Attachments:

1. Application Materials
2. Draft Ordinance
3. Consistency Statement Worksheet
4. Property maps: Aerial, zoning, topography, future land use map.
5. Public Notices



TOWN OF WAYNESVILLE
Development Services Department
PO Box 100
9 South Main Street
Waynesville, NC 28786
Phone (828) 456-8647 • Fax (828) 452-1492
www.waynesvillenc.gov

Application for Land Development Standards Map Amendment

Application is hereby made on January 27, 2026 to the Town of Waynesville for the following map amendment:

Property owner of record: Jack Chambers & Dayle Plemmons
Address/location of property: 38 Hall Top Road
Parcel identification number(s): PIN 8616-13-3822
Deed/Plat Book/Page, (attach legal description): D/B 949/350
The property contains 4.96 acres.
Current district: Hall Top Residential Low Density Residential
Requested district: Dellwood Road Medium Density

The property is best suited for the requested change for the following reason(s), (attach additional sheets if necessary):

This property is adjacent Dellwood Residential Medium Density zoned property and would allow for the development of much needed new housing for senior citizens in Waynesville on a property that is topogrpahically suitable for development of multifamily housing with sufficient utilities infrastructure to serve the property.

Applicant Contact Information

Applicant Name (Printed): Bobby Funk - Mills Property Development, LLC
Mailing Address: PO Box 6171, Raleigh, NC 27628
Phone(s): 828-551-6511
Email: bobby@millsconstructionco.com

Signature of Property Owner(s) of Record Authorizing Application:

Note: Map Amendment Requests require a fee based on the size and number of lots being requested for amendment. The request will be scheduled for the next agenda opening for the Waynesville Planning Board. Please submit application to: Town of Waynesville Development Services Department, 9 South Main Street, Waynesville, NC 28786.

PAYMENT SUMMARY RECEIPT

TOWN OF WAYNESVILLE
16 S MAIN ST

DATE: 02/05/26 CUSTOMER#:
TIME: 15:21:10
CLERK: 2044ecou

RECPT#: 3292140 PREV BAL: 698.00
TP/YR: P/2026 AMT PAID: 698.00
BILL: 3292140 ADJSTMNT: .00
EFF DT: 02/05/26 BAL DUE: .00

Misc Cash Receipts

-----TOTALS-----

PRINCIPAL PAID: 698.00
INTEREST PAID: .00
ADJUSTMENTS: .00
DISC TAKEN: .00

AMT TENDERED: 698.00
AMT APPLIED: 698.00
CHANGE: .00

PAID BY: Mills PropertySp Use *Rezone*
PAYMENT METH: CHECK
PAYMENT REF: 5359

TOT PREV BAL DUE: 698.00
TOT BAL DUE NOW : .00

DRAFT FOR COUNCIL CONSIDERATION

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL LAND DEVELOPMENT MAP OF THE TOWN OF WAYNESVILLE

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, the Town of Waynesville Planning Board has reviewed the proposed map amendment to the Official Land Development Map (Zoning Map) and recommends that it is consistent with the 2035 Comprehensive Plan and that it is reasonable and in the public interest because it supports the following goals of the Comp. Plan:

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

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

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

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

WHEREAS, the Town of Waynesville Planning Board recommends that this map amendment is reasonable and in the public interest because it is also consistent with the purposes of the proposed zoning district- Dellwood Residential Medium Density (D-RM), as described in Section 2.3.2.B of the Land Development Standards (LDS):

- “Promoting a mixture of residential densities, this district shall be developed with such enhancements to residential living as pedestrian access and the provision of open space. Higher density development and limited business and professional services shall be promoted along Russ Avenue with larger lots and cluster development promoted throughout the district.”

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

WHEREAS, the Town Council finds this Ordinance is 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 **February 16th, 2026**, at the regularly scheduled meeting of the Waynesville Planning Board, and on **February 24th, 2026**, at the regularly scheduled meeting of the Town Council;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WAYNESVILLE, MEETING IN SPECIAL SESSION ON NOVEMBER 18, 2025, AND WITH A MAJORITY OF THE BOARD MEMBERS VOTING IN THE AFFIRMATIVE, THE FOLLOWING:

That the Official Land Development Map be amended with the 4.98-acre property located at 38 Hall Top Rd, Waynesville, NC (PIN 8616-13-3822) rezoned as Dellwood Residential Medium Density District (D-RM).

ADOPTED this _____ Day of _____, 2026.

TOWN OF WAYNESVILLE

J. Gary Caldwell, Mayor

ATTEST:

Candace Poolton, Town Clerk

APPROVED AS TO FORM:

Martha Bradley, Town Attorney



To: Town of Waynesville Planning Board
 From: Alex Mumby, Land Development Administrator
 Date: February 16, 2026
 Subject: Map Amendment Statement of Consistency
 Description: Map Amendment (rezoning) request from Happ Top Low Density Residential (HT-RL) to Dellwood Medium Density Residential (D-RM) one 4.96 acre property at 130 Hall Top Road in Waynesville, NC 28786 (PIN 8616-13-3822).
 Address: Town of Waynesville Planning Department ("Development Services")

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

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

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

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

In addition to approving this zoning map amendment, this approval is **also deemed an amendment to the Town's Comprehensive Land Use Plan**. The change in conditions taken into account 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*)

 Giner Hain, Planning Board Chair

 Date

 Esther Coulter, Administrative Assistant

 Date

CHAMBERS, JACK ALLEN
PLEMMONS, DAYLE EDWIN
3192 admiral dr
atlanta, ga 30341

PHILLIPS, ROY
CRAWFORD, NANCY
PO BOX 232
WAYNESVILLE, NC 28786

JONES, HOWARD OTIS/EXR
JONES, JOHN H JR ESTATE
380 TOWERY TRCE
ELLENBORO, NC 28040-5769

HENRY, MARIE R
JONES, STEPHANIE D
161 HALL TOP RD
WAYNESVILLE, NC 28786-2507

BOBBY FUNK
PO BOX 6171
RALEIGH, NC 27628

RUSS AVENUE PLAZA LLC A NC LLC
PO BOX 397
SWANNANOVA, NC 28778-0397

PHILLIPS, REBECCA JO
114 PHILLIPS RD
WAYNESVILLE, NC 28786

WOOD, ROGER E
79 HALL TOP RD
WAYNESVILLE, NC 28786

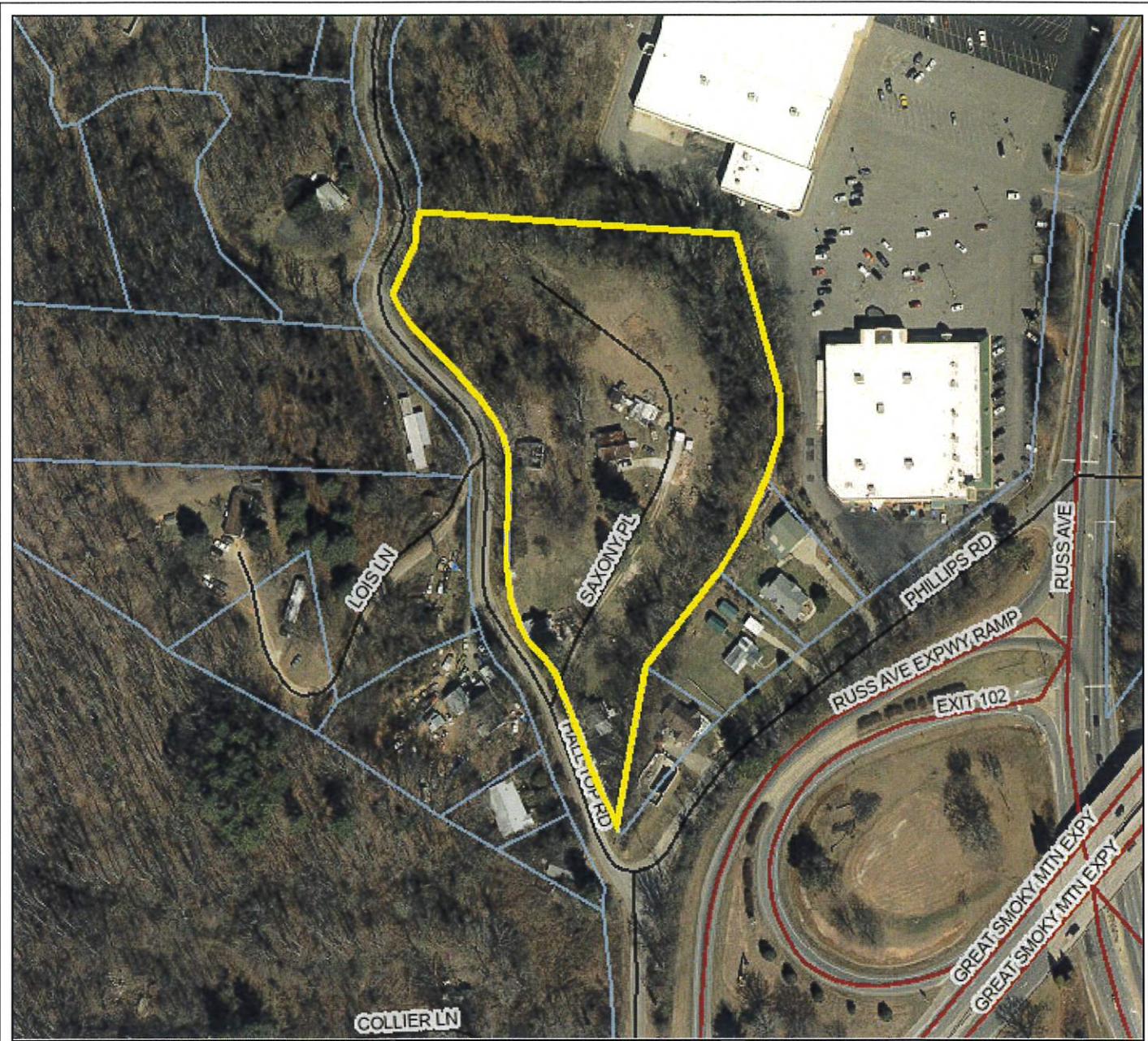
RHOME, CAMERON
SARTAIN, CHELSEA
145 REDCLOUD AVE
BERTHOUD, CO 80513-3815

CRAWFORD, NANCY UNDERWOOD
BOX 232
WAYNESVILLE, NC 28786

JONES, HOWARD OTIS/EXR
JONES, JOHN H JR ESTATE
380 TOWERY TRCE
ELLENBORO, NC 28040-5769

WHITTEN, RANDY F
118 LOIS LN
WAYNESVILLE, NC 28786

CARVER, SUSAN QUEEN
234 QUEEN COVE RD
WAYNESVILLE, NC 28785-8979



Report For		Land Value:	\$169,600
CHAMBERS, JACK ALLEN	DWELLING, DWELLING, DWELLING, DWELLING	Building Value:	\$167,000
PLEMMONS, DAYLE EDWIN	Single-Family,,,	Market Value:	\$336,600
3192 admiral dr	130 HALL TOP RD WAYNESVILLE NC 28786	Deferred Value:	\$0
atlanta, ga 30341	Heated Area: 0	Assessed Value:	\$336,600
Account Information	Year Built: 1925	Sale Price:	\$0
PIN: 8616-13-3822	Total Acreage: 4.96	Sale Date:	04/04/2018
Deed: 949/350	Township: Town of Waynesville	Tax Bill 1:	\$2,316
842/968		Tax Bill 2:	\$2,328
DC104/203			
564/2170			



February 6, 2026

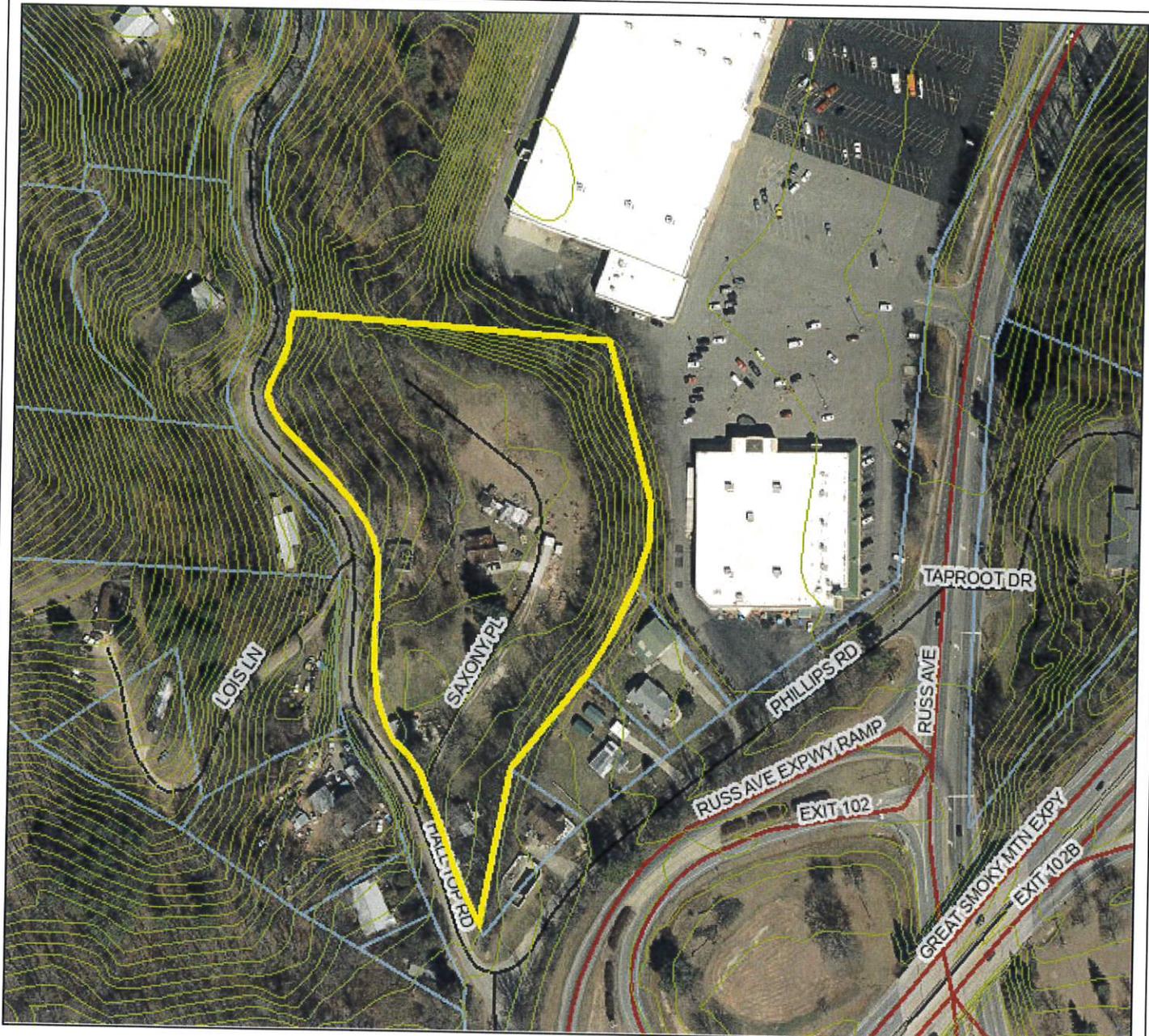


1 inch = 200 feet

Disclaimer: The maps on this site are not surveys. They are prepared from the inventory of real property found within this jurisdiction and are compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public primary information sources should be consulted for verification of any information contained on these maps. Haywood county and the website provider assume no legal responsibility for the information contained on these maps.

THE TOWN OF WAYNESVILLE
PLANNING BOARD
WILL HOLD A
PUBLIC HEARING
ON FEBRUARY 16TH, AT 5:30 PM
IN THE TOWN HALL BOARD ROOM AT
9 SOUTH MAIN ST.
TO CONSIDER A REZONING REQUEST
CONTACT THE DEVELOPMENT SERVICES DEPARTMENT
828-456-8647





Report For
 CHAMBERS, JACK ALLEN
 PLEMMONS, DAYLE EDWIN
 3192 admiral dr
 atlanta, ga 30341

Account Information

PIN: 8616-13-3822
 Deed: 949/350
 842/968
 DC104/203
 564/2170

DWELLING, DWELLING, DWELLING, DWELLING
 Single-Family,,,
 130 HALL TOP RD WAYNESVILLE NC 28786
 Heated Area: 0
 Year Built: 1925
 Total Acreage: 4.96
 Township: Town of Waynesville

Land Value:
 Building Value:
 Market Value:
 Deferred Value:
 Assessed Value:
 Sale Price:
 Sale Date: 04/04/2018
 Tax Bill 1:
 Tax Bill 2:



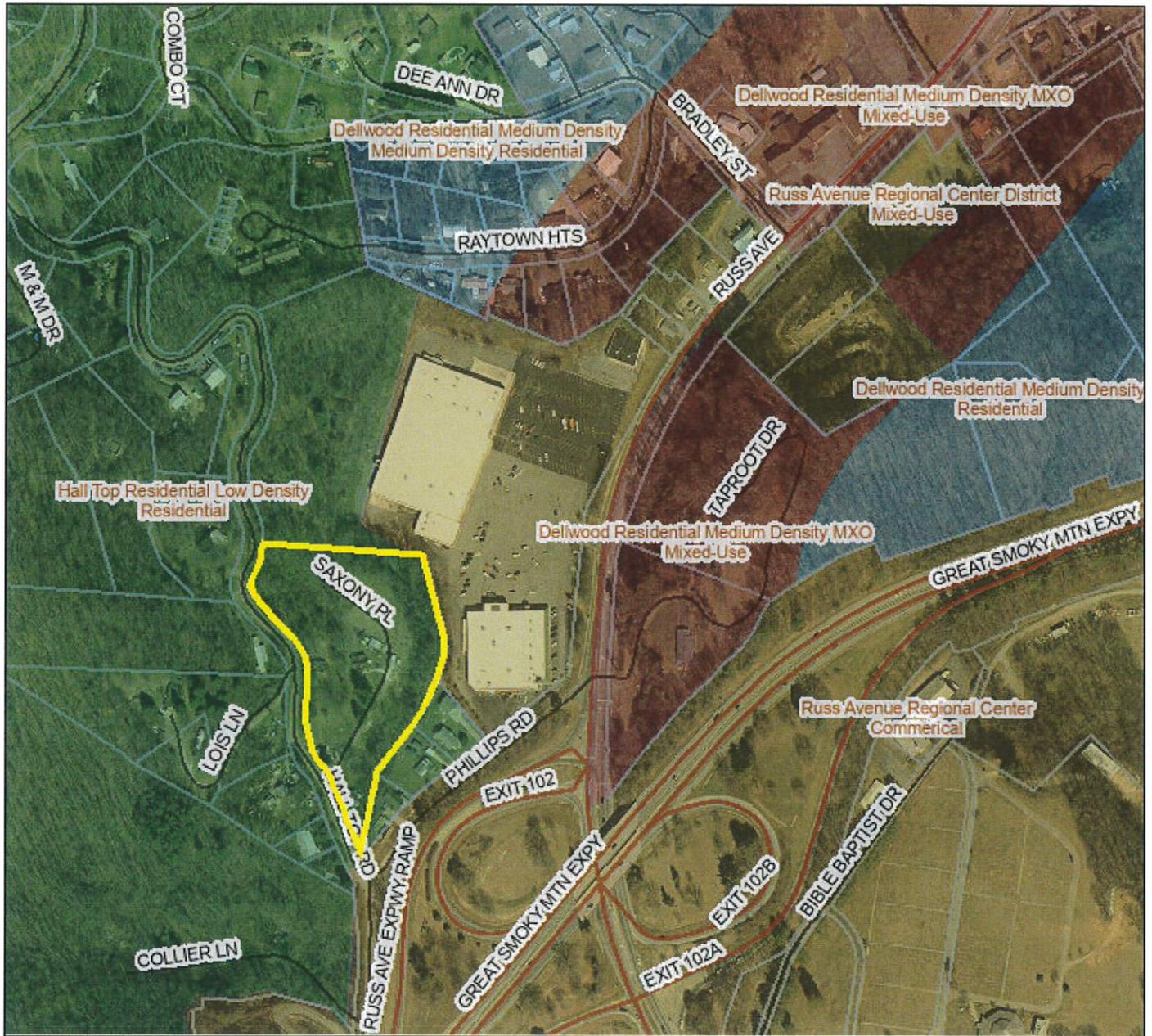
February 6, 2026



1 inch = 200 feet

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Report For

CHAMBERS, JACK ALLEN
 PLEMMONS, DAYLE EDWIN
 3192 admiral dr
 atlanta, ga 30341

Account Information

PIN: 8616-13-3822
 Deed: 949/350
 842/968
 DC104/203
 564/2170

DWELLING, DWELLING, DWELLING, DWELLING

Single-Family,,,
 130 HALL TOP RD WAYNESVILLE NC 28786

Heated Area: 0

Year Built: 1925

Total Acreage: 4.96

Township: Town of Waynesville

Land Value:

Building Value:

Market Value:

Deferred Value:

Assessed Value:

Sale Price:

Sale Date: 04/04/2018

Tax Bill 1:

Tax Bill 2:



February 6, 2026



1 inch = 400 feet

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TOWN OF WAYNESVILLE

Development Services Department

9 South Main Street

Suite 110

Waynesville, NC 28786

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

www.waynesvillenc.gov

Date: January 29th, 2026

Contact: Alex Mumby, (828) 452-0401

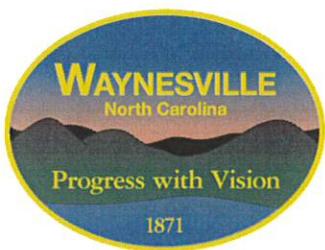
Notice of Public Hearing

Town of Waynesville Planning Board

The Town of Waynesville Planning Board will hold a public hearing on Monday, February 16th, 2026, at 5:30 pm, in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider a rezoning request for the 4.96 acre parcel located at 38 Hall Top Rd, Waynesville, NC 28786 (PIN 8616-13-3822). The property is currently zoned Hall Top Residential Low Density (HT-RL). The applicant is requesting that the property be rezoned to the Dellwood Residential Medium Density (D-MD) zoning district.



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



TOWN OF WAYNESVILLE

Development Services Department
PO Box 100
9 South Main Street
Waynesville, NC 28786
Phone (828) 456-8647 • Fax (828) 452-1492
www.waynesvillenc.gov

FOR PUBLICATION IN THE MOUNTAINEER: February 4 and February 11 (Wednesday) editions

Date: January 29th, 2026
Contact: Alex Mumby, (828) 452-0401

Notice of Public Hearing Town of Waynesville Planning Board

The Town of Waynesville Planning Board will hold a public hearing on Monday, February 16th, 2026, at 5:30 pm, in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider a rezoning request for the 4.96 acre parcel located at 38 Hall Top Rd, Waynesville, NC 28786 (PIN 8616-13-3822). The property is currently zoned Hall Top Residential Low Density (HT-RL). The applicant is requesting that the property be rezoned to the Dellwood Residential Medium Density (D-MD) zoning district.

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