

TOWN OF WAYNESVILLE

RETREAT

BOARD OF ALDERMEN

FEBRUARY 24, 2017

WELLS EVENTS CENTER



**2017 BOARD RETREAT
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Memorandum

To: Mayor and Members of the Board of Aldermen

From: Rob Hites, Town Manager

Date: 02/20/2017

Subject: Retreat

The Mayor has scheduled an all day retreat for Friday, February 24, 2017. We will meet at the Wells Event Center at 8:15am and begin work at 8:30. We will provide a coffee, soft drinks and light breakfast items.

The Mayor would like to review several of the Town's programs, review the Board's priorities and work plan from 2014 and develop an updated set of priorities for the next budget year. The staff will use the Board's direction as a policy guide for their budget plan.

In order to help you with the process I am providing you with the set of priorities that the Board discussed and approved by consensus on March 28, 2014. I have also included the broad policy categories and their associated "action items" for your review.

The Mayor hopes that you will provide the Board with a list of your ten highest priorities for the upcoming year even if the priority will take a number of years to implement. You may complete it by hand or use the downloaded version I have provided via email. Please don't feel like you have to come up with ten. You may be interested in fewer priorities given our financial capabilities.

I have included the staff's departmental priorities so that you can get a sense of what the staff has on their list. Clearly the Board's vision and plan of work will become the work plan for the future but many times the Department Heads are observing similar needs to those of the Board.

We will begin the day with comments from the Mayor and Board. You may wish to add a subject or project that is not on the day's agenda. We recommend that you get a six month update on our finances and Eddie's thoughts on what to expect in the way of revenue growth.

After a break we will receive updates on the schedule of work from the Department Heads. You will get a chance to ask specific questions relating to projects within their departments.

We will break for lunch and return to review the Board's 2014 priorities and begin to discuss the Board's priority list for 2017.

We will conclude the day by reducing the individual goals to a set of priorities for the staff to use in its program planning for the upcoming budget year.

Please let me or the Mayor know if you have any additions or suggestion that will make the process more meaningful to you.

Board of Aldermen Retreat Agenda February 24, 2017

- | | | | |
|-----|---|-------------------------|----------|
| 1. | Call to Order | Mayor Brown | 8:30 AM |
| 2. | Introduction of Retreat | Mayor Brown | |
| 3. | Comments | Board of Aldermen | 8:45 AM |
| 4. | Financial Update | Eddie Caldwell | 9:00 AM |
| 5. | BREAK | | 9:45 AM |
| 6. | Updates of Programs Discussed in Prior Retreats | | 10:00 AM |
| | a. Commercial Overhead Waste Pick up | David Foster | |
| | b. In-house Utility Construction Crew | David Foster | |
| | c. UTEC Contract | David Foster | |
| | d. Report on Allen's Creek Sewer | David Foster | |
| | BREAK | | 10:45 AM |
| | e. Recreation Master Plan | Rhett Langston | 11:00 AM |
| 7. | LUNCH | | NOON |
| 8. | Presentation of Departmental Priorities | | 1:00 PM |
| | a. Development Services | Elizabeth Teague | |
| | b. Administration/HR/IT | Amie Owens | |
| | c. Fire | Chief Joey Webb | |
| | d. Finance | Eddie Caldwell | |
| | e. Police | Chief Bill Hollingsed | |
| | f. Public Services | David Foster | |
| | g. Recreation | Rhett Langston | |
| 9. | BREAK | | 2:15 PM |
| 10. | Review Board's 2014 Priorities | Rob Hites, Town Manager | 2:30 PM |
| 11. | Discussion of 2017 Priorities | Rob Hites | 3:15 PM |
| 12. | Direction to Staff | Mayor Brown | 4:15 PM |
| 13. | Concluding Comments from Mayor and Board | | 4:30 PM |
| 14. | ADJOURN | | |

**Departmental Priorities
for FY 2017-2018 and Beyond**

TOP PRIORITIES: Development Services

Priority: #1. Update of the 2020 Comprehensive Plan

Comment:

The Town began the Comprehensive Plan in 1999 and adopted the final version of "Waynesville: Our Heritage, Our Future 2020 Land Development Plan" on April 23, 2002. The Town hired a consulting firm to assist in public involvement and in generating the maps and final draft. The Plan implements "Smart Growth" principles and resulted in the Town's Land Development Standards currently in use (with 2011 updates). Now that it is 2017, the community is only three years out from the Comprehensive Plan's vision horizon of 2020. In their 2014 Board Retreat, the Board of Aldermen identified multiple issues which could be addressed in a Comprehensive Plan Update:

- "Infrastructure update with a vision for future development"
- "Control growth without stifling positive growth"
- Expansion of MSD to Hazelwood, Frog Level and S. Main St.
- Sustainable economic growth

The Planning Board has asked for a Comprehensive Plan update to provide guidance in current land-use decisions. Key policy questions and strategic areas that they have identified include:

- Does the demarcation of the Urban Growth Boundary and the policies regarding extension of infrastructure into ETJ areas or beyond still meets the needs of the Town?
- How does the Town promote more affordable and mixed-use housing development?
- How does the Town want to address potential growth areas and should we update the

Comprehensive Plan Land Use Map? Specifically,

Area along the Railroad tracks/Revisit the railroad overlay idea? (Frog Level, Richland Avenue, Hazelwood)

Redevelopment of Hazelwood CBD and surrounding residential areas

Howell Mill Road (between Russ Avenue and Rec Center, and between Rec Center and Asheville Highway?)

Areas north of 19/23 (Russ Avenue and Dellwood)

S. Main Commercial Area

Several plans related to transportation are coming into fruition which require matching funds and land acquisition. These will have long term impacts on land use, economic development, and growth.

- Russ Avenue
- S. Main
- N. Main at Walnut Street and Vance Ave.
- The Richland Creek Greenway
- Brown Avenue in front of the Middle School
- Pedestrian facility along Hazelwood/Plott Creek

Because the 2020 Plan and current Land Development Standards are working well, I suggest an update which focuses on these key areas rather than a complete re-write. I also suggest that a consultant assist with compilation of data, mapping, meeting facilitation and public involvement, and the development of the final document and maps. **Estimated Cost: \$50,000 (Could be spread over two fiscal years)**

Priority: #2 Continue with Richland Creek Greenway Development

Comment:

In 2015, the Town developed a scope of work with Equinox Environmental I to develop a Feasibility Study to determine the preferred alignment of the proposed greenway from Vance Street Park to Hyatt Creek Road. There were three phases to the plan 1) Corridor Inventory and Analysis, 2) Landowner Outreach, and 3) Master Planning. The Town funded the first phase of the study this fiscal year. As proposed, completion of the next two phases would cost \$47,064. However I recommend that we revisit this scope in light of the findings from the work done so far. We can either continue toward a complete greenway master plan as proposed or focus on right-of-way acquisition and construction design from Hazelwood Park to Boyd Avenue. **Estimated Cost: \$20,000 (for phased master planning or focused segment)**

Priority: #3 Lower Brown Avenue Roadway redesign (with Public Services)

Comment:

The Town applied for and received a \$40,000 grant to redesign the lower end of Brown Avenue from South Main to Belle Meade (the area in front of the Ingles redevelopment), TIP project EB-5757. This project will provide design and engineering to incorporate bicycle and pedestrian amenities, access management, and safety improvements, redesigning the four lane cross-section to a three lane with bicycle lanes and landscaping. In June of 2016, the Town committed up to \$10,000 match for this project *which* is to take place in FY2018. Subsequently, the Town must provide a 20% match in actual construction costs based upon the design (construction roughly estimated at \$500,000) in future fiscal years. **Cost: \$10,000 (for committed match to TIP funding)**

Priority: #4 Code Compliance and Nuisance Abatement Services (with Public Services)

Comment:

The Development Services Department has taken a pro-active approach to addressing chronic nuisance cases. When property owners do not respond to Town Notices of Violation, the Town may conduct demolition or clean-up activities at the Town's expense on private property and bill those property owners, or place liens on that property. This approach requires that we budget some funding to carry out these activities but carries the expectation that the Town at some point would be reimbursed. These activities may require assistance from the Public Works Department and there was discussion last year of using this line item to help fund public works staff which I am happy to revisit.

Estimated Cost: \$10,000

Priority: #5 Replacement Vehicle(s)

Comment:

We have two replacement vehicles in the CIP which are important for operations. I mention it here just because this is a priority (current cars have broken down in the field and are often requiring repairs).

**Board of Aldermen Board Retreat
Development Information**

February 24, 2017

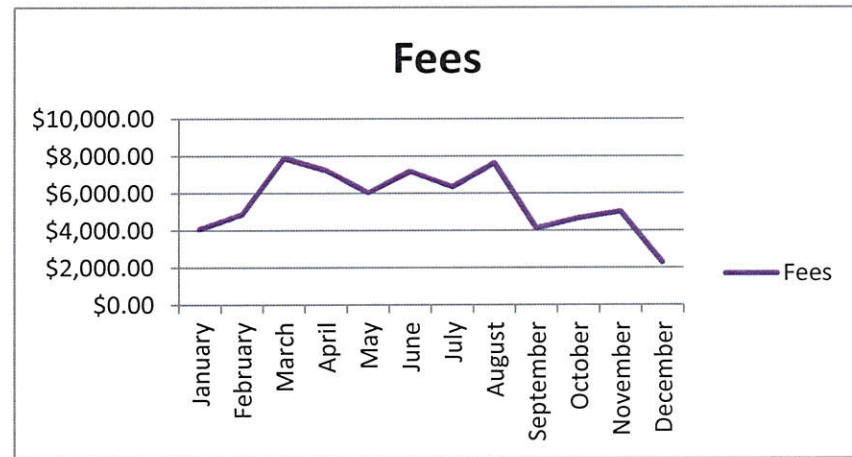
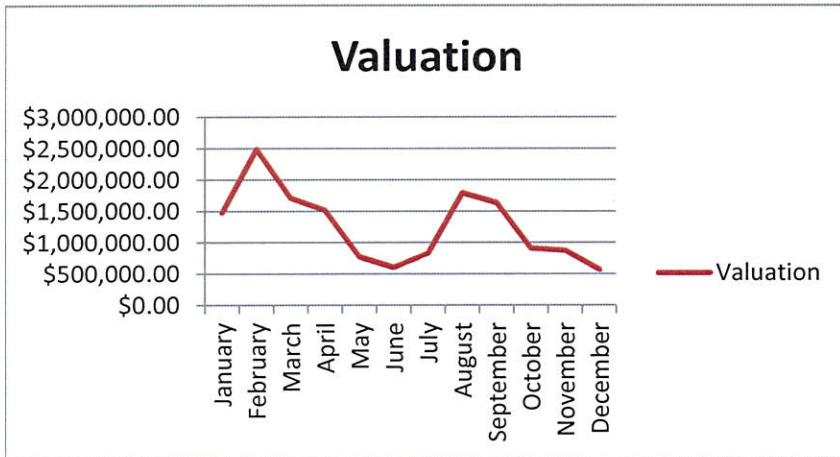
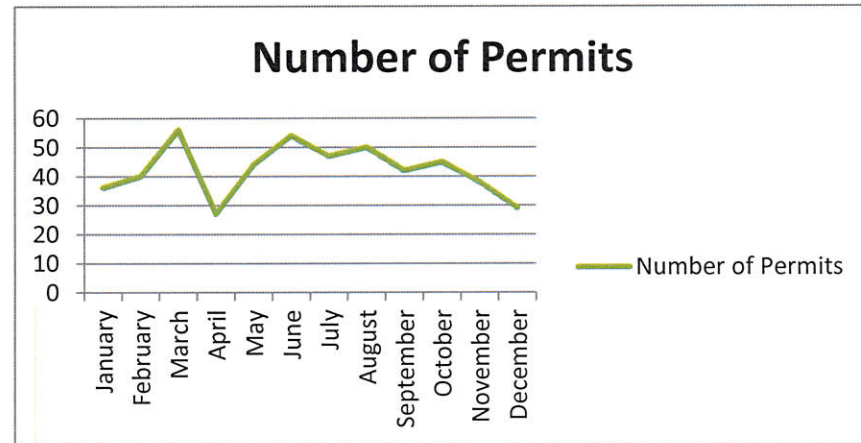
FY 2015-2016 was a very active year for Development Services. The Ingles Conditional District and Chick Filet Projects on Russ Avenue, along with remodels of Kentucky Fried Chicken and Arby's, created a spike in Valuation and Building Fees for the Calendar year of 2015 when those building permits were submitted and those fees collected.

This FY will see two large development projects on the horizon which will impact this fiscal year (if permitted prior to June 30):

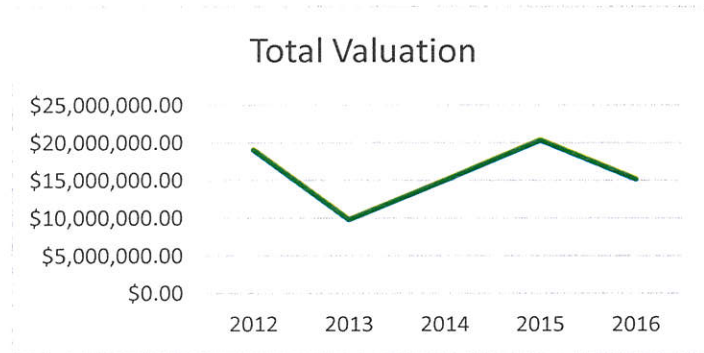
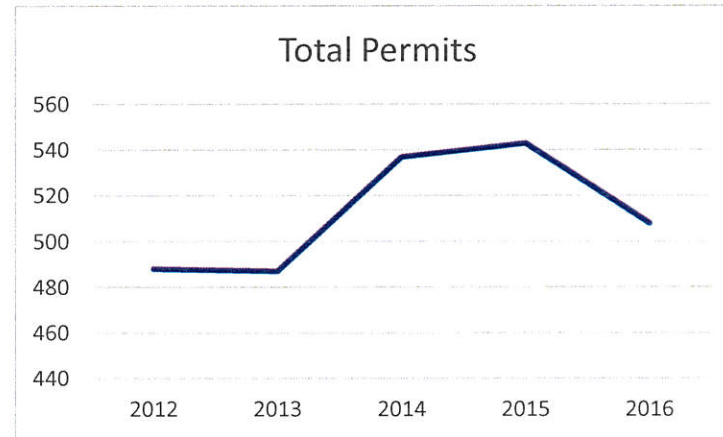
- Ingles' redevelopment of their #58 Store on Brown Avenue
Estimated building permit fee \$21,633.30
- "Waynesville Pavillion" Shopping Center at the corner of Russ Avenue and Frazier.
Estimated building permit fee of \$15,900.00

Data on building permits, fees and valuations of permitted projects are provided.

MONTH	Number of Permits	Valuation	Fees
January	36	\$1,477,240.00	\$4,081.00
February	40	\$2,488,457.00	\$4,863.00
March	56	\$1,706,000.00	\$7,892.45
April	27	\$1,513,313.00	\$7,232.75
May	44	\$773,453.84	\$6,044.80
June	54	\$603,156.00	\$7,191.60
July	47	\$828,174.00	\$6,351.60
August	50	\$1,795,404.12	\$7,638.55
September	42	\$1,634,430.58	\$4,125.60
October	45	\$911,741.00	\$4,681.00
November	38	\$874,405.00	\$5,040.50
December	29	\$567,581.32	\$2,284.00
TOTAL	508	\$15,173,355.86	\$67,426.85

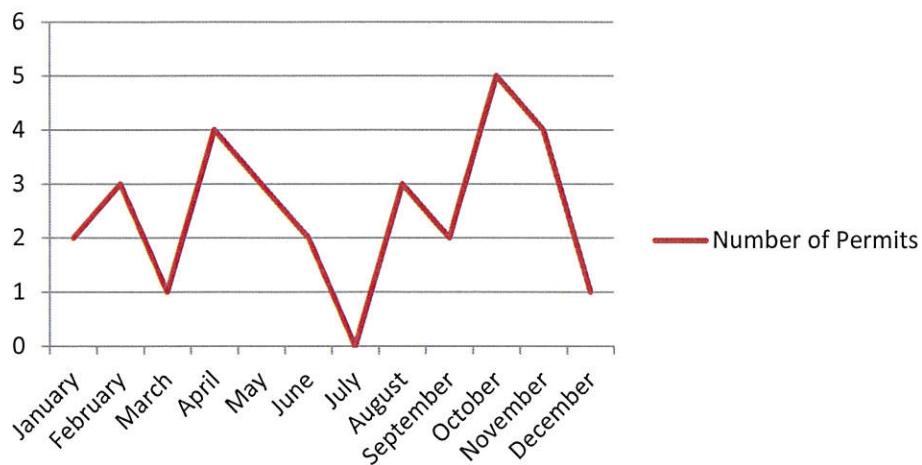


Year	Total Permits	Total Valuation	Total Fees
2012	488	\$19,019,190.29	\$130,046.00
2013	487	\$9,796,396.25	\$67,700.55
2014	537	\$15,001,504.11	\$92,336.88
2015	543	\$20,354,406.55	\$131,158.65
2016	508	\$15,173,355.86	\$67,426.85

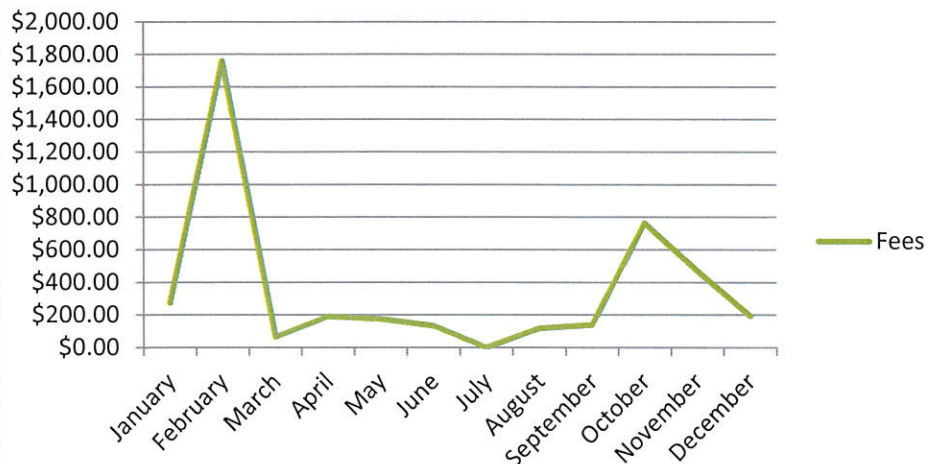


Month	Number of Permits	Fees
January	2	\$273.20
February	3	\$1,758.00
March	1	\$64.80
April	4	\$191.00
May	3	\$174.00
June	2	\$133.60
July	0	\$0.00
August	3	\$116.00
September	2	\$139.00
October	5	\$761.94
November	4	\$469.80
December	1	\$192.00
Total	30	\$4,273.34

Number of Permits



Fees

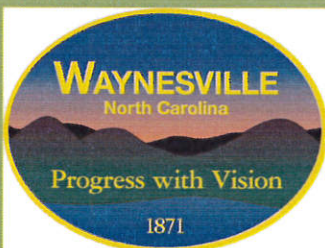




Waynesville Greenway

Feasibility Study

2017



prepared for
the Town of Waynesville

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INTRODUCTION

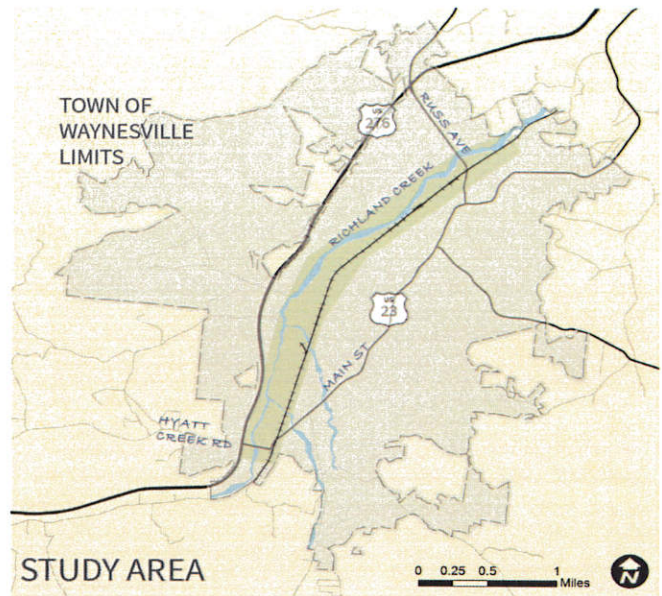
PROJECT BACKGROUND

The Study Area

The study area begins near Hyatt Creek Road (BiLo) and ends at Hyatt Creek Road (Walmart) which is approximately 3-1/4 linear miles. The study area includes Richland Creek, the Frog Level Historic District, Waynesville Middle School, and Hazelwood Park.

Goals of Feasibility Study

The goals of this feasibility study are to understand the opportunities and constraints within this project corridor for the most optimal “preferred” and “alternative” alignments based on gathered information and stakeholder input. The project goals as determined by stakeholders are as follows.



Project Goals

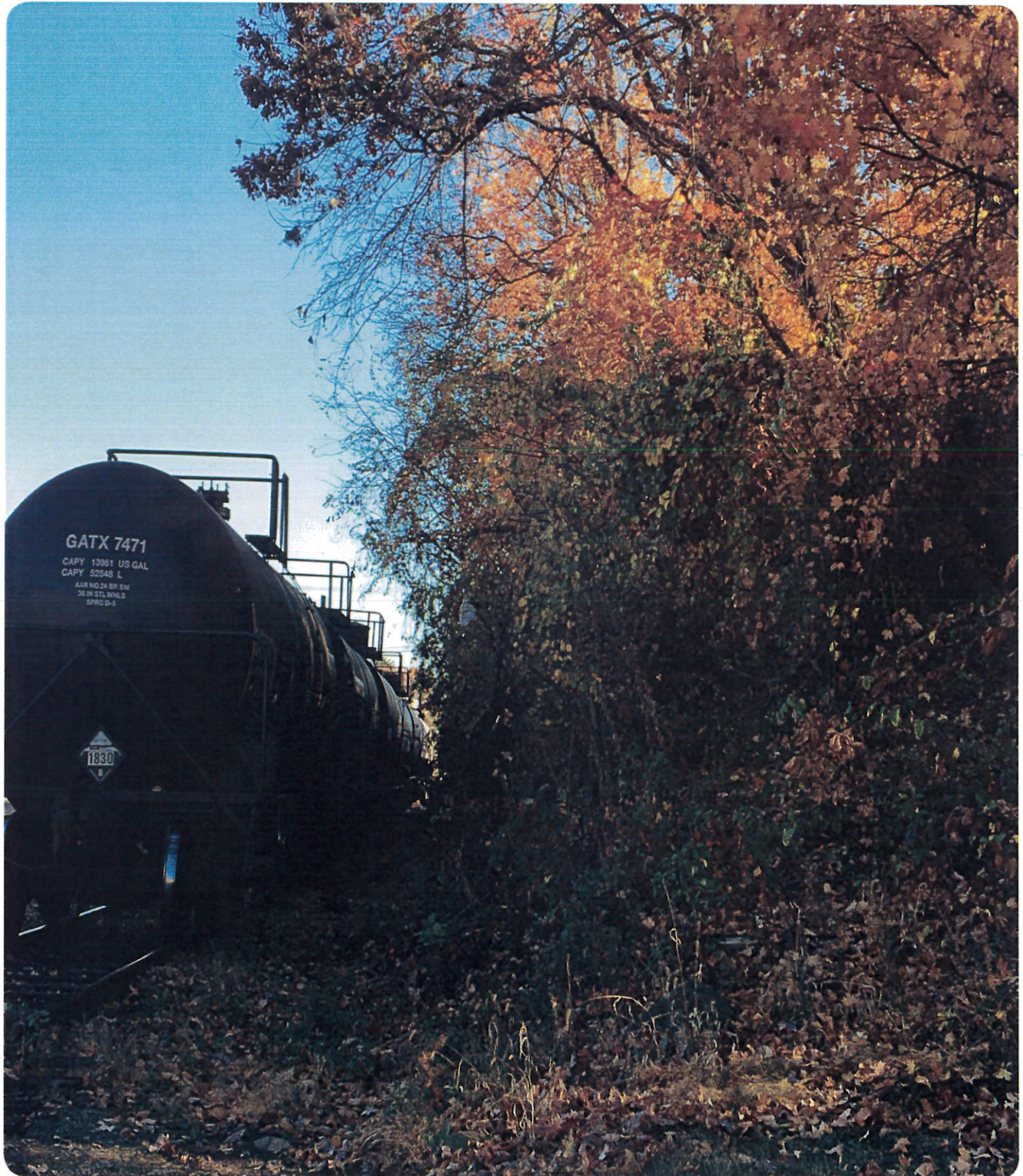
- Evaluate the feasibility of possible alignments of the greenway,
- When feasible, the preferred greenway alignment should remain along Richland Creek,
- Address the steps needed to develop a greenway corridor to connect existing greenways to complete the connection through town, and
- Connect the greenway to key locations (as identified by stakeholders), including Hazelwood Park and proposed greenway connectors.

Past Plans & Studies

- Comprehensive Pedestrian Plan for the Town of Waynesville, North Carolina (2010): This plan includes existing and proposed pedestrian connectivity, including locations of proposed and existing sidewalks, greenways, and multi-use paths. One prominent greenway shown in this long-range plan is the Richland Creek greenway which runs along the southern (right) bank.
- Haywood County Comprehensive Bicycle Plan (2011): This plan includes design standards and recommendations for several types of connections including: greenways, shared paths, bike lanes, and bicycle facilities associated with each. Traffic calming treatments are prioritized for different user groups to reduce traffic conflicts and reduce vehicular speed.
- The Richland Creek greenway is shown as a larger proposed greenway network, the “Haywood Hub” which includes the Towns of Waynesville, Clyde, Canton, and the Lake Junaluska community. Within the Frog Level District, the main connection is proposed as striped, shared lanes. The South Waynesville area (study area) is listed as a health priority due in part to high body mass indexes in schools.
- Haywood County Comprehensive System-wide Parks and Recreation Master Plan (2007): An update to this plan is currently underway.
- Russ Avenue Corridor Studies (2010, 2016) -Traffic analysis along Russ Avenue detailed this is one of the most heavily traveled roadways in Waynesville. The 2010 study recommended the addition of 6-foot bicycle lanes on both sides of Russ Avenue and a sidewalk with a 6-foot buffer.

Part A

Existing Conditions of the Corridor



PART A:

EXISTING CONDITIONS OF THE STUDY AREA

THE NATURAL ENVIRONMENT

Aquatic Resources

Classified Waters

Richland Creek is located in the French Broad River basin and is classified as both Class “B” and “Tr” (Trout) Waters. From origin to approximately Boyd Avenue, Richland Creek has “Tr” designation and from this point to Lake Junaluska, it’s considered Class “B” waters. The Division of Land Resources (“DLR”) Rule 15A NCAC 04B .0125 specifies the following requirements for buffer zones for trout waters that must be met, including:

- 25-foot buffer must be measured horizontally from the top of the bank.
- A land-disturbing activity in the buffer zone adjacent to trout water can be permitted if the duration of the disturbance is temporary and the extent of the disturbance is minimal.
 - The land-disturbance must be limited to a maximum of ten percent of the total length of the buffer zone on your property.
 - There must not be more than 100 linear feet of disturbance in each 1000 linear feet of buffer zone.
 - If the disturbance will exceed 10 percent or 100 linear feet in every 1000 linear feet, a trout buffer variance is necessary.

Floodplains and Greenways

This study looks at a greenway corridor that passes through the floodplain of Richland Creek. Floodplains can have some advantages and disadvantages for greenway corridors. Development is regulated within the floodplain, preserving continuous undisturbed natural areas great for greenways and wildlife. Intact floodplains are key to dissipating flooding but can also be destructive to greenways that are not properly built within them. Because of reoccurring flooding, regulations of the floodplain, and alterations of natural hydrology, any future greenway design should have a minimum impact by following these guidelines:

Minimize disturbance in the 100-year floodplain and avoid the floodway when possible.

Any construction within the 100-year floodplain will require a permit. Future greenway structures should avoid the floodway which are heavily regulated. Floodways are regulated heavily by both Haywood County and the Federal Emergency Management Agency (FEMA) . Fill, structures (walls, kiosks, etc.), and impervious services are discouraged. Any structures located within the floodway requires a no impact / no-rise study through FEMA. These studies can vary on cost but can range from \$5,000-\$15,000 depending on complexity.

Bridges or structural additions within the floodway require a no-rise study. A no-rise study uses stream modeling to reflect changes in upstream water levels during flood events as a result of proposed construction in the floodplain. If there is no increase in the water depth of the 100-year storm a permit can be approved. If the disturbance causes a rise, then a FEMA CLOMR (Conditional Letter of Map Revision prior to construction) and LOMR (Letter of Map Revision done post construction) is required. Both of these steps significantly increase costs and add time to the project.

Stream & Fishing Access

Potential stream access locations as potential pier locations for Wildlife Resources Commission (WRC) fishing and access areas have also been documented reviewed and the only fishing access area is located below Recreation Park.

Wetlands

The National Wetland Inventory (NWI) was inventoried and only one wetland was shown within the corridor which was in the current location of the Walmart building.

Steep Slopes & Soils

Soils within the study area are primarily composed of urban complexes with low to moderate slopes and little flooding potential. Steep slopes within the floodway of Richland Creek are the notable exception. No hydric soils were identified within the study area (Haywood County soils data). In some areas as noted on aerial imagery and during site evaluation, structures were noted close to the top of bank within the floodway and 100-year floodplain.

Threatened and Endangered Species

Threatened and endangered species may occur in some areas in the study area. A search of the Natural Heritage database within 500 feet of the study area included the following species of concern:

SPECIES	COMMON NAME	EO STATUS	NC STATUS	USA STATUS	S RANK	RND SRANK	G RANK	RND G RANK	TYPE	GROUP
<i>Hackelia virginiana</i>	Virginia Stickseed	Historical	SR-P		S2	S2	G5	G5	Upland	Vascular Plant
<i>Orbexilum onobrychis</i>	Lanceleaf Scurfpea	Historical	SC-H		SH	SH	G5	G5	Upland	Vascular Plant
<i>Parnassia grandifolia</i>	Large-leaved Grass-of-parnassus	Current	T	FSC	S2	S2	G3	G3	Wetland	Vascular Plant
<i>Platanthera peramoena</i>	Purple Fringeless Orchid	Historical	T		S2	S2	G5	G5	Wetland	Vascular Plant
<i>Tortula papillosa</i>	Papillose Tortula	Current	SR-P		S1	S1	G5	G5	Upland	Moss

SC	<u>Special Concern</u>	FSC	<u>Federal Species of Concern</u>
SR	<u>Significantly Rare</u>	SH	<u>Historical</u>
-P	<u>Peripheral</u>	G3	<u>Vulnerable</u>
T	<u>Threatened due to Similarity of Appearance</u>	G5	<u>Secure</u>
S1	<u>Critically imperiled in North Carolina</u>		
S2	<u>Imperiled in North Carolina</u>		

Natural Heritage Programs and NatureServe have developed a consistent method for evaluating the relative imperilment of both species and ecological communities. These assessments lead to the designation of a conservation status rank. Global ranks are assigned by NatureServe (formerly the science branch of The Nature Conservancy) staff biologists and contract biologists, based on a consensus of scientific experts, the individual natural heritage programs, and the Natural Heritage Network. In the design and construction phases, future exploration should determine the potential impact to these species because use of federal money for greenway construction will trigger this requirement.

THE BUILT ENVIRONMENT

Existing Pedestrian and Bike Infrastructure

Existing sidewalks, shared lanes, and existing greenways should be considered as key connectors to the proposed greenway as well as recreational opportunities. Other connections and links of importance to existing bike and pedestrian infrastructure include the following:

- Extensive sidewalk connections.
- Existing section of Richland Creek Greenway (from Recreation Park to Waynesville Recreation Center & Vance Street Park).
- Greenway located off Industrial Park Drive which extends northeast along Richland Creek to US 19.
- Bike lanes and striped shared lanes or “sharrows”.
- Eight Town of Waynesville parks, including Hazelwood Park, Sulphur Springs Par, Recreation Park; two recreation facilities including Waynesville Recreation Center and the Old Armory Recreation Center.

Bridge Crossings

There are several bridge crossings within the corridor including one historic bridge on Depot Street. A recent bridge assessment has been reviewed for this feasibility study, however assessing the structural integrity of bridges within the study area are beyond this feasibility study (see Appendix C). In the field, bridges were assessed for the potential to retrofit for pedestrian crossing safety as well as existing clearance for potential underpass solutions.

Utilities

The Town of Waynesville is currently in the process of mapping electric, water, and sewer utilities. At the time of this feasibility study, the mapping was not at a level of completion to display. Locations of utility conflicts were noted in the field in specific areas.

Brownfields & Contamination

Several locations of possible contamination are noted within the study area, including underground storage tanks, brownfields and hazardous waste sites. The largest brownfield is the property where the shopping center is located off of Hyatt Creek Road (Walmart).

Historic Resources

Frog Level Historic District

The historic district is approximately 5 acres and is bounded roughly by Richland Creek and Water Street on the north, Commerce Street and the railroad tracks on the south, and side or rear lot boundaries on the east and west. The district's significance is an area of commerce associated with railroad which continue east and west of the district. The period of significance for architecture within the district is from ca. 1900 to 1949. The district includes the North Carolina National Guard Armory which was updated and is now used for indoor recreation and known as the Old Armory Recreation Center.

Other Historic Places

The study area also touches the northwest corner of a historic district known as the Spread Out Historic District, a historic neighborhood, between Walnut and North Main streets. Other places of historical significance include Sulphur Springs Park which is a Civil War landmark site located off of Timothy Lane north of Sloan Drive.

Blue Ridge Southern Railroad

The existing rail line is active and runs through the eastern part of the study area and runs from north to south. The associated easement is 40 linear feet across and the route offers a direct connection within the corridor. The rail line currently has no “Rails-with-Trails” projects which are pedestrian trails located within the easement of an active railroad. G&O Rail with Trail in South Knoxville is a precedent project that is referenced for this study to determine feasibility with existing conditions. The company is G&O, a small freight line, which requires a 15 foot offset from the centerline of the track (referenced in Appendix A).

PARCEL ANALYSIS

To direct field work and ultimately the location of proposed alignments, a parcel analysis was completed of existing conditions to further identify parameters that should be assessed (See Figure 1). The preference of the stakeholders for the greenway corridor was to analyze potential routes to serve as both a transportation and recreation corridor. Important factors for both were included in the analysis including proximity to population density, potential employers, and concentrations of amenities (See Figures 2—4). Another factor, median income, was assessed for the idea that enhanced access for transportation would be more beneficial to lower income populations. The census data used for this analysis are in large blocks and can be somewhat irrelevant for smaller scaled study areas, so supporting information was reviewed but not ranked. Information including land ownership, proximity to amenities, zoning and future land use, and amenable property owners were ranked by parcel. See Appendix B for a complete set of maps created during this parcel analysis with ranking information listed by parcel.

Figure 1. Parcel Analysis Diagram

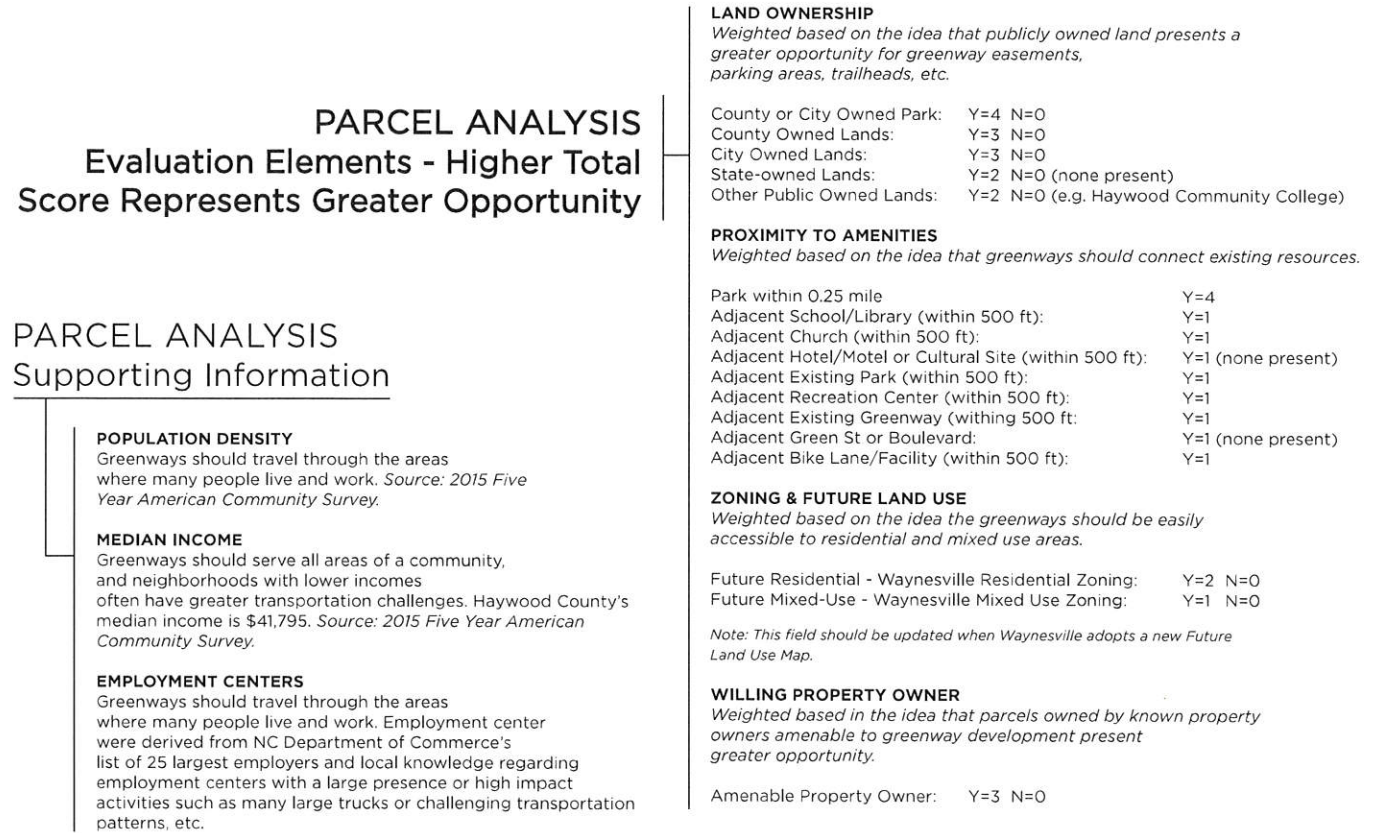
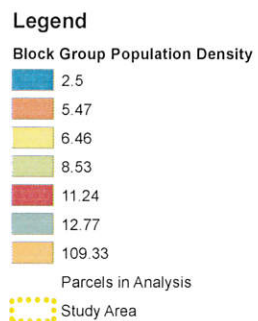


Figure 2. Population Density Map



Block Group Population
Divided by Acreage of
Block Group =
Population Density
(People per Acre)

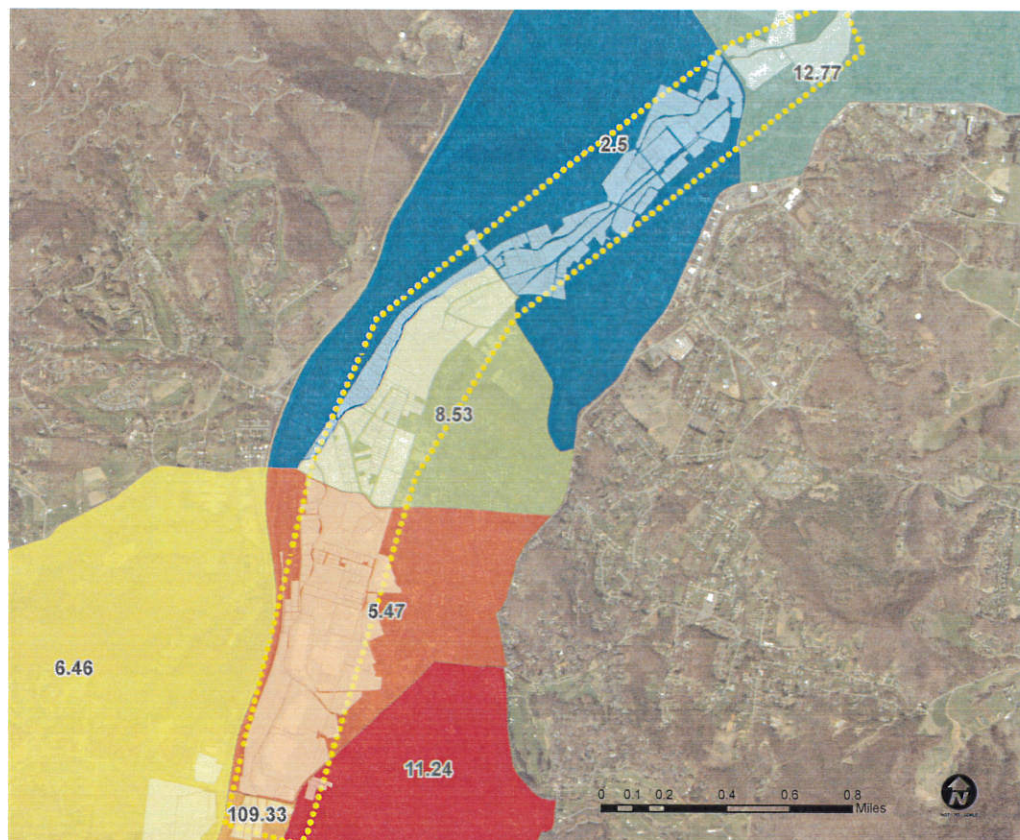


Figure 3. Median Income Map

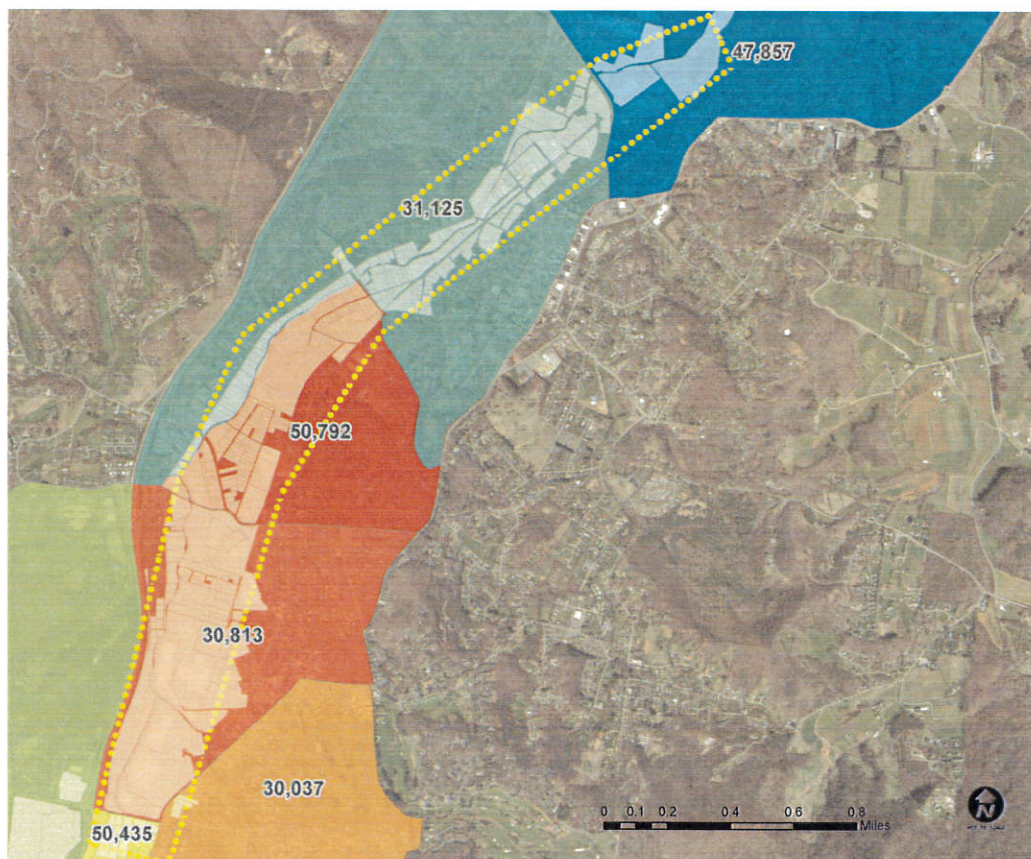
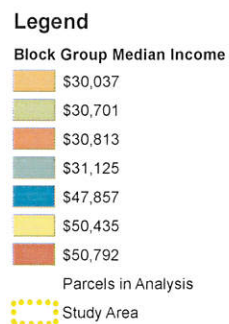


Figure 4. Major Employment Map

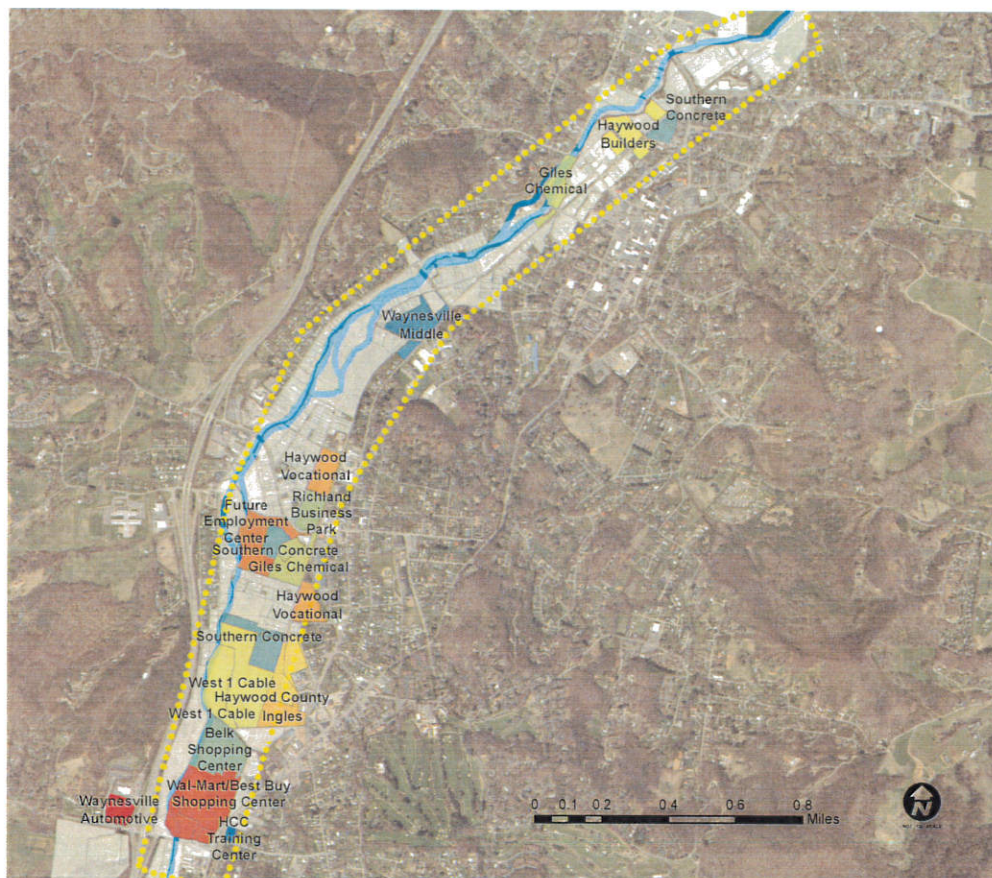
Study Area Major Employers

- Belk Shopping Center
- Future Employment Center
- Giles Chemical
- HCC Training Center
- Haywood Builders
- Haywood County
- Haywood Vocational
- Ingles
- Richland Business Park
- Southern Concrete
- Town of Waynesville
- Wal-Mart/Best Buy Shopping Center
- Waynesville Automotive
- Waynesville Middle
- West 1 Cable

Legend

- Study Area
- Parcels in Analysis
- Creeks

Source: NC Dept. of Commerce
Major County Employers



Part B

Opportunities, Constraints, & Preliminary Design



PART B.

OPPORTUNITIES, CONSTRAINTS & PRELIMINARY DESIGN

Preliminary Design - Preferred & Alternative Alignments

Route Selection

The preferred route was chosen based on project goals, existing conditions, opportunities and constraints, and parcel analysis ranking of the study area. Maintaining the alignment along Richland Creek was preferable but not feasible in all sections where significant constraints to constructibility were encountered. Where this occurred, an alternative alignment is shown. The preferred and alternative alignments are shown on Opportunities, Constraints & Preliminary Design Maps by sections 1-7. The Greenway Feasibility Ranking Matrix exhibits a comparison of each section of the study area at the end of Part B.

Section 1 Recreation Park to Buffalo Lane

Section 2 Buffalo Lane to South Richard Street

Section 2A Blow-up of Depot to Miller Streets

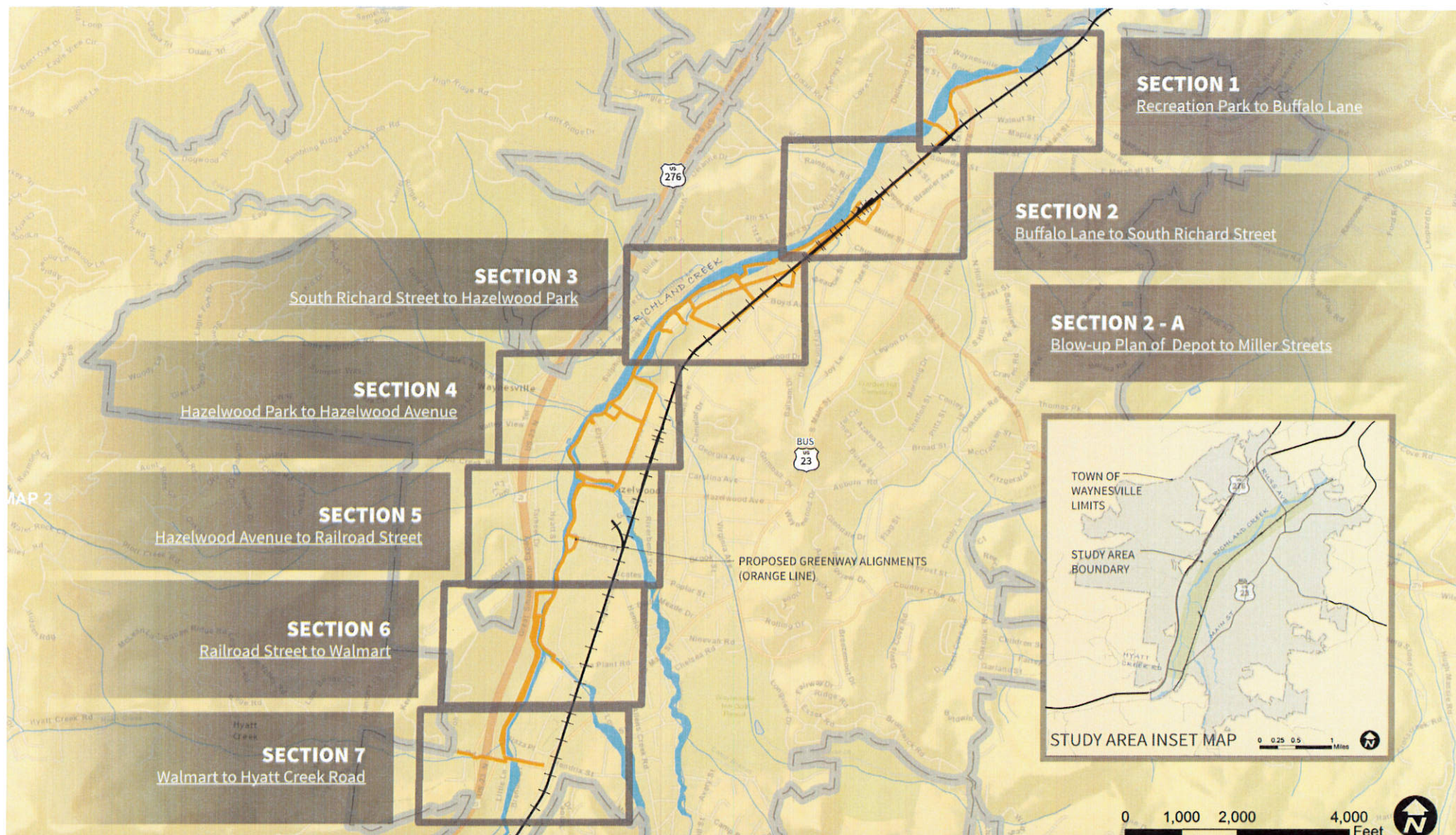
Section 3 South Richard Street to Hazelwood Park

Section 4 Hazelwood Park to Hazelwood Avenue

Section 5 Hazelwood Avenue to Railroad Street

Section 6 Railroad Street to Walmart

Section 7 Walmart to Hyatt Creek Road



Section Maps Key

WAYNESVILLE GREENWAY FEASIBILITY STUDY
OPPORTUNITIES, CONSTRAINTS & PRELIMINARY DESIGN MAPS



Map Section 1 -

Recreation Park to Buffalo Lane

Opportunities and Constraints Notes:

(1) Connection to Recreation Park and existing greenway likely via Marshall Street at this location. Existing storage units (left) and parking along top of bank leave inadequate room for connection (not shown).

(2) Existing Russ Avenue bridge, height feasible for underpass however section would flood during periods of high water. Current plans for replacement of bridge should include exploration of underpass option.

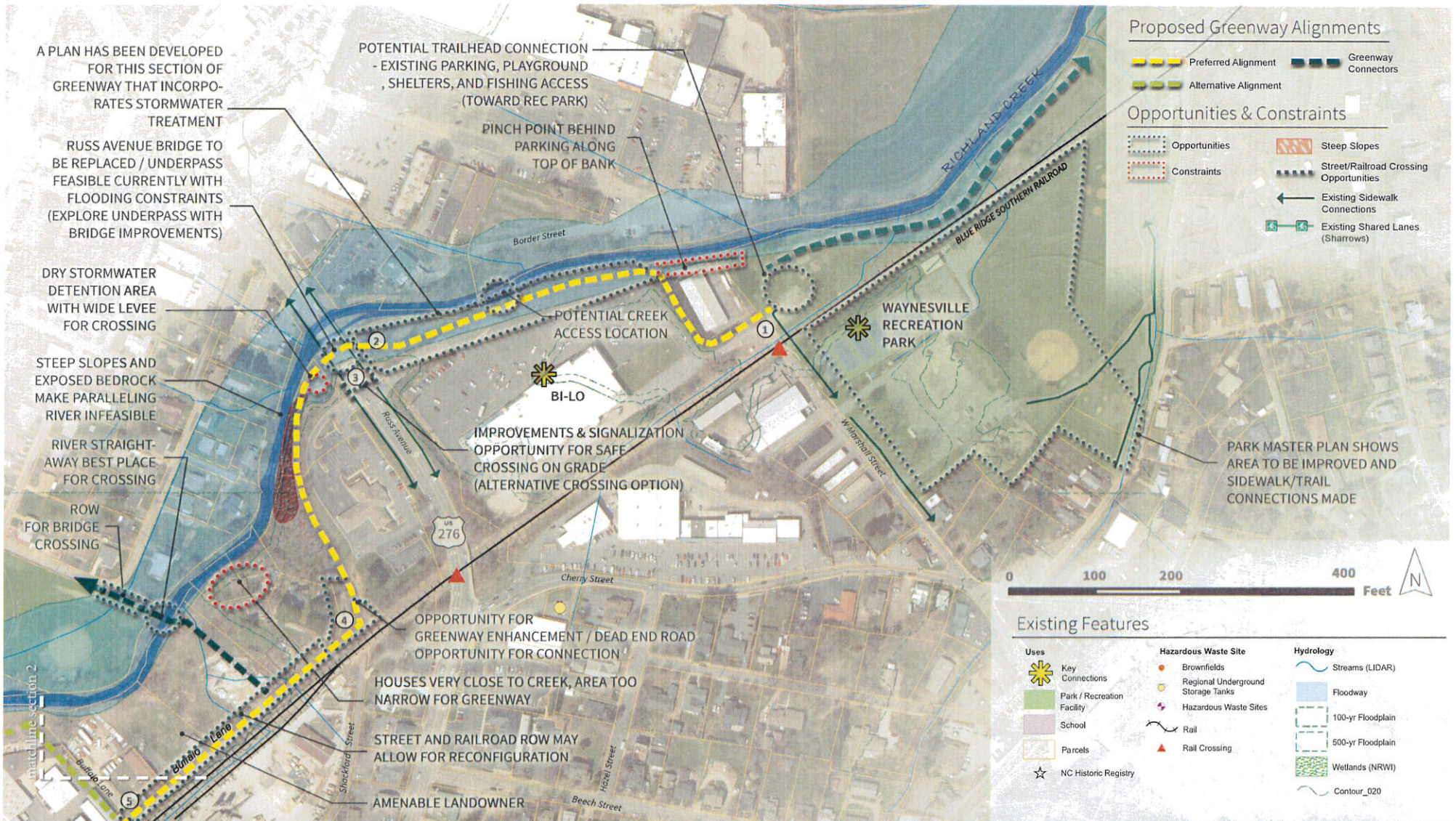
Current greenway plan for Bi-Lo section below shows greenway between parking and creek (not shown). Plan shows removal of existing excess asphalt with combination of stormwater treatment/potential for creek access in this location.

(3) View down Russ Avenue at stop light from BiLo entrance. A signalized crossing on grade would be necessary at busy intersection

(4) Existing unopened right-of-way below Wells Fargo (current dead end) is opportunity for connection to Russ Avenue.

(5) Existing active rail line with adequate right-of-way provides direct connection with improvements. Opportunities for on-road shared path or striped bike lane (resurfacing needed) along Buffalo Lane.





Section 1: Recreation Park to Buffalo Lane

WAYNESVILLE GREENWAY FEASIBILITY STUDY
OPPORTUNITIES, CONSTRAINTS & PRELIMINARY DESIGN MAPS



Map Section 2 -

Buffalo Lane to South Richard Street

Opportunities and Constraints Notes:

(6) View down rail line next to Boundary Street (warehouse on left, Rec Center on right outside of picture). Available unused space adjacent to rail Right-of-Way on left and ditch on right adjacent to road.

(7) Rail right-of-way: View down Boundary Street from Depot Street intersection. Opportunities for greenway where existing ditch exists (between road and rail line). Stormwater would need to be accounted for—currently travels along ditch.

Opportunity on opposite side of tracks (left)—potential space between parking lot and rail line on opposite site, parking circulation would need to be verified.

(8) Water Street spatially constrained for greenway or shared use—if possible to make 1-way, could be possibility. Existing sidewalk noted.

(9) Intersection at Miller Street and Richland Street—wide intersection, current crosswalks and at-grade rail crossing. NW of VFW.

(10) Existing at-grade rail crossing from Richard Street with views to Richland Creek, existing fence around industrial use.



Proposed Greenway Alignments

- ▬▬▬ Preferred Alignment
- ▬▬▬ Alternative Alignment
- ▬▬▬ Greenway Connectors

Opportunities & Constraints

- Opportunities
- Constraints
- Steep Slopes
- Street/Railroad Crossing Opportunities
- Existing Sidewalk Connections
- ↔ Existing Shared Lanes (Sharrows)

WATER STREET WOULD BE MORE FEASIBLE IF STREET WERE TO BECOME ONE-WAY (CURRENTLY NARROW WIDTH IS A CONSTRAINT)

NARROW SECTION ALONG RICHLAND CREEK THROUGHOUT FROG LEVEL DISTRICT IS A SPATIAL CONSTRAINT ALTHOUGH AMENABLE LANDOWNERS (FROG LEVEL BREWING)

See Blow-up

FROG LEVEL HISTORIC DISTRICT

ARMORY

VFW

AT GRADE RAIL CROSSING THREE-WAY INTERSECTION HAS POTENTIAL FOR SAFETY IMPROVEMENTS

POTENTIAL OPPORTUNITY FOR RAILS-WITH-TRAILS, WITHIN 20' RIGHT-OF-WAY, EACH SIDE OF RAIL LINE

TRAVELING NORTH AND PARALLEL TO TRACKS WOULD ENABLE A PREFERRED CROSSING AT DEPOT STREET AND TRACKS

ELECTRIC BOX WOULD LIKELY NEED TO BE RELOCATED / UNDERGROUND STORAGE TANK IDENTIFIED

SEE ALL OPPORTUNITIES AND CONSTRAINTS IN BLOW-UP PLAN ON NEXT SHEET

EXISTING STRUCTURES & USE OF AREA ADJACENT TO CREEK IS A SPATIAL CONSTRAINT

POTENTIALLY AMENABLE LANDOWNER FOR THREE PARCELS INDICATED HERE

INDUSTRIAL MATERIAL STORAGE (TANKS, ETC) LOCATED IN THIS AREA

FENCE NEAR RAILROAD TRACKS WOULD NEED TO BE RELOCATED TO ACCOMMODATE GREENWAY

AREA DETERMINED LESS FEASIBLE FOR GREENWAY DUE TO STRUCTURE AND HEAVILY USED STAGING AREA

AREA USED FOR VEHICLE STORAGE AND HAS LARGE SECURITY FENCE

LESSER TRAVELED STREET COULD ALLOW FOR SHARROW AND A WIDENING OF THE EXISTING SIDEWALK



Existing Features

- | | | |
|--|---|--|
| Uses
<ul style="list-style-type: none"> ★ Key Connections Park / Recreation Facility School Parcels ★ NC Historic Registry | Hazardous Waste Site
<ul style="list-style-type: none"> ● Brownfields ● Regional Underground Storage Tanks ★ Hazardous Waste Sites — Rail ▲ Rail Crossing | Hydrology
<ul style="list-style-type: none"> — Streams (LIDAR) Floodway 100-yr Floodplain 500-yr Floodplain Wetlands (NRWI) — Contour_020 |
|--|---|--|

Section 2:

Buffalo Lane to South Richard Street

WAYNESVILLE GREENWAY FEASIBILITY STUDY
OPPORTUNITIES, CONSTRAINTS & PRELIMINARY DESIGN MAPS

EQUINOX
balance through proper planning

J.M. TEAGUE
Engineering & Planning

Map Section 2A-Blow Up

Depot to Miller Streets

Opportunities and Constraints Notes:

(11) View down Depot Street to Frog Level District. Existing “sharrow” noted as current connection. View of rail arms (also noted underground storage tank).

(12) Views down rail corridor show steep bank (left) and parking (right). Parking could be redesigned to include trail on back side but staging area for trains is a conflict (not pictured).

(2nd photo below) View of space and steep bank between rail right-of-way and retaining wall at car wash. Bedrock visible further down corridor within bank.

This area is an opportunity for a unique section of greenway with rail component and historic district—destination greenway with amenities to take advantage of history of Town and influence of rail. Good sightlines from elevated right-of-way down into historic district.

(13) Existing business off Commerce Street with inadequate space to access Richland Creek (behind buildings).

(14) View at potential conflict on Commerce Street with existing industrial use, witnessed trucks parked on sidewalk and slowed traffic during site visit. Existing “sharrow” noted.

(15) View of VFW from Miller Street. Steep bank separates parking area with stairs - greenway through would need retaining walls. Current sidewalk noted, mature trees in landscape.



Proposed Greenway Alignments

- Preferred Alignment
- Alternative Alignment
- Greenway Connectors

Opportunities & Constraints

- Opportunities
- Constraints
- Steep Slopes
- Street/Railroad Crossing Opportunities
- Existing Sidewalk Connections
- Existing Shared Lanes (Sharrows)

PASSAGE ALONG CREEK AND CONNECTIVITY IS CONFINED IN THIS AREA AND DETERMINED INFEASIBLE

AREA IS SUFFICIENT FOR GREENWAY ON BOTH SIDES OF TRACKS WITH SOME MINOR CONSTRAINTS

OPEN DOOR MINISTRIES

FROG LEVEL BREWING

ARMORY

EXISTING GRASS PARKING AREA (WHICH IS SHOWN TO BE IN ROAD ROW) NOT UTILIZED

SHIFTING ROAD ALIGNMENT SOUTH COULD ACCOMMODATE GREENWAY AND ENSURE RAILROAD CROSSING SIGNAL ARM IS AVOIDED

RAILROAD CROSSING SIGNAL ARM LOCATIONS, ALIGNMENTS SHOULD AVOID FORCING RELOCATION OF ARMS

RETAINING WALL (BEDROCK EXCAVATION) WITH FENCE LIKELY REQUIRED IN THIS AREA TO SEPARATE RAIL AND PROTECT USERS FROM DROP

RECONFIGURATION OF PARKING COULD FREE SOME AREA FOR THE GREENWAY

RAILROAD STRUCTURE CREATES A NARROW PINCH-POINT AND AN UNSAFE CROSSING LOCATION

NARROW PINCH-POINT AND POTENTIAL CONFLICT WITH DELIVERY/INDUSTRIAL VEHICLES AT SIDEWALK

UTILIZE EXISTING CROSSWALKS

THREE-WAY INTERSECTION SHOULD BE AVOIDED

GILES CHEMICAL

VFW

RIGHT-OF-WAY WITH NO TAX PARCEL LANDOWNER INFO AND USE WOULD BE FEASIBLE FOR GREENWAY REQUIREMENTS



Existing Features

- Uses**
 - Key Connections
 - Park / Recreation Facility
 - School
 - Parcels
 - NC Historic Registry
- Hazardous Waste Site**
 - Brownfields
 - Regional Underground Storage Tanks
 - Hazardous Waste Sites
 - Rail
 - Rail Crossing
- Hydrology**
 - Streams (LIDAR)
 - Floodway
 - 100-yr Floodplain
 - 500-yr Floodplain
 - Wetlands (NRWI)
 - Contour_020

Section 2 Blow-up: Depot to Miller Streets

WAYNESVILLE GREENWAY FEASIBILITY STUDY
OPPORTUNITIES, CONSTRAINTS & PRELIMINARY DESIGN MAPS

EQUINOX
balance through proper planning

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Engineering & Planning

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Map Section 3

South Richard Street to Hazelwood Park

Opportunities and Constraints Notes:

(16) View from intersection of Smathers Street and Boyd Avenue. Richland Creek crosses and current Right-of-Way provides access to creek (center of photo on left). View at potential crossing location on Boyd Avenue from Right-of-Way. Sidewalks on both sides noted.

(17) Smathers Street has overhead utilities both sides of street, narrow width. Small residential lots with homes near top of bank and in floodway.

(18) Boyd Avenue and Brown Avenue, near at-grade rail crossing. Crosswalks and sidewalks present, plans in works for complete street improvements on Brown Avenue offer potential pedestrian component.

(19) Existing asphalt path that connects to Waynesville Middle School from Killian Street - community and students use on a regular basis.



Proposed Greenway Alignments

- Preferred Alignment
- Alternative Alignment
- Greenway Connectors

Opportunities & Constraints

- Opportunities
- Constraints
- Steep Slopes
- Street/Railroad Crossing Opportunities
- Existing Sidewalk Connections
- Existing Shared Lanes (Sharrows)

VACANT PROPERTIES BY SEVERAL DIFFERENT LANDOWNERS ARE NOT ABLE TO DEVELOP FOR HOUSING DUE TO FLOODWAY

UNUSED ROW

UNDEVELOPED LAND ADJACENT TO CREEK / NARROW ROAD

LANDOWNER AMENABLE TO GREENWAY

SULPHUR SPRINGS PARK

EXISTING RIGHT-OF-WAY/EASEMENT WITH TRAIL WOULD CONNECT MIDDLE SCHOOL AND GREENWAY

CONNECTION TO EXISTING BED & BREAKFAST

HOMES AND GARAGES ALONG TOP OF BANK / SPATIAL CONSTRAINTS THIS SIDE OF CREEK

TOWN OF WAYNESVILLE PROPERTY

EXISTING TRAIL (NOT OPEN TO PUBLIC)

HICKORY HOLLOW APARTMENTS

B&B

WAYNESVILLE MIDDLE SCHOOL

COMMERCIAL PROPERTY (MORE LIKELY TO BE AMENABLE TO GREENWAY THAN RESIDENTIAL PROPERTY OWNERS)

POTENTIAL FOR ON-STREET SHARED PATH BECAUSE OF OVER-WIDE

ONE LANDOWNER FOR ENTIRETY OF SECTION

TO CENTRAL ELEMENTARY SCHOOL & PUBLIC LIBRARY (0.4 MILES)

A ROUNDABOUT MAY BE DESIGNED AS PART OF FUTURE BROWN AVE. PROJECT, COULD INCORPORATE A GREENWAY OR COMPLETE STREET CONNECTION

PARKING AREA AND BROWN AVENUE IS BEING RE-DESIGNED AND COULD PROVIDE OPPORTUNITY FOR CONNECTIVITY VIA COMPLETE STREETS

0 100 200 400 Feet

Existing Features

- Uses
 - Key Connections
 - Park / Recreation Facility
 - School
 - Parcels
 - NC Historic Registry
- Hazardous Waste Site
 - Brownfields
 - Regional Underground Storage Tanks
 - Hazardous Waste Sites
 - Rail
 - Rail Crossing
- Hydrology
 - Streams (LIDAR)
 - Floodway
 - 100-yr Floodplain
 - 500-yr Floodplain
 - Wetlands (NRWI)
 - Contour_020

Section 3:

South Richard Street to Hazelwood Park

WAYNESVILLE GREENWAY FEASIBILITY STUDY
OPPORTUNITIES, CONSTRAINTS & PRELIMINARY DESIGN MAPS

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balance through proper planning

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Map Section 4

Hazelwood Park to Hazelwood Avenue

Opportunities and Constraints Notes:

(20) Main entrance of Hazelwood Park. Narrow gravel driveway, lack of wayfinding. Connection to Town property along Richland Creek (current easement).

(21) View down Westwood Circle, connection to Haywood Vocation Opportunities. Current sidewalks, quiet street and good sight lines. Shared lane (Sharrow) opportunity.

(22) View of undeveloped part of parcel along Richland Creek with direct views (from Elysinia Avenue). Other parcels adjacent to creek are have structures and/or houses within floodway (not pictured).

(23) Opposite side of bridge on Elysinia Avenue looking south. Underpass crossing potential here although ramp would be needed to get down to creek and existing parking lot would need to be decreased to fit.

Sight lines at potential crossing here are not optimal for safe on-grade crossing; traffic calming would be necessary.

(24) View of junk yard with 10' security fence along property (view from northern tip of parcel). Existing use within the floodway throughout large parcel are significant constraint to access along creek unless landowner is amenable. Constraints along this property makes section less desirable.



Uses

- Key Connections
- Park / Recreation Facility
- School
- Parcels
- NC Historic Registry

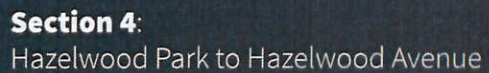
Hazardous Waste Site

- Brownfields
- Regional Underground Storage Tanks
- Hazardous Waste Sites
- Rail
- Rail Crossing

   Preferred Alignment
    Greenway Connectors

   Alternative Alignment

	Opportunities		Steep Slopes
	Constraints		Street/Railroad Crossing Opportunities
	Existing Shared Lanes (Sharrows)		Existing Sidewalk Connections



Map Section 5

Hazelwood Avenue to Railroad Street

Opportunities and Constraints Notes:

(25) Intersection of Westwood Circle and Hazelwood Avenue. Wide road width creates safety concern for crossing. Cars witnessed going well over speed limit of 20 mph. Sight lines are adequate (~165' and 180') but pedestrian refuge and lane reduction would be likely be needed for traffic calming and a safe crossing.

Excellent views at this location down Richland Creek valley and toward mid-range mountain views.

(26) Richland Creek crossing under Hazelwood Avenue, looking north at junk yard. Cars and work area extend to top of bank/steep bank to water's edge.

(27) View from end of Robinson Street to Richland Creek. Potential connection with two lots on either side with space between houses and floodway.

(28) View of possible pedestrian bridge crossing to east side of Richland Creek (neighborhood connection) from Hyatt Street. Quiet environment and good views into creek from road.

(29) View down Railroad Street. Current narrow road with potential for shared path. Connection to municipal amenities and services along route. Fence noted (right).



Proposed Greenway Alignments

- Preferred Alignment
- Greenway Connectors
- Alternative Alignment

Opportunities & Constraints

- Opportunities
- Constraints
- Steep Slopes
- Street/Railroad Crossing Opportunities
- Existing Sidewalk Connections
- Existing Shared Lanes (Sharrows)

Existing Features

- Uses
 - Key Connections
 - Park / Recreation Facility
 - School
 - Parcels
 - NC Historic Registry
- Hazardous Waste Site
 - Brownfields
 - Regional Underground Storage Tanks
 - Hazardous Waste Sites
 - Rail
 - Rail Crossing

- Hydrology
 - Streams (LIDAR)
 - Floodway
 - 100-yr Floodplain
 - 500-yr Floodplain
 - Wetlands (NRWI)
 - Contour_020

TO HAZELWOOD ELEMENTARY SCHOOL (0.4 MILES)

LARGE SECURITY FENCE (~14 FOOT)

BRIDGE UNDERPASS CHALLENGE DUE TO STEEPS SLOPES AND MERGING STREAM ON SOUTH SIDE OF THE BRIDGE

POTENTIAL WETLAND AREA PROVIDES OPPORTUNITY FOR WILDLIFE BUT MAY REQUIRE AN ELEVATED GREENWAY (BOARDWALK) IN SOME AREAS THAT WOULD BE IDEAL FOR INTERPRETATION

RESIDENTIAL PROPERTIES, ESPECIALLY SOUTHERN PARCEL, IMPEDE ALIGNMENT CONTINUING ALONG CREEK / MORE FEASIBLE TO CONTINUE ALIGNMENT IF PROPERTY IS PURCHASED

TERRELL STREET ROW COULD SERVE AS A CONNECTION TO THE SOUTH (AS ALTERNATIVE)

AMENABLE LANDOWNER & AGREEMENT TO PROVIDE GREENWAY EASEMENT
PARCEL TOO NARROW TO DEVELOP COULD ALSO SERVE AS ALTERNATIVE LOCATION FOR PEDESTRIAN BRIDGE

MATERIAL STORAGE WOULD NEED TO BE RELOCATED

RIGHT-OF-WAY SPUR PROVIDES POTENTIAL PEDESTRIAN CROSSING LOCATION

matchline section 5

THIS AREA OF WESTWOOD CIRCLE COULD SERVE AS AN ON-STREET GREENWAY

CROSSING CHALLENGES: TRAFFIC CALMING AND PEDESTRIAN REFUGE TO REDUCE VEHICULAR SPEED WOULD BE NECESSARY

IMPROVE CONNECTIONS TO DOWNTOWN

STEEP BANK ALONG CREEK AND PRIVATE BRIDGE CROSSING (PROTECTIVE LANDOWNER) LIMIT CROSSING OPPORTUNITIES

ALTERNATIVE OPTION - OPPORTUNITY FOR CONNECTION BUT NARROW SECTION

EXISTING CELL TOWER WITH FENCING

AVOIDING TRACKS WOULD CAUSE SLIGHT IMPACT ON RESIDENTIAL PARCEL

SECTION WOULD NEED TO BE AN ON-STREET GREENWAY ON RAILROAD STREET

HAYWOOD VOCATIONAL OPPORTUNITIES

AT-GRADE RAILROAD CROSSING

AMENABLE LANDOWNER

VIGORO STREET CLOSED TO TRAFFIC STARTING HERE

matchline section 6

Section 5:

Hazelwood Avenue to Railroad Street

WAYNESVILLE GREENWAY FEASIBILITY STUDY
OPPORTUNITIES, CONSTRAINTS & PRELIMINARY DESIGN MAPS

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Map Section 6

Railroad Street to Walmart

Opportunities and Constraints Notes:

(30) End of Vigoro Street along rail. Existing fence (left) and connection to Courthouse and detention center ahead on left. Nice mountain views along corridor.

(31) Existing at-grade crossing and industrial entrance, feels private but open with good sight lines. View from Lea Plant Road.

(32) View from entrance to Walmart at north end below Richland Creek crossing. Adequate room between rail and parking, minor grade change.

(33) End of Tarheel Drive with connection to private property (undeveloped) adjacent to Richland Creek. Narrow road width however traffic not an issue on dead end street. Gate at edge of property line noted. Quiet residential area.

This section, from Tarheel to the Hyatt Creek Road, is long stretch of undeveloped, natural land. Some noise from highway noted.



Proposed Greenway Alignments

- Preferred Alignment
- Alternative Alignment
- Greenway Connectors

Opportunities & Constraints

- Opportunities
- Constraints
- Steep Slopes
- Street/Railroad Crossing Opportunities
- Existing Sidewalk Connections
- Existing Shared Lanes (Sharrows)

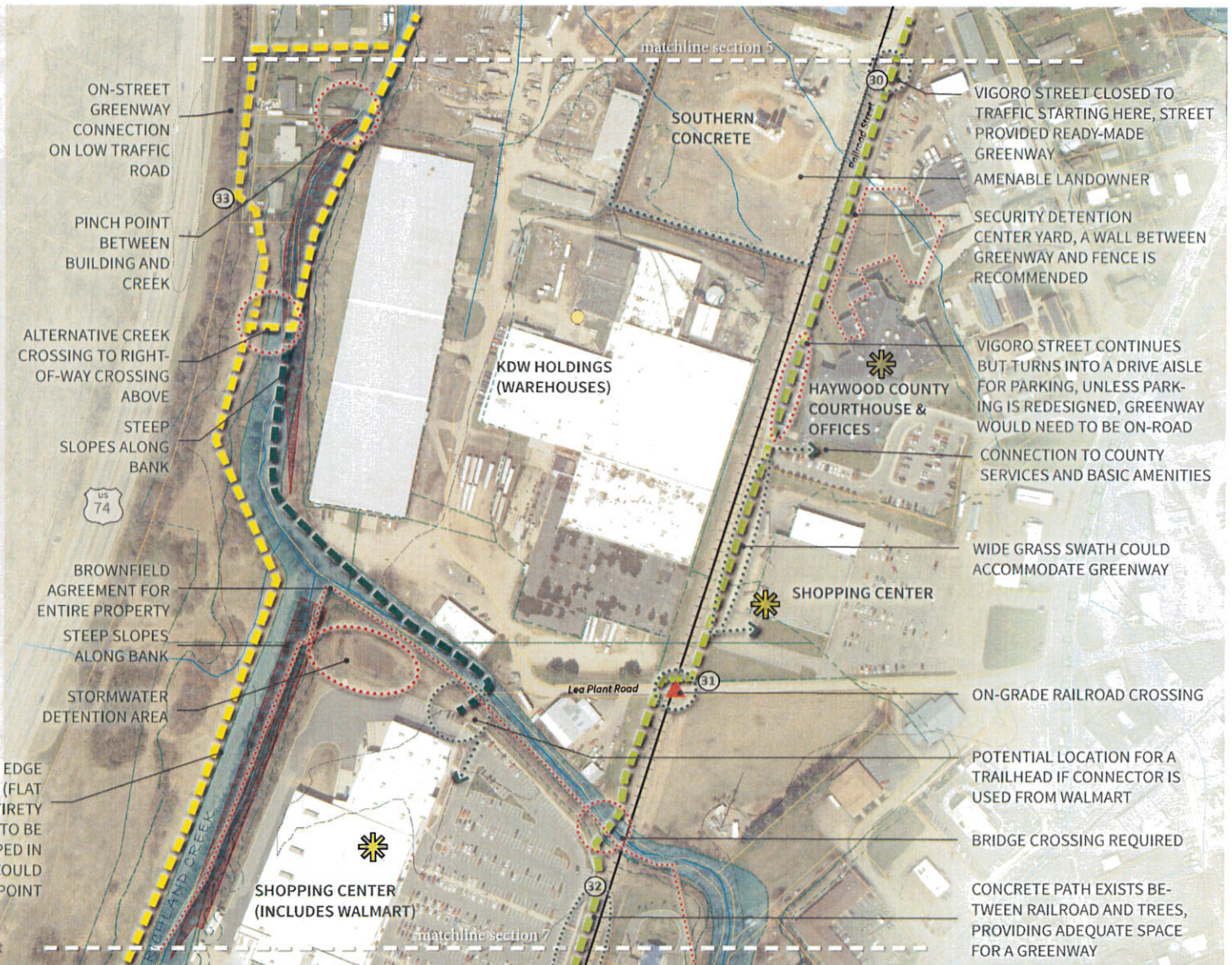
Existing Features

- Uses
 - Key Connections
 - Park / Recreation Facility
 - School
 - Parcels
 - NC Historic Registry
- Hazardous Waste Site
 - Brownfields
 - Regional Underground Storage Tanks
 - Hazardous Waste Sites
 - Rail
 - Rail Crossing

- Hydrology
 - Streams (LIDAR)
 - Floodway
 - 100-yr Floodplain
 - 500-yr Floodplain
 - Wetlands (NRWI)
 - Contour_020



GREENWAY STAYS WITHIN EDGE OF THE FLOODWAY (FLAT SECTION) FOR THE ENTIRETY OF THIS PARCEL / LIKELY TO BE COMMERCIALY DEVELOPED IN FUTURE AND GREENWAY COULD BE SELLING POINT



Section 6: Railroad Street to Walmart

WAYNESVILLE GREENWAY FEASIBILITY STUDY
OPPORTUNITIES, CONSTRAINTS & PRELIMINARY DESIGN MAPS

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Map Section 7

Walmart to Hyatt Creek Road

Opportunities and Constraints Notes:

(34) Flat undeveloped space between US74 and Richland Creek connect to shopping center (from Hyatt Creek Road). Existing driveway with striping to parcel. Connection to shopping center via sidewalk network noted (at edge of property, not continuous).

Trailhead and parking opportunity. Location is highly visible and located at southern terminus to study area make a good location for trailhead; likelihood of development due to desirable location a constraint.

(35) View from Hyatt Creek Road looking down Little Lane with open space/residential narrow street provides dead end access to single family residences.

(36) Wide (5-lane) road with no pedestrian refuge is a crossing constraint on Hyatt Creek Road. Large gravel parking area shown (left) offers potential parking capacity and reconfiguration for trail. Underpass crossing could be an option, undetermined feasibility at site visit (end of study area).

(37) View from Main Street at-grade crossing with rail. View of sidewalk connection and space between rail corridor and parking area an opportunity to further connection (above wall, shown on left).



Proposed Greenway Alignments

- ▬▬▬ Preferred Alignment
- ▬▬▬ Alternative Alignment
- ▬▬▬ Greenway Connectors

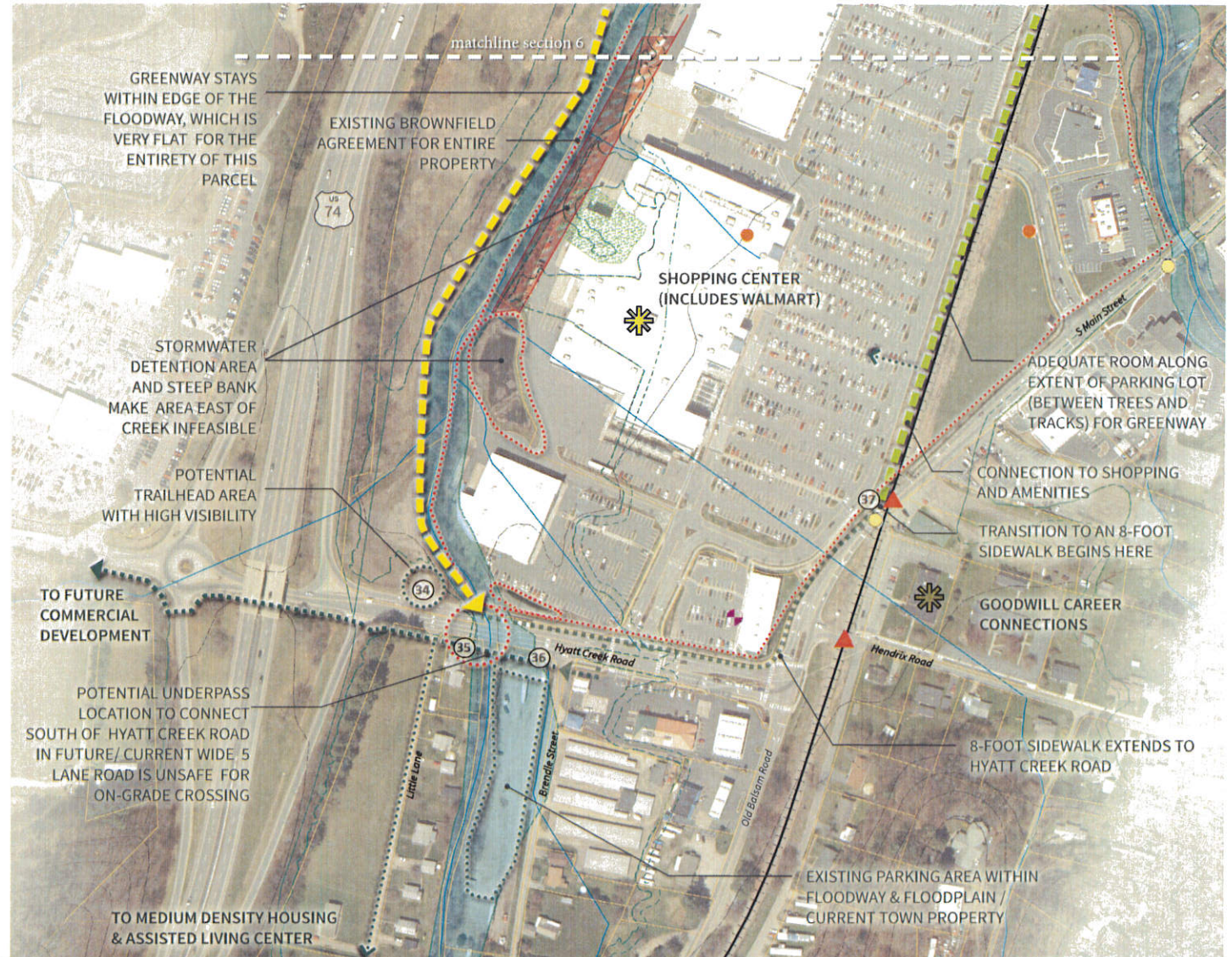
Opportunities & Constraints

- ▬▬▬ Opportunities
- ▬▬▬ Constraints
- ▬▬▬ Steep Slopes
- ▬▬▬ Street/Railroad Crossing Opportunities
- ← Existing Sidewalk Connections
- ← Existing Shared Lanes (Sharrows)

Existing Features

- Uses**
 - ★ Key Connections
 - ▬▬▬ Park / Recreation Facility
 - ▬▬▬ School
 - ▬▬▬ Parcels
 - ☆ NC Historic Registry
- Hazardous Waste Site**
 - Brownfields
 - Regional Undergr. Storage Tanks
 - Hazardous Waste
 - Rail
 - ▲ Rail Crossing

- hydrology**
 - ▬▬▬ Streams (LIDAR)
 - ▬▬▬ Floodway
 - ▬▬▬ 100-yr Floodplain
 - ▬▬▬ 500-yr Floodplain
 - ▬▬▬ Wetlands (NRWI)
 - ▬▬▬ Contour_020



Section 7: Walmart to Hyatt Creek Road

WAYNESVILLE GREENWAY FEASIBILITY STUDY
OPPORTUNITIES, CONSTRAINTS & PRELIMINARY DESIGN MAPS

EQUINOX
balance through proper planning

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Engineering & Planning

GREENWAY FEASIBILITY RANKING MATRIX (FOR SECTIONS 1-7)		SECTION 1 Recreation Park to Buffalo Lane		SECTION 2 Buffalo Lane to South Richard Street		SECTION 3 South Richard Street to Hazelwood Park		SECTION 4 Hazelwood Park to Hazelwood Avenue		SECTION 5 Hazelwood Avenue to Railroad Street		SECTION 6 Railroad Street to Walmart		SECTION 7 Walmart to Hyatt Creek Road	
CRITERIA	DESCRIPTION	PREF	ALT	PREF	ALT	PREF	ALT	PREF	ALT	PREF	ALT	PREF	ALT	PREF	ALT
Floodway & Floodplain Impacts	Impacts to the floodway and 100-year floodplain.		N/A												
Safety	Safety concerning bicyclists and pedestrians from high volume, high speed roadways, congested areas, and crossings.														
Proximity to Existing Connectivity	Direct link to existing greenways, sidewalks and shared routes (sharrows).														
Demographics	Based on demographics to increase connection for lower income populations (Combined census data block groups with site observation).														
Residential Access	Link to residential areas (more density ranks higher than low density)														
Commercial & Economic Access	Direct link to shopping, amenities, training, and employment centers.														
Aesthetic	Beauty of built and natural landscape, including views.														
Proximity to Destinations & Landmarks	Connection to destinations including creeks, schools, parks, and historic landmarks.														
Ease of Implementation	General ease of implementation including easements, right-of-ways, topography, property acquisition, and bridge crossings.														
Trail Type & Length	(1): 10'-12" hard surface greenway; (2): 8' hard surface greenway; (3): Shared use path; (4): boardwalk; (5): on-road "sharrow"	1		1, 2	1, 3	1	1, 3	1, 5	1, 5	1, 4	1	1	1, 3	1	1, 3
Ranking:	Highly Favorable Somewhat Favorable Somewhat Unfavorable Highly Unfavorable														

NOTES:

SECTION 1: An existing plan for this first section incorporates a reduction in Bi-Lo parking surface, stormwater treatment, and potential creek access. This northern section connects to existing greenway section and Town parks and facilities; therefore, no alternative alignment was necessary as the preferred alignment is highly feasible.

SECTION 2: The creek in this section is spatially constrained so the most direct route via rail and Town right-of-ways is preferred to reduce landowners involved; however, negotiations with Blue Ridge Southern are imperative which is why this is rated "highly unfavorable"; retaining wall section from Depot Street to VFW will be expensive to construct but also an opportunity to be a one-of-a-kind section with design amenities overlooking a rail line and Frog Level Historic District. See Appendix A for conceptual cross-sections for this Rail-with-Trail's option.

SECTION 3: Agreeable landowners and existing easements along the creek will likely be easiest section to implement; some of most scenic opportunities for preferred alignment. Alternative alignment along rail right-of-way is more direct connection to schools and library.

SECTION 4: From Hazelwood Park smaller residential lots with structures within floodway and junk yard are all significant challenges for land acquisition. The preferred alignment is a direct route that connects to Haywood Vocational Opportunities campus on a pleasant residential road. This section along Westwood Circle would likely be an on-road striped "sharrow" due to low traffic volume and good sight-lines.

SECTION 5: Crossing at Hazelwood Avenue will need traffic calming treatment to reduce vehicular speed to posted 20 mph. After the road crossing a pedestrian bridge to cross tributary is necessary. The preferred alignment continues along the creek and adjacent to potential wetlands with beautiful mid-range mountain views and opportunities for interpretation and creek access. Another crossing is likely necessary over Richland Creek in this section. Amenable landowners with large parcels are significant opportunities in this section. The alternative alignment is along Railroad Street and crossing to Vigoro Street with connections to Haywood Vocational Opportunities and employment opportunities.

SECTION 6: Several opportunities for creek crossings and alignment along floodway through large property could be potential selling point for future development. Alternative alignment continues by Haywood County Courthouse and shopping and amenities for a final connection to existing sidewalk infrastructure by Walmart. Alternative alignment has great views but corridor is more for transportation.

SECTION 7: Opportunity for trail head at terminus of study area although private property may be difficult/expensive to acquire. Existing large sidewalks are simple connection to end study area. Crossing underpass appears feasible along Richland Creek. Crossing improvements for Hyatt Creek Road is beyond this feasibility study however crossing on-grade for a wide and heavily traveled road would be safety concern.

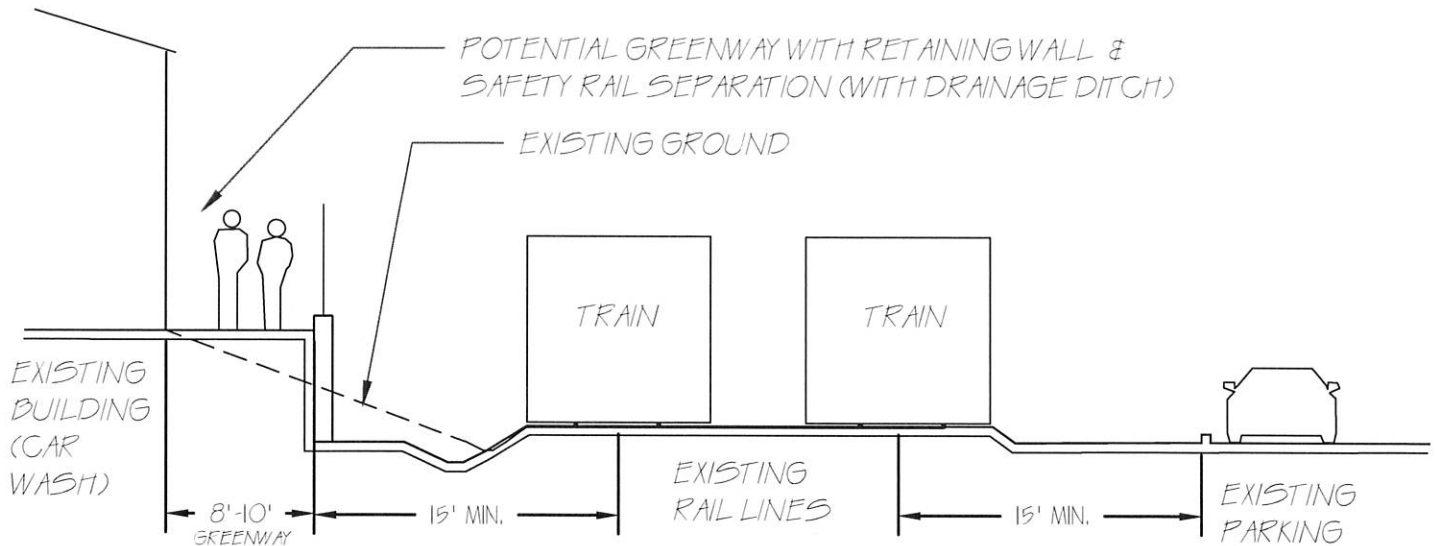
Part C

Appendices



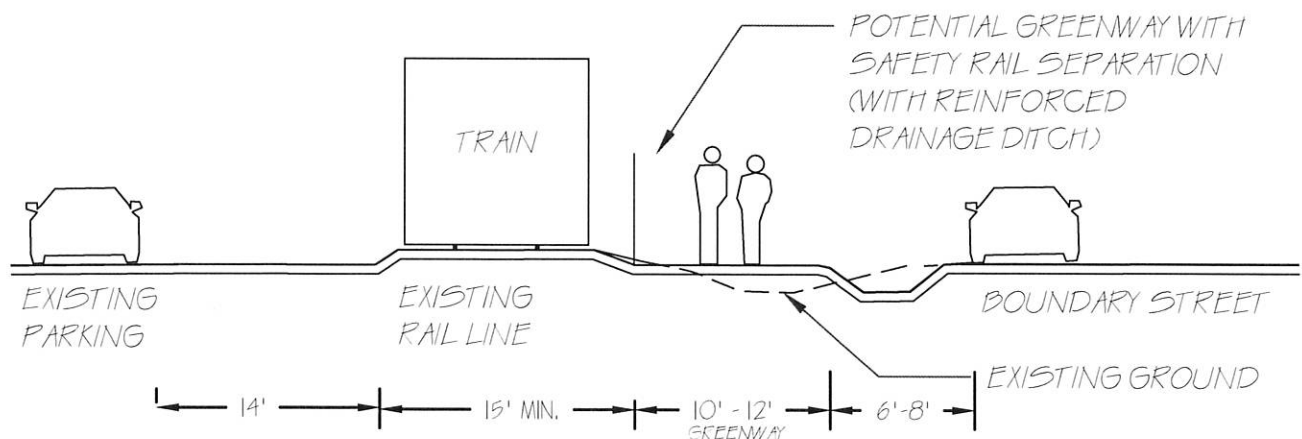
APPENDIX A:

RAILS-WITH-TRAILS CONCEPT CROSS-SECTIONS FOR WAYNESVILLE GREENWAY FEASIBILITY STUDY



FROG LEVEL HISTORIC DISTRICT

GENERAL CROSS-SECTION (LOOKING SOUTHEAST FROM DEPOT ST. AND BOUNDARY ST. INTERSECTION)



BOUNDARY STREET

GENERAL CROSS-SECTION (LOOKING NORTHEAST TOWARD CHARLES STREET)



Notes:

- Existing dimensions are delineated from 2015 aerial imagery.
- Dimensioning and minimum offsets shown from rails were based on the precedent project with G&O Rail company is South Knoxville. The company has a rails with trails section and uses the minimum standard of 15' offset from the centerline of the track.

PARCEL ANALYSIS
Evaluation Elements - Higher Total
Score Represents Greater
Opportunity

PARCEL ANALYSIS
Supporting Information

POPULATION DENSITY

Greenways should travel through the areas where many people live and work. *Source: 2015 Five Year American Community Survey.*

MEDIAN INCOME

Greenways should serve all areas of a community, and neighborhoods with lower incomes often have greater transportation challenges. Haywood County's median income is \$41,795. *Source: 2015 Five Year American Community Survey.*

EMPLOYMENT CENTERS

Greenways should travel through the areas where many people live and work. Employment center were derived from NC Department of Commerce's list of 25 largest employers and local knowledge regarding employment centers with a large presence or high impact activities such as many large trucks or challenging transportation patterns, etc.

LAND OWNERSHIP

Weighted based on the idea that publicly owned land presents a greater opportunity for greenway easements, parking areas, trailheads, etc.

County or City Owned Park:	Y=4	N=0
County Owned Lands:	Y=3	N=0
City Owned Lands:	Y=3	N=0
State-owned Lands:	Y=2	N=0 (none present)
Other Public Owned Lands:	Y=2	N=0 (e.g. Haywood Community College)

PROXIMITY TO AMENITIES

Weighted based on the idea that greenways should connect existing resources.

Park within 0.25 mile	Y=4
Adjacent School/Library (within 500 ft):	Y=1
Adjacent Church (within 500 ft):	Y=1
Adjacent Hotel/Motel or Cultural Site (within 500 ft):	Y=1 (none present)
Adjacent Existing Park (within 500 ft):	Y=1
Adjacent Recreation Center (within 500 ft):	Y=1
Adjacent Existing Greenway (withing 500 ft):	Y=1
Adjacent Green St or Boulevard:	Y=1 (none present)
Adjacent Bike Lane/Facility (within 500 ft):	Y=1

ZONING & FUTURE LAND USE

Weighted based on the idea the greenways should be easily accessible to residential and mixed use areas.

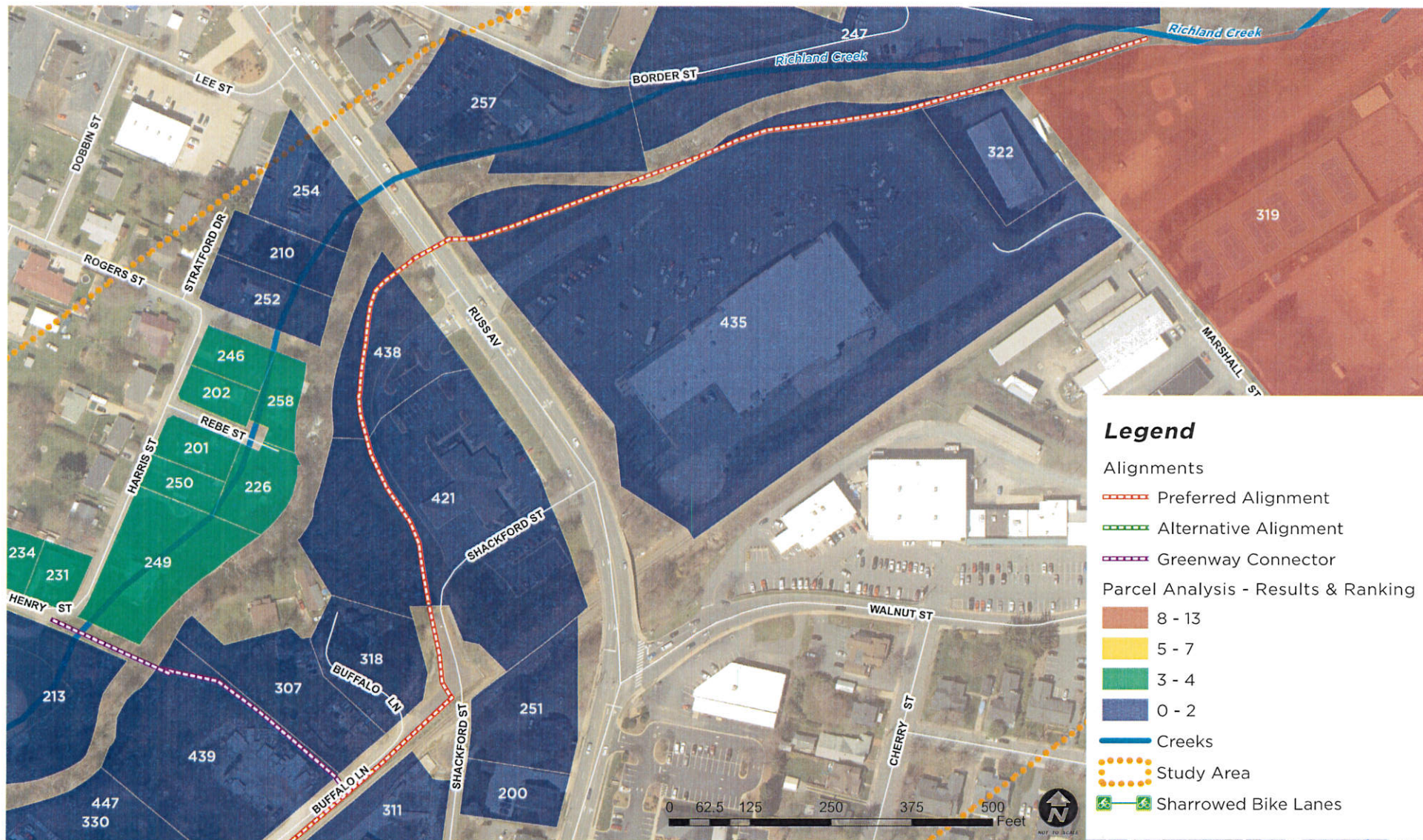
Future Residential - Waynesville Residential Zoning:	Y=2	N=0
Future Mixed-Use - Waynesville Mixed Use Zoning:	Y=1	N=0

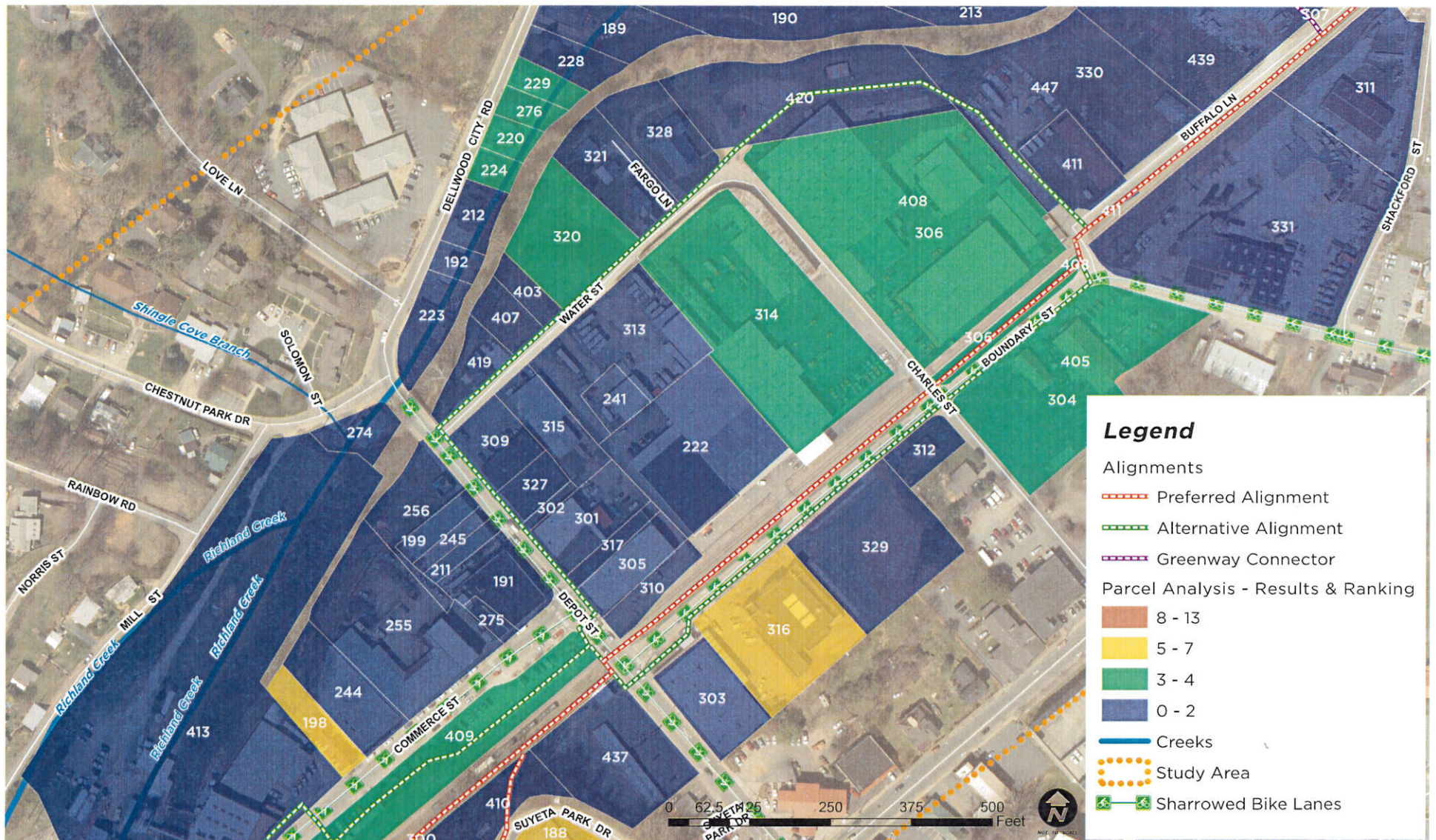
Note: This field should be updated when Waynesville adopts a new Future Land Use Map.

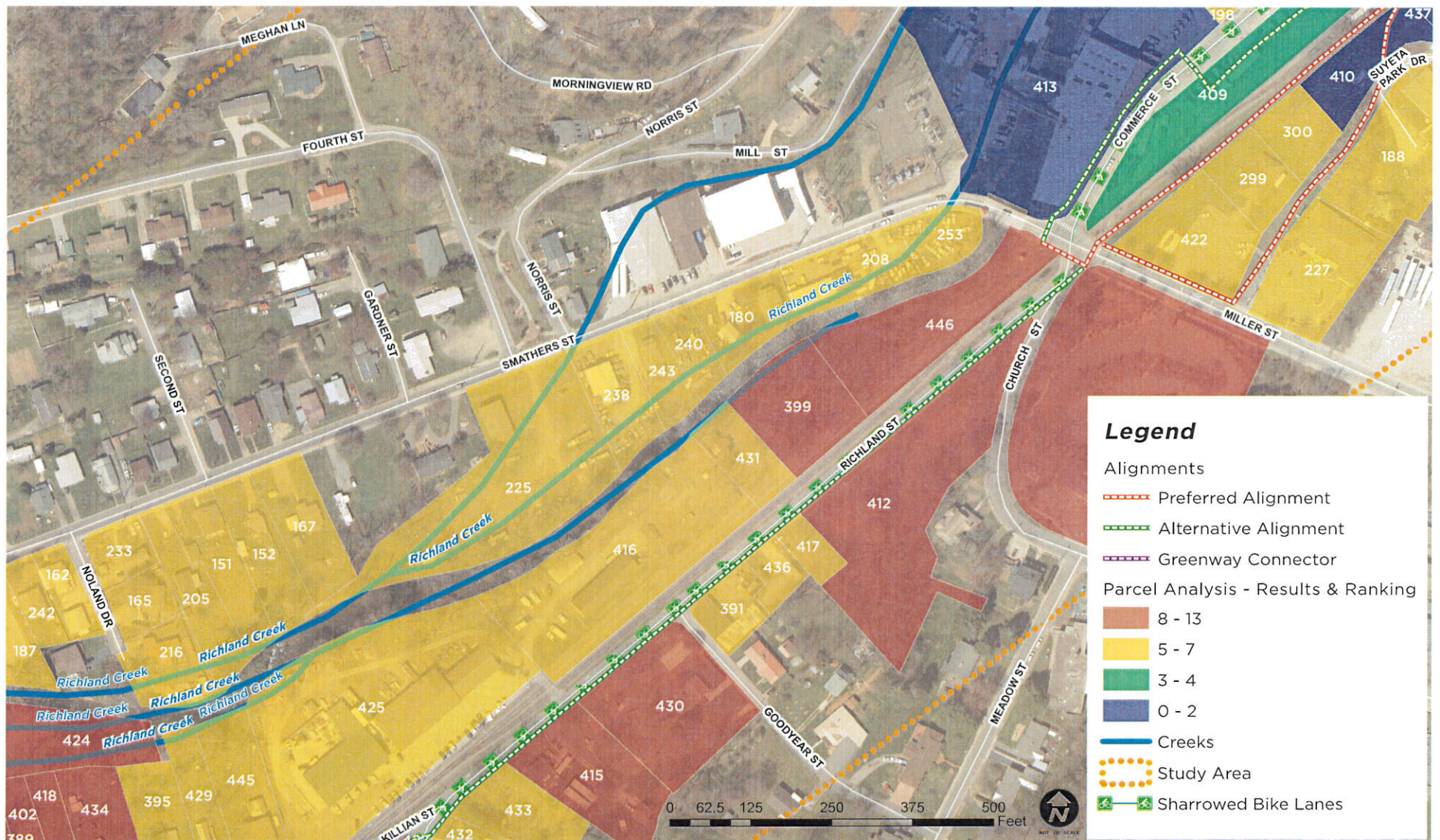
WILLING PROPERTY OWNER

Weighted based in the idea that parcels owned by known property owners amenable to greenway development present greater opportunity.

Amenable Property Owner:	Y=3	N=0
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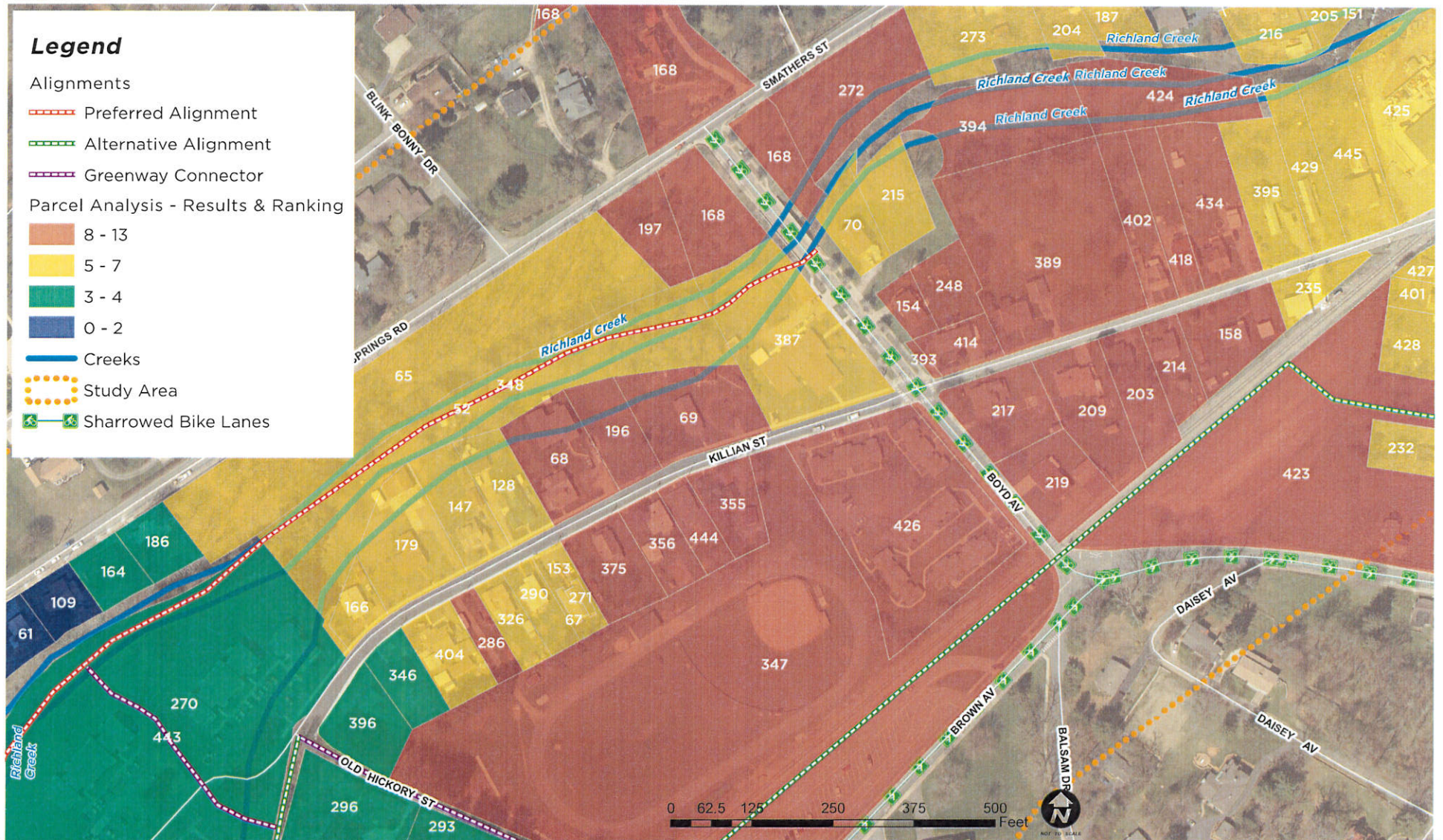
Legend

Alignments

- Preferred Alignment
- Alternative Alignment
- Greenway Connector




Parcel Analysis - Results & Ranking

- 8 - 13
- 5 - 7
- 3 - 4
- 0 - 2
- Creeks
- ⋯ Study Area
- ⋈ Sharrowed Bike Lanes










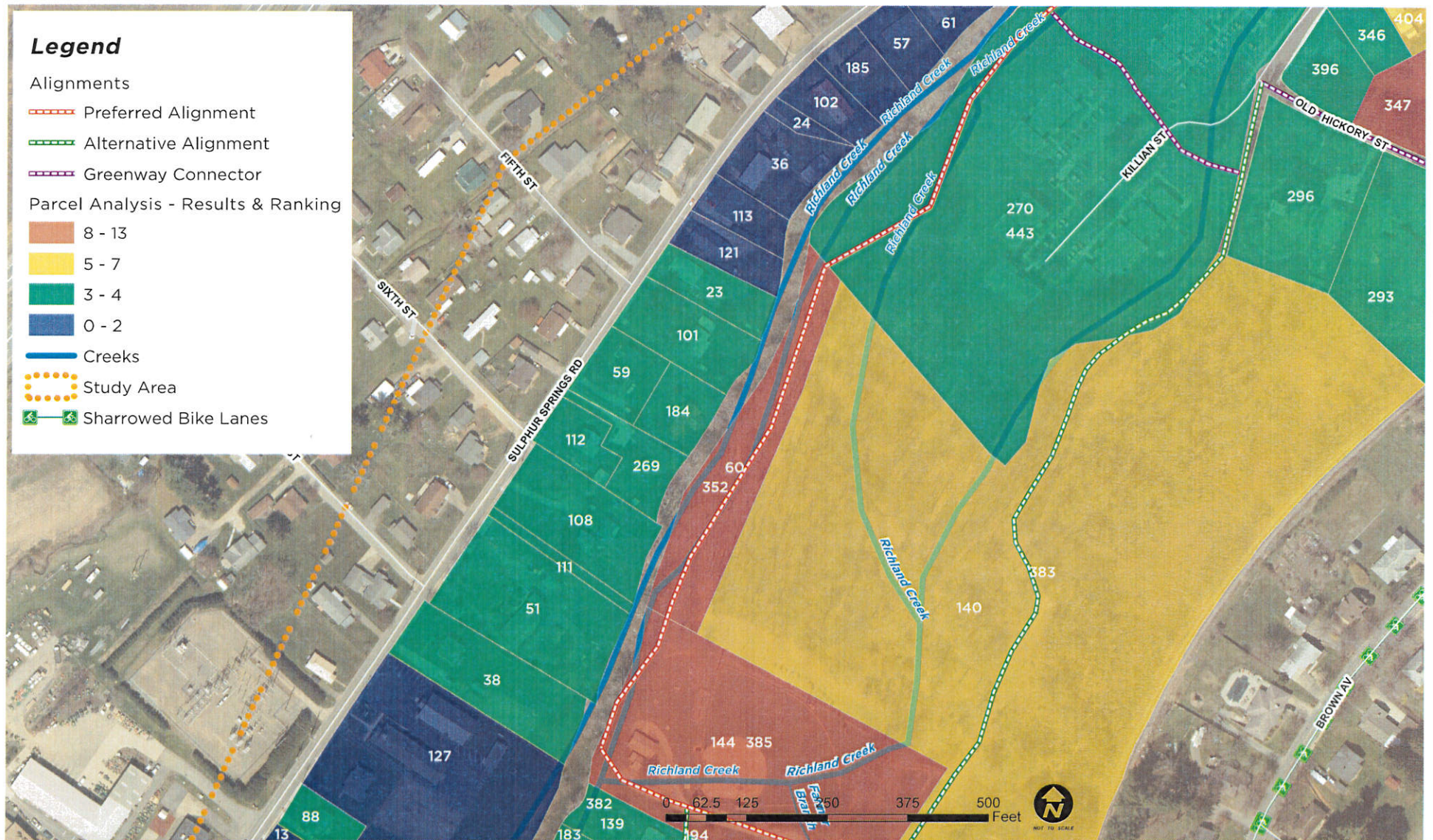
Legend

Alignments

-  Preferred Alignment
-  Alternative Alignment
-  Greenway Connector

Parcel Analysis - Results & Ranking

-  8 - 13
-  5 - 7
-  3 - 4
-  0 - 2
-  Creeks
-  Study Area
-  Sharrowed Bike Lanes



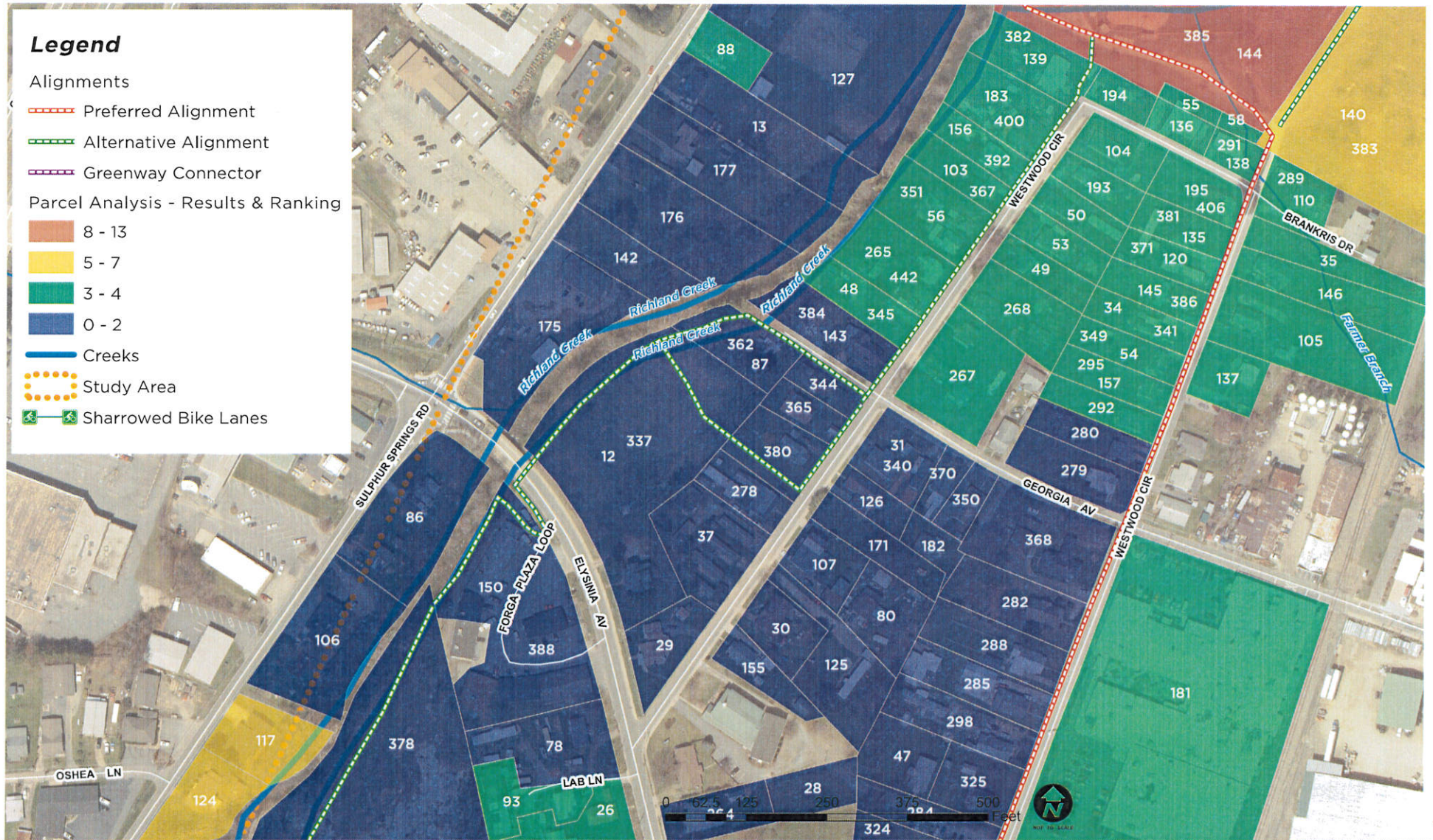
Legend

Alignments

- Preferred Alignment
- Alternative Alignment
- Greenway Connector

Parcel Analysis - Results & Ranking

- 8 - 13
- 5 - 7
- 3 - 4
- 0 - 2
- Creeks
- Study Area
- Sharrowed Bike Lanes



-  Preferred Alignment
-  Alternative Alignment
-  Greenway Connector

  Sharrowed Bike Lanes

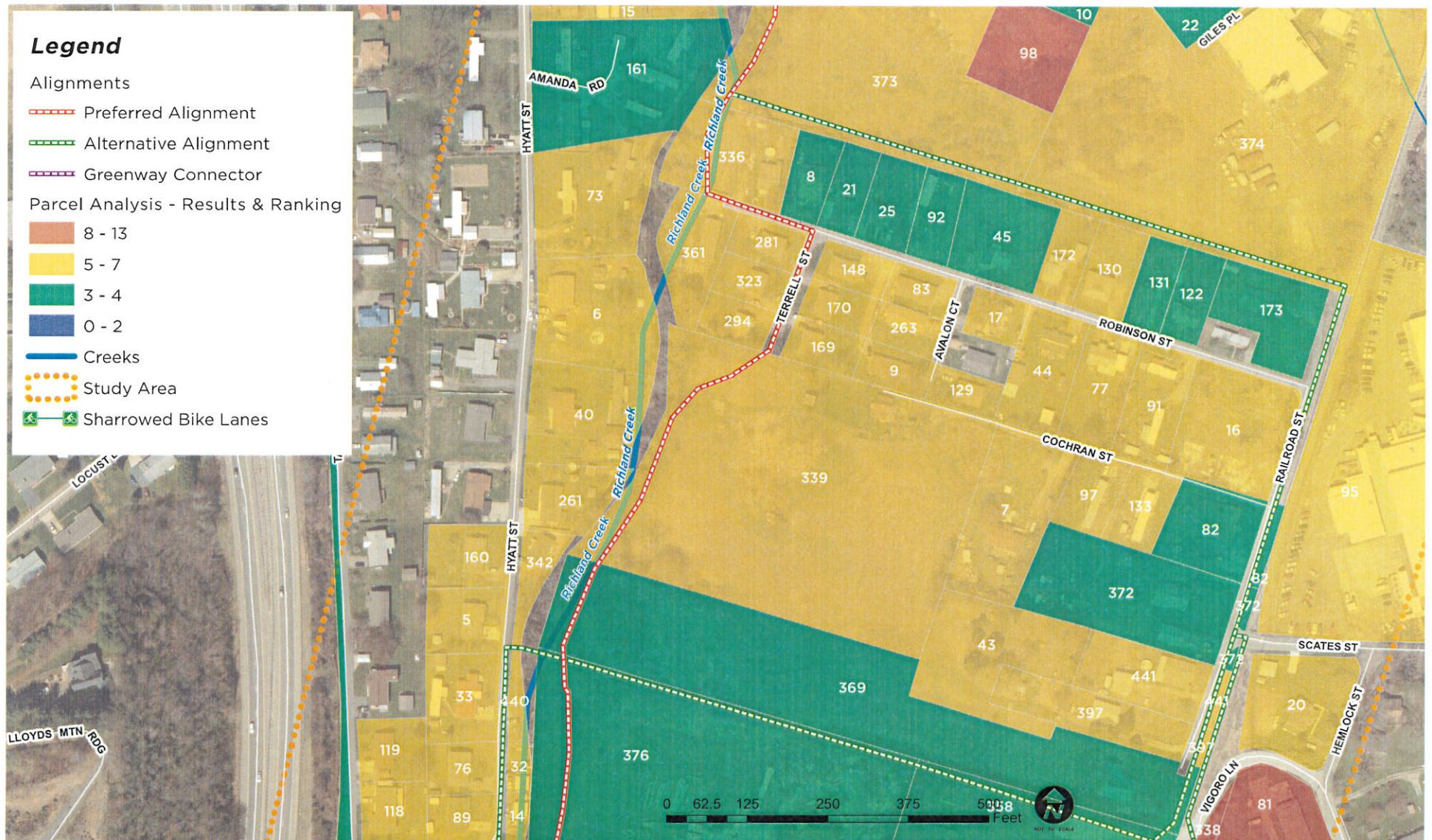
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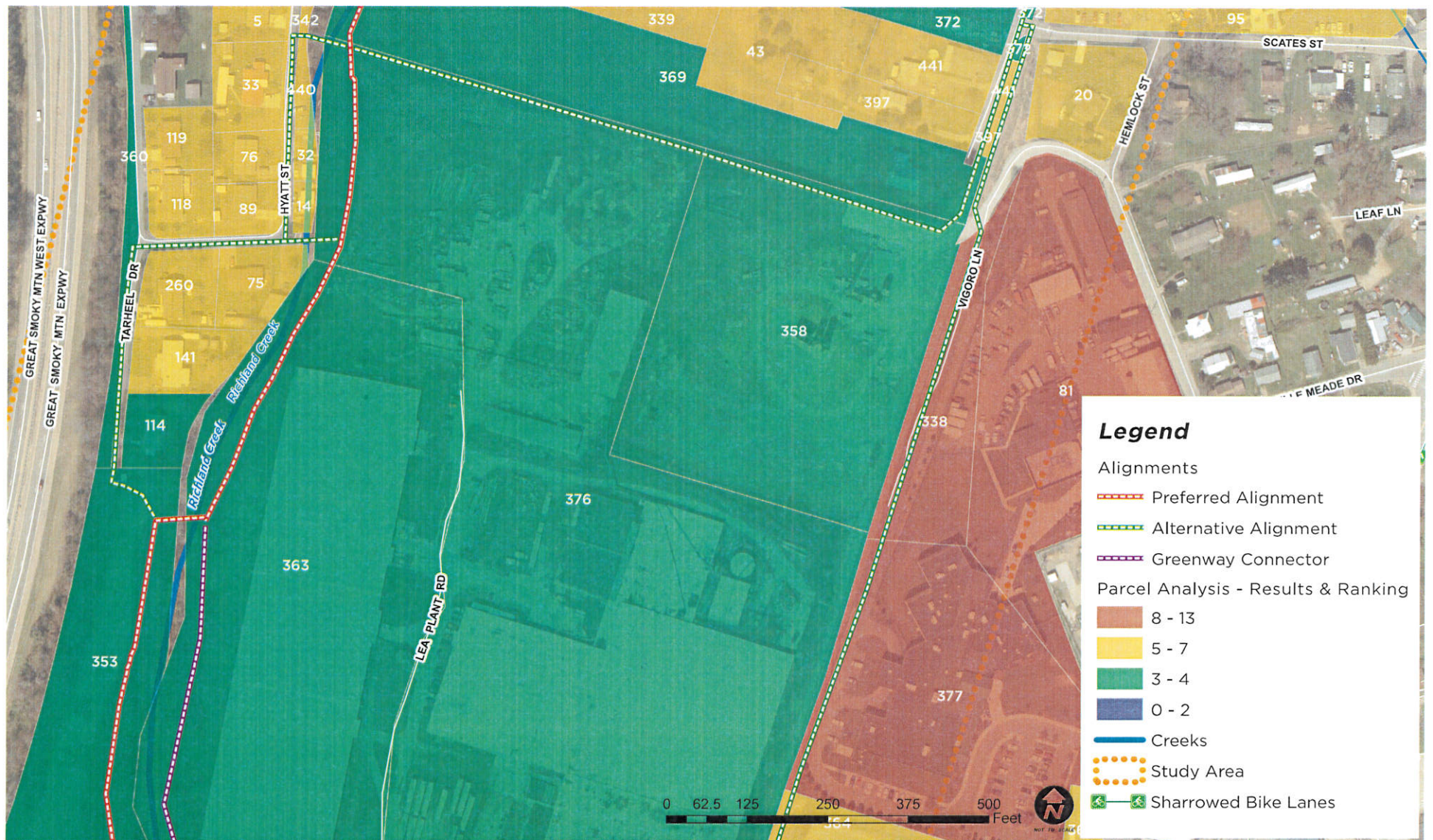
Alignments

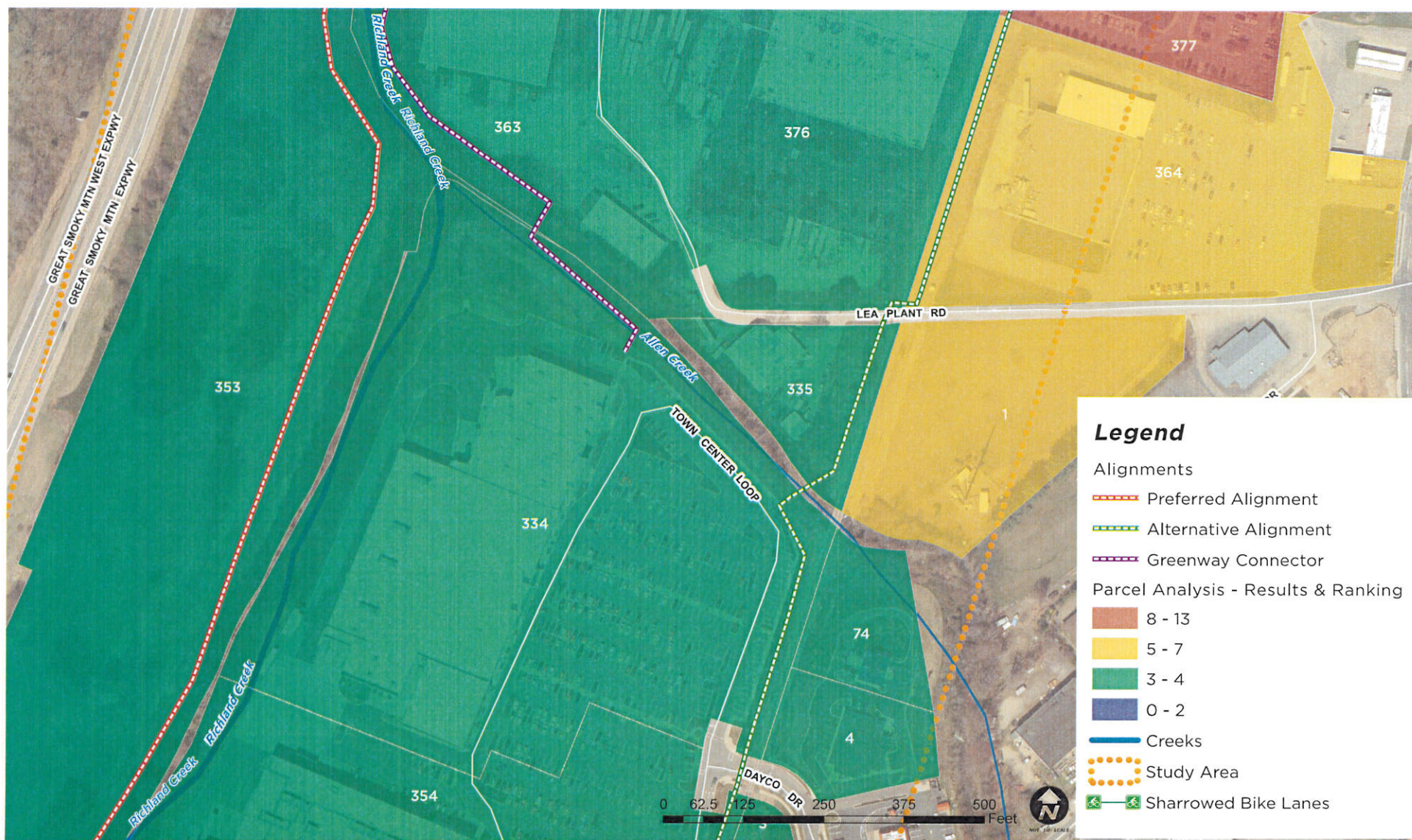
- Preferred Alignment
- Alternative Alignment
- Greenway Connector

Parcel Analysis - Results & Ranking

- 8 - 13
- 5 - 7
- 3 - 4
- 0 - 2
- Creeks
- ⬢ Study Area
- Sharrowed Bike Lanes







Legend

Alignments

--- Preferred Alignment

--- Alternative Alignment

--- Greenway Connector

Parcel Analysis - Results & Ranking

■ 8 - 13

■ 5 - 7

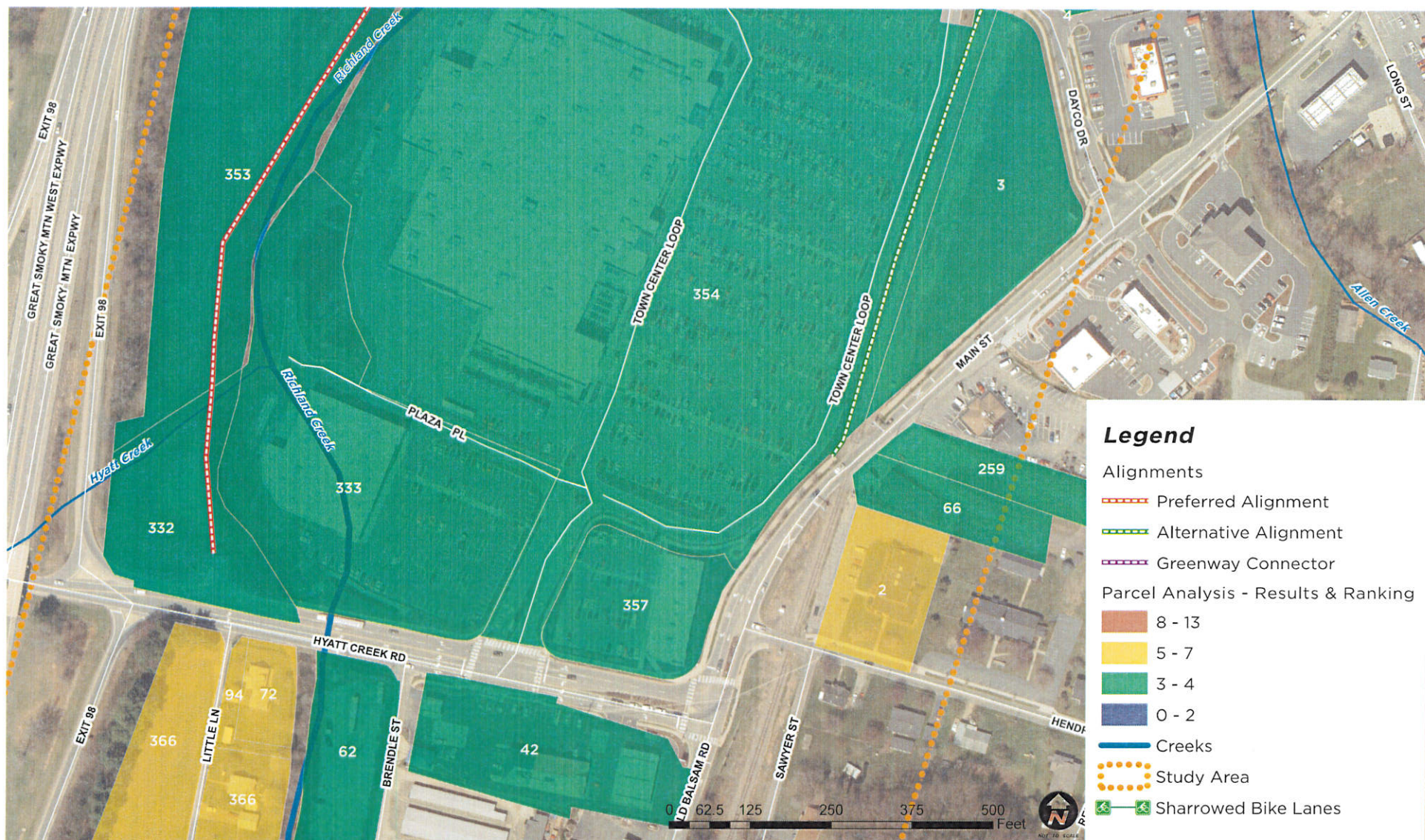
■ 3 - 4

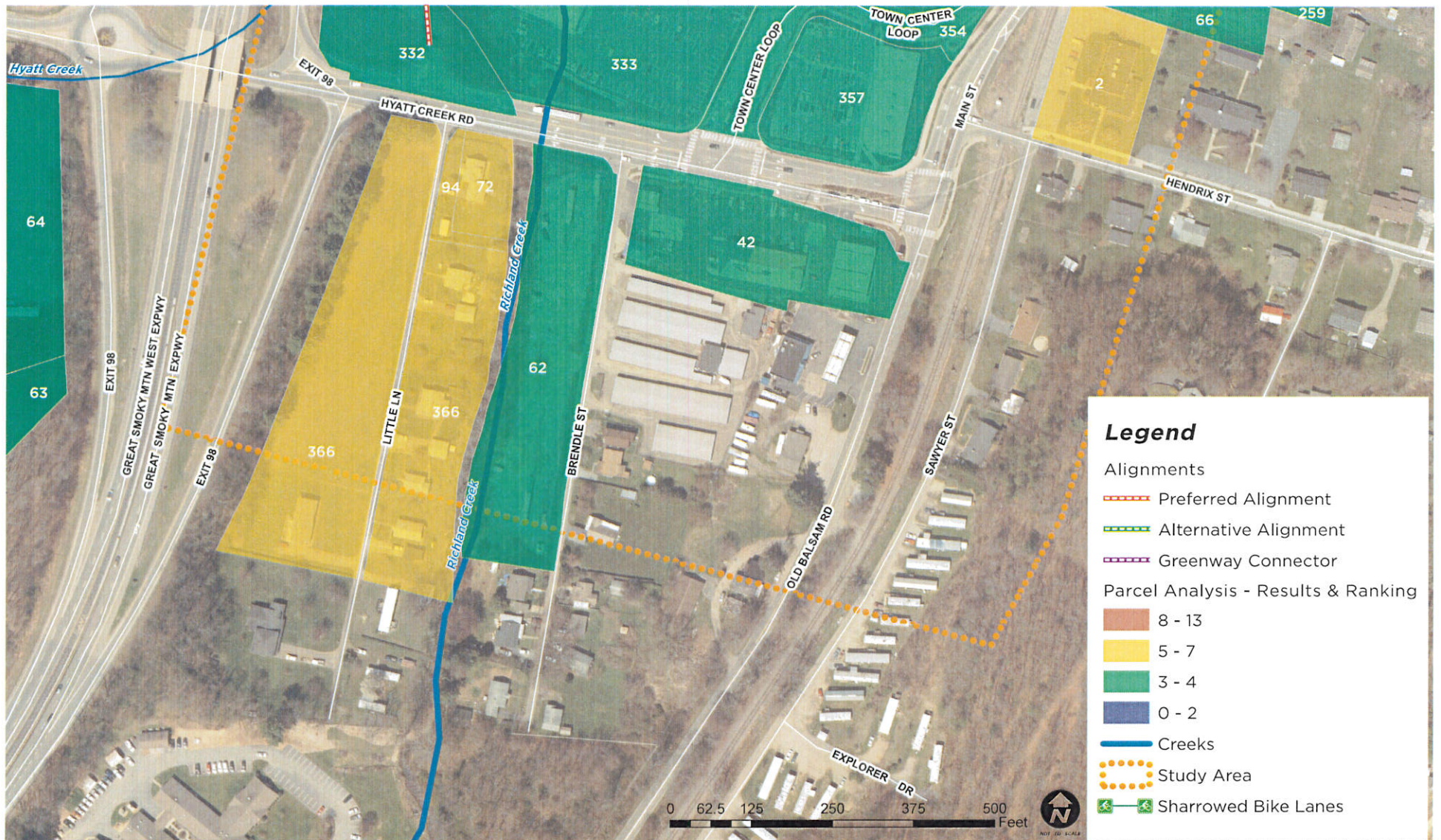
■ 0 - 2

— Creeks

--- Study Area

--- Sharrowed Bike Lanes





APPENDIX B - PARCEL ANALYSIS TABLE (BY PROPERTY ID)

PROP. ERTY ID	PIN	OWNER	OWNER (2)	OWNER ADDRESS		OWNER CITY, STATE, ZIP CODE	PROPERTY AREA (Acres)	PROPERTY ADDRESS	PARCEL ANALYSIS SCORE
1	8604-79-3679	LEWIS, BETTY FELMET		2407 SPRINGWOOD DR		GREENSBORO, NC 27403	2.38	71 LEA PLANT RD	3
2	8604-68-8108	TRUSTEES OF HAYWOOD COMMUNITY		185 FREELANDER DR	HCC	CLYDE, NC 28721	0.81	23 HENDRIX ST	6
3	8604-78-0353	HIDDEN MOUNTAIN PROPERTIES LLC		63 DOGWOOD RISE TER		WAYNESVILLE, NC 28785	1.99	TOWN CENTER LOOP	4
4	8604-79-2213	ALCOHOLIC BEVERAGE CONTROL BOARD		52 DAYCO DR	PUBLIC	WAYNESVILLE, NC 28786	0.39	52 DAYCO DR	4
5	8605-61-6601	MILLER, JAMES ROBERT SR		270 HYATT ST		WAYNESVILLE, NC 28786	0.29	370 HYATT ST	6
6	8605-62-7032	RUIZ, LUZ MARIA	CAMACHO, JUAN	275 HYATT ST		WAYNESVILLE, NC 28786	0.73	275 HYATT ST	6
7	8605-71-4744	HIGGINS, FREIDA J/LT	HIGGINS, FREIDA J	PO BOX 02		HAZELWOOD, NC 28738-0002	0.75	63 COCHRAN ST	6
8	8605-72-1361	MARTINEZ, ELIZABETH A		154 ROBINSON ST		WAYNESVILLE, NC 28786	0.2139	154 ROBINSON ST	4
9	8605-72-2071	BURGIN, CHARLES HURST/TR	CHARLES HURST BURGIN REV TRUST	120 HY-VU DR		WAYNESVILLE, NC 28786	0.1647	28 AVALON CT	6
10	8605-72-5769	TOLAR, GLENN M		363 BRUNSWICK DR		WAYNESVILLE, NC 28786	3.501	MOSAIC PL	4
11	8605-62-8979	EDWARDS, PEARL C HEIRS	MESSER, PEARL MADELINE HEIRS	127 BERRY CREEK DR		FLAT ROCK, NC 28731-8531	0.8056	111 HYATT ST	5
12	8605-74-4388	GREER, DOUGLAS E	GREER, MARTHA H	200 ELYSINIA AVE		WAYNESVILLE, NC 28786	1.99	200 ELYSINIA AVE	2
13	8605-74-8819	ALBURY, DEBORAH W	WILEY, GARY D	C/O G W WILEY	214 HAZELWOOD AVE	WAYNESVILLE, NC 28786	0.6481	1331 SULPHUR SPRINGS RD	2
14	8605-61-6390	MILLER, WILLIAM R		430 HYATT ST		WAYNESVILLE, NC 28786	0.0605	HYATT ST	6
15	8605-62-8665	SONAGERE, SANDRA J	BROWN, BETH D	181 HYATT ST		WAYNESVILLE, NC 28786	1.502	181 HYATT ST	6
16	8605-71-7335	HIGGINS, ELLIS	TROUTMAN, KENNETH EARL HEIRS	16 FRISBEE RD		LEICESTER, NC 28748	0.692	16 RAILROAD ST	6
17	8605-72-4038	BURGIN, SHARON W/TR	SHARON W BURGIN REV TRUST	120 HY-VU DR		WAYNESVILLE, NC 28786	0.1504	89 ROBINSON ST	6
18	8605-73-4442	BURGIN, JOHN H/TR	WILLIAM P BURGIN FAMILY TRUST	209 FOREST VIEW DR		WAYNESVILLE, NC 28786	0.6168	65 ELYSINIA AVE	4
19	8605-73-7342	MARTIN, JAMES S		8125 BAYBERRY DR		CUMMING, GA 30040	0.31	32 ELYSINIA AVE	6
20	8605-71-9498	HARRIS, BEVERLY S		287 HEMLOCK ST		WAYNESVILLE, NC 28786	0.56	287 HEMLOCK ST	6
21	8605-72-2217	RONDEAU, KATHY		142 ROBINSON ST		WAYNESVILLE, NC 28786	0.1552	142 ROBINSON ST	4
22	8605-72-8619	PREMIER MAGNESIA A DELAWARE LLC		PO BOX 370		WAYNESVILLE, NC 28786	1.84	GILES PL	4
23	8605-85-2899	MEYER, TOMMY J	DEWITT, PATRICIA L	1119 SULPHUR SPRINGS RD		WAYNESVILLE, NC 28786	0.312	1119 SULPHUR SPRINGS RD	3
24	8605-86-4124	HAYWOOD CHAPTER OF UNITED DAUGHTERS		C/O ALLEEN EZELL	NP	CANTON, NC 28716	0.06	SULPHER SPRINGS RD	2
25	8605-72-2274	L2 INVESTMENTS INC		3307 EAST YACHT DR		DAK ISLAND, NC 28465	0.29	130 ROBINSON ST	4
26	8605-73-4749	BLANTON, STEPHEN LLOYD	OWENS, ROBYN BLANTON	115 ELYSINIA AVE		WAYNESVILLE, NC 28786	0.474	125 ELYSINIA AVE	4
27	8605-73-6401	SCATES, JOHN (HEIRS)		C/O GREGORY B CULLEN	49 ELYSINIA AVE	HAZELWOOD, NC 28738	0.1306	49 ELYSINIA AVE	4
28	8605-73-8828	LIFE CHURCH OF WAYNESVILLE INC		601 WESTWOOD CIR	CH	WAYNESVILLE, NC 28786	0.222	OFF WESTWOOD CIR	2
29	8605-74-8124	HAMPTON, WANDA/LT	HAMPTON, ROGER WILLIAM	596 WESTWOOD CIR		WAYNESVILLE, NC 28786	0.3083	596 WESTWOOD CIR	2
30	8605-74-7176	BOLIN, RONALD DALE		579 WESTWOOD CIR		WAYNESVILLE, NC 28786-1991	0.2738	579 WESTWOOD CIR	2
31	8605-74-9453	MOORE, JESSE G	MOORE, MARGARET	511 WESTWOOD CIRCLE		WAYNESVILLE, NC 28786	0.3358	511 WESTWOOD CIR	2
32	8605-61-6398	NELSON, SANDRA D		412 HYATT ST		WAYNESVILLE, NC 28786	0.06	HYATT ST	6
33	8605-61-6500	FISHER, ROBERT L	FISHER, DORIS	396 HYATT ST		WAYNESVILLE, NC 28786	0.3858	396 HYATT ST	6
34	8605-84-3614	ROBINSON, MARY ANN		299 WESTWOOD CIR		WAYNESVILLE, NC 28786	0.1996	299 WESTWOOD CIR	3
35	8605-84-5745	BEST, VICKI MEDFORD		953 JONATHAN CREEK RD	APT D	WAYNESVILLE, NC 28785	0.2488	330 WESTWOOD CIR	4
36	8605-86-3077	TRULL, DONALD	TRULL, JOYCE A	1083 SULPHUR SPRINGS RD		WAYNESVILLE, NC 28786	0.427	1083 SULPHUR SPRINGS RD	2
37	8605-74-6279	HARGROVE, NINA MYERS	HARGROVE, JAMES CHARLES	101 SKYVIEW DR		WAYNESVILLE, NC 28786	0.5	560 WESTWOOD CIR	2
38	8605-75-9248	CULLEN, JAMES M	CULLEN, ANITA B	1255 SULPHUR SPRINGS RD		WAYNESVILLE, NC 28786	0.7063	1255 SULPHUR SPRINGS RD	4
39	8604-47-3885	SWIFT, LANE PREVOST	SWIFT, DANIEL KILLIAN/TR	370 HYATT CREEK RD		WAYNESVILLE, NC 28786	15.67	HYATT CREEK RD	4
40	8605-61-7970	RICH, WILLIAM H/LT	RICH, EVA MAE/LT	309 HYATT ST		WAYNESVILLE, NC 28786	0.6226	311 HYATT ST	6
41	8605-62-8759	GRICE, PEGGY ANN CASE	GRICE, RAYNOS FRANCIS	155 HYATT ST		WAYNESVILLE, NC 28786	0.658	155 HYATT ST	6
42	8604-67-3948	BLEVINS, DAVID C		130 WHISPERING PINES DR		WAYNESVILLE, NC 28786	1.52	16 HYATT CREEK RD	4
43	8605-71-3565	WINCHESTER, NORMA	WINCHESTER, TONY	120 RAILROAD ST		WAYNESVILLE, NC 28786	0.82	116 RAILROAD ST	6
44	8605-71-5918	CALDWELL, ERNEST G	CALDWELL, JANICE P	67 ROBINSON ST		WAYNESVILLE, NC 28786	0.4287	67 ROBINSON ST	6
45	8605-72-4139	MARTIN REALTY INVESTMENTS LLC		PO BOX 1426		WAYNESVILLE, NC 28786	0.4761	100 ROBINSON ST	4
46	8605-73-8536	BARNABAS HOLDINGS LLC		PO BOX 476		WAYNESVILLE, NC 28786	0.2469	58 ELYSINIA AVE	6
47	8605-73-9963	RUSSELL, MARY P/EXR	PARKINS, GERALDINE, EXR	74 SIXTH ST		WAYNESVILLE, NC 28786	0.295	149 WESTWOOD CIR	2
48	8605-74-9634	HARGROVE, NINA MYERS	HARGROVE, JAMES CHARLES	101 SKYVIEW DR		WAYNESVILLE, NC 28786	0.24	486 WESTWOOD CIR	4
49	8605-84-1762	SNYDER, RAY O/LT	SNYDER, MICHAEL RAY	453 WESTWOOD CIR		WAYNESVILLE, NC 28786	0.197	453 WESTWOOD CIR	4
50	8605-84-2802	NELSON, SANDRA D		412 HYATT ST		WAYNESVILLE, NC 28786	0.1881	433 WESTWOOD CIR	4
51	8605-85-0319	SPEED, EDDIE M	SPEED, SHIRLEY SUE	1235 SULPHUR SPRINGS RD		WAYNESVILLE, NC 28786	1.049	1221 SULPHUR SPRINGS RD	4
52	8605-96-4742	QUEEN, LOIS P	QUEEN, JAMES RICHARD JR	2180 DELLWOOD RD		WAYNESVILLE, NC 28786	1.701	OFF BOYD AVE	6
53	8605-84-1787	CHAMPION CREDIT UNION		PO BOX 1389		CANTON, NC 28716	0.1981	443 WESTWOOD CIR	4
54	8605-84-2680	CABE, SIMONE ARLETTE/EXR		45 LEAF LN		CLYDE, NC 28721	0.2083	289 WESTWOOD CIR	4
55	8605-84-4916	ANDERS, BARBARA W		PO BOX 785		HAZELWOOD, NC 28738	0.0576	KILLIAN ST	2
56	8605-84-0840	BLANTON, ROBERT	BLANTON, PATRICIA	458 WESTWOOD CIR		WAYNESVILLE, NC 28786	0.37	458 WESTWOOD CIR	4
57	8605-86-5288	LEDFORD, PATRICIA/LT	LEDFORD, MARK ROBERT	1021 SULPHUR SPRINGS RD		WAYNESVILLE, NC 28786	0.2389	1021 SULPHUR SPRINGS RD	2
58	8605-84-4963	MIGLIARINI, PHILLIP J		160 LITTLE LN		WAYNESVILLE, NC 28786	0.0388	OFF KILLIAN ST	3
59	8605-85-1746	SIMONS, MARY CATHERINE		1157 SULPHUR SPRINGS RD		WAYNESVILLE, NC 28786	0.31	1157 SULPHUR SPRINGS RD	3
60	8605-85-3630	WAYNESVILLE TOWN OF		PO BOX C 100	TOWN	WAYNESVILLE, NC 28786	1.124	OFF KILLIAN ST	9
61	8605-86-6386	MCCALL, RAY R	MCCALL, BOBBIE JUNE	997 SULPHUR SPRINGS RD		WAYNESVILLE, NC 28786	0.3681	997 SULPHUR SPRINGS RD	2
62	8604-57-9764	HAYWOOD ADVANCEMENT FOUNDATION INC		144 INDUSTRIAL PARK DR	NP	WAYNESVILLE, NC 28786	1.9541	116 BRENDEL ST	4
63	8604-47-3945	MIGLIARINI, JEAN MARIE	MIGLIARINI, PHILLIP JOSEPH	C/O PHILLIP J MIGLIARINI	85 LITTLE LN	WAYNESVILLE, NC 28786	10.8	123 LITTLE ACRES RD	4
64	8604-57-2919	MIGLIARINI, PHILLIP J		160 LITTLE LN		WAYNESVILLE, NC 28786	1.142	83 LITTLE ACRES RD	4
65	8605-96-3706	COFFEY, JOHN L		C/O KRISTIN WEST	30 CAROLINA AVE	WAYNESVILLE, NC 28786	1.9298	SULPHUR SPRINGS RD	6
66	8604-68-9377	MULL, KENNETH R	MULL, RICHARD G	2145 S MAIN ST		WAYNESVILLE, NC 28786	0.576	2145 S MAIN ST	2
67	8605-96-5480	WELF, DEAN A		PO BOX 3392		NORFOLK, VA 23505-0392	0.025	311 KILLIAN ST	7
68	8605-96-5655	HANNAH, DAVID L	HANNAH, BARBARA J	106 HILTOP RD		CLYDE, NC 28721	0.451	286 KILLIAN ST	8
69	8605-96-7732	LEATHERWOOD, PHILLIP ALLAN	LEATHERWOOD, SONI ELIZABETH	C/O LEE LEATHERWOOD	248 KILLIAN ST	WAYNESVILLE, NC 28786	0.5878	248 KILLIAN ST	8
70	8605-97-9080	MILLER, RENEE BOSTIC		PO BOX 1317		WAYNESVILLE, NC 28786-1317	0.182	468 BOYD AVE	6
71	8604-58-1661	WAYNESVILLE AUTOMOTIVE PROPERTY		550 BILTMORE WAY	SUITE 1110	CORAL GABLES, FL 33134	4.059	280 HYATT CREEK RD	4
72	8604-58-9037	MIGLIARINI, BETTY LITTLE/LT	MIGLIARINI, PHILLIP JOSEPH	19 LITTLE LN		WAYNESVILLE, NC 28786	0.3662	19 LITTLE LN	6
73	8605-62-7274	ROBINSON, TIMOTHY JOSEPH		4302 CARLOS CT		POWDER SPRINGS, GA 30127	0.5749	245 HYATT ST	6
74	8604-79-2422	OH INVESTMENTS OF MACON CO INC		3488 BRYSON CITY RD		FRANKLIN, NC 28734	0.92	56 DAYCO DR	4
75	8605-61-6127	OWEN, BARBARA A		445 HYATT ST		WAYNESVILLE, NC 28786	0.3742	445 HYATT ST	6
76	8605-61-6307	NELSON, SANDRA D		412 HYATT ST		WAYNESVILLE, NC 28786	0.1963	412 HYATT ST	6
77	8605-72-6001	BROWNING, BIDA		536 KUDZU LOOP		WAYNESVILLE, NC 28786	0.37	49 ROBINSON ST	6
78	8605-73-4904	BLANTON, STEPHEN LLOYD	OWENS, ROBYN BLANTON	115 ELYSINIA AVE		WAYNESVILLE, NC 28786	0.494	143 ELYSINIA AVE	6
79	8605-73-5229	STEARNS, BOBBY RAY		38 SEAY RD		CANDLER, NC 28715	0.2263	658 HAZELWOOD AVE	4

See Parcel Analysis Maps for Property ID

APPENDIX B - PARCEL ANALYSIS TABLE (BY PROPERTY ID)

PROP- ERTY ID	PIN	OWNER	OWNER (2)	OWNER ADDRESS	OWNER CITY, STATE, ZIP CODE	PROPERTY AREA (Acres)	PROPERTY ADDRESS	PARCEL ANALYSIS SCORE
80	8605-74-9136	BOLIN, WAYNE A		486 OXNER COVE RD	WAYNESVILLE, NC 28786	0.34	OFF WESTWOOD CIR	2
81	8605-70-8918	HAYWOOD COUNTY		HAYWOOD COUNTY COURTHOUSE	WAYNESVILLE, NC 28786	3.9223	201 HEMLOCK ST	10
82	8605-71-7764	MCGOVERN, BRUCE		59 PINE DR	WAYNESVILLE, NC 287864233	0.55	56 RAILROAD ST	4
83	8605-72-3112	BURGIN, CHARLES HURST, TR	CHARLES HURST BURGIN REV TRUST	120 HY-VU DR	WAYNESVILLE, NC 28786	0.1639	3 AVALON CT	6
84	8605-73-7487	BORTLE, DAVID V		77 JOHNSON HILL DR	WAYNESVILLE, NC 28786	0.376	42 ELYSINIA AVE	6
85	8605-73-7765	SHMS, REBECCA LOUISE		96 ELYSINIA AVE	WAYNESVILLE, NC 28786	0.3763	96 ELYSINIA AVE	2
86	8605-74-1259	SMITH, ALTHA P		443 BALSAM RIDGE RD	WAYNESVILLE, NC 28786	0.767	1471 SULPHUR SPRINGS RD	0
87	8605-74-7519	SCHONFELD, JULIE	BAKER, MICHAEL RICHARD	C/O JULIE SCHONFELD	326 HUDSON ST	0.381	509 GEORGIA AVE	2
88	8605-75-8084	EQUITY TRUST CO/CUST	ROGER D KING IRA	1807 MURRAY RD	CANTON, NC 28716	0.196	1315 SULPHUR SPRINGS RD	4
89	8605-61-6209	MILLER, WILLIAM ROBERT		430 HYATT ST	WAYNESVILLE, NC 28786	0.1864	430 HYATT ST	6
90	8605-62-9859	FRADY, ROBERT G		PO BOX 1175	WHITTIER, NC 28789	0.145	ROCK ST	6
91	8605-71-6977	GOODSON, CHARLES	GOODSON, BARBARA	31 ROBINSON ST	WAYNESVILLE, NC 28786	0.38	31 ROBINSON ST	6
92	8605-72-3232	JENKINS, MEDFORD		59 GRAPELEAF DR	WAYNESVILLE, NC 28786	0.2119	114 ROBINSON ST	4
93	8605-73-3868	BLANTON, STEPHEN LLOYD	DWENS, ROBYN BLANTON	115 ELYSINIA AVE	WAYNESVILLE, NC 28786	0.291	15 LAB LN	4
94	8604-58-8062	BRADLEY, BETTY L/T	MIGLIARINI, PHILLIP JOSEPH	19 LITTLE LN	WAYNESVILLE, NC 28786	0.1519	LITTLE LN	6
95	8605-81-0728	HAYWOOD VOCATIONAL OPPORTUNITIES INC		PO BOX 7	NP	5.1164	56 SCATES ST	7
96	8605-83-0282	RICHLAND BUSINESS PARK		329 COUNTRY CLUB DR	WAYNESVILLE, NC 28786	5.18	546 HAZELWOOD AVE	5
97	8605-71-5880	MCGOVERN, BRUCE		59 PINE DR	WAYNESVILLE, NC 287864233	0.25	COCHRAN ST	6
98	8605-72-4473	WAYNESVILLE TOWN OF		PO BOX C 100	TOWN	0.5	OFF MOSAIC PL	9
99	8605-73-4694	HALL, VINCENT PALMER		56 RAVENCROFT LN	ASHEVILLE, NC 28803	0.2753	91 ELYSINIA AVE	4
100	8605-73-6599	JONES, WALLACE J		88 ELYSINIA AVE	WAYNESVILLE, NC 28786	0.7105	88 ELYSINIA AVE	6
101	8605-85-2852	LEDFORD, NEAL D JR	JONES, MARGARET ANN	C/O MARGARET JONES	1125 SULPHUR SPRINGS RD	0.4841	1125 SULPHUR SPRINGS RD	3
102	8605-86-4159	HENRY, HELEN K		182 TIMOTHY LN	WAYNESVILLE, NC 28786	0.24	1049 SULPHUR SPRINGS RD	2
103	8605-84-0875	MANCILLA, JACQUELINE PENALOZA	SANCHEZ, CARLOS ESQUEVEL	442 WESTWOOD CIR	WAYNESVILLE, NC 28786	0.2	442 WESTWOOD CIR	4
104	8605-84-2898	NELSON, SANDRA D		412 HYATT ST	WAYNESVILLE, NC 28786	0.236	412 WESTWOOD CIR	4
105	8605-84-5690	BOYER, VIRGINIA B	BOYER, RICHARD LEWIS	724 SMATHERS ST	WAYNESVILLE, NC 28786	0.7492	298 WESTWOOD CIR	4
106	8605-74-0007	WESTLAND, PARTNERSHIP		PO BOX 137	HAZELWOOD, NC 28738- 0157	0.7582	1521 SULPHUR SPRINGS RD	1
107	8605-74-8256	SAUNDERS, GARLAND A	SETZER, WILMA A	63 WESTWOOD CIR	WAYNESVILLE, NC 28786	0.26	561 WESTWOOD CIR	2
108	8605-85-0571	ANGLIN, THOMAS P	ANGLIN, RITA J	PO BOX 573	PAINTER, VA 23420-0573	0.7	1197 SULPHUR SPRINGS RD	4
109	8605-86-7483	MCCARTER, OSCAR	MCCARTER, CAROLYN M	967 SULPHUR SPRINGS RD	WAYNESVILLE, NC 28786	0.193	967 SULPHUR SPRINGS RD	2
110	8605-84-5881	RAY, JANET MAXINE		13 BRANKRIS DR	WAYNESVILLE, NC 28786	0.1874	13 BRANKRIS DR	4
111	8605-85-0474	ANGLIN, THOMAS P	ANGLIN, RITA J	PO BOX 573	PAINTER, VA 23420-0573	0.092	SULPHUR SPRINGS RD	4
112	8605-85-0676	TATE, LENA		C/O JERRY TATE	844 APPLE CREEK RD	0.2684	1179 SULPHUR SPRINGS RD	4
113	8605-86-3041	STILES, DANIEL P	EMRICH-STILES, MARTHA L	60 MONTE VISTA DR	WAYNESVILLE, NC 28786	0.231	1095 SULPHUR SPRINGS RD	2
114	8605-80-4965	OWENS, BETTY S		485 TARHEEL DR	WAYNESVILLE, NC 28786	0.33	485 TARHEEL DR	4
115	8605-62-8899	FRADY, ROBERT G		PO BOX 1175	WHITTIER, NC 28789	0.1065	114 ROCK ST	6
116	8605-63-8286	HYATT, THOMAS D		PO BOX 101	HAZELWOOD, NC 28738	3.28	793 HAZELWOOD AVE	5
117	8605-83-9976	CALDERA LTD PTNRP		560 HAZELWOOD AVE	WAYNESVILLE, NC 28786	0.38	1533 SULPHUR SPRINGS RD	5
118	8605-61-4299	BECK, JAMES A	BECK, STEVEN DOUGLAS	411 TARHEEL DR	WAYNESVILLE, NC 28786	0.2296	411 TARHEEL DR	6
119	8605-61-4491	ROWLAND, PAUL	WILLIAMS, SAMANTHA	395 TARHEEL DR	WAYNESVILLE, NC 28786	0.228	395 TARHEEL DR	6
120	8605-84-3754	BOLIN, CLIFFORD		PO BOX 592	WAYNESVILLE, NC 28786	0.19	315 WESTWOOD CIR	3
121	8605-85-3925	REGAN, ELLEN KOCH	FINGER, ELLEN K	1103 SULPHUR SPRINGS RD	WAYNESVILLE, NC 28786	0.246	1103 SULPHUR SPRINGS RD	2
122	8605-72-7132	WORSHAM, SARA JEAN		40 ROBINSON ST	WAYNESVILLE, NC 28786	0.22	40 ROBINSON ST	4
123	8605-63-7862	NORTH HAZELWOOD BAPTIST CHURCH		809 HAZELWOOD AV	CH	1.734	1623 SULPHUR SPRINGS RD	3
124	8605-63-7799	CALDERA LTD PTNRP		560 HAZELWOOD AVE	WAYNESVILLE, NC 28786	0.42	1581 SULPHUR SPRINGS RD	2
125	8605-74-8075	BOLIN, RANDALL L		571 WESTWOOD CIR	WAYNESVILLE, NC 28786	0.49	571 WESTWOOD CIR	3
126	8605-74-9305	GENTRY, DOYLE JACKSON JR		20 SHORT ST	CLYDE, NC 28721	0.1688	537 WESTWOOD CIR	2
127	8605-75-3067	SULPHUR SPRINGS FREEWILL BAPTIST CHURCH		1273 SULPHUR SPRINGS RD	CH	2.348	1273 SULPHUR SPRINGS RD	2
128	8605-96-4660	MILLER, PATRICIA		310 KILLIAN ST	WAYNESVILLE, NC 28786	0.3	310 KILLIAN ST	7
129	8605-71-3997	BURGIN, CHARLES HURST, TR	CHARLES HURST BURGIN REV TRUST	120 HY-VU DR	WAYNESVILLE, NC 28786	0.1554	29 AVALON CT	6
130	8605-72-8106	BROOKS, KENNETH L	BROOKS, VIRGINIA R	62 ROBINSON ST	WAYNESVILLE, NC 28786	0.2448	62 ROBINSON ST	6
131	8605-72-6174	MIGLIARINI, PHILLIP J		160 LITTLE LN	WAYNESVILLE, NC 28786	0.1962	50 ROBINSON ST	4
132	8605-73-4752	BACH 3 ENTERPRISES LLC		235 GREEN DR	WAYNESVILLE, NC 28786	0.269	ELYSINIA AVE	4
133	8605-71-6758	MCGOVERN, BRUCE		59 PINE DR	WAYNESVILLE, NC 287864233	0.25	COCHRAN ST	6
134	8605-73-4361	CLAYTON, CAROLYN BURGIN	OSTROM, MARY BURGIN	C/O CAROLYN CLAYTON	125 BURG SPRINGS RD	0.2356	670 HAZELWOOD AVE	4
135	8605-84-3779	BOLIN, CLIFFORD		PO BOX 592	WAYNESVILLE, NC 28786	0.19	317 WESTWOOD CIR	3
136	8605-84-3993	ANDERS, WILLIAM EUGENE	ANDERS, BARBARA JUNE	PO BOX 765	HAZELWOOD, NC 28738	0.123	380 WESTWOOD CIR	4
137	8605-84-4574	HAMPTON, ROGER W		123 DUCKETT RD	WAYNESVILLE, NC 28786	0.22	292 WESTWOOD CIR	4
138	8605-84-4879	MIGLIARINI, PHILLIP JOSEPH	MIGLIARINI, PHILLIP J	160 LITTLE LN	WAYNESVILLE, NC 28786	0.0998	364 WESTWOOD CIR	4
139	8605-85-2001	SMATHERS, THOMAS A	SMATHERS, TAMMY L	410 WESTWOOD CIR	WAYNESVILLE, NC 28786	0.3404	410 WESTWOOD CIR	4
140	8605-85-7493	WADE, NANCY	TOMLINSON, PRISCILLA G	738 N PARKWOOD RD	DECATUR, GA 30030	14.0329	OFF KILLIAN ST	6
141	8605-61-5015	WARREN, HAROLD DEAN	WARREN, MARIE P	461 TARHEEL DR	WAYNESVILLE, NC 28786	0.4239	461 TARHEEL DR	6
142	8605-74-5712	PARKWAY ELECTRIC & HEATING INC		PO BOX 482	WAYNESVILLE, NC 28786	0.3303	1121 SULPHUR SPRINGS RD	2
143	8605-74-8690	HARGROVE, NINA MYERS	HARGROVE, JAMES CHARLES	101 SKYVIEW DR	WAYNESVILLE, NC 28786	0.32	498 WESTWOOD CIR	2
144	8605-85-3023	WAYNESVILLE TOWN OF		PO BOX C 100	TOWN	3.2412	350 WESTWOOD CIR	10
145	8605-84-3620	BONO, VICTOR		303 WESTWOOD CIR	WAYNESVILLE, NC 28786	0.187	303 WESTWOOD CIR	3
146	8605-84-5698	SMITH, AUDREY MAE		320 WESTWOOD CIR	WAYNESVILLE, NC 28786	0.3917	320 WESTWOOD CIR	4
147	8605-96-4508	PETTY, JASON	PETTY, MONICA	614 NEW FARLETON WAY	GREER, SC 29650	0.32	324 KILLIAN ST	7
148	8605-72-2106	BURGIN, CHARLES HURST, TR	CHARLES HURST BURGIN REV TRUST	120 HY-VU DR	WAYNESVILLE, NC 28786	0.174	133 ROBINSON ST	6
149	8605-73-4647	BACH 3 ENTERPRISES LLC		235 GREEN DR	WAYNESVILLE, NC 28786	0.269	95 ELYSINIA AVE	4
150	8605-74-3177	FORGA, VIOLA N, TR	FORGA, LANA CHRISTINE, TR	PO BOX 188	HAZELWOOD, NC 28738	1.3505	43 FORGA PLAZA LOOP	0
151	8615-07-7427	BONNER, PAULA RENEE		553 SMATHERS ST	WAYNESVILLE, NC 287863641	0.3851	553 SMATHERS ST	7
152	8615-07-7498	MATHIS, BILLIE GENE		533 SMATHERS ST	WAYNESVILLE, NC 28786	0.3994	533 SMATHERS ST	7
153	8605-96-5437	COMMON AREA OWNERS		PO BOX 8392	NORFOLK, VA 23505-0392	0.123	KILLIAN ST	7
154	8615-06-0888	JONES, NED	JONES, WILLIE JEAN	31 JONES DR	WAYNESVILLE, NC 28786	0.121	458 BOYD AVE	8
155	8605-74-7120	INMAN, VIRGIE MARY		PO BOX 332	HAZELWOOD, NC 28738	0.2514	587 WESTWOOD CIR	2
156	8605-84-1809	PRICE, THELMA RATHBONE		318 BROWNING RD	WAYNESVILLE, NC 28786	0.1987	436 WESTWOOD CIR	4
157	8605-84-2575	ROBINSON, REBECCA JEAN		47 KELLER ST	WAYNESVILLE, NC 28786	0.2126	275 WESTWOOD CIR	3
158	8615-06-5874	SWANGER, COLEMAN	SWANGER, EDWIN COLEMAN	93 KILLIAN ST	WAYNESVILLE, NC 28786	0.3905	93 KILLIAN ST	3
159	8615-06-9585	FORGA, LANA CHRISTINE		PO BOX 773	HAZELWOOD, NC 28738	0.1404	333 RICHLAND ST	8
160	8605-61-6710	RUIZ, LUZ MARIA		275 HYATT ST	WAYNESVILLE, NC 28786	0.2771	356 HYATT ST	9

See Parcel Analysis Maps for Property ID

APPENDIX B - PARCEL ANALYSIS TABLE (BY PROPERTY ID)

PROP- ERTY ID	PIN	OWNER	OWNER (2)	OWNER ADDRESS		OWNER CITY, STATE, ZIP CODE	PROPERTY AREA (Acres)	PROPERTY ADDRESS	PARCEL ANALYSIS SCORE
161	8605-62-7367	ROBINSON, TIMOTHY JOSEPH		4302 CARLOS CT		POWDER SPRINGS, GA 30127	1.2005	15 AMANDA RD	4
162	8615-07-4484	PARRIS, GALE LINN	PARRIS, ROBERT	591 SMATHERS ST		WAYNESVILLE, NC 28786	0.1754	591 SMATHERS ST	8
163	8615-16-0590	WAYNESVILLE PROPERTIES LLC		PO BOX 11		WAYNESVILLE, NC 28786	0.33	218 BOYD AVE	8
164	8605-96-8457	SINGLETONS INVESTMENTS LLC		35 NEW CLYDE HWY		CANTON, NC 28716	0.2	951 SULPHUR SPRINGS RD	3
165	8615-07-5491	GONZALEZ, JOSE CARMEN RAYA	JUAREZ, CRHSTOPPER RAYA	25 NOLAND DR		WAYNESVILLE, NC 28786	0.1951	25 NOLAND DR	6
166	8605-96-2432	FURLONG, DIANA MCCALL	MCCALL, TIMOTHY RAY	997 SULPHUR SPRINGS RD		WAYNESVILLE, NC 28786- 4244	0.1854	362 KILLIAN ST	7
167	8615-07-8551	PUTNAM, ROBERT ATKINS	PUTNAM, MARY ETTA	521 SMATHERS ST		WAYNESVILLE, NC 28786	0.432	521 SMATHERS ST	7
168	8605-97-6343	BOYER, RICHARD LEWIS	BOYER, VIRGINIA BERTRAND	724 SMATHERS ST		WAYNESVILLE, NC 28786	2.384	724 SMATHERS ST	9
169	8605-72-1065	BURGIN, CHARLES HURST, TR	CHARLES HURST BURGIN REV TRUST	120 HY-VU DR		WAYNESVILLE, NC 28786	0.1935	29 TERRELL ST	6
170	8605-72-1180	BURGIN, CHARLES HURST, TR	CHARLES HURST BURGIN REV TRUST	120 HY-VU DR		WAYNESVILLE, NC 28786	0.1502	17 TERRELL ST	6
171	8605-74-9227	DAVIS, EDWARD L, TR	IVA LEE DAVIS IRREVOCABLE TRUST	11 ZEMERY LN		WAYNESVILLE, NC 28786	0.2596	WESTWOOD CIR	2
172	8605-72-5147	CAPPS, DEBORAH L		2708 COLLEGE FARM RD		MOORESBORO, NC 28114- 9727	0.24	78 ROBINSON ST	6
173	8605-72-8140	GREENE, MICHAEL		2 RAILROAD STREET		WAYNESVILLE, NC 28786	0.4371	2 RAILROAD ST	4
174	8605-73-4566	BURGIN, JOHN H	BURGIN, ANITA H	275 WILDCAT MOUNTAIN RD		WAYNESVILLE, NC 28786	0.3744	79 ELYSINIA AVE	4
175	8605-74-3545	NORMAN, MICHAEL D	NORMAN, ROBERT BRUCE, TR	PO BOX 482		WAYNESVILLE, NC 28786	0.7847	1337 SULPHUR SPRINGS RD	0
176	8605-74-6726	NORMAN, MICHAEL D	NORMAN, ROBERT BRUCE, TR	PO BOX 482		WAYNESVILLE, NC 28786	0.305	1359 SULPHUR SPRINGS RD	2
177	8605-74-7860	SCRUGGS, STUART E		PO BOX 604		HAZELWOOD, NC 28738	0.73	1345 SULPHUR SPRINGS RD	2
178	8615-16-0760	TATE HOUSE INVESTMENTS LLC		84 TATE ST		WAYNESVILLE, NC 28786	0.078	301 MEADOW ST	7
179	8605-96-3409	DAVIS, TERRY	DAVIS, DORIS L	338 KILLIAN ST		WAYNESVILLE, NC 28786	0.4	338 KILLIAN ST	7
180	8615-17-5827	HANEY, JAMES CRAWFORD		371 SMATHERS ST		WAYNESVILLE, NC 28786	0.3247	371 SMATHERS ST	5
181	8605-83-3950	HAYWOOD VOCATIONAL OPPORTUNITIE		PO BOX 7	NP	HAZELWOOD, NC 28738	5.57	150 WESTWOOD CIR	3
182	8605-84-0209	DAVIS, EDWARD L, TR	IVA LEE DAVIS IRREVOCABLE TRUST	11 ZEMERY LN		WAYNESVILLE, NC 28786	0.1217	431 GEORGIA AVE	2
183	8605-84-1945	LEDFORD, APRIL BARNETT	LEDFORD, WILLIAM DEWAYNE	428 WESTWOOD CIR		WAYNESVILLE, NC 28786	0.3806	428 WESTWOOD CIR	4
184	8605-85-2741	LYTCHFIELD, LINDA		2409 SAVANNAH HWY		CHARLESTON, SC 29414	0.2664	1159 SULPHUR SPRINGS RD	3
185	8605-86-5223	LUND, IOLENE A		1035 SULPHUR SPRINGS RD		WAYNESVILLE, NC 28786	0.2519	1035 SULPHUR SPRINGS RD	2
186	8605-86-9532	CAROLINA MOUNTAIN BUILDERS INC		1402 DELLWOOD RD		WAYNESVILLE, NC 28785	0.2136	941 SULPHUR SPRINGS RD	3
187	8615-07-3378	FAITH TABERNACLE OF WAYNESVILLE		RT 3 BOX 457	CH	WAYNESVILLE, NC 28786	0.3918	617 SMATHERS ST	6
188	8615-28-5168	MARVEL PROPERTIES OF LENIOR INC		131 STUYVESANT RD		ASHEVILLE, NC 28803	0.925	86 SUYETA PARK DR	7
189	8615-29-6543	ENSLEY, L KEVIN	ENSLEY, ALICE S	PO BOX 1401		WAYNESVILLE, NC 28786	0.3732	432 DELLWOOD RD	2
190	8615-29-7544	L & N BUILDERS		1210 STATE ST		VERMILION, OH 44089	1.5579	450 DELLWOOD RD	2
191	8615-28-4663	WADHAM, JACK G		137 IRIS LANE		CANTON, NC 28716	0.314	10 COMMERCE ST	2
192	8615-29-4113	BURGIN, CHARLES HURST, TR	CHARLES HURST BURGIN REV TRUST	120 HY-VU DR		WAYNESVILLE, NC 28786	0.0837	DELLWOOD RD	1
193	8605-84-2836	NELSON, SANDRA D		412 HYATT ST		WAYNESVILLE, NC 28786	0.17	429 WESTWOOD CIR	4
194	8605-84-3918	LEDFORD, WILLIAM DEWAYNE		428 WESTWOOD CIR		WAYNESVILLE, NC 28786	0.1109	394 WESTWOOD CIR	4
195	8605-84-4813	RUIZ, ROSITA		275 HYATT ST		WAYNESVILLE, NC 287862283	0.253	335 WESTWOOD CIR	3
196	8605-96-8649	QUEEN, LOIS P	QUEEN, LOIS P, EXR	2180 DELLWOOD RD		WAYNESVILLE, NC 28786	0.288	412 KILLIAN ST	8
197	8605-96-6989	HARRELL, CLIFFORD M, JR		49 HERITAGE CT		WAYNESVILLE, NC 28785	0.2756	777 SULPHUR SPRINGS RD	8
198	8615-28-2402	COFFEY, ELEANOR	COFFEY, KRISTIN	165 VALLEY VIEW TER		WAYNESVILLE, NC 28786	0.1994	70 COMMERCE ST	5
199	8615-28-3791	CORN, JOHNNY LYNN	CORN, JANICE M	91 FORD RD		WAYNESVILLE, NC 28786	0.1143	275 DEPOT ST	2
200	8615-49-0510	BISHOP, JACK C, JR, TR	BISHOP, EVE K, TR	95 HARMON AVE		LAKE JUNALUSKA, NC 28745	0.3507	209 WALNUT ST	2
201	8616-30-5014	MOORE, MARGARET A		180 HARRIS ST		WAYNESVILLE, NC 28786	0.1723	180 HARRIS ST	3
202	8616-30-5160	PITTS, WILLIAM G	PITTS, GERALD L	196 HARRIS ST		WAYNESVILLE, NC 28786	0.1762	196 HARRIS ST	3
203	8615-06-4735	EVANS, REBECCA		135 KILLIAN ST		WAYNESVILLE, NC 28786	0.3107	135 KILLIAN ST	7
204	8615-07-2396	ROBERTS, LINDA B		131 AMHERST RD		MORGANTON, NC 28655	0.3	625 SMATHERS ST	5
205	8615-07-6483	BONNER, PAULA RENEE		553 SMATHERS ST		WAYNESVILLE, NC 287863641	0.39	559 SMATHERS ST	7
206	8615-16-0700	BENSON, SAMUEL K		70 OAK ST		WAYNESVILLE, NC 28786	0.1557	307 RICHLAND ST	7
207	8615-16-0832	CLEMMONS, EDWARD RONNIE	CLEMMONS, BETTY LORAIN	736 COUNTRY MADOW RD		FUQUAY-VARINA, NC 27526	0.1637	306 MEADOW ST	7
208	8615-17-6818	BRADLEY, EARL	BRADLEY, SALLY C	34 QUINCY ST		WAYNESVILLE, NC 28786	0.3959	357 SMATHERS ST	6
209	8615-06-3761	LINTNER, PATRICIA, LT	MICHAEL D & PATRICIA A LINTNER	145 KILLIAN ST		WAYNESVILLE, NC 28786	0.471	145 KILLIAN ST	8
210	8616-30-6353	HARDEE'S RESTAURANTS LLC		1325 N ANAHEIM BLVD		ANAHEIM, CA 92801-1202	0.323	HARRIS ST	0
211	8615-28-4647	BEST, TAYLOR DEAN	BEST, NANCY	6 PAYNE LN		WAYNESVILLE, NC 28786	0.0776	263 DEPOT ST	2
212	8615-29-4263	BURGIN, CHARLES HURST, TR	CHARLES HURST BURGIN REV TRUST	120 HY-VU DR		WAYNESVILLE, NC 28786	0.1575	370 DELLWOOD RD	2
213	8615-29-9658	WAYNESVILLE BPO ELKS LODGE		510 DELLWOOD RD	NP	WAYNESVILLE, NC 28786	4.48	510 DELLWOOD RD	2
214	8615-06-4799	SOUTHERLAND, NELL DEAH, LT	PRICE, DOROTHY	117 KILLIAN ST		WAYNESVILLE, NC 28786	0.21	117 KILLIAN ST	8
215	8615-07-0048	MILLER, RENEE BOSTIC		PO BOX 1317		WAYNESVILLE, NC 28786- 1317	0.28	OFF BOYD AVE	6
216	8615-07-6332	COLE, JACKIE WAYNE		37 NOLAND DR		WAYNESVILLE, NC 28786	0.3213	37 NOLAND DR	7
217	8615-06-2730	LEDBETTER, JEREMY T	LEDBETTER, SABRINA S	418 BOYD AVE		WAYNESVILLE, NC 28786	0.394	418 BOYD AVE	8
218	8615-16-0879	DIETIKER, JOHN MICHAEL		PO BOX 1828		CLYDE, NC 28721	0.258	275 RICHLAND ST	7
219	8615-06-3519	OWEN, JERRY WAYNE		PO BOX 1525		WAYNESVILLE, NC 28786	0.357	392 BOYD AVE	8
220	8615-29-4393	SPENCER, FREDERICK R, SR	SPENCER, JACKIE T	414 DELLWOOD RD		WAYNESVILLE, NC 28786	0.113	392 DELLWOOD RD	3
221	8615-16-0632	BRADLEY, BETTY BRUTON		PO BOX 57		EAGLE SPRINGS, NC 27242	0.178	325 RICHLAND ST	7
222	8615-28-8808	HAYWOOD GROCERY CO, INC		PO BOX 478		WAYNESVILLE, NC 28786	0.9764	65 BOUNDARY ST	2
223	8615-29-3072	BURGIN, CHARLES HURST, TR	CHARLES HURST BURGIN REV TRUST	120 HY-VU DR		WAYNESVILLE, NC 28786	0.2517	344 DELLWOOD RD	1
224	8615-29-4288	SPENCER, FREDERICK R, SR	SPENCER, JACKIE T	414 DELLWOOD RD		WAYNESVILLE, NC 28786	0.0838	380 DELLWOOD RD	3
225	8615-17-1620	TAYLOR, JOSEPH E, JR	TAYLOR, CAROLYN S	100 CHICKERING LN		WAYNESVILLE, NC 28786	2.0771	459 SMATHERS ST	2
226	8615-39-6938	MUELLER, JOHN P	MUELLER, THEA M	97 OAK HILL RD		CANDLER, NC 28715	0.27	28 REBE ST	3
227	8615-27-3339	WAYNESVILLE VFW POST 5202 INC		216 MILLER ST	NP	WAYNESVILLE, NC 28786	0.6045	216 MILLER ST	6
228	8615-29-6406	ENSLEY, L, KEVIN	ENSLEY, ALICE S	PO BOX 1401		WAYNESVILLE, NC 28786	0.2	428 DELLWOOD RD	2
229	8615-29-5452	SPENCER, FREDERICK R, SR	SPENCER, JACKIE T	414 DELLWOOD RD		WAYNESVILLE, NC 28786	0.1147	414 DELLWOOD RD	3
230	8615-06-9488	BIRCHFIELD, BETTY JEAN		236 BOYD AVE		WAYNESVILLE, NC 28786	0.2223	236 BOYD AVE	8
231	8615-39-3824	RASH, WILLIAM C	RASH, DELORES JANE	109 HENRY ST		WAYNESVILLE, NC 28786	0.172	109 HENRY ST	3
232	8615-06-8675	HAYWOOD RENTALS		58 PIGEON ST		WAYNESVILLE, NC 28786	0.26	316 RICHLAND ST	7
233	8615-07-5560	HERNANDEZ, MARIA RAYA		569 SMATHERS ST		WAYNESVILLE, NC 28786	0.1802	569 SMATHERS ST	6
234	8615-39-2857	MILLER, JAMES ROBERT, SR		270 HYATT ST		WAYNESVILLE, NC 28786	0.1561	101 HENRY ST	3
235	8615-06-6991	DIPPY, PHILIP A		316 MESSER RD		WAYNESVILLE, NC 28786	0.1635	75 KILLIAN ST	7
236	8615-16-1700	BLAIR, DAVID H	BLAIR, NEVA A	1405 CRABTREE RD		WAYNESVILLE, NC 28785	0.1361	293 MEADOW ST	7
237	8615-16-1821	GADDIS, KARLA		290 MEADOW ST		WAYNESVILLE, NC 28786	0.1094	290 MEADOW ST	7
238	8615-17-3734	HARTLEY, MICHAEL C	HARTLEY, ANNETTE	107 MOSEY MTN LANE		CANTON, NC 28716	0.413	423 SMATHERS ST	5
239	8615-16-0985	FIE, ANNIE F		231 HAMER AVE		WAYNESVILLE, NC 28786	0.1685	259 RICHLAND ST	7
240	8615-17-4841	ENLOE, SAMUEL POTTS	ENLOE, SAMUEL ABRAM	C/O SAMUEL P ENLOE	440 POTTS DR	WAYNESVILLE, NC 28785	0.1857	405 SMATHERS ST	9

See Parcel Analysis Maps for Property ID

APPENDIX B - PARCEL ANALYSIS TABLE (BY PROPERTY ID)

PROP- ERTY ID	PIN	OWNER	OWNER (2)	OWNER ADDRESS	OWNER CITY, STATE, ZIP CODE	PROPERTY AREA (Acres)	PROPERTY ADDRESS	PARCEL ANALYSIS SCORE
241	8615-28-6974	BURGIN, SARA M		C/O SARA TYBORSKI	713 S MAIN ST	WAYNESVILLE, NC 28786	0.14 48 WATER ST	2
242	8615-07-4432	HANEY, JAMES C		607 SMATHERS ST		WAYNESVILLE, NC 28786	0.1995 607 SMATHERS ST	6
243	8615-17-3799	ENLOE, SAMUEL POTTS	ENLOE, SAMUEL ABRAM	C/O SAMUEL P ENLOE	440 POTTS DR	WAYNESVILLE, NC 28785	0.2413 419 SMATHERS ST	5
244	8615-28-2476	COLOR COLLECTIONS LIMITED		435 BIG STOMP ROAD		WAYNESVILLE, NC 28786	0.394 66 COMMERCE ST	2
245	8615-28-4619	HAYWOOD BUILDERS SUPPLY CO INC		PO BOX 187		WAYNESVILLE, NC 28786	0.07 267 DEPOT ST	2
246	8616-30-5186	KEENER, GERALD	KEENER, MARY	208 HARRIS ST		WAYNESVILLE, NC 28786	0.172 208 HARRIS ST	3
247	8616-40-7335	CLAYTON, CAROLYN B		126 BURGIN SPRINGS RD		WAYNESVILLE, NC 28786	6.3941 205 WAYNESVILLE PLZ	2
248	8615-06-1940	JONES, NED	JONES, WILLIE JEAN	31 JONES DR		WAYNESVILLE, NC 28786	0.1861 OFF BOYD AVE	8
249	8615-39-3789	HOWARD, VICTORIA LYNN		144 HARRIS ST		WAYNESVILLE, NC 28786	0.7601 144 HARRIS ST	3
250	8615-39-5918	GILCHRIST, LINDA		15970 AQUA CIR		PORT CHARLOTTE, FL 33931	0.1558 172 HARRIS ST	3
251	8615-49-0587	OVERBAY, STACY H		PO BOX 449		WAYNESVILLE, NC 28786	0.649 219 WALNUT ST	0
252	8616-30-6235	WOOD, GEORGE T	WOOD, KAREN D	164 ALICE TRL		CLYDE, NC 28721	0.3387 218 HARRIS ST	1
253	8615-17-3929	BRADLEY, EARL	BRADLEY, SALLY C	34 QUINCY ST		WAYNESVILLE, NC 28786	0.23 103 SMATHERS ST	6
254	8616-30-6481	YOUNTS PROPERTIES INC		PO BOX 1767		SIMPSONVILLE, SC 29681	0.473 437 RUSS AVE	0
255	8615-28-3544	WAYNESVILLE PROPERTIES LLC		PO BOX 11		WAYNESVILLE, NC 28786	1.01 40 COMMERCE ST	2
256	8615-28-3786	CORN, JOHNNY LYNN	CORN, JANICE M	91 FORD RD		WAYNESVILLE, NC 28786	0.2441 283 DEPOT ST	2
257	8616-40-0526	RODGERS FAMILY HOLDINGS LLC		385 ST GEORGE DR		ATHENS, GA 30606	1.382 424 RUSS AVE	0
258	8616-30-6160	PREWITT, BRIAN W		3420 FARMINGDALE RD		ORMOND BEACH, FL 32174	0.22 31 REBE ST	3
259	8604-78-0442	MULL, KENNETH R	MULL, RICHARD G	2145 S MAIN ST		WAYNESVILLE, NC 28786	0.5287 S MAIN ST	3
260	8605-61-5107	ALLISON, ARNOLD	ALLISON, JOSEPHINE	443 TARHEEL DR		WAYNESVILLE, NC 28786	0.3403 443 TARHEEL DR	6
261	8605-61-7960	COOK, RONNIE L		335 HYATT ST		WAYNESVILLE, NC 28786	0.342 335 HYATT ST	6
262	8605-62-8639	HATTAWAY, AMBERLY T		25 ROCK ST		WAYNESVILLE, NC 28786	0.136 25 ROCK ST	7
263	8605-72-2097	BURGIN, CHARLES HURST TR	CHARLES HURST BURGIN REV TRUST	120 HY-VU DR		WAYNESVILLE, NC 28786	0.1682 16 AVALON CT	6
264	8605-73-6874	TRUITT, SYLVIA LT	MOORE, CAROL TRUITT	PO BOX 463		HAZELWOOD, NC 28738	0.277 120 ELYSINIA AVE	2
265	8605-74-9771	CRAWFORD, WAYNE		476 WESTWOOD CIR		WAYNESVILLE, NC 28786	0.3861 476 WESTWOOD CIR	4
266	8605-82-0848	BOWEN, PAUL KEVIN		971 LAUREL RIDGE DR		WAYNESVILLE, NC 28786	0.7255 533 HAZELWOOD AVE	4
267	8605-84-0554	SNYDER, KENNETH RAY TR	KENNETH RAY SNYDER FAMILY TRUST	551 SUMMERSET DR		CLYDE, NC 28721	0.5918 479 WESTWOOD CIR	3
268	8605-84-1643	CRAWFORD, HAROLD	CRAWFORD, BARBARA	473 WESTWOOD CIR		WAYNESVILLE, NC 28786	0.3883 473 WESTWOOD CIR	4
269	8605-85-1691	HENSON, MARION T		1165 SULPHUR SPRINGS RD		WAYNESVILLE, NC 28786	0.3003 1165 SULPHUR SPRINGS RD	4
270	8605-86-8015	HICKORY, HOLLOW APTS LTD		C/O D & K MGT INC	PO BOX 22949	KNOXVILLE, TN 37933-0849	7.5 420 KILLIAN ST	4
271	8605-96-5463	WEFEL, DEANA		PO BOX 8392		NORFOLK, VA 23505-0392	0.025 309 KILLIAN ST	7
272	8605-97-9134	SMATHERS, STEPHEN H	SMATHERS, LAURA H	47 BUNGALOW DR		WAYNESVILLE, NC 28786	0.76 SMATHERS ST	8
273	8615-07-1372	BOYER, RICHARD LEWIS	BOYER, VIRGINIA BERTRAND	724 SMATHERS ST		WAYNESVILLE, NC 28786	0.603 649 SMATHERS ST	6
274	8615-28-2876	BIGGERSTAFF, ROBERT STEPHEN		222 WESTOVER DR		ASHEVILLE, NC 28801	0.162 313 DEPOT ST	1
275	8615-28-4587	WADHAM, JACK G		137 IRIS LANE		CANTON, NC 28716	0.0507 COMMERCE ST	2
276	8615-29-5337	SPENCER, FREDERICK R SR	SPENCER, JACKIE T	414 DELLWOOD RD		WAYNESVILLE, NC 28786	0.1003 406 DELLWOOD RD	3
277		JAMES, JIM SHEEK	JAMES, FREIDA F				0.3749 115 WESTWOOD CIR	2
278		OLIVER, FRANKLIN DUANE LT	TITTLE, MERCEDES OLIVER LT				0.2113 556 WESTWOOD CIR	2
279		SMITH, JACK E LT	HIGGINBOTHAM, THEADUS ANN SMITH				0.3203 251 WESTWOOD CIR	2
280		SMITH, JACK E LT	HIGGINBOTHAM, THEADUS ANN SMITH				0.2147 261 WESTWOOD CIR	2
281		BURGIN, CHARLES HURST TR	CHARLES HURST BURGIN REV TRUST				0.1726 159 ROBINSON ST	6
282		BURGIN, JOHN H	BURGIN, ANITA H				0.3926 209 WESTWOOD CIR	2
283		BURGIN, JOHN H TR	WILLIAM P BURGIN TRUST				0.68 4 ELYSINIA AVE	6
284		LIFE CHURCH OF WAYNESVILLE INC					0.29 WESTWOOD CIR	2
285		STEVENSON, MACK LEE	STEVENSON, LINDA CHARLENE				0.3688 185 WESTWOOD CIR	2
286		HAYWOOD COUNTY CONSOLIDATED		SCHOOL			0.15 KILLIAN ST	12
287		FISH AWHILE LLC					0.2575 111 WESTWOOD CIR	6
288		MCCORD, RONALD J	MCCORD, MICHELLE W				0.3871 191 WESTWOOD CIR	2
289		RAY, JANET MAXINE					0.1874 13 BRANKIS DR	4
290		WASER, LEE A	WASER, SHERRY L				0.1784 317 KILLIAN ST	7
291		MIGLIARINI, PHILLIP JOSEPH	MIGLIARINI, PHILLIP J				0.0998 364 WESTWOOD CIR	3
292		SMITH, ZETA KAYE					0.1971 269 WESTWOOD CIR	3
293		DUERR, GLENN E	DUERR, JENNIFER A				1.921 48 OLD HICKORY ST	4
294		BURGIN, CHARLES HURST TR	CHARLES HURST BURGIN REV TRUST				0.175 30 TERRELL ST	6
295		ROBINSON, REBECCA JEAN					0.2126 275 WESTWOOD CIR	3
296		OMAPA LLC					1.0454 40 OLD HICKORY ST	4
297		RUFF, EDNA REECE					0.3759 87 WESTWOOD CIR	6
298		MCCALL, CHRISTIAN ANTHONY	MCCALL, KAYLA STARR				0.3872 171 WESTWOOD CIR	2
299		WAYNESVILLE VFW POST 5202 INC		NP			0.29 244 MILLER ST	6
300		WAYNESVILLE VFW POST 5202 INC		NP			0.2348 OFF MILLER ST	6
301		STOVALL, GEORGE DEWEY JR	STOVALL, MARY HELEN				0.34 244 DEPOT ST	2
302		CLAYTON, CAROLYN BURGIN	OSTROM, MARY BURGIN				0.0423 DEPOT ST	2
303		NORRIS INVESTMENTS LLC					0.386 138 DEPOT ST	3
304		HAYWOOD BUILDERS SUPPLY CO INC					1.38 160 BOUNDARY ST	3
305		CLAYTON, CAROLYN B					0.2587 237 DEPOT ST	2
306		HAYWOOD BUILDERS SUPPLY CO INC					2.506 100 CHARLES ST	3
307		SPENCER, FREDERICK R SR	SPENCER, JACKIE T				0.591 157 BUFFALO LN	2
308		JUGIS, PETER J					2.89 214 CHURCH ST	3
309		BURGIN, JOHN H TR	WILLIAM P BURGIN FAMILY TRUST				0.2676 282 DEPOT ST	2
310		CLAYTON, CAROLYN B					0.143 DEPOT ST	2
311		SOUTHERN CONCRETE MATERIALS INC					0.8436 SHACKFORD ST	2
312		BURGIN, CHARLES HURST TR	CHARLES HURST BURGIN REV TRUST				0.164 100 BOUNDARY ST	2
313		H T HACKNEY CO INC					0.808 WATER ST	2
314		HAYWOOD BUILDERS SUPPLY CO INC					1.963 408 WATER ST	3
315		BURGIN, CHARLES HURST TR	CHARLES HURST BURGIN REV TRUST				0.3088 29 WATER ST	2
316		WAYNESVILLE TOWN OF		TOWN			0.399 44 BOUNDARY ST	7
317		BELL, LENDRA B CATHEY					0.0917 240 DEPOT ST	2
318		PENDLEY, KIMBERLY					0.549 145 SHACKFORD ST	1
319		WAYNESVILLE TOWN OF		TOWN			20.46 285 VANCE ST	10
320		FORGA, DONNA					0.5918 65 WATER ST	3
321		HALL, RUFUS DENNIS					0.41 19 FARGO LN	2
322		NORRIS, BARBARA HECK					0.61 W MARSHALL ST	1
323		BURGIN, CHARLES HURST TR	CHARLES HURST BURGIN REV TRUST				0.187 20 TERRELL ST	6
324		LEATHERWOOD, ROBERT RAY	MEDFORD, VICKIE SMITH				0.29 141 WESTWOOD CIR	2

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APPENDIX B - PARCEL ANALYSIS TABLE (BY PROPERTY ID)

PROP- ERTY ID	PIN	OWNER	OWNER (2)	OWNER ADDRESS		OWNER CITY, STATE, ZIP CODE	PROPERTY AREA (Acres)	PROPERTY ADDRESS	PARCEL ANALYSIS SCORE
329		WHIDDON, NORMAN E	WHIDDON, BRENDA S				0.253	151 WESTWOOD CIR	2
329		JONES, GEORGE STEVEN					0.17	335 KILLIAN ST	7
327		BURGIN, JOHN H	BURGIN, ANITA H				0.1475	270 DEPOT ST	2
328		RICHLAND BAPTIST CHURCH			CHURCH		0.4173	107 WATER ST	2
329		COFFEY, KRISTIN					0.9	N RICHLAND ST	2
330		MUSE, BARBARA I					1.25	19 BUFFALO LN	2
331		SOUTHERY CONCRETE MATERIALS INC					2.3092	201 BOUNDARY ST	2
332		WAYNESVILLE BYPASS LLC					1.38	HYATT CREEK RD	4
333		WAYNESVILLE ENTERPRISES LLC					4.36	45 PLAZA PL	4
334		TALE WAYNESVILLE LLC A DELAWAR					12.45	225 TOWN CENTER LOOP	4
335		CALE LLC					1.31	167 LEA PLANT RD	4
336		MARTIN, PHILIP	MARTIN, AIMEE				0.599	162 ROBINSON ST	6
337		GREER, DOUGLAS E	GREER, MARTHA H				1.99	200 ELYSINIA AVE	2
338		HAYWOOD COUNTY			COUNTY		1.169	HEMLOCK ST	9
339		COCHRAN, LOUIE A	COCHRAN, PATRICIA A				4.693	115 COCHRAN ST	6
340		MOORE, JESSE G	MOORE, MARGARET				0.3358	511 WESTWOOD CIR	2
341		ROBINSON, MARY ANN					0.1996	299 WESTWOOD CIR	3
342		MILLER, JAMES ROBERT SR					0.233	345 HYATT ST	6
343		BURGIN, JOHN H/ TR	WILLIAM P BURGIN TRUST				0.68	4 ELYSINIA AVE	6
344		JONES, KENNETH L III	JONES, ROBIN D				0.129	497 GEORGIA AVE	2
345		HARGROVE, NINA MYERS	HARGROVE, JAMES CHARLES				0.24	488 WESTWOOD CIR	4
346		FURLONG, DIANA MCCALL	MCCALL, TIMOTHY RAY				0.23	363 KILLIAN ST	3
347		HAYWOOD COUNTY CONSOLIDATED			SCHOOL		9.071	495 BROWN AVE	9
348		QUEEN, LOIS P	QUEEN, JAMES RICHARD JR				1.701	OFF BOYD AVE	6
349		CABE, SIMONE ARLETTE-EXR					0.2083	289 WESTWOOD CIR	3
350		SUTTON, WILLIAM H	SUTTON, MARGIE F				0.14	441 GEORGIA AVE	2
351		BLANTON, ROBERT	BLANTON, PATRICIA				0.37	458 WESTWOOD CIR	4
352		WAYNESVILLE TOWN OF			TOWN		1.124	OFF KILLIAN ST	9
353		WAYNESVILLE BYPASS LLC					14.8404	150 HYATT CREEK RD	4
354		WAYNESVILLE ENTERPRISES LLC					17.131	135 TOWN CENTER LOOP	4
355		JOHN MICHAEL ENTERPRISES					0.26	253 KILLIAN ST	8
356		DAVIS, LINDA G					0.2424	281 KILLIAN ST	8
357		WAYNESVILLE ENTERPRISES LLC					1.11	30 TOWN CENTER LOOP	4
358		SOUTHERN CONCRETE MATERIALS INC					4.8	50 VIGORO LN	4
359		STEARNS, BOBBY RAY					0.2263	658 HAZELWOOD AVE	4
360		UNKNOWN OWNER					0.6	ALLEN ST	4
361		BURGIN, CHARLES HURST/ TR	CHARLES HURST BURGIN REV TRUST				0.3836	173 ROBINSON ST	6
362		SCHONFELD, JULIE	BAKER, MICHAEL RICHARD				0.391	509 GEORGIA AVE	2
363		KMW HOLDINGS LLC NC LTD LIABILI					10.02	LEA PLANT RD	4
364		INGLES MARKETS INC					5.83	1678 BROWN AVE	5
365		SCHRENK, JOAN EMILY					0.147	528 WESTWOOD CIR	2
366		MIGLIARINI, JEAN MARIE	MIGLIARINI, PHILLIP JOSEPH				4.09	45 LITTLE LN	6
367		MANCILLA, JACQUELINE PENALOZA	SANCHEZ, CARLOS ESQUIVEL				0.2	442 WESTWOOD CIR	4
368		FORGA, VIOLA N/ TR	FORGA, LANA CHRISTINE, TR				0.6384	219 WESTWOOD CIR	2
369		SOUTHERN CONCRETE MATERIALS INC					3.071	120 RAILROAD ST	4
370		RUSSELL, JOYCE BROOKS	CORN, JOSHUA BROOKS				0.113	457 GEORGIA AVE	2
371		BOLIN, CLIFFORD					0.19	315 WESTWOOD CIR	3
372		HAYNES, CLARENCE DEWAYNE					1.0926	74 RAILROAD ST	4
373		WELCH, JAMES T	WELCH, JANE S				10.275	105 MASAIC PL	5
374		RICHLAND CREEK LLC					6.06	75 GILES PL	5
375		FORNEY, GEORGIA HALEY					0.3505	297 KILLIAN ST	8
376		KMW HOLDINGS LLC NC LTD LIABILI					17.33	202 LEA PLANT RD	4
377		HAYWOOD COUNTY			COUNTY		3.903	1620 BROWN AVE	10
378		SINGLETONS INVESTMENTS LLC					5.81	706 HAZELWOOD AVE	1
379		CLAYTON, CAROLYN BURGIN	OSTROM, MARY BURGIN				0.2356	670 HAZELWOOD AVE	4
380		RATHBONE, WILMA C					0.315	532 WESTWOOD CIR	2
381		BOLIN, CLIFFORD					0.19	317 WESTWOOD CIR	3
382		SMATHERS, THOMAS A	SMATHERS, TAMMY L				0.3404	410 WESTWOOD CIR	4
383		WADE, NANCY	TOMLINSON, PRISCILLA G				14.0329	OFF KILLIAN ST	8
384		HARGROVE, NINA MYERS	HARGROVE, JAMES CHARLES				0.32	498 WESTWOOD CIR	2
385		WAYNESVILLE TOWN OF			TOWN		3.2412	350 WESTWOOD CIR	12
386		BONO, VICTOR					0.187	303 WESTWOOD CIR	3
387		EARL HOLDING COMPANY LLC					1.114	465 BOYD AVE	6
388		FORGA, VIOLA N/ TR	FORGA, LANA CHRISTINE/ TR				1.3505	43 FORGA PLAZA LOOP	0
389		JONES, NED	JONES, WILLIE JEAN				1.51	150 KILLIAN ST	8
390		COMMON AREA OWNERS					0.123	KILLIAN ST	7
391		BROWNING, JOHNNY	MEHAFFEY, RHONDA GAIL				0.23	129 RICHLAND ST	7
392		PRICE, THELMA RATHBONE					0.1987	436 WESTWOOD CIR	4
393		WAYNESVILLE TOWN OF			TOWN		0.021	KILLIAN ST	13
394		JONES, NED	JONES, WILLIE J				0.663	OFF KILLIAN ST	8
395		BROCK, RONALD L					0.39	74 KILLIAN ST	7
396		TRAMMELL, WILLIAM					0.3211	387 KILLIAN ST	3
397		WINCHESTER, TONY					0.498	RAILROAD ST	8
398		CULLEN, BARBARA JOAN					0.41	33 ELYSINIA AVE	4
399		WAYNESVILLE PROPERTIES LLC					0.59	COMMERCE ST	8
400		LEDFORD, APRIL BARNETT	LEDFORD, WILLIAM DEWAYNE				0.3806	428 WESTWOOD CIR	4
401		DIXSON, DENNIS W	DIXSON, MILDRED L				0.18	276 RICHLAND ST	7
402		BROCK, HARRY THOMAS	BROCK, ELIZABETH LACKEY				0.42	120 KILLIAN ST	8
403		BRYANT, RONALD T	BRYANT, BRYAN E				0.12	WATER ST	2
404		BRIDGES, JOE J	BRIDGES, JOYCE P				0.29	347 KILLIAN ST	7
405		HAYWOOD BUILDERS SUPPLY CO INC					1.38	160 BOUNDARY ST	3
406		RUIZ, ROSITA					0.253	335 WESTWOOD CIR	3
407		BRYANT, RONALD T	BRYANT, BRYAN E				0.16	310 WATER ST	2
408		HAYWOOD BUILDERS SUPPLY CO INC					2.506	100 CHARLES ST	3
409		SOUTHERN RAILWAY COMPANY					1.1597	233 COMMERCE ST	3
410		MARVEL PROPERTIES OF LENIOR INC					0.374	SUYETA PARK DR	2
411		NORRIS, BARBARA HECK					0.296	21 BUFFALO LN	2
412		MUSE, RONALD C	MUSE, MARIE				1.5034	504 CHURCH ST	8
413		PREMIER CHEMICALS LLC					5.299	102 COMMERCE ST	2
414		BERTRAND, VIRGINIA LONG					0.184	176 KILLIAN ST	8
415		LORNA J BARKER REV TRUST					0.67	191 RICHLAND ST	8
416		FORGA, VIOLA N/ TR	FORGA, LANA CHRISTINE, TR				1.4679	132 RICHLAND ST	5
417		COFFEY, ELEANOR	COFFEY, KRISTIN				0.09	RICHLAND ST	7
418		BROCK, HARRY THOMAS	BROCK, ELIZABETH ANN L				0.3197	110 KILLIAN ST	8
419		PIERCE, JIMMY LEE- TR	PIERCE, LYNDA- TR				0.2	19 WATER ST	2
420		HAYWOOD BUILDERS SUPPLY CO INC					1.0958	CHARLES ST	2
421		HOWARD, JOHN ROBERT					2.78	339 RUSS AVE	1
422		WAYNESVILLE VFW POST 5202 INC			NP		0.5947	MILLER ST	8

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423		W R BOYD INVESTMENTS					2.87	BOYD AVE	8
424		BROCK, ELIZABETH					9.6	OFF KILLIAN ST	8
425		JORSTAD, JON K	JORSTAD, LEAH R				2.239	KILLIAN ST	5
426		WAYNESVILLE HOUSING AUTHORITY			PUBLIC		1.6683	395 BOYD AVE	13
427		MCALISTER, NANCY LAMM					0.267	266 RICHLAND ST	7
428		294 RICHLAND STREET LLC A NC LL					0.34	296 RICHLAND ST	7
429		MARTONE, MICHAEL WILLIAM	MARTONE, EDITH MARIE				0.324	70 KILLIAN ST	7
430		LORNA J BARKER REV TRUST					0.91	24 GOODYEAR ST	8
431		FORGA CONTRACTING INC					0.2732	RICHLAND ST	7
432		HOPSON, HILLARY M					0.4	243 RICHLAND ST	7
433		INMAN, MELVIN T	INMAN, LAURA L				0.39	213 RICHLAND ST	7
434		BROCK, ELIZABETH LACKEY	BROCK, ELIZABETH L				0.53	92 KILLIAN ST	8
435		RFLP MOUNTAIN CREEK LLC					8.785	366 RUSS AVE	2
436		TRAN, SANG					0.149	111 RICHLAND ST	7
437		QUICK CLEAN INC					0.7531	185 DEPOT ST	2
438		HOWARD, JOHN ROBERT					0.8075	RUSS AVE	1
439		HAYWOOD BUILDERS SUPPLY CO INC					1.683	BUFFALO LN	2
440		FISHER, ROBERT L	FISHER, DORIS				0.0605	HYATT ST	8
441		MESSER, DAVID TERRY					0.53	94 RAILROAD ST	8
442		CRAWFORD, WAYNE					0.3861	476 WESTWOOD CIR	4
443		HICKORY, HOLLOW APTS LTD					7.5	420 KILLIAN ST	4
444		BURKE, BARBARA					0.17	271 KILLIAN ST	8
445		MILNER, JOSHUA WESLEY	MILNER, MELISSA SUZANNE				0.5	52 KILLIAN ST	7
446		PREMIER CHEMICALS LLC					0.979	RICHLAND ST	9
447		MUSE, BARBARA I					1.25	19 BUFFALO LN	7

See Parcel Analysis Maps for Property ID

Administrative Services – Human Resources

TOP PRIORITIES for 2017

1. Priority: To monitor benefits offerings for employees and develop strategies to continue at the same or expanded levels for employees while maintaining the most cost-effective options.

Comments: We are conducting our due diligence to see if it is possible to provide an option for retirees to obtain coverage separate from our current group plan in an effort to keep the cost of coverage to a minimum. The goal is to avoid double digit increases in premiums for the foreseeable future.
2. Priority: Promote the achievement of the wellness program and increase employee participation.

Comments: The wellness program continues to be successful; however, less than one half of employees actively participate.
3. Priority: To continually recruit and retain a diverse workforce to meet the needs of the Town of Waynesville.

Comments: At this point, other than public safety (fire and police) there is no targeted recruitment activity. It is important to have a good basis for the workforce as we are going to lose approximately 25% of existing workers within the next 10 – 15 years.
4. Priority: Provide additional staff development programs to help staff and managers accomplish their stated goals.

Comments: While there are required trainings for all employees under OSHA and as part of the adopted Personnel Manual, several departments have asked for additional trainings or opportunities for staff in order to fit with departmental goals. When possible, Administrative Services would assist in either the provision of such education or the purchase of programming.

Administrative Services – Information Technology TOP PRIORITIES for 2017

1. Priority: Ensure that all telephone equipment is compatible throughout the organization and with key emergency communication within Haywood County.

Comments: The telephone system was last updated with new telephones organization-wide in 2008/2009. The existing telephones are at least 10 years behind current technology and need to be upgraded.

2. Priority: Implement the use of online and in-department credit card payment capability for improved customer service.

Comments: This is not a new issue, it has been brought up in the past, but as we have become more efficient in operations, our credit card payment capabilities have lagged behind. We have received many complaints from Recreation Center patrons and developers/contractors who have to go to Finance for such payment or bring cash or check.

3. Priority: Begin the RFQ process for IT services for FY 2018/2019 keeping in mind the existing data that is stored in the cloud and server environment.

Comments: The contract with VC3 expires on June 30, 2018, as they have integrated service provision within the organization, if a change is to be made, there will need to be much preparation and change over time which moves this to a 2017 priority.



Waynesville Fire Department Goals 2017

1. To follow our 2015 Strategic Plan for Waynesville Fire Department, to provide our citizens with the best customer service, be professional, enhance training, and always put safety first.
2. Work with Haywood County in establishing Fire Tax Districts in all areas of response. With expected revenue, hopefully adding additional firefighters.
3. To develop a plan to find a suitable site for relocating and replacing Station 2.
4. To develop a plan to replace vehicles and equipment as outlined in the Capitol Improvements Plan.
5. Continuous improvement with Fire Pre-plans, Hydrant testing, and ISO rating, using technology and the ability to share information between departments (Police, Code enforcement and Public Works).
6. Continuous improvement with communications to be able to communicate with Fire and Law Enforcement agencies in Haywood County on all incidents. Applying for grants for equipment upgrades.

FINANCE TOP PRIORITIES

1. **Priority: Replace two meter reading trucks.** One was purchased in November 2005 and the other was purchased September 2006. **Estimated Costs \$24.300 each.**

Comments:

The trucks are starting to spend a lot of time in the garage and repairs are starting to add up. The Garage Manager has told me that it is time to replace. Trucks will be over 11 and 12 years old.

2. **Priority: Additional staffing (staff accountant and new customer service representative)**

Comments: New staff needed to keep up with current work load and help with projects or new initiatives. The finance department has less staff than we did in the 2009 year.

3. **Priority: Replace hand held meter reading units.** We just found out that the model that we are using to read meters will no longer be serviced. We will need to upgrade or switch to a new system. The costs for an upgrade unit or the replacement of the system have not been estimated.

Comments: Two meter readers can not read the number of meters that we have without the aid of the hand held reading units.

Waynesville Police Department – Priorities FY 2017-2018

1. Priority: The Staff and Employees of the Waynesville Police Department

Comments: Recruitment and Retention of Law Enforcement Officers is at a crucial stage, not only in our State, but across the country. In order to maintain the level of professionalism and capability in our agency, it is imperative that we attract quality applicants and retain the quality Officers that we have currently. In order to accomplish this, we must be competitive in both salaries and benefits with agencies across the region. Without a doubt, our employees are our greatest asset and should be our first priority.

2. Priority: Hire 2 Additional Telecommunicators

Comments: The Waynesville Police Department operates a Dispatch Center 24 hours a Day, 7 Days a Week. We currently staff the Dispatch Center with 1 Dispatcher every Shift. A second Dispatcher assists the Squad Dispatcher during Day Shift from Tuesday through Friday and on the Night Shift from Thursday through Sunday. Due to workload and the safety of the Officers on each shift, we are requesting 2 additional Dispatchers which will enable us to have 2 Dispatchers on Duty, 24/7. This has been an issue since the separation of the Police and Fire Departments in 2009 (The Firefighters were generally in the Station and able to assist Dispatchers with the answering of phones, etc.)

3. Priority: Regular Vehicle Rotation

Comments: The Police Department currently has an efficient and well planned vehicle rotation, which will ensure that Patrol vehicles are always in dependable and working order. As you are aware, police driving and vehicle condition are some of our areas of greatest liability. In the past, we have placed vehicles further back in the vehicle rotation during certain Budget Years. Only having to "catch back up" in the following year. Per our discussion, we can also search for a used van to be utilized by the SRT Team for transportation and deployment on call-outs and warrants.

4. Priority: Tire Deflation Devices

Comments: The Police Department currently only has 6 sets of Stop Sticks (Tire Deflation Devices) in Patrol Vehicles. These devices are utilized to safely terminate vehicle pursuits. Police pursuits are another High Liability function. Another tool to assist in the termination of these pursuits is invaluable. The acquisition of 20 sets of these devices will equip every Patrol and TAC vehicle in the agency.

5. Priority: Hand Held Police Radios

Comments: The department purchased hand held radios that were compatible with the new digital channel requirements in 2015. However, we were only able to purchase enough radios to issue to Full-Time Officers. The acquisition of 8 additional radios will enable us to temporarily issue radios to Part-Time Officers and Trainees when working.

6. Priority: Body Worn Cameras

Comments: The agency as a whole, as well as individual Officers, is eager to initiate a Body-Worn Camera program. A Police Department that deploys Body-Worn Cameras is making a statement that it believes in the actions of its Officers. Doing so enables Police Departments to demonstrate transparency and openness in their interactions with members of the community. We have tested and evaluated several different systems and received feedback from those Officers wearing them. The only reason that this item is not higher on the priority list is that the Legislature is once again reviewing the Statute pertaining to the retention of video and the legal requirements for its release.

7. Priority: SRT Room Expansion

Comments: The current SRT Room is inadequate in the space and functionality needed for efficient use. The expansion into what is now the current "Sallyport", would provide the necessary room and accessibility during times of training and actual call-out situations. The room currently utilized by the SRT Team would then become a much needed Property Room, to assist us in Inventory and Property Control.

PUBLIC SERVICES TOP PRIORITIES by Division

Streets/Sanitation:

- Locator position to comply with 2015 North Carolina law requiring positive response on all requests for 811 location services.
- Study automated trash collection for feasibility in Waynesville.
- Revise brush collection ordinances to align with new collection methods.

Water Maintenance:

- Locator position to comply with 2015 North Carolina law requiring positive response on all requests for 811 location services.
- New tank at Chestnut Walk on Town property. Existing tank is under sized and requires constant maintenance.
- Assess new tank/pump system to support Hazelwood and Plott Creek. Much of the area suffers from low pressure since old Hazelwood tank was lost following Hazelwood merge. This has cost the Town potential customers.
- Follow up and study municipal interconnect ideas to support cross connection with other Haywood towns. One potential could be a connection via Waynesville Mountain through Bethel.

Sewer Maintenance:

- Locator position to comply with 2015 North Carolina law requiring positive response on all requests for 811 location services.
- Look at adding a Vacuum washer (Vac-Con) to our sewer equipment. This will allow staff to remove (vacuum) sewer and contaminants instead of just flushing.

Water Treatment:

- Need a better filter backwash policy/procedure. Eventually, DENR will crackdown and demand that our sediment pond process is inadequate and therefore must be connected to a municipal sewer system.
- Need to complete identified repairs to our 2 million gallon tank on Big Cove as outline in our most recent inspection.
- Need to update our drought policy to reflect the potential of supplying other local entities.

Sewer Treatment:

- Complete plant assessment, prioritize, and implement plant upgrade/replacement schedule.
- Review and revise pump station maintenance contract with Junaluska Sanitary District.
- Look into serving electricity to the plant from Town service. We currently pay Duke \$182,000 per year, and it would help considerably with our peak shaving efforts.

Electric

- Locator position to comply with 2015 North Carolina law requiring positive response on all requests for 811 location services.
- Look into installing permanent peak shaving generation facilities. Peak shavings of \$25,000 per month would pay debt service on facility over term of contract.
- Look to install regulators at Calhoun substation. For some reason, regulators were designed but never installed when the substation was installed. This would allow the Town to regulate the power fluctuations from our facility to the customers.
- Continue to look at new customer growth by strategically placing infrastructure to support potential infill customer growth.
- Design some succession planning for Electric.

Asset Services:

Inside facilities:

- Add a licensed electrician position. Town currently spends an average of \$77,000 on electrician services per year. A licensed position could be added for \$45,000, and most of the contracted costs could be eliminated and the tasks absorbed internally. This is similar to how we handle plumbing.

Outside Facilities:

- Need to add an additional maintenance worker position. A Maintenance Worker position was initially included in the Asset Services division at its creation; however, at the 11th hour, it was decided to be kept in Recreation. This made Outside Facilities short-handed from the outset.
- This new labor would allow additional savings in the Town by eliminating duplicated tasks in other departments: Water (pump stations), Electric (substations), and Planning (overgrown lots).

Garage:

- Need to add a mechanic/technician position. In four years, the Town has had a 32.4% increase in vehicles. An increase is needed to maintain the same level of service.

Cemetery

- Need to buy the McCracken house located in the cemetery. The Town had previously budgeted for this, but Ms. McCracken and her family have declined to sell.

Administration

- Complete Public Services Operations Center project, and continue to enhance facility to meet evolving employee and customer needs.
- Continue 2014 Succession Plan to prepare and grow Waynesville staff for promotional opportunities.
- Continue to make Waynesville a presence in our state and regional Public Works professional affiliations by encouraging staff to serve on professional boards and associations, as opportunities become available.

Waynesville Parks and Recreation Department TOP PRIORITIES for 2017

1. Priority: To be in the position to host the CAPRA review team in the spring of 2018
Comments: Currently, we have completed 28 of 37 of the required standards and 56 of 114 (we have to meet 85%). By spring of 2018 we want to be in position to officially apply for the accreditation.
2. Priority: Make the parks ADA accessible
Comments: This is also part of our comprehensive master plan. Our goal is to make sure all restrooms and park features ADA accessible.
3. Priority: Relocate the disc golf course to a new park
Comments: We currently have an 18-hole course that stretches from Vance to Recreation Park. Although disc golf has become very popular and successful it has also made our parks very congestive. Several walkers have been hit in spite of warning signs. Also, based on the comprehensive master plan, we will lose some of the current holes in the course. The best solution would be to move the course and thereby making it a truly dedicated course. For an 18-hole course it will take at least 20 acres.
4. Priority: Begin work on the Comprehensive Master Plan
Comments: We could go ahead and remove the Recreation Park softball field, install restrooms for Recreation Park and install some of the greenway. Also, we could begin working with the local garden groups on flower projects such as the arboretum.
5. Priority: Begin work on the Strategic Plan
Comments: We are in the process of completing our first strategic plan consisting of five goals. It will cover 2017 – 2022. It was created through members of our staff. There work that can be accomplished in 2017 from each of the five goals.
6. Priority: Complete the Planning / Development Room at the WRC
Comments: Our new staff room (old massage room) will be our “war room” for the department. All of our planning and logistics will take place here. Our strategy will be to always play one year ahead.

RESPONSES WHEN ASKED
'WHAT ARE WAYNESVILLE 'S PRIMARY STRENGTHS AND
WEAKNESSES? '

(LISTED IN ORDER CITED/NOT IN PRIORITY ORDER)

(2014)

Strengths

- Desirable community
- Quality of life
- Stable finances
- Staff/employees
- Diverse business community
- Watershed
- Electric city
- Recreation/parks
- Downtown
- Lack of gentrification
- Board and manager
- Cohesion/trust/respect among Board

Weaknesses

- Slow economic bounce back
- Real estate market
- Construction
- Stagnant recently
- Could be more business-friendly' permitting, etc.
- Loss if blue collar jobs
- Aging infrastructure
- Challenges with state political waters

Challenges

- Lake Junaluska merger

What are the most important issues, needs and opportunities facing the Town of Waynesville over the next 3-5 years to open the next chapter of its history? (2014)

- Lake Junaluska merger
- Infrastructure update with a vision for future development; don't pave a street and then dig it up
- Control growth without stifling positive growth with too many restrictions
- Expand breadth of DWA to recognize Hazelwood, Frog Level and S. Main; is it financially feasible to expand MSD?
- Ensure that the Town is economically strong in the long run: a) make money (water, electric, etc.); b) sustainable; not short-term; c) Folkmoot, etc.
- Concentrate on sustaining businesses in areas losing focus; E. Waynesville, etc.
- Promote downtown area in off-season

Major Priorities in order voiced by Board at Retreat

(Not in priority order)

(2014)

1. Economy
2. Infrastructure
3. Quality of Life
4. Promotion/PR/Communications
5. Environment
6. Planning Vision
7. Mobility/Traffic
8. Finance

5.0- GENERAL STRATEGIC PLAN

For each of the broad themes, the Board has identified and affirmed by consensus the following general strategic plan. The following is intended not as an end-product, but simply as a first attempt to document and recapture the ideas of the Board.

The following is a transcript of the flip chart sheets generated at the 2014 retreat.

Economy

- Assess merits of different economic development organizational alternative to advocate for Waynesville
- Pro-active business recruitment; protocols in place
- Assess possibility of expanding DWA, MSD, etc. to Frog Level and Hazelwood
- Become more business-friendly
- Develop business service/advocacy skills among town staff
- Entrepreneurial zones for small business- examine feasibility
- Examine mechanism such as modifying connection fees to stimulate new business
- Plan for Downtown Waynesville to improve properties

- Extend a helping hand to small businesses
- Town- a "coordination of existing services" function
- Focus on town as a whole not just downtown

Infrastructure

- Development a critical needs assessment
- *Explore merits* of bond funding
- Cost-benefit analysis of patching up old infrastructure
- Include broadband under concept of infrastructure
- Quality of Life
- Acquire easement for Richland Creek Greenway
- Capitalize on recreational assets/opportunities by way of merger with Lake Junaluska ; address service demands
- Implementation of *Recreation Master Plan*
- Policy/practices regarding funding requests from non-profits,

Promotion/Public Relations/Communications

- Promote downtown area in off-season
- Make it possible to swim in Lake Junaluska
- Make sure we have full-service retirement amenities
- Develop a unique identity/niche
- Further develop tourism industry
- Potential Rocky Branch development

Environment

- Use environment , green, etc. as a call card , especially for younger people
- Strengthen recycling
- Not environment *versus* jobs, but environment *and* jobs

Planning Vision

- Revisit, assess and update land design standards
 - Are standards consistent with economic development goals?
 - Have we accomplished goals of *2020 Plan*?
- Review various plans to determine if we have succeeded

Mobility/Traffic/Transportation

- Continue to advocate vigorously for Waynesville at regional, state, national, etc. levels
- ADA concerns relative to code enforcement
- Pedestrian and bike access

Finance

- Philosophy: see if we can grow ourselves out of the economic downturn; stay the course

Staff issues (*late addition to list*)

- Succession planning
- Staff training

Board of Aldermen Priorities as submitted in advance of the Board Retreat

Alderman Roberson

1. Water Utilization Plan
2. Sewer Plant update/modernization
3. Paving:
 - Pigeon Street
 - Main Street
4. 20/30 Plan
5. Underground utilities
6. Sidewalk cleaning
7. Rentals; short term(referencing the problem in Asheville)

Alderman Caldwell

1. Pave parking lot and add lighting to Frog Level Lot
2. Replace poles and street lights in Hazelwood with post lamps similar to those across railroad bridge on Howell Mill Road

Alderman Feichter

1. Allen's Creek Sewer Project