

# **TOWN OF WAYNESVILLE**

## **Zoning Board of Adjustment**

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

Henry Kidder, Chair  
Stephanie Strickland, Vice Chair  
Joshua Morgan  
George Escaravage  
Edward Moore  
Alternates:  
John Baus  
Robert Herrmann

Development Services  
Director  
Elizabeth Teague

### **TOWN OF WAYNESVILLE**

### **ZONING BOARD OF ADJUSTMENT**

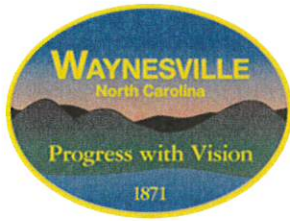
### **REGULAR MEETING**

**Town Hall – 9 South Main Street, Waynesville, NC 28786**  
**Tuesday, September 7, 2021, 5:30 PM**

#### **A. CALL TO ORDER/BUSINESS ITEMS:**

1. Welcome/Announcements
2. Election of Chair and Vice-Chair for FY 21-22.
3. Adoption of Minutes (as presented or amended) from August 3, 2021
4. Public hearing to consider a request for a variance at property known as PIN 8615-21-258, an unaddressed lot on Springview Drive within the Country Club Low Density Residential District.

#### **B. ADJOURN**



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Henry Kidder (Chairman)  
Stephanie Strickland (Vice-Chair)  
Edward Moore  
Joshua Morgan  
George Escaravage  
John Baus  
Robert Herrmann

Development Services  
Director  
Elizabeth Teague

### Regular Meeting

**Town Hall, 9 South Main Street, Waynesville, NC 28786**  
**Tuesday, August 3<sup>rd</sup>, 2021, 5:30 pm**

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**THE WAYNESVILLE ZONING BOARD OF ADJUSTMENT** held a regular meeting on August 3<sup>rd</sup>, 2021 at 5:30 p.m. in the board room of the Town Hall, 9 South Main Street, Waynesville, NC.

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

Zoning Board of Adjustment Chairman, Henry Kidder called the meeting to order at 5:30 p.m.

The following members were present:

Henry Kidder, Chairman  
George Escaravage  
John Baus  
Robert Herrmann

The following members were absent:

Stephanie Strickland, Vice-Chair  
Margaret Chandler  
Edward Moore  
Joshua Morgan

The following staff members were present:

Elizabeth Teague, Director  
Byron Hickox, Land Use Administrator  
Olga Grooman, Planner  
Esther Coulter, Administrative Assistant  
Kathy Johnson, Deputy Clerk

Zoning Board of Adjustment Minutes  
Regular Meeting  
August 3<sup>rd</sup>, 2021

In attendance:

Town Attorney Ron Sneed

Applicant via phone Brian Klimek

2. Election of Chair and Vice-Chair

***A motion was made by Board Member George Escaravage, seconded by Board Member Robert Herrmann to postpone the election of Chair and Vice-Chair for FY 21-22 until next month's meeting. The motion passed unanimously (4-0).***

3. Adoption of Minutes

***A motion was made by Board Member George Escaravage, seconded by Board Member Robert Hermann, to approve the minutes of the April 6, 2021 board meeting as presented or corrected. The motion passed unanimously (4-0).***

4. Public Hearing to consider an appeal of an administrative decision and a request for variance at 62 Overbrook Drive, PIN 8615-79-2340 Zoning District North Main Neighborhood Center.

Chairman, Henry Kidder proceeded with the meeting and read through the protocols for a Quasi-judicial hearing and the rules of conduct. He advised this was an Appeal of Administrative Decision to request a variance at 62 Overbrook Drive. Mr. Kidder swore in all speakers.

***A motion was made by Board Member George Escaravage, seconded by Board Member John Baus, to except the situation as is without an Attorney. The motion passed unanimously (4-0).***

Chairman Henry Kidder open the hearing at 5:46 PM.

Development Services Director Elizabeth Teague presented the Staff Report and entered items into evidence. She explained that this was an appeal of an administrative decision. He and his wife Jackie, also present at the meeting, own "All About You From Head to Toe, Inc." which is the property owner of record for 62 Overbrook Drive, PIN 8615-79-2340. The existing development is a multi-tenant commercial building which contains All About You Salon and Los Amigos Restaurant. Beeks and Brooks Brewing Company is owned by Brian Klimek who is attending the meeting by zoom.

On July 6, 2021, the Development Services Department received a telephone inquiry from a realtor regarding the possibility of establishing a brewery at 62 Overbrook Drive. A Development Services staff member replied via telephone and was contacted later by another realtor requesting that the response be sent via email. The email (please see attachments) was sent the same day. The email response stated that the property at 62 Overbrook Drive could not be used as a brewery. Staff's opinion is that a brewery falls under the definition of Light Manufacturing (LDS Section 17.3 – Use Type Definitions). The property in question is located within the North Main Street Neighborhood Center (NM-NC) District. Light Manufacturing is not a permitted use within this zoning district as indicated on the Table of Permitted Uses (LDS Section 2.5.3). Additionally, a brewery could be part of a bar/taproom in this district but only subject to special conditions (LDS 2.5.3) including the

Zoning Board of Adjustment Minutes

Regular Meeting

August 3<sup>rd</sup>, 2021

provision that is be located at least 300 feet from the property line of any residence. This property is within 300 feet of residences on two sides. Thirdly, staff interprets that a brewery operation could be part of a restaurant in accordance with LDS Section 17, but that any new restaurant within the development would have to meet Town parking standards as well as building code for restaurants.

On July 8, 2021, Tim Bowers, a representative of the owner of the property in question, replied via email and questioned the staff decision. In his email, Mr. Bowers referenced a January 7, 2021 email from Development Services Director Elizabeth Teague addressing another inquiry about the property in question and the possibility of converting a portion of the building to residential use. Ms. Teague responded to Mr. Bowers via email on July 8, 2021 and reiterated the original staff interpretation concerning the establishment of a brewery at 62 Overbrook Drive. Ms. Teague also indicated that Mr. Bowers could make formal application to appeal the staff interpretation to the Zoning Board of Adjustment and she attached the required application materials.

On July 16, 2021, the Development Services Department received an application from Mr. Bowers for an Appeal of an Administrative Decision to take this matter before the Zoning Board of Adjustment. On the application form, Mr. Bowers indicated that he was also requesting a Variance. In staff's opinion, this particular situation does not meet the standards under which the Board could grant a variance because this property is already in use and that there are other districts and locations in which a brewery and taproom, or restaurant could be located.

Ms. Teague concluded that the Zoning Board of Adjustment therefore has two questions to address as posed by the applicant: 1) is staff's interpretation of the ordinance (as provided in their written email response) a correct reading of the Town's regulations; and 2) is this project eligible for a variance. Ms. Teague clarified that Mr. Tim Bowers would be speaking for the applicants and that Mr. Brian Klimek who was the potential tenant interested in starting the brewery was attending the meeting via zoom call due to a health situation.

**Items Entered as Evidence:**

1. Staff Report
2. Aerial Photograph of Subject Property
3. Zoning Map of Subject Property
4. Emails between town staff, realtors, and Mr. Bowers
5. Application for Appeal
6. Photographs of Property Posting Sign
7. Adjacent Landowner Notice
8. Adjacent Landowner Mailing List
9. Town of Waynesville Land Development Standards by reference.
10. Specific Definition of Light Manufacturing and Bars/Tavern– LDS Section 17.3
11. Specific Table of Permitted Uses – LDS Section 2.5.3
12. Supplemental Standards for Bars/Taverns
13. Specific criteria for appeals and variances.

Mr. Bowers presented his opinions that breweries were not light manufacturing and could be part of an operation within his building. He cited State information from the Alcoholic Beverage Commission

Zoning Board of Adjustment Minutes  
Regular Meeting  
August 3<sup>rd</sup>, 2021

(ABC). Mr. Bowers indicated that he had a mixed-use building and therefore a bar/taproom with a brewing component could be allowed. He entered a powerpoint with pictures of his building into evidence. Mr. Bowers concluded that he had a commercial building and that the brewery should be allowed.

Chair Kidder asked if there were any additional questions for the applicant or the staff.

ZBA member John Baus asked Elizabeth Teague why a variance should not apply. Ms. Teague responded that the application did not meet the criteria for granting a variance because this use request was not unique to this property and that there are other zoning districts and locations around Waynesville that would accommodate a brewery or taproom.

Chair Kidder asked if there were any members of the audience that would like to speak.

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

**Dennis Dixon**  
**Waynesville, NC**

Mr. Dennis Dixon owns the property across the street from 62 Overbrook on Broadview. Mr. Dixon stated that the residential area is within 300 ft. from the proposed variance. Mr. Dixon said if alcohol sales are the primary business, it should be eliminated. Mr. Dixon stated that he would like the parking issue pursued by the Town Inspector. He did ask if the on-street parking was part of the original design. Director Ms. Teague stated that the on-street parking is public parking, and it is allowed.

**Karen Kreitzburg**  
**Waynesville, NC**

Ms. Kreitzburg stated that the front of her house faces Broadview Rd. I am opposing the request for a variance to open a Brewery at 62 Overbrook Dr. My home faces Broadview Rd. and is diagonal to the proposed site and I pay close attention to what's accruing in my neighborhood. Currently there is not enough parking for the two businesses that occupy the building. Because there is not sufficient parking at Overbrook business lot for the current restaurant and salon. Patrons are forced to seek parking on the side street of Broadview and Overbrook Dr. Often vehicles are forced to stop creating a one-way traffic pattern due to parked cars. Often, I witness numerous drivers speeding on Broadview regardless the number of cars parked on the street. Additionally, cars exiting Overbrook on to Broadview on to they have limited site and near misses have occurred. An Apartment complex currently under construction is within one to two blocks from this proposed variance. It will house over 50 Apartment and therefore add to the congestion and driving conditions that I just stated. I live in a residential neighborhood and I value my home and my lot that is within the Waynesville Town limits. We have many individuals and families with pets and enjoy walking and running in our neighborhood. Because there is limited parking in the current Overbrook business adding a brewery and its patrons to an area already lacking in parking has a potential to be hazardous and disruptive to our neighborhood.

**Tim Bowers**  
**Waynesville, NC**

Mr. Bowers started to propose a new idea for the property. Town Attorney Ron Sneed stopped him and told him he was way beyond the issue of what the current hearing was about. Mr. Bowers talked about the original plans for his business and stated that he has more than the required parking spaces for each current business according to the ordinances.

**Warren Gresham**  
**Waynesville, NC**

Mr. Gresham spoke and said Ms. Kreitzburg covered his information.

**Nathaniel Neal**  
**Waynesville, NC**

Mr. Neal said he was from The Superior Finish. It has been very inciteful and has no question at this time.

**John Siverling**  
**Waynesville, NC**

Mr. Siverling asked if they have an extra parking area why do the employees park on the street. He stated that when he moved into his house it was a residential district. He had children, foster children and never had to worry about the road. He has grandchildren now, and he won't let them go out in the front yard because of the traffic. He stated that because of the parking generated by the uses in the property currently, those going down Overbrook and turning on to Broadview must pull way out into traffic to see down the road. He also indicated that people use the street as a cut-through and there are no speed limit signs. Since it is a residential district he assumes it 20 miles per hour, but drivers do not do 20 mph. Mr. Siverling said he was surprised that no one has gotten killed. He said he was not opposed to another restaurant. But to live in a residential area and have 2 bars in your neighborhood is too much.

Chairman Henry Kidder stated that it would be Development Service to determine what is permitted there. Ms. Teague said she would relay the information regarding parking and speed signs to public works department.

**Leisa McDonald**  
**Waynesville, NC**

Ms. McDonald brought a presentation of the current situation at different times of the day. Pictures show that the parking lot is at capacity and overflow is being directed into the street. Overbrook allows on street parking and Broadview does not. She also showed pictures of what happens at delivery times. The delivery trucks park in the road and unload the supplies for businesses. If cars are parked on street and the delivery truck stops in the road, the is impassable and the trucks block residential driveways.

**Jim McDonald  
Waynesville, NC**

Mr. McDonald, stated that he and his family have lived in Waynesville for four years and the traffic has increased incredibly. No matter how many parking spots there are, they are all full and so are the on-street spaces along Overbrook and Broadview streets. He wished Mr. Bowers well on finding a tenant, but the brewery is not appropriate. He stated that, "they can't take any more cars in this area."

Mr. Kidder asked the Town Attorney Ron Sneed to advise what the boards options were.

Town Attorney Ron Sneed advised the ZBA of 3 possibilities:

- 1) The board hears everything out then make a decision.
- 2) The applicant can withdrawal the appeal and come back with a different plan.
- 3) The applicant can ask the board to continue the hearing until the next meeting to explore other plans that would preserve the right to this appeal.

Town Attorney Ron Sneed then also explained to the Mr. Klimek what the options were. Brian Klimek said to the Attorney Ron Sneed that he would like to withdrawal this appeal to give himself time to come up with another option. Attorney Ron Sneed repeated the decision to withdrawal the appeal. Mr. Klimek confirmed the withdrawal of appeal.

Chairman Henry Kidder repeated the confirmation to withdrawal the appeal.

**D. ADJOURN**

***With no further business, A motion was made by board member Robert Herrmann and seconded by board member George Escaravage to adjourn the meeting at 6:59pm. The motion passed unanimously.***

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Henry Kidder, Chairman

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Esther Coulter, Administrative Assistant

## Zoning Board of Adjustment Staff Report

Subject: Request for a Variance of the Minimum Lot Size Standards for the Country Club Low Density Residential District, Land Development Standards Section 2.4.1(3)a  
 Applicant: Gregg Sutton  
 Meeting Date: September 7, 2021

### Summary Information:

Application Date: August 13, 2021  
 Proposed Location: Springview Drive – PIN 8615-21-2584  
 Property Owner: Gregg Sutton  
 Acreage of site: 0.45 acres  
 Zoning District: Country Club Low Density Residential  
 Existing Development: Vacant Lot

### Background:

The subject property consists of 0.45 acres, with frontage along Springview Drive. The lot is currently undeveloped and unimproved. The lot is surrounded on all sides by single-family lots.

The applicant would like to relocate the rear property line of the lot in question, making that lot smaller. The rear property line abuts a lot owned by Jason Fulton, described as 253 Auburn Park Drive (8615-21-3606). The purpose for moving the lot line is to match the existing topography, which creates a concentrated flow of water during heavy or prolonged rain events. The property which would increase in size would then be able to maintain this drainage area which impacts his yard.

Section 2.4.1(3)a of the Land Development Standards indicates that the minimum lot size within the Country Club Low Density Residential District is one-half (1/2) acre. Therefore, the lot in question, at 0.45 acres, does not currently meet the minimum lot size for its zoning district. It is a legal non-conforming lot and can be built upon as it currently exists. However, the request to relocate the rear property line and make the lot even smaller would increase the degree of nonconformity with the Land Development Standards. The property owner's proposal to relocate the existing rear lot line would make that lot 0.38 acres, smaller than the current 0.45 acres. Without a variance, the reduction of lot size is in order to convey the drainage area to the abutting lot is not permitted.

Current zoning is Country Club Low Density Residential. The purpose and intent of this district as established by the Land Development Standards, Section 2.3.1(D) states:

**The Country Club Residential—Low Density District (CC-RL)** is an area predominately comprised of large lot subdivisions with the Waynesville Country Club serving as its social and recreational center. While single-family homes are the dominant residential use in this area, townhouses and accessory apartments are also permitted. Connections to the South Main Street Business District should be enhanced as new development takes place. A residential scale is required for all new development. Tree preservation and proliferation along the South Main Street corridor is critical to the ambiance of the area.



## **Surrounding Land Use/Zoning Patterns:**

The subject property is surrounded by single-family and undeveloped lots. All surrounding properties are also located within the Country Club Low Density Residential District. In the application materials, the applicant provided aerial lot information for the neighborhood documenting that many of the nearby lots are also smaller than the minimum lot size for the district.

## **Proposed Variance:**

The requested variance would permit the property owner to reduce the size of the lot in question, increasing its degree of nonconformity related to the LDS minimum lot size standards.

The purpose and intent statement for this zoning district recognizes that it consists primarily of large lot subdivisions.

Staff offers the following comments regarding the findings that must be considered by the Zoning Board of Adjustment:

- (1) That there are unnecessary hardships in the way of carrying out the strict letter of this chapter.
  - The existing conditions on the ground related to stormwater on the lot in question and the above-referenced adjacent lot could be better managed and maintained if the shared property line matched the topography.
  - The abutting property owners, the Fulton's, are negatively impacted and would like to take over ownership of the drainage area so that they can manage the stormwater.
- (2) That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings located in the same land development district.
  - The lot's topography does not correspond to the rear property line. Such topographic features are frequently used to determine the placement of lot lines.
  - The lot to be reduced does not have a structure on it so that relocation of the property line does not create any setback issues with existing structures.
  - Any possible future development on the property in question would still have to comply with the district setbacks.
- (3) That the special conditions and circumstances do not result from the actions of the applicant. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
  - The hardship is not the result of actions taken by the property owner. In fact, the property owner has done considerable work and incurred considerable expense to manage the stormwater that ultimately affects properties other than his own.
- (4) That the variance is in harmony with the general purpose and intent of this chapter and preserves its spirit.
  - Many properties within this zoning district do not meet the minimum lot standards. The proposed lot line relocation is in harmony with other existing lots in the district.

- (5) That the variance is the minimum necessary to afford relief.
- A variance is the minimum necessary to encompass the drainage area in order for the Fulton's to address stormwater impacts.
- (6) That the public safety and welfare have been assured and substantial justice has been done.
- While the relocation of the rear lot line would increase the degree of nonconformity, it would encourage cooperation between adjacent owners to create and maintain improved stormwater management measures.

### **Public Notice:**

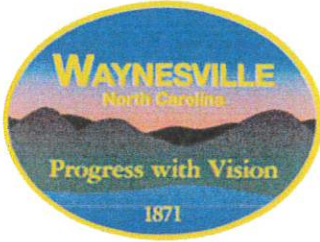
Notice of this Public Hearing was mailed to owners of property within 100 feet of the subject property on August 20, 2021. A public notification sign was posted on the subject property on August 20, 2021. Notice was submitted to local media.

### **Items Entered as Evidence:**

1. Staff Report
2. Variance Request Application
3. Chart Showing Lot Sizes in the Surrounding Area
4. Zoning Map Showing Lot Sizes in the Surrounding Area
5. Topographic Map of the Subject Property
6. Topographic Map of the Property at 253 Auburn Park Drive
7. Survey Showing the Proposed Lot Line Relocation
8. Photograph Showing Stormwater Runoff on Subject Property
9. Town of Waynesville Land Development Standards by Reference
10. Notification Materials

Rec 8/19/20

E2



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

### Variance Request

Property Address/Location: Springview Drive

Property PIN: 8615-21-2584 Property Zoning District: CC-RL

Flood Zone?: NO Historic Property or District?: NO

Signature of property owner of record: Gregg Sutton Date: 8/13/2021

\*Applicant Name: Gregg Sutton Applicant Phone #: 828-734-1927

Applicant Address: 287 Auburn Park Dr. Waynesville, NC 28786

*Application must be filed by the owner of the property or by an agent specifically authorized by the owner.*

I, Gregg Sutton, hereby petition the Board of Adjustment for a variance from the provisions of the Town Ordinance Land Development Standards for this property as described below.

Applicable Ordinance Section: 13.4 Nonconforming Lots

Ordinance requirement from which relief is sought: 2.4.1 - Table of Dimensional Standards by Residential District

Variance requested and why (attach additional sheets, maps, or other information as necessary):

Requesting to change the size of lot from 0.45 acres to 0.38 acres. The change will maintain a stormwater corridor. The lot line will then conform to existing topography and protect neighboring property from potential stormwater flow.

Applicant Signature: Gregg Sutton Date: 8/13/2021

#### Standards of Review for Variances:

1. **General Variance Requests:** The Board of Adjustment shall not grant a variance unless and until it makes all of the following findings:
  - a. That there are unnecessary hardships in the way of carrying out the strict letter of this chapter.
  - b. Reserved.

Parcel PIN	Acreage (< 0.4)	Acreage (0.4-0.5)	Acreage (>0.5)
8615-22-4510	0.37	0.37	0.37
8615-22-3398	0.36	0.36	0.36
8615-22-3297	0.37	0.37	0.37
8615-22-3186	0.39	0.39	0.39
8615-22-3073	0.31	0.31	0.31
8615-21-3952	0.38	0.38	0.38
8615-21-3840	0.43	0.43	0.43
8615-21-3606	0.52	0.52	0.52
8615-21-1567	0.55	0.55	0.55
8615-21-2584	0.45	0.45	0.45
8615-21-3486	0.48	0.48	0.48
8615-21-4393	0.79	0.79	0.79
8615-21-3167	0.52	0.52	0.52
8615-21-1192	0.48	0.48	0.48
8615-21-1003	0.35	0.35	0.35
8615-21-2370	0.51	0.51	0.51
8615-21-1311	1.06	1.06	1.06
8615-21-0119	0.43	0.43	0.43
8615-11-9049	0.53	0.53	0.53
8615-11-7291	0.44	0.44	0.44
8615-11-8275	0.17	0.17	0.17
8615-11-9432	0.62	0.62	0.62
8615-11-6198	0.31	0.31	0.31
8615-11-8418	0.46	0.46	0.46
8615-11-6595	0.52	0.52	0.52
8615-11-5690	0.45	0.45	0.45
8615-11-6860	0.38	0.38	0.38
8615-11-6963	0.42	0.42	0.42
8615-12-6067	0.43	0.43	0.43
8615-12-7204	0.32	0.32	0.32
8615-12-7346	0.47	0.47	0.47
8615-12-8409	0.4	0.4	0.4
8615-12-8496	0.37	0.37	0.37
8615-12-9470	0.39	0.39	0.39
8615-22-0373	0.4	0.4	0.4
8615-22-2311	0.38	0.38	0.38
8615-22-2105	0.44	0.44	0.44
8615-22-1092	0.38	0.38	0.38
8615-21-1899	0.4	0.4	0.4
8615-12-9171	0.73	0.73	0.73
8615-12-8285	0.35	0.35	0.35
8615-22-0032	0.63	0.63	0.63
8615-12-7081	0.55	0.55	0.55
8615-11-7799	0.54	0.54	0.54
8615-11-9876	0.34	0.34	0.34
8615-21-0753	0.54	0.54	0.54
8615-11-8594	0.52	0.52	0.52
8615-11-8760	0.48	0.48	0.48
8615-21-6325	0.46	0.46	0.46
	35%	35%	30%



SUTTON, W GREGG  
287 AUBURN PARK DR  
WAYNESVILLE, NC 28786-4709

## Account Information

**PIN:** 8615-21-2584

Legal Ref: 2017E/220

378/512

Add Ref: 318/494

1/51

## Site Information

AUBURN PARK

SPRINGVIEW DR

Heated Area:

**Year Built:**

Total Acreage: 0.45

**Township:** Town of Waynesville

## Site Value Information

**Land Value:**

**Building Value:**

**Market Value:**

**Deferred Value:**

**Assessed Value:**

**Sale Price:**

**Sale Date:** 5/8/2017



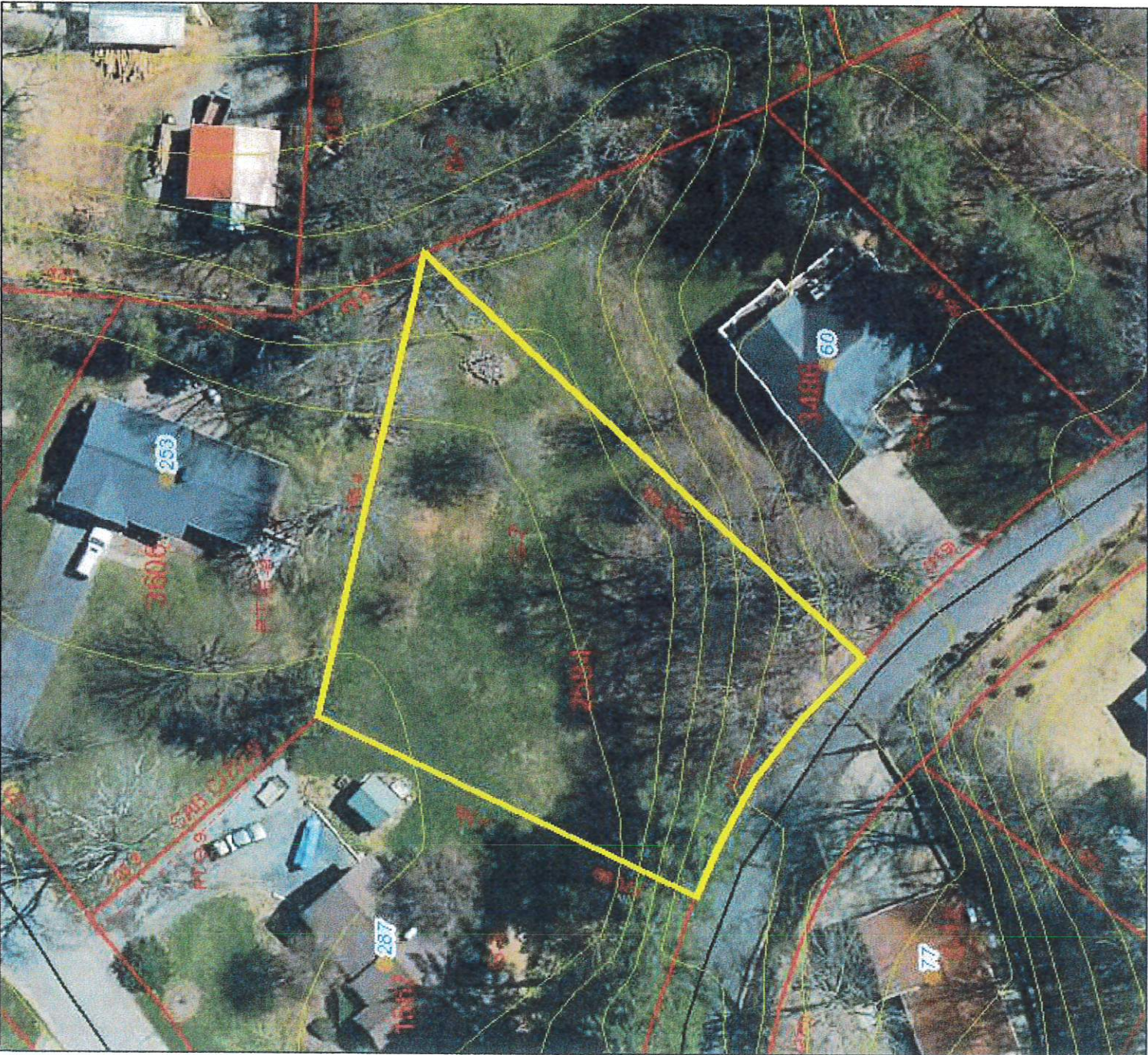
1 inch = 200 feet

August 16, 2021

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







# Report For

SUTTON, W GREGG  
287 AUBURN PARK DR  
WAYNESVILLE, NC 28786-4709

## Account Information

PIN: 8615-21-2584  
Legal Ref: 2017E/220  
378/512  
Add Ref: 318/494  
I/51

## Site Information

AUBURN PARK

## SPRINGVIEW DR

Heated Area:

Year Built:

Total Acreage: 0.45

Township: Town of Waynesville

## Site Value Information

Land Value: \$21,700

Building Value: \$0

Market Value: \$21,700

Deferred Value: \$0

Assessed Value: \$21,700

Sale Price: \$0

Sale Date: 5/8/2017



1 inch = 50 feet

August 12, 2021

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# Report For

FULTON, JASON P  
 FULTON, SHANNA R  
 253 AUBURN PARK DR  
 WAYNESVILLE, NC 28786

**Account Information**  
 PIN: 8615-21-3606  
 Legal Ref: 923/1782

**Add Ref:** CABC/7309  
 D2005/17

**Site Information**  
 AUBURN PARK  
 DWELLING

253 AUBURN PARK

**Heated Area:** 1421  
**Year Built:** 1965  
**Total Acreage:** 0.52  
**Township:** Town of Waynesville

## Site Value Information

**Land Value:** \$44,000  
**Building Value:** \$195,800  
**Market Value:** \$239,800  
**Deferred Value:** \$0  
**Assessed Value:** \$239,800  
**Sale Price:** \$140,500  
**Sale Date:** 2/23/2017

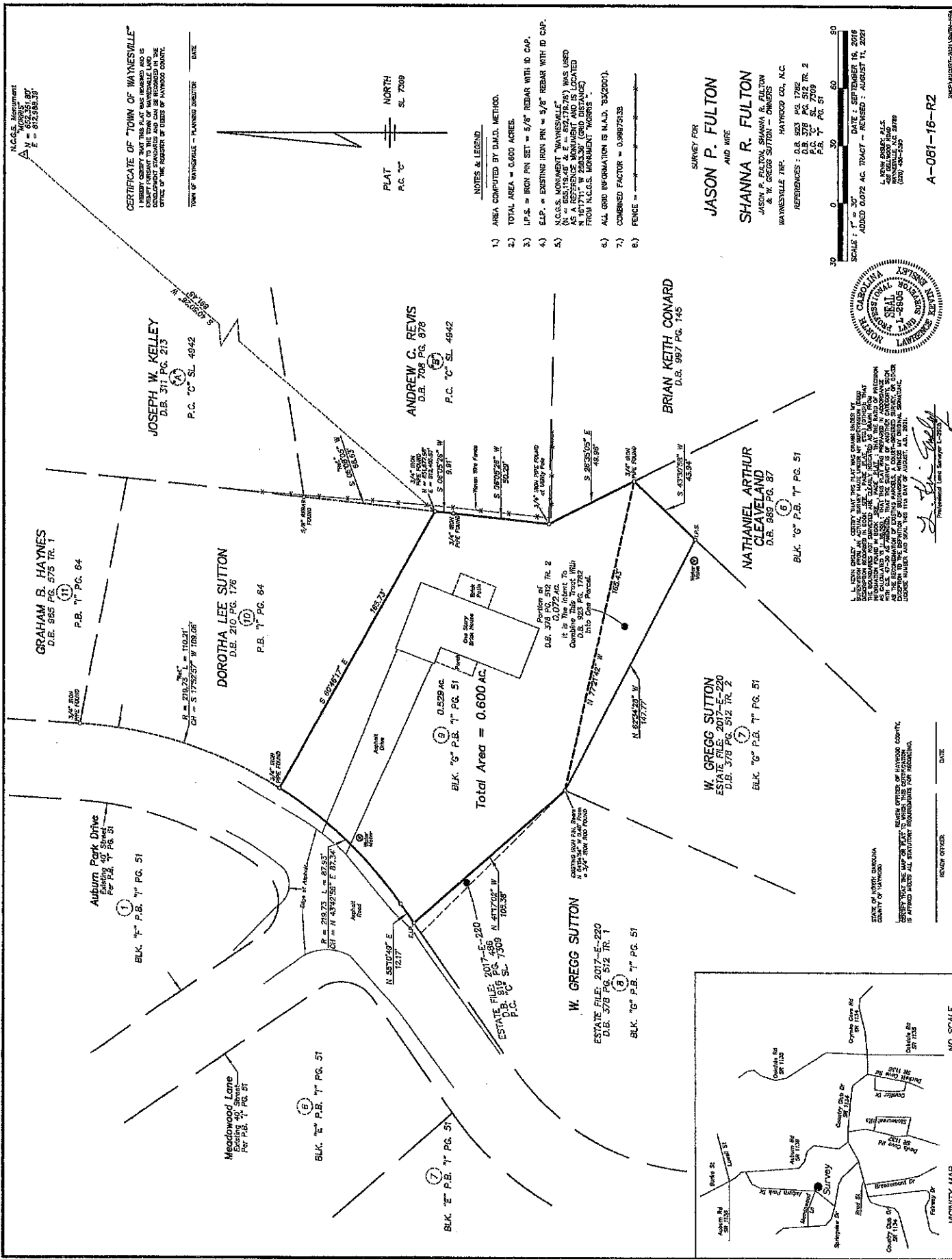


1 inch = 50 feet

August 12, 2021

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CERTIFICATE OF TOWN OF WAYNESVILLE  
I HEREBY CERTIFY THAT THIS PLAT WAS EXAMINED AND IS  
CORRECT AND ACCORDS WITH THE RECORDS OF THE  
COUNTY OF WAYNESVILLE AND CAN BE RECORDED IN THE  
OFFICE OF THE REGISTER OF DEEDS OF WAYNESVILLE.

TOWN OF WAYNESVILLE - PLANNED DEVELOPMENT

NOTES & LEGEND

- 1.) AREA COMPUTED BY D.M.D. METHOD.
- 2.) TOTAL AREA = 0.600 ACRES.
- 3.) L.P.S. = IRON PIN SET = 5/8" REBAR WITH ID CAP.
- 4.) E.L.P. = EXISTING IRON PIN = 5/8" REBAR WITH ID CAP.
- 5.) N.C.G.S. MONUMENT "WAYNESVILLE" WAS USED AS A REFERENCE MONUMENT AND IS LOCATED N 15°17'11" W 280.32' (GRID DISTANCE) FROM N.C.G.S. MONUMENT "MORRIS".
- 6.) ALL GRID INFORMATION IS N.A.D. 83(2011).
- 7.) COMBINED FACTOR = 0.9975138
- 8.) FENCE =

SURVEY FOR  
JASON P. FULTON  
AND WIFE

SHANNA R. FULTON  
JASON P. FULTON, SHANNA R. FULTON  
& W. GREGG SUTTON - OWNERS  
WAYNESVILLE TWP. HAYWOOD CO., N.C.

REFERENCES: D.B. 583 PG. 176 TR. 2  
D.B. 575 PG. 512 TR. 2  
P.C. "C" SL 7309  
P.B. "T" PG. 51

DATE: SEPTEMBER 18, 2016  
ADDED 0.072 AC. TRACT - REVISED: AUGUST 11, 2021  
SCALE: 1" = 30'

L. KIM BERRY, A.L.S.  
248 BELLWOOD ROAD  
WAYNESVILLE, NC 28786  
(704) 494-5265

A-081-16-R2



I, JASON P. FULTON, CERTIFY THAT THIS PLAT WAS EXAMINED BY  
ME AND I AM A SURVEYOR IN THE STATE OF NORTH CAROLINA  
AND I AM A MEMBER OF THE NORTH CAROLINA SURVEYING  
BOARD. I HEREBY CERTIFY THAT THIS PLAT IS CORRECT  
AND ACCORDS WITH THE RECORDS OF THE COUNTY OF  
WAYNESVILLE AND CAN BE RECORDED IN THE  
OFFICE OF THE REGISTER OF DEEDS OF WAYNESVILLE.  
I, SHANNA R. FULTON, CERTIFY THAT THIS PLAT WAS  
EXAMINED BY ME AND I AM A SURVEYOR IN THE STATE OF  
NORTH CAROLINA AND I AM A MEMBER OF THE NORTH  
CAROLINA SURVEYING BOARD. I HEREBY CERTIFY THAT  
THIS PLAT IS CORRECT AND ACCORDS WITH THE  
RECORDS OF THE COUNTY OF WAYNESVILLE AND CAN  
BE RECORDED IN THE OFFICE OF THE REGISTER OF  
DEEDS OF WAYNESVILLE.

*Jason P. Fulton*  
Professional Land Surveyor - C-281

W. GREGG SUTTON  
ESTATE FILE: 2017-E-220  
D.B. 578 PG. 512 TR. 2

BLK. "G" P.B. "T" PG. 51

NATHANIEL ARTHUR  
CLEAVELAND  
D.B. 585 PG. 87

BLK. "G" P.B. "T" PG. 51

BRIAN KEITH CONARD  
D.B. 987 PG. 145

ANDREW C. REVIS  
D.B. 708 PG. 876  
P.C. "C" SL 4942

JOSEPH W. KELLEY  
D.B. 311 PG. 213  
P.C. "C" SL 4942

GRAHAM B. HAYNES  
D.B. 985 PG. 575 TR. 1

P.B. "T" PG. 64

DOROTHA LEE SUTTON  
D.B. 210 PG. 176  
P.B. "T" PG. 64

Total Area = 0.600 AC.

BLK. "G" P.B. "T" PG. 51

W. GREGG SUTTON  
ESTATE FILE: 2017-E-220  
D.B. 578 PG. 512 TR. 1

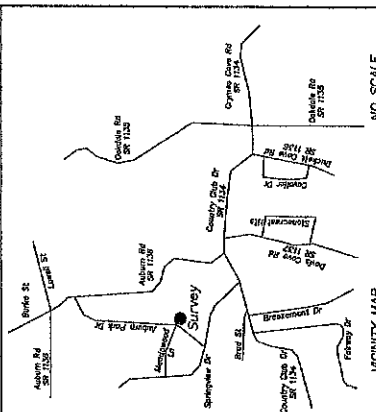
BLK. "G" P.B. "T" PG. 51

BLK. "E" P.B. "T" PG. 51

BLK. "E" P.B. "T" PG. 51

BLK. "F" P.B. "T" PG. 51

BLK. "F" P.B. "T" PG. 51



NO SCALE



E8







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

August 20, 2021

**Town of Waynesville Board of Adjustment  
NOTICE OF VARIANCE HEARING**

The Town of Waynesville Zoning Board of Adjustment will hold a public hearing on **Tuesday, September 7, 2020 at 5:30 PM** in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider a variance to allow a boundary line adjustment on non-conforming lots, Land Development Standards Sections 2.4.1 and 13.4, on property known as PIN 8615-21-2584, an unaddressed lot on Springview Drive.



For more information please contact Elizabeth Teague or Byron Hickox at (828) 456-8647, or by mail at 9 South Main Street, Suite 110, Waynesville, NC 28786.

Elizabeth Teague  
Development Services Director  
Town of Waynesville

SUTTON, W GREGG  
287 AUBURN PARK DR  
WAYNESVILLE, NC 28786-4709

FULTON, JASON P  
FULTON, SHANNA R  
253 AUBURN PARK DR  
WAYNESVILLE, NC 28786

CONARD, BRIAN KEITH  
CONARD, CHRISTINA  
596 AUBURN RD  
WAYNESVILLE, NC 28786-4604

HUNNICUTT, HOWARD J  
HUNNICUTT, ELIZABETH G  
77 SPRINGVIEW DR.  
WAYNESVILLE, NC 28786

CLEAVELAND, NATHANIEL  
ARTHUR  
CLEAVELAND, DANIELLE HELEN  
60 SPRINGVIEW DR  
WAYNESVILLE, NC 28786-6752

SUTTON, W GREGG  
287 AUBURN PARK DR  
WAYNESVILLE, NC 28786-4709

DILLARD, MATTHEW  
DILLARD, ASHLEY  
31 SPRINGVIEW DR  
WAYNESVILLE, NC 28786

SUTTON, DORTHA LEE  
245 AUBURN PARK DR  
WAYNESVILLE, NC 28786

REVIS, ANDREW C  
REVIS, NICOLE W  
590 AUBURN RD  
WAYNESVILLE, NC 28786





THE TOWN OF WAYNESVILLE  
ZONING BOARD OF ADJUSTMENT  
WILL HOLD A  
PUBLIC HEARING ON  
SEPTEMBER 7, 2021 AT 5:30 PM  
IN THE TOWN HALL BOARD ROOM  
AT 9 SOUTH MAIN ST.  
TO CONSIDER A VARIANCE REQUEST  
CONTACT THE DEVELOPMENT SERVICES DEPARTMENT  
828-456-8647