

## **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, **Chairman**  
Stephanie Strickland, **Vice-Chairman**  
Joshua Morgan  
George Escaravage  
Edward Moore  
John Baus  
Robert Hermann

**Development Services**  
**Director**  
Elizabeth Teague

### **TOWN OF WAYNESVILLE ZONING BOARD OF ADJUSTMENT REGULAR MEETING**

**Town Hall – 9 South Main St., Waynesville, NC 28786  
January 4, 2022**

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

1. Welcome/Announcements
2. Adoption of Minutes (as presented or amended) from December 7, 2021
3. Request for a Variance of the Minimum Lot Size Standards for the Hazelwood Urban Residential District (H-UR) for the property located at 115 Belle Meade Drive – PIN 8605-80-6996

#### **B. ADJOURN**



## 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)

Development Services  
Director  
Elizabeth Teague

Henry Kidder, Chairman  
Stephanie Strickland, Vice-Chairman  
Joshua Morgan  
George Escaravage  
Edward Moore  
John Baus  
Robert Hermann

### MINUTES OF THE TOWN OF WAYNESVILLE ZONING BOARD OF ADJUSTMENT Regular Meeting

Town Hall – 9 South Main St., Waynesville, NC 28786  
December 7, 2021

---

THE WAYNESVILLE ZONING BOARD OF ADJUSTMENT held a Regular Meeting December 7, 2021, at 5:30 p.m. in the Boardroom of Town Hall, 9 South Main Street, Waynesville, NC. 28786.

#### A. CALL TO ORDER

##### 1. Welcome/Calendar/Announcements

The following members were present:

Henry Kidder, Chairman  
George Escaravage  
Robert Herman  
Edward Moore  
Joshua Morgan  
John Baus

The following Board members were absent:

Stephanie Strickland, Vice Chair

The following staff members were present:

Byron Hickox, Land Use Administrator  
Sam Cullen, Code Enforcement Official  
Kathy Johnson, Deputy Clerk  
Ron Sneed, Attorney

The following media were present:

No media were present

Zoning Board of Adjustment Chairman, Henry Kidder welcomed everyone and called the meeting to order at 5:30 p.m. and asked if anyone had any announcements. Alternate Board Member John Baus was present for meeting but was excused due to Quorum being present.

Zoning Board of Adjustment Minutes  
Regular Meeting  
December 7, 2021

Land Use Administrator Byron Hickox announced an application for a variance has been received and the next meeting will be on January 4, 2022.

2. Adoption of Minutes (as presented or amended) from September 7, 2021

Chairman Kidder asked if everyone had reviewed the minutes for September 7, 2021 meeting.

***A motion was made by Board member George Escaravage, seconded by Board member Robert Herrmann to approve the September 7, 2021 meeting (as presented or amended). The motion carried unanimously. (5-0)***

3. Election of Chair and Vice-Chair for a one-year term.

Chairman Kidder said at present time he is Chairman and Stephanie Strickland is Vice-Chair. He asked if anyone was interested in filling these positions.

***A motion was made by Robert Herrmann and seconded by Edward Moore to nominate George Escaravage as Chairman. The motion carried unanimously. (5-0)***

***A motion was made by Joshua Morgan and seconded by Edward Moore to nominate Henry Kidder as Vice Chairman. The motion carried unanimously. (5-0)***

4. Request for Variance at 315 Hall Top Road, PIN 8616-04-9569, within the Hall Top Low Density Residential District (HT-RL)

Chairman Kidder opened the hearing and read the protocols for a Quasi-Judicial hearing and went over the rules of conduct. Mr. Kidder then invited anyone who wanted to speak to be sworn in. Town staff and applicant Floyd Conner were sworn in.

Code Enforcement Official Sam Cullen presented the staff report for a request for a variance of Land Development Standard Section 2.4.1 (4), on the property described as 315 Hall Top Road. The subject property consists of a single-family home with a commercial garage and outbuilding.

The property is within the extra-territorial jurisdiction of Waynesville and the Hall Top Low Density Residential District (HT-RL). The applicant and his brother inherited the land from their mother Annie Rose Conner after her passing in July. She requested in her will that the land be divided, leaving the house to the applicants' brother and the commercial garage to the applicant Mr. Floyd Conner.

The subject property is surrounded by residential uses within the HT-RL District. All of the abutting properties are owned by the applicant and his immediate family with the exception of one property owned by Clatterbuck properties. This property is accessed by another road and existing dwellings on that property are located a large distance from the property.

The applicant would like to split the property into two lots to separate the home and commercial garage. The structure has stood at its present location since 1963. The requested variance would permit the applicant to split the lot with a boundary between the buildings. The split would create two new

Zoning Board of Adjustment Minutes

Regular Meeting

December 7, 2021

conforming lots, but would also create a setback noncompliance where the boundary went between the existing buildings. Mr. Cullen concluded that the division of the property granted by the requested variance would not create any visual or physical change to what exists now. Only the underlying property boundary would be created and would facilitate the land being divided by heirs.

Mr. Cullen entered into evidence on behalf of the Town:

1. Staff report
2. Variance Request Application
3. Zoning Map showing lots with district
4. Ariel Maps of subject property
5. Sketch of proposed recombination subdivision and lot lines
6. Photographs of buildings and subject property
7. Town of Waynesville Land Development Standards
8. Notifications Material

Notice of this Public Hearing was mailed to owners of property within 100' of the subject property and sent to the media on November 17, 2021. Property was posted with a notification sign.

Land Use Administrator Byron Hickox answered questions from the Board and reviewed the map explaining how the lot would be changed if the variance is approved. The Chair asked if Mr. Conner wanted to speak.

Mr. Floyd Conner  
359 Hall Top Road  
Waynesville

Mr. Conner explained that he and his brother inherited the property. He said he was trying to rebuild the shop so he could go back to work, and his brother could have the house. Board members offered their condolences to Mr. Conner and his brother on the loss of their mother and inquired about the plans to rebuild the garage.

***A motion was made by Board member Joshua Morgan, seconded by Board member Robert Herrmann to close the public hearing at 5:56pm. The motion carried unanimously. (5-0)***

The Board reviewed the recommended findings from staff and, after discussion, agreed upon the following findings:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
  - Yes – An unnecessary hardship would result from the strict application of the ordinance. A strict enforcement of the zoning setback would require the structures to remain on one parcel, thus making the business forever tied to the house on a single lot that was willed by a parent to two children.

2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
  - Yes – The placement of the two structures predates the current Land Development Standards. The nonconformity of the lot's size also predates the current Land Development Standards.
3. The hardship did not result from actions taken by the applicant or the property owner. 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.
  - Yes – The current placement of two structures on the existing lot was not the result of the actions of the applicant.
4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.
  - Yes – This variance would allow the heirs to the property to reasonably use their property and will allow the home and business to continue to be used as they exist.

*A motion was made by Board member Robert Herrmann, seconded by Board member Joshua Morgan to approve the variance for 315 Hall Top Road, PIN 8616-04-9569, within the Hall Top Low Density Residential District (HT-RL). The motion carried unanimously. (5-0)*

*A motion was made by Board member Robert Herrmann, seconded by Board member Joshua Morgan to amend the motion to include the stipulation that the subdivision should result in two lots of at least one-half acre or larger. The motion carried unanimously. (5-0)*

#### **C. ADJOURN**

*A motion was made by Board member George Escaravage, seconded by Joshua Morgan to adjourn the meeting at 6:02pm.*

---

Henry Kidder, Chairman

---

Kathy Johnson, Deputy Clerk

## **Zoning Board of Adjustment Staff Report**

Subject: Request for a Variance of the Minimum Lot Size Standards for the Hazelwood Urban Residential (H-UR) District, Land Development Standards Section 2.4.1(3)a  
Applicant: Ronnie Justice  
Meeting Date: January 4, 2022

### **Summary Information:**

Application Date: December 2, 2021  
Proposed Location: 115 Belle Meade Drive, Waynesville, NC 28786 – PIN 8605-80-6996  
Property Owner: Massie, Hugh J.  
Acreage of Site: 0.17 acres  
Zoning District: Hazelwood Urban Residential (H-UR)  
Existing Development: Single Family Residential

### **Background:**

Mr. Massie's property at 115 Belle Meade Drive is located within the corporate limits of Waynesville and Hazelwood Urban Residential District (H-UR). The property consists of 0.17 acres, with frontage along Belle Meade Drive and Riverbend Street. The property has one residential structure and one accessory structure (shed). It also has two parking areas, one facing Belle Meade Drive and another facing Riverbend Street. The property is surrounded on all sides by single-family lots.

Abutting this property is Mr. Justice's property at 417 Riverbend Street. The parking area used by Mr. Justice is on Mr. Massie's property at 115 Belle Meade Drive. The parking area is separated from Mr. Massie's shed and house by a fence which has been in place for many years so that both neighbors assumed the parking area was part of the 417 Riverbend property, when in fact, it was on the 115 Belle Meade property.

The applicant would like to relocate the rear property line of 115 Belle Meade Drive to match the existing fence line so that the parking area would become part of the 417 Riverbend lot. This recombination action, would make the 115 Belle Meade Drive nonconforming to the H-UR district minimum lot size. Section 2.4.1(3)a of the Land Development Standards indicates that the minimum lot size within the H-UR District is one-sixth ( $1/6$ ) acre. The relocation of the property line will make 115 Belle Meade Drive 0.1477 acres, which is about 0.0189 acres below the minimum lot size in this district. The abutting property at 417 Riverbend Street is only 0.09 acres and is a legal nonconforming lot, smaller than the minimum lot size for H-UR. If the adjacent parking area is added to this property as proposed on the draft survey, this lot will become roughly 0.10 acres – still below minimum lot size, but to a lesser degree of nonconformity.

The subject property at 115 Belle Meade Drive has an accessory structure, shed, facing the Riverbend Street. The shortest distance between the shed and the proposed property line will be around 6 feet,

which is in compliance with the setbacks for accessory structure in Land Development Standards Section 2.4.1(5). The rear and side setbacks for accessory structures in this district are 5 feet.

Haywood County GIS/Google Maps shows that the fence line has been in place and the parking area been in use by those in 417 Riverbend since at least 2013. The movement of the property boundary will not change the physical location or visual impact of what is in existence now and would not create a change to the character of the neighborhood.

The purpose and intent of the H-UR district (Land Development Standards, Section 2.3.4(B)) states:

The **Hazelwood Urban Residential District (H-UR)** is a traditional walkable neighborhood of mostly small, well-built housing in an area where sufficient urban facilities are available. It is a self-contained community with affordable housing, smaller well-kept lots, narrow tree-lined streets and distinct edges and centers. Major public spaces including a park and the "old" Hazelwood School are located in this neighborhood. Since it is convenient to shopping and employment, the goal for Hazelwood is to encourage infill development and the rehabilitation of existing structures in keeping with the residential scale and character of the existing neighborhood. Limited non-residential uses supporting the community are permitted if contributing in scale, design and use to the area. Pedestrian amenities are to be enhanced with all new development as are the development of access points to different parts of Waynesville from the Hazelwood neighborhood. Parking on public streets is permitted and encouraged as an alternative to the development of new parking lots.

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

The subject property is surrounded by single-family lots. All surrounding properties are also located within the Hazelwood Urban Residential District. In the application materials, the staff 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, with some buildings located across the property lines. The staff notes that it is one of the older neighborhoods, with several houses built as early as 1920-s.

### **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 small 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 property owner, Mr. Massie, wants to convey ownership of the portion of his property to the abutting lot voluntarily. The applicant states that the parking lot has been consistently used by the residents of 417 Riverbend Street for over 20 years.

- A strict enforcement of the minimum lot size would require Mr. Massie to own and maintain the piece of property that he does not use.
- (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 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.
  - The parking area in question has been fenced in the abutting property for many years.
- (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 situation appears to be an oversight, and not an intentional act on the owner's part.
- (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 ensure the use and maintenance of the parking lot by an official owner.
  - The change in the lot size of the subject property will be roughly 0.0189 acres.
- (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 for 115 Belle Meade Drive, it would decrease the degree of nonconformity for 417 Riverbend Street.
  - The variance to the minimum lot size would not cause a public safety issue.

#### **Public Notice:**

A public notification sign was posted on the subject property on December 15, 2021. Notice of this Public Hearing was mailed to owners of the properties within 100 feet of the subject property on December 16, 2021. Notice was also submitted to local media.

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

1. Staff Report
2. Variance Request Application
3. Payment Receipt for Variance Application
4. Agent Authorization Form



5. Survey Showing the Proposed Lot Line Relocation
6. Images of the Subject Property
7. Zoning Map of the Subject Property and Surrounding Area
8. GIS Image Showing Lot Sizes in the Surrounding Area
9. Pictures of the Distance between the Shed at 115 Belle Meade Dr. and Proposed Property Line
10. Notification Materials
11. Town of Waynesville Land Development Standards (LDS) by Reference

## Evidence 2



### 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)

**\$ PAID**

### Variance Request

Property Address/Location: 115 Belle Meade Drive, Waynesville, NC 28786

Property PIN: 8605-80-6996 Property Zoning District: Hazelwood Urban Residential

Flood Zone?: \_\_\_\_\_ Historic Property or District?: \_\_\_\_\_

\* Signature of property owner of record: Hugh J. Massie Date: 12/2/2021

\* Applicant Name: Ronnie Justice Applicant Phone #: 828-507-2614

Applicant Address: PO Box 2541, Cullowhee, NC 28723

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

I, Ronnie Justice, 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: \_\_\_\_\_

Ordinance requirement from which relief is sought: Minimum lot size of 1/6 acre (0.166 acre).

New lot size will be 0.1477 acres with requested change.

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

Reduce the lot size by adding parking spaces located on Riverbend St. to adjoining property 417 Riverbend Street. The parking spaces have been used by the Riverbend property for over 20 years. Ronnie Justice owned 115 Belle Meade Dr. and failed to exclude the parking spaces belonging to 417 Riverbend St when he sold 115 Belle Meade Dr. to Hugh Massie. The variance is needed to correct that and Mr. Massie has agreed to the change.

Applicant Signature: Ronnie Justice Date: 12-2-21

Web Address: [www.waynesvillenc.gov](http://www.waynesvillenc.gov)

*This institution is an equal opportunity provider*

#### **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.
- c. 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.
- d. 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.
- e. That variance is in harmony with general purpose and intent of chapter and preserves its spirit.
- f. That variance is the minimum necessary to afford relief.
- g. That the public safety and welfare have been assured and substantial justice has been done.

#### **2. Floodplain Development Regulation Variance Requests:**

- a. Variances from the standards set forth in this ordinance for flood damage prevention may be granted. The town must notify the North Carolina Secretary of Crime Control and Public Safety at least thirty (30) days prior to granting the variance.
- b. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result or when the variance will make the structure in violation of other federal, state or local laws.
- c. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- d. Variances shall only be issued upon: a showing of good and sufficient cause; a determination that failure to grant the variance would result in exceptional hardship; and, a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing laws or ordinances.
- e. In passing upon variances, the Board of Adjustment shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this chapter and:
  - i. The danger that material may be swept onto other lands to the injury of others.
  - ii. The danger to life and property due to flooding or erosion damage.
  - iii. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
  - iv. The importance of the services provided by the proposed facility to the community.
  - v. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use.
  - vi. The compatibility of the proposed use with existing and anticipated development.
  - vii. The relationship of the proposed use to the land development plan and flood damage prevention program for that area.
  - viii. Safety of access to the property in times of flood for ordinary and emergency vehicles.
  - ix. The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site.
  - x. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges.

#### **3. Additional Conditions:**

In granting any variance, the Board of Adjustment may attach such conditions to the approval as it deems necessary and appropriate to satisfy the purposes and objectives of this ordinance. The board may also attach conditions in order to reduce or minimize any injurious effect of such variance upon other property in the neighborhood and to ensure compliance with other terms of this chapter.

# Evidence 3

PG: 1

TOWN OF WAYNESVILLE  
280 GEORGIA AVENUE  
WAYNESVILLE NC 28786

MISC RECEIPT 2708324  
REFERENCE Var  
DATE/TIME 12/09/21 10:23  
CLERK 2044accu  
CUSTOMER Ronnie Justice  
EFF. DATE 12/09/2021  
DEPT

01

TOTAL: 250.00  
250.00

| PMT TYPE | QTY | REF  | AMOUNT |
|----------|-----|------|--------|
| CHECK    | 1   | 2479 | 250.00 |

## Evidence 4

### AUTHORIZATION FOR AGENT TO APPEAR BEFORE WAYNESVILLE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT

The undersigned Owner or Party with a contract or option to purchase that real property located at 115 Belle Meade Drive in Waynesville or the ETJ area of Waynesville, North Carolina, has submitted an application which is to be heard in a quasi-judicial or legislative proceeding by the Planning Board of Waynesville, North Carolina. I hereby authorize the following named individual to present my application and case, as my agent at such hearing.

Name of Authorized Agent: Ronnie Justice

Title and Company: \_\_\_\_\_

Address: PO Box 1181, Waynesville, NC 28786

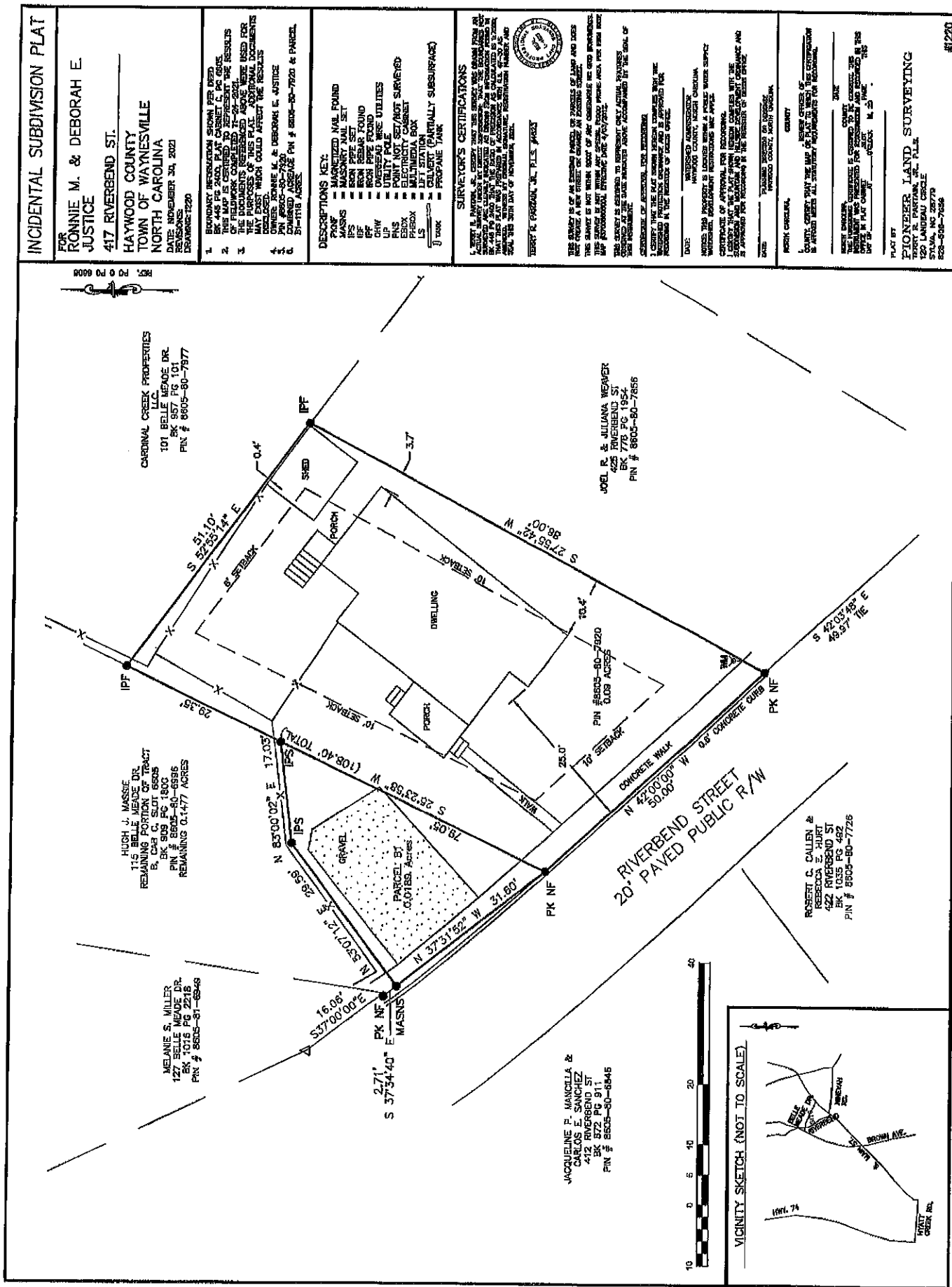
Phone and email: 828-507-2614 justicecleancare@gmail.com

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

This the 2nd day of December, 2021, 2018.

*Ronnie Justice*  
Owner or Party with Contractual Interest in Property

## Evidence 5





Report For

MASSIE, HUGH J  
115 BELLE MEADE DR  
WAYNESVILLE, NC 28786

Account Information

PIN: 8605-80-6996  
Legal Ref: 909/1800

Add Ref: DC105/294  
A14/737

Site Information

DWELLING

115 BELLE MEADE DR  
Heated Area: 978  
Year Built: 1948  
Total Acreage: 0.17  
Township: Town of Waynesville

Site Value Information

Land Value: \$14,300  
Building Value: \$102,400  
Market Value: \$116,700  
Deferred Value: \$0  
Assessed Value: \$116,700  
Sale Price: \$92,000  
Sale Date: 07/18/2016



1 inch = 50 feet

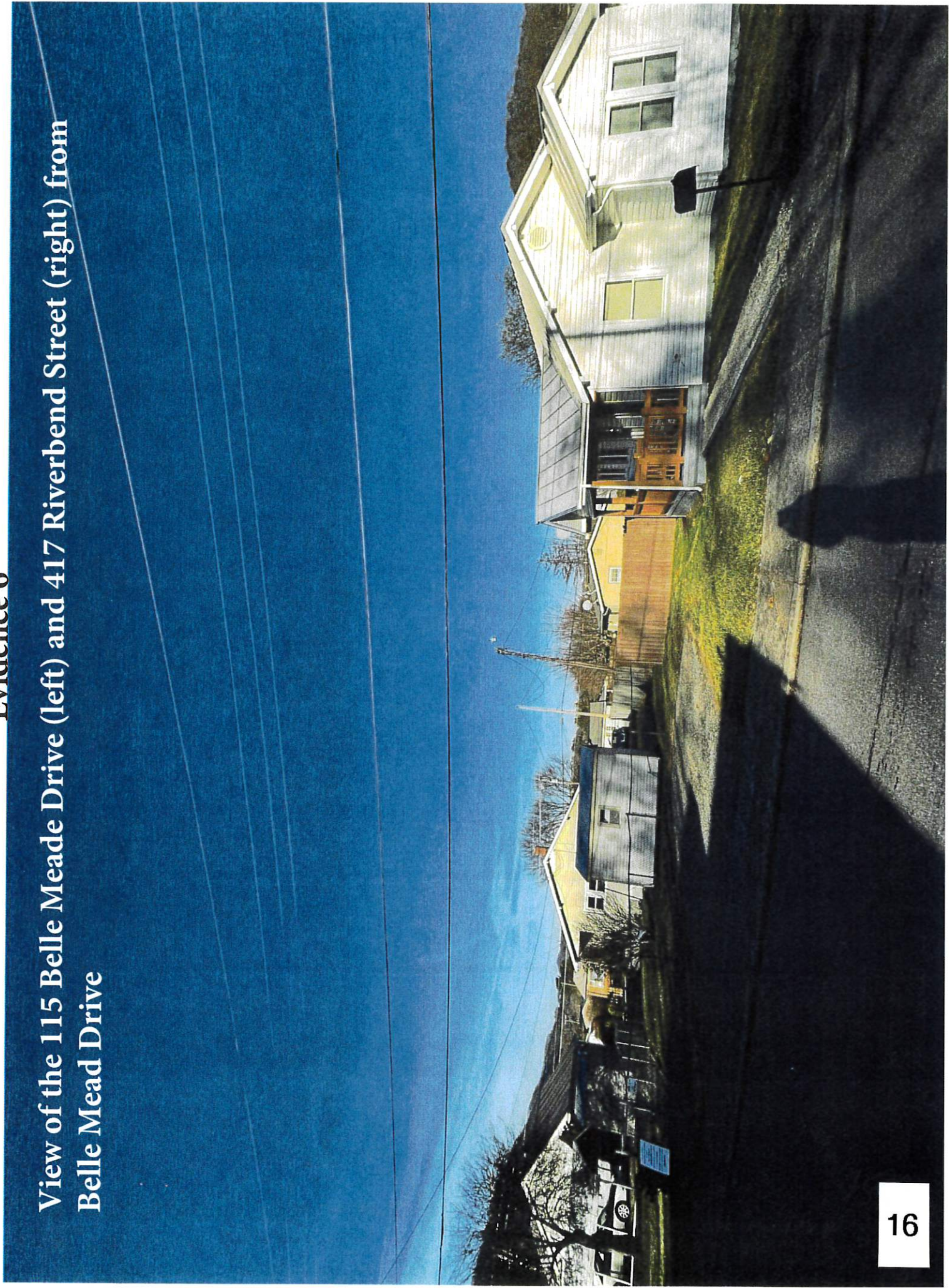
December 15, 2021

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



## Evidence 6

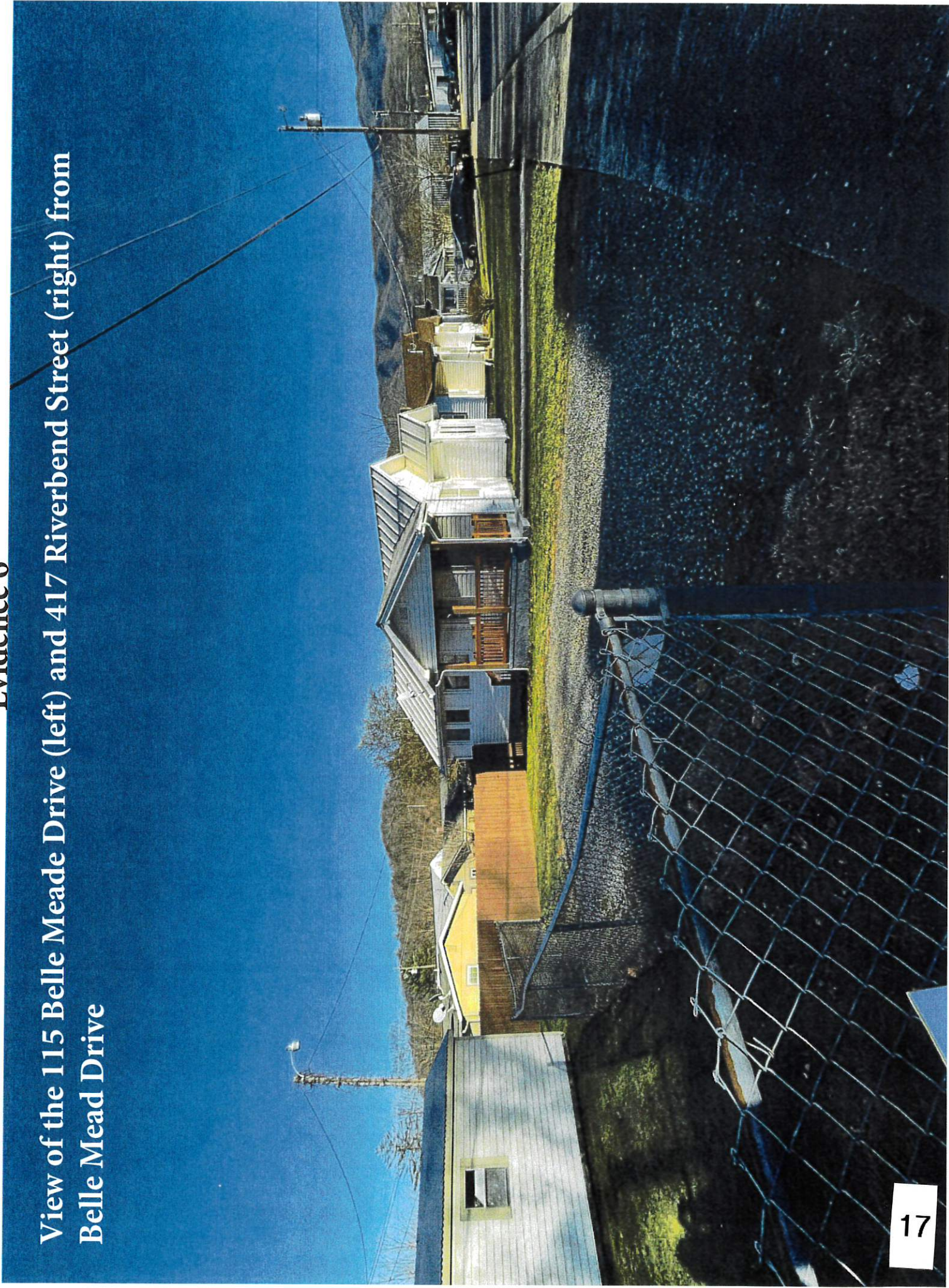
View of the 115 Belle Meade Drive (left) and 417 Riverbend Street (right) from Belle Mead Drive





## Evidence 6

View of the 115 Belle Meade Drive (left) and 417 Riverbend Street (right) from Belle Mead Drive





## Evidence 6

GIS View from 2013: 115 Belle Meade Drive (left) and 417 Riverbend Street (right) from Belle Mead Drive





MASSIE, HUGH J  
115 BELLE MEADE DR  
WAYNESVILLE, NC 28786

## Account Information

**PIN:** 8605-80-6996

**Legal Ref:** 909/1800

Add Ref: DC105/294  
A14/737

## Site Information

## DWELLING

115 BELLE MEADE DR

Heated Area: 978

**Year Built:** 1948

Total Acreage: 0.17

**Township:** Town of Waynesville

## Site Value Information

**Land Value:**

**Building Value:**

**Market Value:**

**Deferred Value:**

**Assessed Value:**

**Sale Price:**

**Sale Date:** 7/19/2016



1 inch = 50 feet

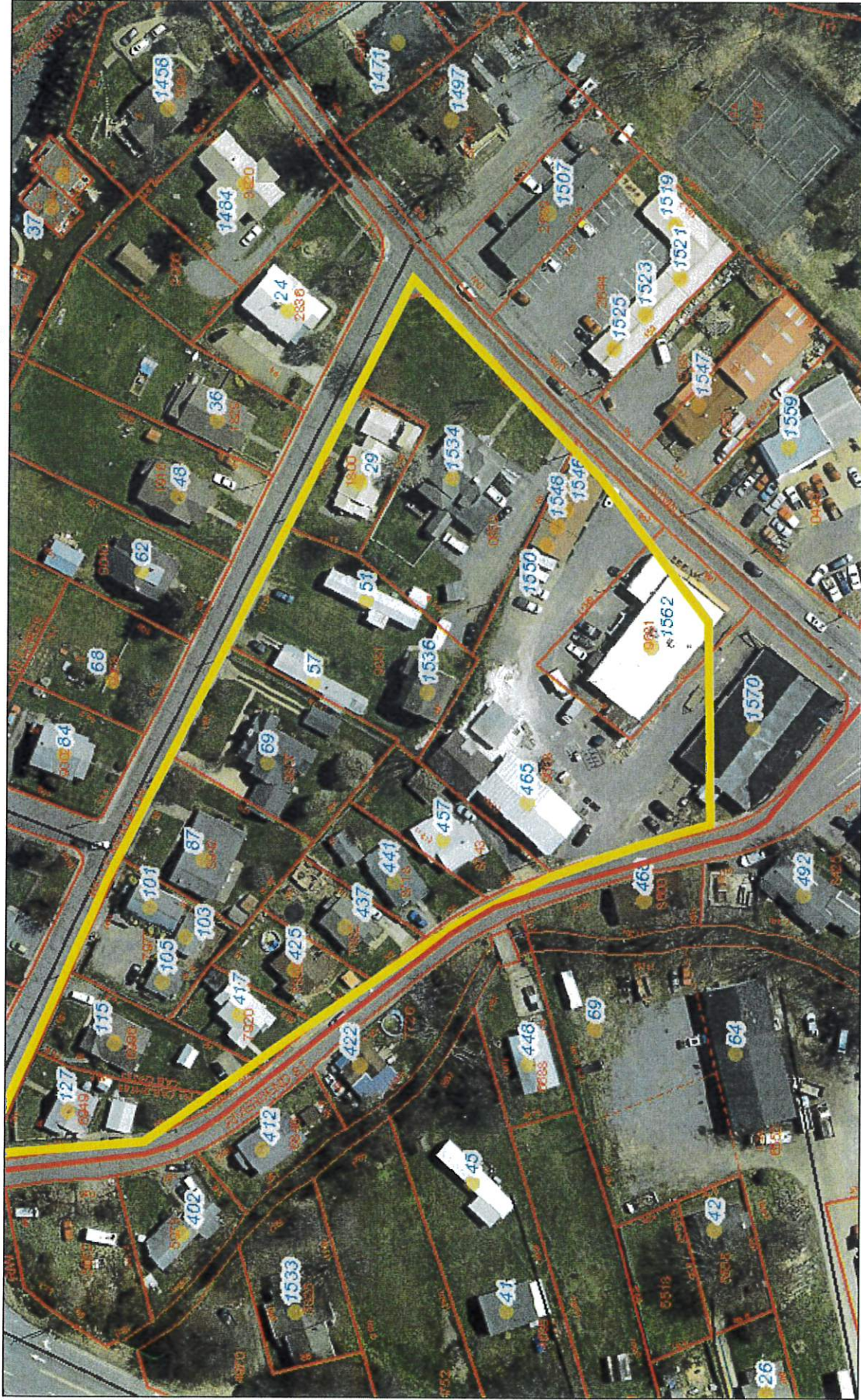
December 16, 2021

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

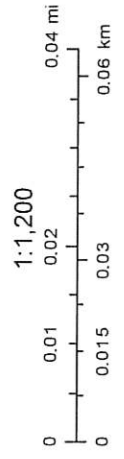


# Evidence 8 Haywood County

## Neighborhood View



December 7, 2021



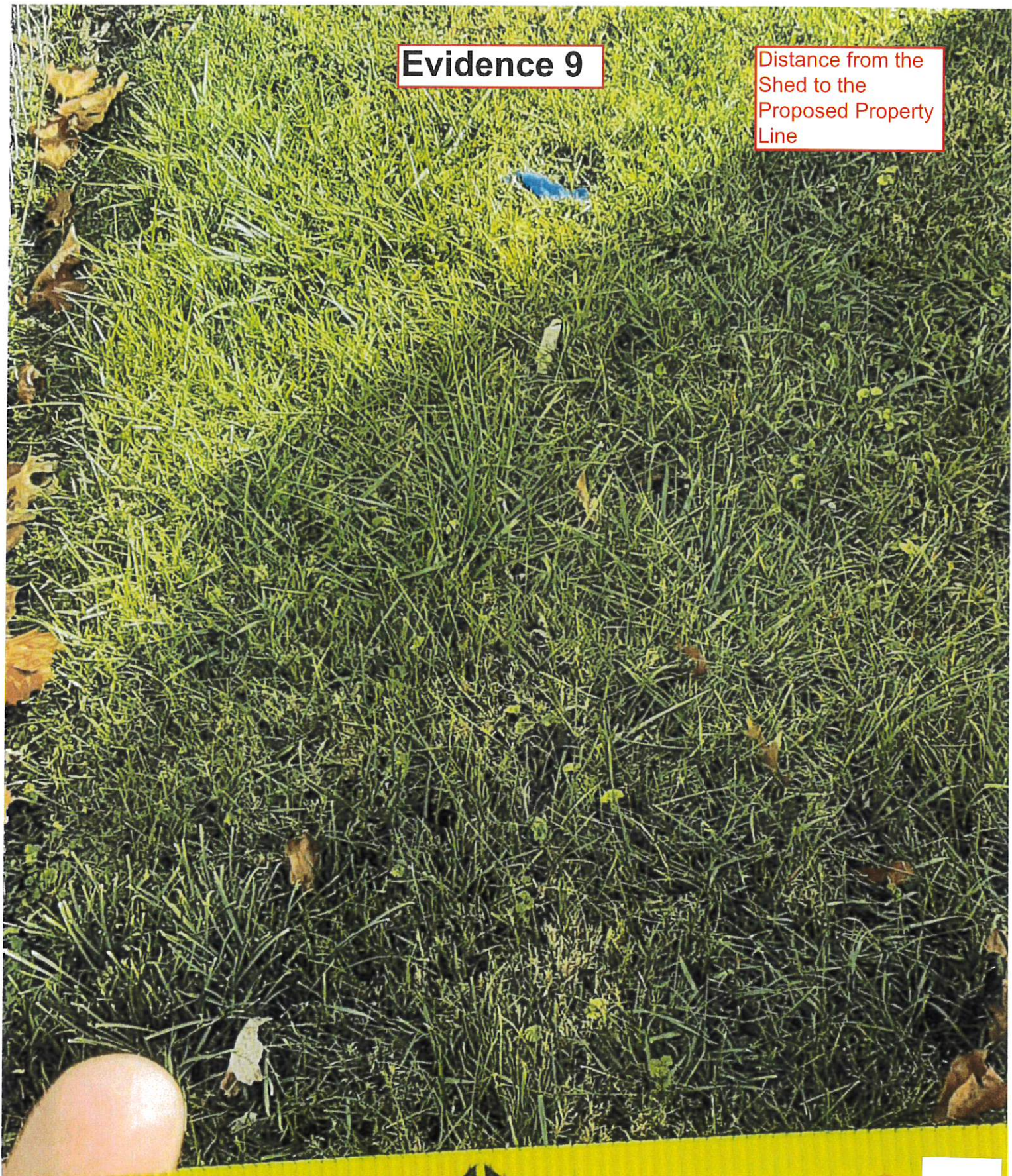






**Evidence 9**

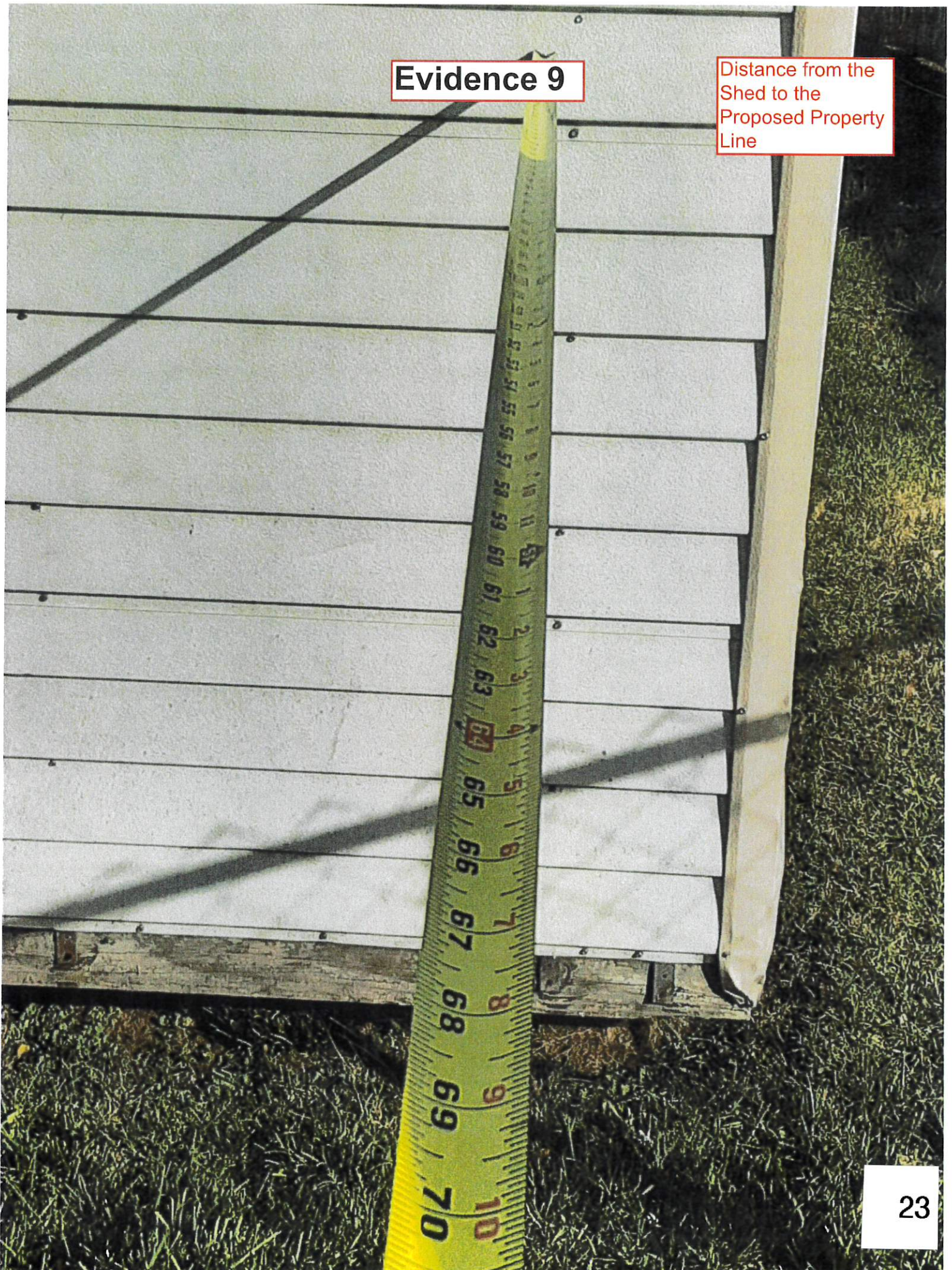
Distance from the  
Shed to the  
Proposed Property  
Line





## Evidence 9

Distance from the  
Shed to the  
Proposed Property  
Line





# Evidence 10

## 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)



December 16, 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, January 4, 2022 at 5:30 PM** in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider a variance to lot size standards, Land Development Standards Section 2.4.1, at 115 Belle Meade Drive, Waynesville, NC 28786 (PIN 8605-80-6996).



For more information, please contact Elizabeth Teague 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



## Evidence 10

COFFEY, JOHN L  
C/O KRISTIN WEST  
30 CAROLINA AVE.  
WAYNESVILLE, NC 28786

EARLEY, GEORGIA PHILLIPS;  
EARLEY, HENRY L  
402 RIVERBEND ST  
WAYNESVILLE, NC 28786

ATKINSON, EFFIE J  
93 DEEPWATER AVE  
ROUND-O, SC 29474

CARDINAL CREEK PROPERTIES LLC  
PO BOX 567  
WAYNESVILLE, NC 28786

MOORE, MARY ANN  
PO BOX 663  
HAZELWOOD, NC 28738

JOHNSON, ROSE ANNE  
226 POKER BRANCH RD  
SYLVA, NC 28779-6018

WEAVER, JOEL R;  
WEAVER, JULIANA  
122 MARGARET LN  
WAYNESVILLE, NC 28785

MASSIE, HUGH J  
115 BELLE MEADE DR  
WAYNESVILLE, NC 28786

YARKOVICH, JOSEPH GENE;  
CROOK, ANNELIE  
1 Shackleford Dr  
Asheville, NC 28806-9534

JOHNSON, SARAH FRANCIS  
12561 BARNES BRIDGE RD  
LAURINBURG, NC 28352-7943

MANCILLA, JACQUELINE PENALOZA;  
SANCHEZ, CARLOS ESQUIVEL  
2375 AL HIGHWAY 20  
TOWN CREEK, AL 35672-3923

SMITH, TRAVIS D  
85 MISSISSIPPE AVE  
WAYNESVILLE, NC 28786

KUTYANA, MICHAEL  
5 STARNES COVE PL  
ASHEVILLE, NC 28806-1106

KIRKPATRICK, MAX D  
56 HYATT ST  
WAYNESVILLE, NC 28786

JUSTICE, RONNIE M;  
JUSTICE, DEBORAH E  
PO BOX 2541  
CULLOWHEE, NC 28723-2541

PRESSLEY, RICKY F  
PO BOX 2018  
CANDLER, NC 28715

MILLER, MELANIE S  
127 BELLE MEADE DR  
WAYNESVILLE, NC 28786-1904



## Evidence 10

THE TOWN OF WAYNESVILLE  
ZONING BOARD OF ADJUSTMENT  
WILL HOLD A  
PUBLIC HEARING ON  
JANUARY 4, 2022 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



# Evidence 10

