



# TOWN OF WAYNESVILLE

## Planning Board

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

**Planning Board Members**  
Susan Teas Smith (Vice Chair)  
H.P. Dykes, Jr.  
John Thorton Thomas  
Gregory Wheeler  
Don McGowan  
Marty Prevost  
Robert Blackburn  
Ginger Hain  
Stuart Bass

**Regular Meeting**  
**Town Hall, 9 South Main Street, Waynesville, NC 28786**  
**Monday, August 17, 2020, 5:30 PM**

### A. CALL TO ORDER

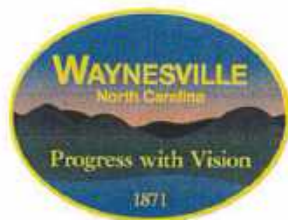
1. Welcome/Calendar/Announcements
  - Comprehensive Plan was presented to the Board of Aldermen and will go back before the Board on September 8, 2020 for further review and possible adoption.  
<https://www.waynesvillenc.gov/departments/development-services/comprehensive-plan-update>
2. Election of Officers
3. Adoption of Minutes
  - *Motion:* To approve minutes of June 15, 2020 as presented (or as corrected)
  - *Motion:* To approve minutes of June 29, 2020 as presented (or as corrected)

### B. BUSINESS

1. Public hearing to consider Major Site Plan Review for 1230 N. Main Street: adaptive reuse and rehabilitation of the Old Haywood County Hospital (quasi-judicial)
2. Discussion and Board feedback regarding a staff-initiated proposal to amend the Land Development Standards' Section 4.5 Accessory Uses and Structures

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

### D. ADJOURN



# TOWN OF WAYNESVILLE

## Planning Board

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

### Chairman

Patrick McDowell (Chairman)

### Planning Board Members

Marty Prevost

Robert Herrmann

Jason Rogers

H.P. Dykes, Jr.

Don McGowan

Ginger Hain

Susan Teas Smith

Robert M Blackburn

### Development Services

Director

Elizabeth Teague

## MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD

### Regular Meeting

Town Hall – 9 S Main St., Waynesville, NC 28786

June 15, 2020

The Waynesville Planning Board held a regular held meeting on June 15, 2020, at 5:30 pm in the board room of the Town Hall, 9 South Main Street, Waynesville, NC.

The following members were present:

Patrick McDowell (Chairman)

Marty Prevost

Robert Herrmann

Ginger Hain

Susan Teas Smith

H.P. Dykes, Jr.

Don McGowan

Robert M Blackburn

The following members were absent:

Jason Rogers

The following staff members were present:

Byron Hickox, Land Use Administrator

Jesse Fowler, Planner

Esther Coulter, Administrative Assistant

Representatives for the application:

Preston Kendall, Ingles Markets

Patrick Rivers, PE

Martha Bradley, Attorney

Chairman Patrick McDowell called the meeting to order, welcomed everyone, thanked them for coming and asked Land Use Administrator Mr. Byron Hickox of Development Services if there were any calendar adjustment or announcements. Mr. Byron Hickox reminded the board of the special called meeting on June 29, 2020, to hear the Special Use Permit application for Shining Rock Classical Academy.



*A motion was made by board member Don McGowan, seconded by board Member H.P. Dykes, Jr, to approve the minutes of the February 10, 2020 board meeting. The motion passed unanimously (8-0).*

Public hearing to consider a Conditional District map amendment at 856 Russ Avenue

(PINs 8616-22-9503 and 8616-33-7082), 135 Barber Boulevard (PIN 8616-32-2336), 259 Barber Boulevard (PIN 8616-32-8401) and outparcels (PINs 8616-32-4011 and 8616-21-8928), and 75 Barber Boulevard (PIN 8616-22-6393) to expand and amend the Russ Avenue Regional Center Conditional District (RARC-CD).

The Chair opened the public hearing and asked staff to come to the podium.

Byron Hickox introduced himself and provided his staff report.

Mr. Hickox explained that this project will expand the Ingles Shopping Center within the existing footprint of their conditional district designation and increase it by adding the former Barber residence and orchard property. This request also includes a pylon sign within an easement on the property currently holding Chick-Fil-A and owned by Swannanoa Valley LLC. If approved, the Ingles Russ Avenue Regional Center Conditional District (RC-CD) would be expanded and amended specifically to the proposed Master Plan.

According to the Town of Waynesville's Land Development Standards, Section 15.15: "Conditional Districts (Section 2.6) are districts with conditions voluntarily added by the applicant and approved in a legislative procedure by the Board of Aldermen in accordance with G.S. 160A-382. Conditional Districts provide for orderly and flexible development under the general policies of this Ordinance without the constraints of some of the prescribed standards guiding by-right development." Mr. Hickox explained that Conditional Districts are handled in the same way as a text and map amendments. The Planning Board makes a recommendation to the Board of Aldermen, who then hold a second public hearing, have to adopt a statement of consistency, and then approve, deny, or approve with conditions the application. The Planning Board's recommendation should consider:

- If the proposed use is compatible with surrounding properties,
- Area impacts and adequate facilities, infrastructure, etc.
- Building and site design, and Compatibility to the immediate context.

If approved, the site plan and CD designation replaces any conflicting regulations which would otherwise apply. The board may therefore recommend "reasonable and appropriate conditions including, but not limited to the location, nature, hours of operation and extent of the proposed use." Such conditions or additional standards of the board "shall be limited to improving conformance with the existing ordinance and/or addressing expected impacts generated by the development and use of the site," The applicant will have a reasonable opportunity to consider and respond prior to final action by the board.

Plan was reviewed by the Technical Review committee on January 29, 2019 and revised plans and complete application were submitted February 26, 2020. Notification of this hearing was scheduled for advertisement in the Mountaineer on March 4 and March 11, 2020 letters were sent to property owners within 500 feet of the project site on March 5-6, 2020, and the property was posted March 5, 2020.

Mr. Hickox explained that the project will cover 35.44 acres, of which 23.89 is already part Of the Conditional District Master Plan, expanding the shopping center toward the Garrett-Hillcrest cemetery.



The applicant has provided an environmental survey, a master plan and elevations in accordance with the major site plan application requirements, a map amendment application, proof of unified control over the property, a project narrative and a completed Statement of Consistency Worksheet indicating belief in the project's reasonableness and consistency with the Land Use Plan. The application and plan cover the extent of the conditions and requests being submitted as part of the design and the text amendments as would apply to the area of the Master Plan, including:

1. Section 5.10.3.C.2 — Applicant requests building glazing spacing of more than 20' for the structure labeled as Retail #3 and #4 on the site plan submittal.
2. Section 8.6.2.B — Applicant requests alternative compliance to allow interior parking lot plantings greater than 40' of each parking space to allow for underground retention. Applicant has agreed to supplement additional plantings in existing landscaped islands and along the boundary with the cemetery.
3. Section 9.3 — regulates the Permitted Parking Locations on new development or redevelopment, and the applicant is using the Conditional District Rezoning request instead of applying for a Special Use Permit in order to allow parking to be located in the front of the buildings to be consistent with what has already been permitted.
4. Section 11.6.1 and 11.7.I.E — Applicant requests allowance for an additional Regional Center Ground Sign exceeding 48 s.f. in area, 8' in height, and the limit of one sign per street frontage.

Mr. Hickox explained that the subject property lies within the Russ Avenue Regional Center District (RA-RC), and read the purpose and intent statement for RA-RC. (LDS 23.7 C.) The Regional Center District has no maximum density, building footprint, or lot standards. Plan exceeds the minimum set back requirements (10' side setbacks, 6' rear, and 6' between buildings). Closest buildings to a property line are Retail which is 80' from boundary with the cemetery, and the existing gas express which is approximately 55' from the existing Home Trust Bank. Building height is limited to 4-5 stories. Project proposes single-story, commercial uses only. (LDS 2.4.1)

Project proposes general commercial uses, specifically retail, personal services, and a car wash which are all permitted in the RA-RC District. The car wash meets the supplemental standard that it be greater than 75' from boundary lines of any adjoining residential property. The development will require a Transportation Impact Analysis (TIA) and developer submitted a letter from a qualified traffic engineering firm and committed to implementing the requirements of those results. (LDS Sections 2.53 and Supplemental Standards 3.5.6 and 3.5.9, 6.10)

Mr. Hickox continued by referencing the site plan and explained that the buildings address an internal roadway system of Barber Boulevard, Frazier Street interior drives and parking lots. Interior driveway widths range from 20" to 25' and provide access to parking areas and to accommodate emergency vehicles. Proposed buildings will be served by expansions of existing parking lot and two newly created parking lots coming off Frazier Street. (LDS 4.3.1) Sidewalk is provided along the frontages of proposed new buildings with connecting sidewalk running between the driveways at Barber Boulevard and Frazier Street. Additional connecting sidewalk segments should be supplemented to connect RETAIL #3 and #4, to Frazier Street. (LDS 6.8 and 9.4.4) A transit stop is already provided, and Haywood Transit stops at the Ingles store on daily routes. The development team has agreed to locate a second transit stop to serve the RETAIL #3, #4, #15, and #16 in coordination with Haywood County Transit. (LDS 6.4.3)



Mr. Hickox added that as part of the NCDOT Russ Avenue improvement project, existing sidewalk along Russ Avenue will be replaced and the width of Frazier Street will be widened to include an additional turn lane. The proposal uses the existing three access points to Russ Avenue (Frazier Street, the access Road between the bank and Chick-Fil-A, and Barber Boulevard) and the existing Barber Boulevard access at Howell Mill Road. Since Russ Avenue and Howell Mill are state rights-of-way, the developer must submit a Traffic Impact Analysis to NCDOT to evaluate if any additional traffic control requirements are needed for these access points to accommodate the expanded use of the site. The Russ Avenue project will also take a portion of the out-parcel now holding the Ingles current monument sign. Ingles' team has met with NCDOT to address changes to the Russ Avenue right-of-way and their proposal reflects the NCDOT project changes along the right-of-way. The Russ Avenue improvement project is currently scheduled to let in May of 2021.

All major development must place utilities underground and meet Duke Energy's standards. Site is served by Town water and sewer. There are 4 existing hydrants on site (3 that are within the current Ingles Shopping Center plan and 1 that is inactive on the Barber property and which the Town is re-activating) and the developer has agreed to add more in the area of RETAIL #3 and #4. Additional hydrants may be required by the Fire Chief as part of building permits. (LDS 6.11.1-5)

Development will require a State Land Disturbance Permit and Will have to comply with the Town's Stormwater Ordinance. Stormwater will be managed by existing management measures already in place within the Shopping Center, which include two retention pond facilities, and are planned within new proposed parking lots. The stormwater management plan and facilities shall be submitted to the Town Engineer for review and approval. (LDS 6.11.6, 12.4 and 12.5)

Mr. Hickox stated that the project is laid out to expand usage of the existing parking areas and site lay out originally permitted as part of the Conditional District Plan approved in 2011 and then revised in 2017. Elevations reflect a continuation of the same architecture style of the existing shopping center. The commercial building type provides convenient automobile access from the fronting thoroughfare, while minimizing impacts of parking lots on an active pedestrian realm. The uses permitted within the building are determined by the District in which it is located. The Commercial Building typically has four yards (front yard; two side yards; and rear yard) and can accommodate a limited amount of parking in the front yard with the remainder to the side and rear of the building.

Mr. Hickox then discussed design guidelines, stating that the proposed buildings appear to meet the Commercial Building Design Guidelines. Materials are primarily standard brick, stacked stone, and cementitious fiber board. Concrete masonry units (CMU) and exterior insulation finishing systems (EIFS) are used as secondary building materials. The heavier materials are placed below the lighter materials as required. (LDS 5.10) The buildings seem to meet and exceed the transparency zone standard, which requires that at least 50% of the length of the building's street side be designed with glazing. But the LDS prohibits blank walls or windowless spaces facing streets or public. Civic spaces such as parking lots in expanses greater than 20 feet in length. Buildings 1, 2, 3, and 4 appear to have sections of windowless walls greater than 20 feet. However, these particular building facades will be facing interior parking areas and are portions of building facades that appear to exceed the overall 50% requirement for transparent glazing. Additionally, on the side Barber Boulevard side of Buildings #3 and #4, the site plan indicates a row of shops breaking up the frontage of the 'old Belk building' to create multiple store fronts that



eliminate current nonconformity of the existing building. Additionally, the development is introducing a secondary frontage to that building where now there are now openings. (LDS 5.10.3)

Mr. Hickox then discussed the proposed landscaping. In compliance with the LDS, the developer is proposing a landscaped parking lot screen along the northern boundary of the development. This screen consists of a dense evergreen hedge and canopy trees planted with a maximum spacing of 30' on center. This landscaping is intended to screen adjacent properties from car lights and glare. Interior parking lot planting standards require that no parking space be located more than 40 feet from a shade tree. There are 308 proposed spaces in the new parking areas. Of these 308 spaces, 70 spaces are further than 40 feet from a shade tree. However, in some areas of the parking lots, this is because of underground retention areas that capture stormwater and existing utilities. The applicant is seeking alternative compliance to the landscaping ordinance in order to have flexibility in the location of shade trees relative to parking spaces. Staff has asked that in lieu of meeting the performance standard of all parking spaces being within 40' of a parking spaces, the developer should provide additional plantings in other locations such as along entryways and on other landscaped islands where feasible. Applicant is preserving some of the existing tree line between the development and the abutting cemetery and additional trees are desirable within this area as well. All landscaped islands within the parking areas are curbed. (LDS 8.2.4 and 8.6)

Mr. Hickox continued by discussing the required parking standards which require one space for every 600 square feet of general commercial space. The site plan proposes a total of 798 spaces of which 603 are already existing. This comes to a parking ratio of 1 space for every 325 square feet, exceeding the requirement. (LDS 9.2) Parking is located at the interior of the project and over 200' from the right-of-way of Russ Avenue and is arranged to provide 6 distinct parking lot areas connected by internal drive aisles and driveways that provide circulation connecting to Frazier Street and Barber Boulevard. Parking spaces and layout meets the requirements for layout and circulation. (LDS 9.4.2) Parking areas include sidewalks and crosswalks that generally meet Town requirements for internal pedestrian circulation and staff has asked for additional internal crosswalks and connections to ADA parking spaces. (LDS 9.4.4) Additionally, one bicycle parking space is required per 20 auto spaces. With 308 new auto spaces proposed, 14 bicycle spaces are required. These bicycle spaces are not shown on the current plan but should be added when best rack locations are determined. (LDS 9.5)

Mr. Hickox explained that lighting for the parking lots, buildings, and driveway entrances shall be submitted to Town staff for approval and must comply with the Town's Land Development Standards (LDS 10).

Mr. Hickox explained that because of the size, scale, and number of new businesses proposed within this new development, the applicant is proposing a large monument sign 194.2 square feet in area and 22 feet 11 inches tall to be located at the intersection of Russ Avenue and Frazier Street. The proposed sign does not meet the location or size standards for the following reasons: (1) Off-premise signs are prohibited. This sign would be located on the existing Chick-Fil-A property and would contain signage for several business located on separate parcels. (2) The maximum size for a master development sign for developments 5 acres or greater is 160 square feet and 25 feet tall. As previously noted, at 194.2 square feet, the proposed sign exceeds this maximum area by 34.2 square feet. Additionally, only one master development sign is permitted per street frontage. Therefore, even if the Chick-Fil-A parcel was combined with the others to create one large lot, this proposed sign would be the second master development sign located along the Russ Avenue frontage. The developer's proposal contends that:



- This particular sign design will provide wayfinding information to potential customers and is needed because of the increase in the number of businesses within the expanded development.
- Many of the new buildings will be obscured by the existing bank, Chick-fil-a and Ingles Gas/mini Mart. their buildings and will not be visible from Russ Avenue.
- This sign will serve the businesses associated with the Frazier Street entrance and on the expanded Conditional District area which is on a separate lot.
- The proposed sign at Frazier Street would be approximately 500 linear feet from the current sign location at the other entrance at Barber Boulevard.
- This signage request is a unique allowance as part of the Conditional District Ordinance in order to accommodate the scale of the overall development and the number of businesses it will hold.

Mr. Hickox addressed environmental issues on the site. He stated that the proposed development is not located within a flood hazard area. (LDS 12.3) There are two known streams on the development site. One is spring-fed and runs along the eastern property line. The second flows through a 72" underground concrete pipe connected to the Russ Avenue stormwater system. There are no known streams that flow through the area of proposed construction. The site has no known endangered species. The site has no known wetlands. The total proposed impervious area is 21.83 acres or 61.4% of the total site, of which 18.86 acres is already built upon. 13.71 acres or 38% of the site at build out will remain pervious. To compensate for this substantial change, stormwater retention is required. Stormwater systems must be designed to meet the standards of the North Carolina Department of Environmental Quality and the Town of Waynesville, (LDS 12.5)

Mr. Hickox recommended that this Conditional District request could be considered as consistent with the Town of Waynesville's 2020 Land Development Plan in that it:

- Re-uses and improves an existing commercial site promoting the "orderly growth, development and enhanced land values of the Town" (4-2 Land Use).
- Is considered "infill development in the Town of Waynesville as an alternative to continued outward expansion." (4-4)
- "Concentrates commercial development with residential development along transportation corridors..." (4-3 Land Use)
- "Develops alternative transportation opportunities" (4-9 Transportation)
- "Promotes the reuse of vacant or under-utilized industrial and commercial sites through the use of incentives . . ." (4-19 Economic Vitality).

He added that staff recommends that this project is reasonable and in the public interest in that it:

- Builds out an existing shopping center
- Re-uses the Barber residence and orchard site, cleaning out an area that is currently blighted and a source of policing concerns
- Creates new economic opportunities that will create jobs and additional tax revenue for the Town
- Focuses high intensity development near access to the Expressway and on a major transportation corridor.

Mr. Hickox asked that the Planning Board make their own determination of findings using the work sheet attached.



Attorney Martha Bradley introduced herself, Preston Kendall of Ingles Markets, and Patrick Rivers, engineer. Ms. Bradley stated that if there were any questions on traffic that they will try to answer but must rely on NCDOT. She started with an overview of the redevelopment of Ingles project that will result in 100,000 square feet of new commercial space. They want to build two additional buildings right beside the current Ingles, for retail stores. Then adjacent to the current Ingles they want two additional buildings that will also be retail stores. There will be a car wash adjacent from the gas station. They want two additional retail buildings with the entrance off Frasier Street. She then moved to the old Belk building she explained they were going to build onto the front of the building for additional retail shops and the back of the building will be two retail stores with entering from Frasier Street to the front of that building. The team answered various questions from board members including verification of crosswalk and transit stop locations.

Mr. Kendall mentioned that Ingles is proposing more sidewalks throughout the complex than the Town requested. They are not sure of how much of Russ Avenue the NCDOT is going to take with the improvement project along Russ Avenue and so are asking for a variance with the landscaping. Ingles is proposing roads and parking lots throughout the complex along with extra speed bumps to slow traffic down. Walls are being added behind the gas station and on both sides of Frasier Street. Mr. Kendall continued to say that they propose to move the current bus stop and add another stop on the other side of property. Mr. Kendall brought up more details about the new sign and how it will have all the business names including Chick-Fil-A. The existing Chick-Fil-A sign will be taken out by the NCDOT project.

Several board members expressed concern with the sign being too large. There was discussion with Mr. Kendall addressing the issues with them. There was additional discussion regarding traffic flow along Frazier Street because of traffic associated with Chick-Fil-A. Chairman Patrick McDowell stated that the latest version of the Russ Avenue plan that he saw from NCDOT shows one left turn off Russ Avenue into Ingles, so that the traffic coming out will turn right, straight, or left turn. There was continued discussion about how Frazier Street would be redesigned by NCDOT as part of the Russ Avenue project.

Mr. McDowell asked if there were any other questions for the applicants. There being none, Mr. McDowell asked if there was any public comments. No one offered comments.

Chairman Patrick McDowell asked if the board had comments concerning the four variances requested by Ingles. Related to design, the board determined that buildings 1 and 2 were the tenants asking for specific requests. Buildings 3 and 4 variance requests are due to reusing the original structure. Attorney Ron Sneed advised the board on structuring the motions.

Mr. McDowell asked the board if the proposed project is consistent with the Comprehensive Plan. There was some board discussion and agreement with staff recommendations.

***A motion was made by Board Member Robert Blackburn that it's consistent with using the staff's recommendation for the Town's comprehensive land use plan. Second by Board Member Robert Herrmann. The motion passed (7-1).***

***A motion was made by Board Member Susan Teas Smith that it's reasonable and in the public interest using the staff's recommendation. Second by Board Member H.P. Dykes, Jr. The motion passed (7-1).***

Mr. McDowell asked the board if they felt the plan should be approved as presented.



***A motion was made by Board Member Marty Prevost to move forward as presented. Second by Board Member Susan Teas Smith. The motion passed (6-2)***

Chairman Patrick McDowell said thank you to the Ingle's team for their presentation. The Ingles team also thanked the board for letting them to present. Chairman Patrick McDowell closed the public hearing.

Chairman McDowell then asked Planner, Jesse Fowler to address the board regarding the Comprehensive Plan. Mr. Fowler summarized all the changes to the plan draft based on recommendations from the board. Mr. Fowler provided a handout that listed the various changes and went through them. The board decided to postpone discussion and possible recommendation of the Comprehensive Plan to the Board of Aldermen until their next meeting. Mr. Fowler advised the board that the Comprehensive Plan will be used in the future to guide updates to the Land Development Standards. Mr. Fowler added that the state legislature has updated the North Carolina General Statutes regarding local zoning authority with the passing of 160D and there will be updates to the LDS as a result. Attorney Ron Sneed explained that these changes to ordinance will be due July of 2021.

***With no further business, a motion was made by Board Member Marty Prevost, seconded by Board Member Robert Blackburn to adjourn the meeting at 7:44 p.m. The motion passed (8-0)***

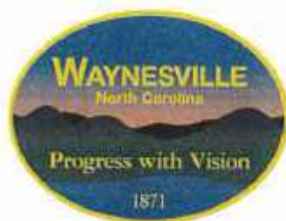
---

Patrick McDowell, Chairman

---

Esther Coulter, Administrative Assistant





# TOWN OF WAYNESVILLE

## Planning Board

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

### Chairman

Patrick McDowell (Chairman)

### Planning Board Members

Marty Prevost

Robert Herrmann

Jason Rogers

H.P. Dykes, Jr.

Don McGowan

Ginger Hain

Susan Teas Smith

Robert M Blackburn

### Development Services

#### Director

Elizabeth Teague

## MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD

### Special Called Meeting

Town Hall – 9 S Main St., Waynesville, NC 28786

June 29, 2020

The Waynesville Planning Board held a regular held meeting on June 15, 2020, at 5:30 pm in the board room of the Town Hall, 9 South Main Street, Waynesville, NC.

The following members were present:

Patrick McDowell (Chairman)

Marty Prevost

Robert Herrmann

Ginger Hain

Susan Teas Smith

H.P. Dykes, Jr.

Don McGowan

Robert M Blackburn

Jason Rogers

The following members were absent:

None

The following staff members were present:

Elizabeth Teague, Development Services Director

Bryon Hickox, Land Use Administrator

Jesse Fowler, Planner

Esther Coulter, Administrative Assistant

Representatives for the application:

John Neil Tate, Representative for Shining rock Classical Academy

George Genero, PE



Chairman Patrick McDowell called the meeting to order at 5:30, welcomed everyone, and thanked them for coming to the meeting. Byron Hickox, Land Use Administrator stated the property owner of the adjacent lot to the property in question was on the phone to listen in on the meeting. Mr. Hickox spoke with Attorney Ron Sneed about swearing the person in over the phone.

Chairman Patrick McDowell advised that the hearing is quasi-judicial in nature and read instructions for how the hearing would proceed. He asked that those who wanted to speak at the hearing come forward to be sworn in. Nick Noland, Byron Hickox, and Jesse Fowler came forward to be sworn in. Mr. Nick Noland introduced himself and stated the adjacent property is 4th generation owned. He stated he was not going to question anyone or call any witnesses. Chairman Patrick McDowell polled the board members with the following questions:

1. First, have any member of this board had any conversation or contact concerning this case other than the agenda packet distributed to the board prior to this meeting? All 9 board members stated No.
2. Is any member subject to any impermissible conflict of interest which would make the member unable to be impartial or to be impartial decision maker in the matter under consideration? All 9 board members stated No.
3. Does any party have any objections concerning the impartiality of this Board to this case? All 9 board members said No.

***A motion was made by Board Member Jason Rogers, seconded by Board Member Robert Herrmann, to open the public session.***

Byron Hickox, went to the podium to present his staff report

Mr. Hickox began by stating that Shining Rock Classical Academy is proposing the construction and operation of an Elementary and Secondary School, which requires the issuance of a Special Use Permit (LDS 3.1.3) and compliance with the pertinent Supplemental Standards. (LDS 3.7.3) Referring to the site plan provided, Mr. Hickox reviewed the projects compliance with the ordinance.

Mr. Hickox stated that legal ads were published in The Mountaineer on June 17 and June 24, 2020 and that Written notices were sent by first class mail to the owners of properties within 100 feet of the subject property on June 18, 2020. He also stated that a sign was posted on the subject property notifying the public of the hearing on June 19, 2020.

Mr. Hickox stated that this property is located within the Dellwood Residential Medium Density District (D-RM), with a portion of the property lying within the Mixed-Use Overlay (MXO). The Dellwood Residential Medium Density District permits schools with a required Special Use Permit. Surrounding uses include vacant land across Jule Noland Drive to the north, single-family residential, multi-family residential, and vacant land to the east, single-family residential and vacant land to the south, and single-family residential, vacant land, and commercial uses across Russ Avenue to the west.



Mr. Hickox stated that the school building is proposed as a civic/monument building type which requires review by the Historic Preservation Commission. This project was reviewed by the Historic Preservation Commission at their June 3<sup>rd</sup> regularly scheduled meeting. The Historic Preservation Commission found that the proposed building meets the standards for a civic/monument building and voted unanimously to approve the proposed building design.

Mr. Hickox continued by stating that the proposed project connects to Russ Avenue (U.S. 276) approximately 420 feet south of the intersection of Russ Avenue and Jule Noland Drive. The access point consists of two entry lanes and two exit lanes. An extensive interior network of vehicular travel lanes and parking will feature approximately 3,700 linear feet of vehicle stacking, 113 parking spaces, and a multi-lane loop that encircles the development. A concrete sidewalk connects the Russ Avenue frontage with the front entrance of the building.

Mr. Hickox stated that the Public Services Department has confirmed that water and sewer utilities are available from the Town of Waynesville and that water and sewer capacity is sufficient to meet the school's needs. The plan proposes an 8" water line that will connect to the Town's system. Sewer service will be provided by an 8" gravity sewer. The plan provides for the installation of four fire hydrants surrounding the building site, the locations of which have been deemed adequate by the Waynesville Fire Department. Electric service to the area is provided by Duke Power.

Mr. Hickox stated that the subject property currently contains 3.48 acres of tree coverage. Of that total, 0.86 acres of tree area will be cleared, and 2.62 acres of tree area will remain undisturbed. The use of existing trees and shrubs to satisfy landscaping requirements will be credited toward required landscaping and will form an effective natural buffer around much of the development. The standards for interior parking lot shade tree plantings are met, with each parking space being located within 40 feet of a shade tree. Mr. Hickox pointed out that some additional plantings are needed along the edge of the northern most parking area to form a street wall. Additionally, schools must be buffered from adjoining residentially zoned property with a Type B Buffer as set forth in Section 8.4.2.B. While trees are shown along the interior vehicular lanes, the landscaping along the southern boundary of the development needs some additional plantings to meet this standard.

Mr. Hickox stated that parking standards in the LDS do not indicate a specific minimum parking space requirement for schools. The site contains a total of 113 parking spaces, which will accommodate staff and visitors. The proposed access point for the development is a driveway connection located approximately 420 feet south of the intersection of Russ Avenue and Jule Noland Drive and 240 feet north of the next nearest driveway on the east side of Russ Avenue.

Mr. Hickox discussed the environmental characteristics of the site and began by pointing out that a blue line stream is located along the eastern portion of the property running in a south to north direction. There is, however, no flood hazard area on the property. One potential wetland area has been identified along the southeastern portion of the property and will remain undisturbed. The subject property is 15.31 acres. The proposed impervious area created by the school building, parking lots, and vehicular travel lanes is 4.45 acres. This will leave 10.86 acres (70.9%) as pervious surface. The property consists of moderately to steeply sloping topography. The project area ranges from approximately 2,590 feet



elevation to approximately 2,660 feet elevation. Because the entire property is below an elevation of 2,900 feet, additional hillside protection standards do not apply to this development.

Mr. Hickox stated that he recommends that the project is consistent with the adopted comprehensive plan for the Town of Waynesville, entitled Waynesville: Our Heritage, Our Future, 2020 Land Development Plan in the following ways:

- "Promote the orderly growth, development and enhanced land values of the Town of Waynesville by preserving and improving Waynesville's existing neighborhoods, creating more attractive commercial centers, maintaining a strong downtown area, taking steps to reduce urban sprawl and protecting the natural beauty of the community." (2020 LDP, page 4-2)
- "Promote infill development in the Town of Waynesville as an alternative to continued outward expansion." (2020 LOP, page 4-4)

Mr. Hickox concluded that rather than develop a site on the outskirts of available public infrastructure, the proposed project will develop a site located along one of the town's most well-developed corridors and will be served by existing water, sewer, electric, and transportation infrastructure. The property is surrounded by multiple single-family, multi-family, and commercially developed properties. Mr. Hickox also suggested that the project meets the required criteria for a Special Use Permit, specifically:

- Conforms to the character of the neighborhood, considering the location, type, and height of buildings or structures and the type and extent of landscaping on the site.
- This use is permitted within this district with a Special Use Permit and complies with the supplemental guidelines for schools, with the exception of some additional plantings required along the southern boundary of the development to meet the buffering standards.
- Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.
- The proposed development will be accessed from Russ Avenue with two entry lanes and two exit lanes. An extensive interior network of vehicular lanes will allow employees, buses, and visitors to navigate the development once on site.
- Adequate utilities (water, sewer, drainage, electric, etc.) are available for the proposed use. Adequate utilities for water, sewer, and electricity are available and are in accordance with current codes.
- Shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.
- No evidence indicates that the school will create vibration, noise, odor, dust, smoke, or gas that would be noxious or offensive. Any additional noise traditionally associated with schools and their functions would generally take place during school hours, which are well within the time constraints of the town's noise ordinance. The school is located near the center of almost 16 acres and is set back significantly and buffered from surrounding properties.
- Shall not impede the orderly development and improvement of surrounding property for permitted uses within the land development district.
- The development of a school on the subject property will not prevent the future development of surrounding properties for uses that are currently permitted within the Dellwood Residential Medium Density District or in the adjacent Dellwood/Junaluska Regional Center District.



- The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.
- No evidence indicates that the establishment of a school on this property would be detrimental to or endanger the public health, safety, or general welfare. It will be the responsibility of the school to maintain building and fire safety measures and to be subject to any required regular inspections.

Mr. Hickox then listed the items he would like entered into the record as evidence:

- Staff Report- Plaintiff's Exhibit 1
- Location and Zoning Map- Plaintiff's Exhibit 2
- Proposed Site Plan- Plaintiff's Exhibit 3
- Building Elevations (4 Pages)- Plaintiff's Exhibit 4
- SUP Checklist- Plaintiff's Exhibit 5
- Application Cover Sheet for Quasi-Judicial Proceeding- Plaintiff's Exhibit 6
- Authorization for J. Neil Tate to represent the applicant before the Planning Board- Plaintiff's Exhibit 7
- Copy of notice mailed to adjacent landowners-Plaintiff's Exhibit 8
- Mailing list of adjacent landowners- Plaintiff's Exhibit 9
- Photographs (2) of signs posted on subject property- Plaintiff's Exhibit 10

Chairman Patrick McDowell asked the board if they had any questions for staff. Bucky Dykes asked if the staff talked to Shining Rock Classical Academy about what have they done with respect to the potential financial liability of this project in consideration of challenges with the school in last couple of years. Mr. Hickox referred Mr. Dykes to the applicant regarding the question. Marty Prevost asked if the property at Maple Grove are in city limits or ETJ and does the Town provide water and sewer? Byron answered that the Town does provide water and sewer and that electricity is provided from Duke Power. Susan Smith stated that she would like to ask to applicant about the access.

Patrick McDowell asked the Applicant to come forward.

John Neil Tate, AIA introduced himself and stated that his address is P.O. Box 1784 Kernersville, NC. 27285. He stated he is from Tate Architecture PLLC representing PCFD and BCCG Construction. He also introduced George Genero with Civil & Environmental Consulting Inc. who would be discussing the traffic and site plans.

Mr. Tate stated that they are proposing a 2-story structure that is 48,850sf and will accommodate grades K-8. The project will be 32 classrooms with a full-size gym with bleachers and changing room and will be constructed in two phases. He continued that the building will be constructed of 8" thick concrete walls with architecture modeled after the old Town Hall. He brought examples for review of texture of building elements. He explained what the samples were.

George Genero came to the podium and provided his address as 530 Howell Rd. Suite 203 Greenville, SC. 29615. George Genero stated that there are 2 lanes coming into the property with a right turn lane and a left turn lane. They are still working with the NCDOT on all the details. He explained that the lanes going in are to drop students off for the K-8 population. In Phase 2 this entrance will also accommodate high schoolers who are driving.



Susan Smith asked how many students and how many buses will be used. Mr. Genero stated that there will be 600 students in phase 1 and 850 when phase 2 is complete. There will be in total 3 busses and 59 student drivers at end of phase 2.

Susan asked about noise and if there was going to be a stadium. Mr. Genero replied that events will only be held in the gym.

Don McGowen asked about left turn lane going out onto Russ Ave. Mr. Genero stated that the access design is subject to NCDOT approval. Mr. McDowell stated that the developer could not use any secondary residential or private roads to access the site. Mr. Genero stated that they have made application with NCDOT and that they are reviewing the site plan access of this intersection and when they receive their comments they will move forward with any changes.

Mr. McDowell stated that the NCDOT has control over the Russ Avenue right of way and how the driveway will intersect the road. He asked Elizabeth Teague to address this, and she stated that he is and that Russ Avenue is an NCDOT road. The NCDOT will dictate the design of the entrance and requirements for the deceleration lane. Ms. Teague continued that in order for there to be a traffic light at this location, NCDOT would have to conduct a warrant study. Jason Rogers and Ginger Hain stated that having the preliminary report from the NCDOT would be preferred for considering the site plan and associated traffic.

Mr. Hickox returned to the podium to address Ms. Prevost's earlier question concerning whether the site is located within the City Limits. Mr. Hickox stated that the site is located in the ETJ, and that the developers will have to request annexation in order to connect to the Town's sewer infrastructure. Mr. Hickox asked whether the sidewalk that connects Russ Avenue to front of school is an 8 foot sidewalk and stated that the ordinance requires an 8 foot sidewalk. Mr. Tate said if the sidewalk is not 8', then it will be.

Jason Rogers stated that Waynesville requires 2nd and 3rd layer parking. He also asked about pathways for pedestrians through the parking lots. There was board discussion regarding the orientation of the building. Mr. Genero stated that they would add pathways to comply with the ordinance. Mr. McDowell stated that the parking lot will need signs directing pedestrians through the parking lots.

Ginger Hain asked about the stream and wetlands. Mr. Genero responded that they had a U.S. Army Corps of Engineers report of approved jurisdictional determination, and provided a copy of the report for the record. He stated that they will provide a 20' landscape buffer by planting along the property line and will leave as many existing trees as they can during the grading process.

Mr. McDowell asked if there were any other statements or questions from the board. He asked Mr. Hickox to ask Mr. Noland on the phone if he had any other questions.

Mr. Tate interjected to answer a previous question regarding financing of the project. He commented that the company that is funding the school is from Boise, Idaho and they are financing it 100%. He continued that the company would not provide financing if they did not believe in the school.

Mr. Hickox stated that Mr. Noland had questions. Mr. Noland asked about the traffic stating that it backs up to Dellwood Road during certain times of the day. Mr. Noland stated that he would like to have a landscape buffer between his land and the school. He asked about the property's lighting and stated



that he doesn't want it lit up like an airport. Mr. Noland wondered if the school runs into financial difficulty, can they use the building for something else without going through a rezoning. He mentioned that standing water draws mosquitos and asked if the project will have adequate drainage. He continued to ask whether there are any local or state requirements for dust control. Mr. Noland speculated that his house will need to be washed if construction covers it with red clay. Mr. Noland also asked what kind of fencing they would be using on the property and it be posted no trespassing after school hours.

Mr. Hickox thanked Mr. Noland and stated that the project is required to get a state Sedimentation and Erosion Control permit based upon an approved plan. Mr. Tate stated that there will be no security fence and that it is a public school for everyone's use and enjoyment. He added that the only lighting will be for the school's building security and that there would be no parking lot lighting. Mr. Tate also stated that they are willing to put up additional screening along his property line. Mr. Hickox stated that there is extra landscaping needed on the Southern end to meet Town standards. Mr. Genero stated that there will be a retention pond on the lower part of the property which will meet all storm water management requirements.

Mr. McDowell asked if there were any other questions or comments from staff or the applicant. Ms. Hain asked if they would talk to Haywood Waterways Association in regard to wetland preservation. Mr. Tate agreed.

Mr. McDowell asked again if there were any other question before closing the hearing. There being none, Mr. McDowell asked for a motion to close the hearing.

***A motion was made by Board Member Robert Herrmann, seconded by Board Member Susan Smith, to close the public session at 7:04pm. The motion passed unanimously (9-0).***

Board went into deliberation and discussed various issues. An audience member identifying himself as Mr. Noland came forward to speak. Mr. McDowell stated that the hearing was closed but that the board could reopen the meeting.

***A motion was made by Board Member Marty Prevost, seconded by Board Member Ginger Hain to reopen the public session at 7:11. The motion passed unanimously (9-0)***

Lynn Noland introduced himself as the owner of the property adjacent to the project site. Mr. McDowell swore him in. Mr. Noland stated that and his brother own the property of the project and that 13.1 and 13.2 acres are still in negotiation. He stated that it is the area near the southern boundaries of the property that is considered the wetlands. He stated that they are talking to the buyers to require retaining a 20' corridor all the way around the wetland pond so they can keep it mowed. He mentioned that in 2006 the D.O.T. gave the Town the road, that there is water and sewer at the road, and also natural gas on the Russ Ave side. Mr. McDowell asked if Mr. Noland had any other comments or information to share, and Mr. Noland said he did not.

***A motion was made by Board Member Jason Rogers, seconded by Board Member Robert Herrmann, to close the public session at 7:14. The motion passed unanimously (9-0)***



*A motion was made by Board Member Susan Smith, seconded by Board Member Robert Blackburn to find that the project meets all the standards of the Dellwood Residential Medium Density district and that it does meet the standards for a school. The motion passed unanimously (9-0).*

*A motion was made by Board Member Jason Rogers, Seconded by Ginger Hain Board Member to defer approval of the plan until additions of landscaping, sidewalks, pedestrian pathways, and parking are presented to the board. The motion failed (1-8)*

*A motion was made by Board Member Robert Blackburn, seconded by Board Member Bucky Dykes with the conditions of an 8' sidewalk, pedestrian crossing in the staff parking lot, and buffing and landscaping put in. The motion passed unanimously (9-0)*

Ron Sneed reminded the Planning Board of the worksheet for approval of Special use Permits to assist with findings. Mr. McDowell asked the Board to go through each of the questions.

1. Does the proposed special use conform to the character of the neighborhood, considering the location, type and height of buildings or structures and the type and extent of landscaping on the site?

Susan Teas Smith stated that evidence to support this finding is that the Historic Commission's opinion that the project is consistent with the Town's design standards for civic structures. She added that the board and applicant also discussed landscaping as a condition of approval and for the protection of the residential neighbors. Additionally, the project is generally compliant with the standards for the two Zoning districts.

Mr. McDowell asked if Board members agreed and all approved the statement.

2. Are adequate measures being taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads?

Mr. McDowell asked if Board members agreed that evidence in support is that the project is subject to the NCDOT's approval, and that the location of entrances as shown and currently designed on the plan are reasonable. All approved the statement.

3. Are adequate utilities (water, sewer, drainage, electric, etc.) available for the proposed use?

The board members agreed that the Town's Public Service Department has confirmed that water and sewer service is already available at the road and all approved statement.

4. Will the proposed use not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas?

The board discussed that the school would produce noise, mostly during school hours and based on interior activities. The main noise might be from the gymnasium and should not be an issue. All approved the statement.

5. Will the establishment of the proposed use not impede the orderly development improvement of surrounding property for uses permitted within the land development district?

The board discussed that schools are already an allowed use so it will not affect anything related to zoning or other uses within the district. All approved the statement.



6. Will the establishment, maintenance or operation of the proposed use not be detrimental to or endanger the public health, safety or general welfare? It will not be detrimental.

The board discussed that evidence supporting includes that since the project will be operated as a school during regular school hours, there is no high-risk activity connected to it, and that it will have normal educational endeavors and not propose any public health or safety issues. All approved the statement.

7. Does the board want to place any conditions on the use as part of the approval to assure that mitigation measures are associated with the use? (Such conditions shall become part of the Special Use Permit approval and shall be included in the final site plan application.)

Mr. McDowell re-iterated possible conditions that had been discussed as:

- a) Additional vegetative buffering be installed along the northern southern and eastern boundaries of the as approved by the Town Development Services Department.
- b) Pedestrian corridors as required by the LDS shall be planned and constructed in the parking areas.
- c) Eight-foot-wide sidewalks shall be designed and built within the project.
- d) The Applicant shall consult with the Haywood Waterways Association when planning for the protection of the wetlands.

All approved the statement.

***A motion was made by Board Member Ginger Hain, seconded by Board Member Don McGowan that findings required as described in section 15 of the Land Develop Standards are met by the proposed plan. The motion passed unanimously (9-0).***

***A motion was made by Board Member Susan Smith, seconded by Board Member Don McGowan to approve with the conditions that we have outlined for the Special Use Permit. The motion passed unanimously (9-0)***

Jesse Fowler, Planner for Town of Waynesville came forward to discuss with the board some of the Comprehensive Land Use Plan to propose to the Board of Aldermen. Board Member Marty Prevost asked what was being recommended on Howell Mill Road where it is labeled "community mixed use." Jesse Fowler said that the proposed future land use changed from low density to community mixed use up to the Howell Mill bridge. Community mixed use includes businesses that can have store fronts on the bottom and residential at the top and includes professional offices and personal services. It does not allow the same intensive commercial uses that are allowed on Russ Avenue.

Don McGowan, Bucky Dykes, and Jesse Fowler talked about the map on page 25 of the draft plan. The two agreed to meet and work on consistency between the map and the descriptive statements related to the map.

Mr. Dykes and Mr. Blackburn observed that the plan tries to be practical. Mr. Blackburn stated that if a property owner wants to keep their farmland, then the plan allows them to keep it, but does not limit



future development potential as long as it fits the context of the area. Other board members made their comments.

***A motion was made by Board Member Don McGowan, seconded by Board Member Ginger Hain to recommend adoption of the Comprehensive Plan to the Board of Aldermen. The motion passed unanimously (9-0)***

With no further business, Mr. McDowell asked if the board could adjourn.

***A motion was made by Board Member Susan Smith, seconded by Board Member Robert Blackburn to adjourn the meeting at 8:05 p.m. The motion passed (9-0)***

---

Patrick McDowell, Chairman

---

Esther Coulter, Administrative Assistant



### **Introduction to Quasi-Judicial Hearings for major Site Plans (from LDS Chapter 15)**

This is a public hearing before the Planning Board to consider a *Major Site Plan*. This process is established by the Town's Ordinances. You are advised that the hearing on this matter will be *quasi-judicial* in nature which means that this board must act much like a court to apply the land development standards or other town ordinances to a specific application.

Accordingly, we can only entertain testimony or other evidence which is material and relevant to the case at hand. The Town and the applicant are determined to be parties with standing in this matter. Other persons are entitled to give testimony; however, if you desire to examine witnesses or present arguments, you must first be determined to have standing in the case. This means that you have substantial interest in the outcome of the case which is different in kind from that of the general public. If there is anyone who wishes to be determined to have standing, please advise the board at this time so that we may examine you and make that determination.

All decisions must be based upon the competent evidence entered into the record. "competent evidence" may include evidence that would not be admissible by the General Court of justice if the evidence is admitted without objection or the evidence appears to be sufficiently trustworthy and is reasonable for the decision-making board to rely upon it. "Competent evidence" shall not be deemed to include the opinion testimony of lay witnesses as to any of the following:

1. The use of property in a particular way would affect the value of the property;
2. The increase in traffic resulting from the proposed development would pose a danger to the public safety.
3. Matters about which only expert testimony would generally be admissible under the rules or evidence.

If you desire to testify, you must first be sworn-in and will be subject to examination by the members of this Board, by Town staff, the applicant, or another party.

#### **Swear in Witnesses:**

If you expect to testify in this matter, I ask you to come forward so that you may be sworn in.  
[ONCE THE WITNESSES ARE ASSEMBLED, ADMINISTER THE OATH]

Raise your right hands. Do you swear or affirm that the testimony you are about to give is the truth, the whole truth, and nothing but the truth? If so, please say, "I do."

#### **Procedure for the Hearing:**

The Planning Board must do two things. First it must determine findings of fact for each of the following criteria:

1. The Plan is consistent with the adopted plans and policies of the Town;
2. The Plan complies with all applicable requirements of the ordinance;
3. There exists adequate infrastructure (transportation and utilities) to support the plan as proposed;
4. The proposed plan conforms to the character of the neighborhood, considering the location, type and height of buildings or structures and the extent of landscaping on site;

5. The application will not substantially injure the value of adjoining or abutting property, and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.

Secondly, the Board must determine if it should approve, approve with conditions, or deny the application. The Board can also continue a hearing if they feel they need more information from the applicant, but must take action within a reasonable time of this hearing.

Therefore, this hearing will proceed as follows.

1. The Chairman (me) will open the hearing.
2. Staff will present evidence.
3. Applicant will present evidence.
4. Board members will be allowed to ask questions of those presenting.
5. Parties in standing will be allowed to ask questions of those presenting.
6. Parties in standing will be allowed to call witnesses.
7. Parties in standing will be allowed to cross-examine witnesses.
8. The public will be allowed to speak.
9. Board member and parties in standing will be allowed to ask questions of speakers.
10. Parties in standing will be allowed rebuttal opportunity and closing arguments.
11. If present, attorneys for staff and for the applicant may make closing arguments, with the applicant's attorney having the final argument.
12. Chairman will ask for a motion to close the public hearing for Board deliberation.

It is incumbent upon this Board to preserve an accurate record of what transpires here; therefore, we ask you to observe some rules of conduct. First, do not speak unless you have been recognized by me and are standing at the podium. Secondly, please turn off your cell phones and refrain from side conversation or distraction when in the audience. Thirdly, when you arrive at the podium, please state your name and address for the record.

### **Board Action**

After the hearing, this Board will deliberate the evidence, identify "findings of facts," and apply the ordinance to determine their decision. In making this ruling, this Board shall consider all evidence and have all powers of the Administrator.

After a decision is reached, the decision will be put in writing and permanently filed in the minutes of the Board and the Town, and either party may appeal the decision to the Town Board of Aldermen within thirty days after being served with that written decision.



## Staff Report

To: The Town of Waynesville Planning Board  
 Subject: Major Site Plan Review – Multi Family Development at Old Haywood County Hospital at 1230 North Main Street (PIN 8615-79-8480)  
 Ordinance Sections: Multiple  
 Applicant: Landmark Asset Service Inc., Owner of Brookmont Lofts LLC., Represented by John Stiltner  
 Meeting Date: August 17, 2020  
 From: Jesse Fowler, Planner

### A. Background

This application is for a 54-unit multi-family residential redevelopment of the Old Haywood County Hospital located on a 3.02-acre lot at 1230 N. Main Street with PIN number 8615-79-8480. On January 8, 2019 the Board of Alderman unanimously voted to designate 1230 and 1233 N. Main Street as a “Redevelopment Area” based on the recommendation of the Planning Board and pledged financial assistance toward the redevelopment of the Old Haywood County Hospital in the form of the following grants, waivers, and public improvements:

1. Waive permitting, water tap, sewer tap, and system development fees through a \$7,200 grant.
2. Provide the necessary water and sewer to the master meter at an estimated value of \$58,000.
3. Construct sidewalks to meet ADA and the Town’s development standards in an amount not to exceed \$106,842.

In accordance with Chapter 15 of the Land Development Standards (LDS), the Planning Board must provide “Site Plan/Design Review (Major) as part of a quasi-judicial procedure and provide findings on 5 criteria for an application of this number of units (greater than 8) and scale. Quasi-judicial proceedings are used when the ordinance authorizes a decision-making board to consider an application based on code compliance and “generally stated standards requiring a discretionary decision on findings of fact.” (LDS Section 15.5) The “Administrator” must “review the application to ensure that it is complete and prepare a report and recommendation” (LDS Section 15.8.2) to the Board. Comments of Public Works, Fire, Building Inspections, and Code Compliance staff are considered in this report. It is formatted to follow requirement criteria and to assist the Board with its findings, but focuses primarily on staff determinations on land use plan consistency, code compliance, and infrastructure. The Land Development Standards can be found on the town’s website, <http://waynesvillenc.gov/>.

The following required application materials were received on July 31<sup>st</sup>, 2020:

1. Environmental survey (LDS 15.4.1)
2. Construction documents/preliminary plat (LDS 15.4.4)
3. Building elevations (LDS 15.4.7)

The application is provided in the Board’s agenda packet materials, and the applicant is responsible for presenting their application and answering any questions the Board or others may have.



## B. Property Information/Existing Conditions

Proposed Location: 1230 N. Main Street, PIN 8615-79-8480  
 Property Owner: Haywood County  
 Acreage of Site: 3.02 acres  
 Existing Development: Abandoned hospital  
 Zoning District: North Main Street Neighborhood Center

Attached for reference is the following information:

1. Parcel Report with aerial
2. Zoning map
3. Area topography with 5' contours
4. Town of Waynesville Resolution R02-19: A resolution Designating "The Old Hospital" Area as a Redevelopment Area
5. Town of Waynesville Resolution R-03-19: A Resolution Pledging Financial Assistant to the Rehabilitation of the "Old Haywood County Hospital" in the Form of Waivers, Grants Public Improvements.
6. Resolution by the Haywood County Board of County Commissioners of Initiation of Adaptive Reuse of the "Old Hospital Building"

## C. Major site Plan Review Criteria for Findings

### 1. "The plan is consistent with the adopted plans and policies of the Town."

The North Main Street Neighborhood Center purpose and intent states:

The **North Main Street Neighborhood Center District (NM-NC)** is a mixed-use district that forms the gateway into town from the northeast. The setting of this district is important as it frames Eagles Nest Mountain at the apex of the hill on North Main and forms a forced perspective to the "center" of the district — the intersection of Walnut and Main Streets. As a result, maintaining inviting vistas down Main Street and creating an attractive public realm are the objective of many of the standards set forth for this district. Street walls, boulevard trees and sign control will all be important in meeting these objectives as the street is redesigned. Working to keep traffic congestion to a minimum in this area will require the use of rear access drives, side street entrances and shared driveway connections. The uses found in the North Main Street Boulevard District serve not only the surrounding neighborhoods, but all of the Waynesville community and are varied in nature. (LDS 2.3.5)

The future land use map in the Town of Waynesville: 2020 Land Development Plan, identifies the North Main Street Neighborhood Center as "mixed use, low to medium" and "residential, medium to high". The site for development is located within the urban services boundary with access to water and sewer.

Staff submits that the following Land Use Plan goals, objectives, and actions could apply to this request:

1. Objective: Limit "urban" sprawl through the establishment of a planned growth area for the Town of Waynesville. (LUP 4-3)
  - Action: Designate areas for concentrated growth, infill, and/or redevelopment. (LUP 4-3)



2. Objective: Promote infill development in the Town of Waynesville as an alternative to continued outward expansion. (LUP 4-4)
  - Action: Designate areas for infill development and provide incentives (reduced fees, capital improvements, grants, participation in public facilities which would otherwise be provided by the developer, etc.) to encourage infill in these areas. (LUP 4-4)
3. Goal: Provide an attractive range of housing opportunities and neighborhoods for all residents of Waynesville. (LUP 4-6)
  - Objective: Expand affordable housing opportunities. (LUP 4.6)
4. Objective: Establish appropriate locations and densities for residential development in the Waynesville community. (LUP 4-8)
  - Action: Utilize the zoning ordinance and map to promote residential development in accordance with the future land use map concentrating higher density housing where the services and land are suitable for such development and promote infill housing development. (LUP 4-8)
5. Objective: Develop alternative transportation opportunities providing Waynesville residents and visitors with choice, mobility, convenience and safety.
  - Action: Require developer to provide pedestrian access in conjunction with new developments. (LUP 4-9)
6. Objective: Preserve and rehabilitate Waynesville's historic resources. (LUP 4-15)
  - Action: Identify and seek state and federal grants/funds for enhancing historic resources. (LUP 4-15)

Staff also submits that this project is consistent and with the adopted plans and policies of the Town because the project:

1. Is within the Urban Services Boundary and within the area designated for medium to high density residential
2. Facilitates infill development by reusing and redeveloping an existing structure for a residential use within the Urban Services Boundary.
3. Provides affordable multi-family housing to Waynesville's housing inventory.
4. Rehabilitates a historic building within Waynesville through the use of federal low-income housing tax credits.
5. Creates 54 more rental units that will add to Waynesville's range of housing opportunities.
6. Creates a sidewalk connection from Broadview Rd. to N. Main St., and improves the sidewalk connection along East St.



## 2. "The Plan complies with all applicable requirements of this ordinance."

This development is occurring in an existing structure that is considered a pre-existing nonconformity. A nonconforming structure does not conform to dimensional, design, locational, or other requirements of the Ordinance. The nonconformity may result from adoption of the ordinance or any subsequent amendment. (LDS13.5.1B) Therefore, the proposed development will be exempt from many of the requirements found in the Land Development Standards.

- The project is 3.02 acres and is designed to meet the Town's standards for the North Main Street Neighborhood Residential District following Chapter to and table 2.4.2 of the LDS.
  - Compliant with NM-NC density (NM-NC has no maximum density)
  - Compliant with NM-NC 2% civic space requirement: 2,628sf required with 2,631sf provided, including 10 linear feet of seating and new playground equipment being provided.
  - Minimum setbacks: This project meets the required minimum setbacks.
- This project meets the general standards of Chapter 4 with the development defining 2 new compliant vehicular entrances from East Marshall St., one being 25' in width and the other being 26' in width. This development is also improving an entrance from East St., which is 20' in width.
- This development is exempt for the House/Townhouse/Apartment Residential Building Design Guidelines as it is an existing structure that is not expanding in floor area. (LDS 5.2.3B&C)
- Per LDS Chapter 7, civic space is provided within a ¼ mile of each residential unit. The civic space has greater than 60' of frontage with East Marshall St. The developer has ensured that the civic space is "conveniently accessible to all residents of the development" by providing pedestrian pathways leading from the building. (LDS 5.2.2-3) Civic space will have to meet all of the design standards of LDS 7.2.5.
- The applicant has provided a preliminary landscape plan for compliance with Chapter 8.
  - Street trees are provided along East Marshall St. The spacing between these trees will need to be adjusted in order to meet the spacing requirement of 50' between trees. (LDS 8.5.1)
  - Street trees along East Marshall St. are not placed between the road and the sidewalk as required in LDS 8.5.1. However, the applicant can seek alternate compliance as approved by the administrator. This alternate compliance should be indicated. (LDS 8.2.4 & 8.5.2F)
  - The applicant is requesting alternate compliance (LDS 8.2.4) for the required Type-C buffer along East street by planting 73 Dwarf Fountain grasses rather than the required number of trees.
  - 11 parking spaces along the eastern edge of parking lot A and one parking space along the western edge of parking lot B lack the required internal screening. (LDS 8.6) However, due to the proximity to the existing structure, the applicant can request alternative compliance. (LDS 8.2.4)



- The applicant has provided a parking plan to comply with Chapter 9.
  - The site exceeds the number of required parking spaces. 81 spaces are required and there are 82 provided. (LDS 9.2.1) This number excludes the existing parking spaces which total 26.
  - Interior pedestrian connectivity is provided. (LDS 9.4.4)
  - The applicant has connected the parking lot to Meridian Behavioral Health Services via a 22' entrance. (LDS 9.4.3)
  - Bicycle parking is being provided in accordance with LDS 9.2.1.
- A lighting plan will be required for approval by the Town Engineer if/upon arrival of the Master Plan and must comply with the Town's design standards for the Neighborhood Center District found in Chapter 10 of the LDS.
- If there is to be any signage, the applicant will have to provide scaled drawings of the proposed signs. Those signs will have to conform with Chapter 11 of the LDS and be permitted separately. The location and footprint of the sign(s) will need to be indicated on the site plan.

**3. "The proposed plan conforms to the character of the neighborhood, considering the location, type and height of buildings or structures and the type and extent of landscaping on the site."**

This project is intended as an affordable housing complex with the primary goal of providing housing for veterans and the elderly. It is located in the North Main Street Neighborhood Center District with part of the property abutting the East Waynesville Urban Residential District to the east and is a half mile away from Waynesville's Recreation Park. Directly to the east is a medical office, and four single family residences. Directly to the north and across North Main St. is the old Haywood County Annex which was approved by the Board of Aldermen as a part of the same redevelopment area. Connected to the property directly to the south is Meridian Behavioral Health Services. To the west along East Marshall street are a Masonic Lodge, a single-family residence, and a multi-family residence.

Staff submits that this development will add to the variety of housing which is already located in the area, and that the professional services and park which are located in the vicinity will provide the projected tenants with the amenities that they may require. This project will redevelop the existing property, improve its aesthetics, and increase pedestrian mobility. While the Land Development Standards concerning height of buildings do not apply to this development due to its preexisting status, the landscaping that will be provided will screen this large building in a way that does not currently exist. Moreover, the redevelopment of the Old Haywood County Hospital will address the security concerns of having a large vacant building along one of Waynesville's major thoroughfares.

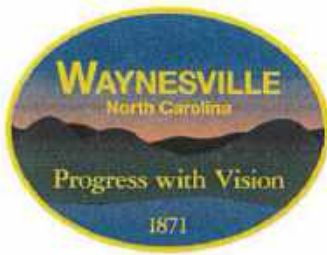
**4. "The application will not substantially injure the value of adjoining or abutting property, and will not be detrimental to the use or development of adjacent properties or other neighborhood uses."**

Staff predicts that this proposed project will not be detrimental to the use or development of adjacent properties or other neighborhood uses. Rather, improvement of this property will convert an area of blight into an active residential structure with landscaping, a playground, sidewalk, and parking lot improvements.

**Evidence Submitted**

1. Notice of public hearing to the newspaper
2. Notice of public hearing to adjacent property owners
3. Recipients of notice of public hearing to adjacent property owners
4. Zoning map
5. Property location map with parcel data report
6. Topography map
7. Board of Aldermen Resolution R-02-19
8. Board of Aldermen Resolution R-03-19
9. Resolution by the Haywood County Board of County Commissioners of Initiation of Adaptive Reuse of the "Old Hospital Building"
10. National Register of Historic Places cover sheet for the Haywood County Hospital
11. Major Site Plan Review application
12. Application cover sheet for quasi-judicial proceeding
13. Resolution: Haywood County Board of County Commissioners Sale of the Historic Haywood County Hospital to Landmark Asset Services Inc.
14. Brookmont Lofts' abridged environmental Survey
15. Brookmont Lofts' site plan





## 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)

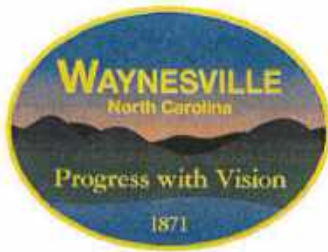
July 31, 2020

### **Notice of Public Hearing for Major Site Plan Review Town of Waynesville Planning Board**

The Town of Waynesville Planning Board will hold a public hearing on August 17, 2020 at 5:30 pm, in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider a major site plan application for property at 1230 N. Main Street, PIN 8615-79-8480 to convert historic Haywood Hospital into multi-family development.

For more information contact the Development Services Department at: (828) 456-8647, email: [eteague@waynesvillenc.gov](mailto:eteague@waynesvillenc.gov), mail: 9 South Main Street, Suite 110, Waynesville, NC 28786.

Elizabeth Teague, AICP, CTP  
Development Services Director



## 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)

July 31, 2020

### Notice of Public Hearing for Major Site Plan Review Town of Waynesville Planning Board

The Town of Waynesville Planning Board will hold a public hearing on August 17, 2020 at 5:30 pm, in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider a major site plan application for property at 1230 N. Main Street, PIN 8615-79-8480 to convert historic Haywood Hospital into multi-family development.

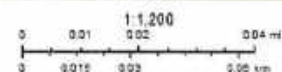
For more information contact the Development Services Department at: (828) 456-8647, email: [eteague@waynesvillenc.gov](mailto:eteague@waynesvillenc.gov), mail: 9 South Main Street, Suite 110, Waynesville, NC 28786.

Elizabeth Teague, AICP, CTP  
Development Services Director

#### Brookmont Lofts



July 31, 2020





HAYWOOD COUNTY  
HAYWOOD COUNTY COURTHOUSE  
215 N MAIN ST  
WAYNESVILLE, NC 28786

BISHOP, JACK C JR/TR BISHOP, EVE  
K/TR  
95 HARMON AVE  
LAKE JUNALUSKA, NC 28745

MASSIE, THOMAS CLEMENT/TR  
THOMAS C MASSIE REVOCABLE  
TRUST  
PO BOX 274  
WAYNESVILLE, NC 28786

NORTH MAIN STREET HOLDINGS LLC  
PO BOX 10  
LAKE JUNALUSKA, NC 28745

DURHAM, SANDRA DURHAM,  
SANDRA WOOTEN  
465 E MARSHALL ST  
WAYNESVILLE, NC 28786

BURGIN, SHARON W/TR SHARON W  
BURGIN REV TRUST  
120 HY-VU DR  
WAYNESVILLE, NC 28786

MASSIE MINI MALL INC  
PO BOX 274  
WAYNESVILLE, NC 28786

NM STREET LLC  
525 AUBURN PARK DR  
WAYNESVILLE, NC 28786

WAYNESVILLE MASONIC LODGE #  
259  
435 EAST MARSHALL ST  
WAYNESVILLE, NC 28786

MASSIE LTD PTNRP  
PO BOX 274  
WAYNESVILLE, NC 28786

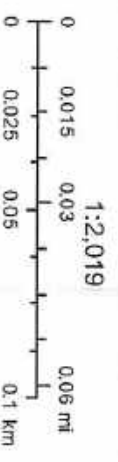
W F P LAND DEVELOPERS  
1272 EAST ST  
WAYNESVILLE, NC 28786

1230 N. Main Street

31



August 10, 2020





## Report For

HAYWOOD COUNTY  
HAYWOOD COUNTY COURTHOUSE  
215 N MAIN ST  
WAYNESVILLE, NC 28786

**Account Information**

PLN: 8615-79-8480

Legal Ref: 73/330

Add Ref: CAB/C/6051  
541/1198

**Site Information**

BROOKMONT  
OFFICE GENERAL  
Exempt

1230 N MAIN ST

Heated Area: 55631

Year Built: 1926

Total Acreage: 3.02

Township: Town of Waynesville

**Site Value Information**

Land Value:

Building Value:

Market Value:

Deferred Value:

Assessed Value:

Sale Price:

Sale Date: 12/22/1926



1 inch = 230 feet  
August 10, 2020

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.



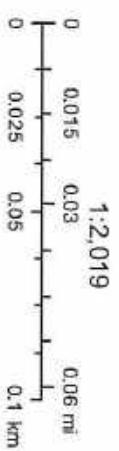


# 1230 N. Main Street

33



August 10, 2020





**RESOLUTION # R-02-19**  
**A RESOLUTION DESIGNATING "THE OLD HOSPITAL" AREA AS A**  
**REDEVELOPMENT AREA**

**WHEREAS**, The Board of Aldermen acting as a Redevelopment Authority as defined in GS 160A-505 recognizes that areas of blight exist in the Town; and

**WHEREAS**, The Haywood County Commissioners have requested that the Town join them in an effort to rehabilitate the "Old Haywood County Hospital" into an adaptable reuse as an affordable housing community under NC Housing Finance Agency's affordable housing program (2019 Qualified Allocation Plan, Section II.B.2); and

**WHEREAS**, The Board has authorized a study of an area of one half mile surrounding "The Old Haywood County Hospital" and found that the property defined below meets the definition of "blighted area"; and

**WHEREAS**, the Board finds that the rehabilitation of this area is necessary to address deterioration and blight in the interest of the public health, safety, morals, and or welfare of the residents of Waynesville; and

**WHEREAS**, the Planning Board recommends that the Board of Aldermen designate the "The Old Haywood County Hospital" and "County Annex" property as a redevelopment area; and

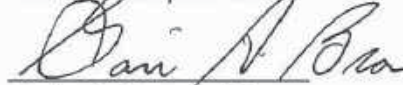
**WHEREAS** the Board of Aldermen held a public hearing on the designation of "The Old Haywood County Hospital" and "County Annex" area as a redevelopment area.

**BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE TOWN OF WAYNESVILLE THAT IT; DESIGNATE THE "OLD HOSPITAL REDEVELOPMENT AREA DESCRIBED BELOW:**

The property occupied by the "Old Haywood County Hospital and "The County Annex" bounded by parcels 8615-79-8480, 8615-89-0831 and the section of Old Asheville Highway.

Adopted this the 8th day of January, 2019

Town of Waynesville



Gavin A. Brown, Mayor

Attest:



Eddie Ward, Town Clerk



## RESOLUTION #R-03-19

**A RESOLUTION PLEDGING FINANCIAL ASSISTANCE TO THE REHABILITATION OF THE "OLD HAYWOOD COUNTY HOSPITAL" IN THE FORM OF WAIVERS, GRANTS PUBLIC IMPROVEMENTS**

**WHEREAS**, The Board of Aldermen acting as a Redevelopment Authority as defined in GS 160A-505 recognizes that areas of blight exist in the Town; and

**WHEREAS**, The Board of Aldermen of the Town of Waynesville hereby initiates the project and has invested community development resources in the Half Mile area within the last ten years as outlined in the "North Main and Old Hospital Redevelopment Plan"; and

**WHEREAS**, The Board has authorized a study of an area of one half mile surrounding "The Old Haywood County Hospital" and found that the land area of the "Old Hospital and the "County Annex meets the statutory definition of "blighted area"; and

**WHEREAS**, the Board finds that the rehabilitation of this area is necessary to address deterioration and blight in the interest of the public health, safety, morals, and or welfare of the residents of Waynesville; and

**WHEREAS**, the Planning Board recommends that the Board of Aldermen designate the "Old Hospital" and "County Annex" as a redevelopment area; and

**WHEREAS**, the lack of safe, sanitary affordable housing is one of the most critical needs within the "Old Hospital" and "County Annex" redevelopment area"; and

**WHEREAS** the Board of Aldermen have the opportunity to partner with Haywood County and Landmark Asset Services Inc. to rehabilitate the "Old Haywood County Hospital" into an affordable housing community known at the "Brookmont Lofts".

**BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE TOWN OF WAYNESVILLE THAT IT;  
OFFER THE FOLLOWING WAIVERS, GRANTS AND SERVICES:**

1. Waive permitting, taps and system developments fees through a \$7,200 grant.
2. Provide the necessary water and sewer to the master meter at an estimated value of \$58,000.
3. Construct sidewalks to meet ADA and the Town's Development Standards in an amount not to exceed \$106,842.

Adopted this the 8th day of January, 2019

Town of Waynesville



Gavin A. Brown, Mayor

Attest:



Eddie Ward, Town Clerk





## BOARD OF COMMISSIONERS

L. KEVIN ENSLEY, CHAIRMAN  
 BRANDON C. ROGERS, VICE CHAIRMAN  
 J.W. KIRKPATRICK, III  
 TOMMY LONG  
 MARK PLESS



COUNTY MANAGER  
 BRYANT MOREHEAD

**RESOLUTION BY THE HAYWOOD COUNTY  
 BOARD OF COUNTY COMMISSIONERS  
 OF INITIATION OF ADAPTIVE REUSE OF THE "OLD HOSPITAL BUILDING"**

**WHEREAS**, North Carolina General Statute 153A-378 authorizes and gives certain powers to the counties in North Carolina for affordable housing; and

**WHEREAS**, Haywood County has committed to developing safe, convenient, accessible, efficient affordable housing for low and moderate income households; and

**WHEREAS**, the Haywood County Board of County Commissioners has sought to find an adaptive reuse of the Historic Haywood County Hospital located at 1230 North Main Street, Waynesville, North Carolina, for affordable housing and to maintain the historic preservation of the hospital building (the "Old Hospital Building"), which became the first county operated hospital in North Carolina in 1927; and

**WHEREAS**, the "Old Hospital Building" is on the National Register of Historic Places and is a valued part of our community's history; and

**WHEREAS**, designation of the "Old Hospital Building" location as a redevelopment area could facilitate the rehabilitation of the site for affordable housing; and

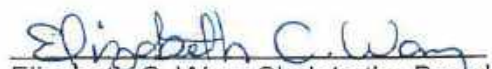
**WHEREAS**, the Board of County Commissioners voted to enter into an Option to Sell Historic Hospital with Landmark Asset Services, Inc. for the purpose of adaptive reuse of the property for affordable housing; and

**WHEREAS**, Haywood County desires to partner with the Town of Waynesville to provide opportunities for affordable housing to the citizens of Haywood County.

**NOW, THEREFORE, BE IT RESOLVED**, the Haywood County Board of County Commissioners does hereby encourage the Town of Waynesville to officially initiate the adaptive reuse of the Old Hospital Building, as described above, as a "Redevelopment Project" under Section II.B.2 of the 2019 Qualified Allocation Plan (QAP) of the North Carolina Housing Finance Agency.

Adopted this the 7<sup>th</sup> day of January, 2019.

ATTEST:

  
 Elizabeth C. Way, Clerk to the Board

  
 L. Kevin Ensley, Chairman  
 Board of County Commissioners

NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICE  
Office of Archives and History  
Department of Natural and Cultural Resources

## NATIONAL REGISTER OF HISTORIC PLACES

### Haywood County Hospital

Waynesville, Haywood County, HW0079, Listed 06/18/2018

Nomination by Heather Fearnbach

Photographs by Heather Fearnbach, February 2016



North elevation, looking southeast



West elevation, looking northeast





# TOWN OF WAYNESVILLE

## Development Services Department

PO Box 100  
9 South Main Street, Suite 110  
Waynesville, NC 28786  
Phone (828) 456-8647 • Fax (828) 452-1492  
www.waynesvillenc.gov

### MAJOR SITE PLAN REVIEW APPLICATION

#### DESCRIPTION OF PROPERTY

PROPERTY OWNER(S) OF RECORD: Haywood County (Resolution to sell attached)

PARENT PARCEL IDENTIFICATION NUMBER(S): 8615-79-8480

PROPERTY LOCATION: 1230 N. Main Street, Waynesville, NC 28786

REGISTERED LAND SURVEYOR/DRAWING NUMBER: Belle Engineering, 101-1029, July 2020

ZONING: North Main Neighborhood Center District (NM-NC)

#### TYPE OF PLAN

       NON-RESIDENTIAL COMMERCIAL DEVELOPMENT OF 10,000 SF OR GREATER, NOT IN CBD

       DEVELOPMENT OF 6,000 SF OR GREATER WITHIN A CBD

       MIXED USE OR NON RESIDENTIAL IN RL, RM, NR, OR UR DISTRICTS

  X   MULTI-FAMILY DEVELOPMENT WITH 8 OR MORE UNITS

       OTHER: \_\_\_\_\_

#### APPLICANT INFORMATION/COMPLETENESS

NAME(S): Landmark Asset Services, Inc., owner of Brookmont Lofts LLC., represented by John Stiltner

MAILING ADDRESS: 406 E 4<sup>th</sup> Street, Winston Salem, NC 27101

PHONE NUMBER: (336) 462-1957

RELATIONSHIP TO PROPERTY OWNER: Contract to purchase

ENVIRONMENTAL SURVEY Yes

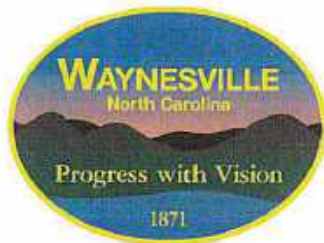
SITE PLAN (INCL PARKING, LANDSCAPING, CIVIC SPACE) Yes

ELEVATIONS Yes

#### APPROVED BY:

  
PLANNING DIRECTOR

DATE: 7/31/20



**TOWN OF WAYNESVILLE**  
 Development Services Department  
 PO Box 100  
 9 South Main Street, Suite 110  
 Waynesville, NC 28786  
 Phone (828) 456-8647 • Fax (828) 452-1492

### Application Cover Sheet For Quasi-Judicial Proceedings

*This form must be accompanied by all information required pursuant to the Land Development Standards Chapter 15. All drawings and site plans to be considered shall be to scale and sealed by a qualified design professional. Hearing will not be scheduled until application materials are deemed complete by the Administrator.*

Project Name: Brookmont Lofts

Property Location: 1230 N. Main Street, Waynesville, NC, 28786 PIN: 8615-79-8480

Property Owner(s): Haywood County

Owner Mailing Address: 215 N. Main Street, Waynesville, NC, 28786 Telephone: (828) 452-0866

Name of Applicant (if different from Owner) Brookmont Lofts, LLC  
*If applicant is different from owner, then authorization form must accompany this application.*

Applicant Address: 406 E 4<sup>th</sup> Street, Winston Salem, NC, 27101

Email: devadmin@landmarkdevelopment.biz Telephone: (336) 462-1957

Type of Permit/Process Type: ☒ **Site Plan/Design Review (Major)** *Planning Board*  
☐ **Special Use Permit** *Planning Board*  
☐ **Certificate of Appropriateness (Major)** *HPC*  
☐ **Appeal of an Administrative Decision** *ZBA*  
☐ **Variance** *ZBA*

#### Office Use Only:

Date Application Received: 7/31/20

Date of Scheduled Hearing: 8/17/20

Fee: \$1,020.00



## BOARD OF COMMISSIONERS

L. KEVIN ENSLEY, CHAIRMAN  
 BRANDON C. ROGERS, VICE CHAIRMAN  
 J. W. "KIRK" KIRKPATRICK, III  
 TOMMY LONG  
 MARK PLESS



COUNTY MANAGER  
 BRYANT MOREHEAD

COUNTY ATTORNEY  
 FRANK G. QUEEN

**RESOLUTION**  
**HAYWOOD COUNTY BOARD OF COMMISSIONERS**  
**SALE OF THE HISTORIC HAYWOOD COUNTY HOSPITAL**  
**TO LANDMARK ASSET SERVICES, INC.**

**WHEREAS**, N.C.G.S. § 153A-378 authorizes and gives certain powers to the counties in North Carolina for affordable housing; and

**WHEREAS**, the Haywood County Board of Commissioners has sought to find an adaptive reuse of the Historic Haywood County Hospital located at 1230 North Main Street, Waynesville, North Carolina, for affordable housing and to maintain the historic preservation of the hospital building (the "Old Hospital Building"), which became the first county operated hospital in North Carolina in 1927; and

**WHEREAS**, the "Old Hospital Building" is on the National Register of Historic Places and is a valued part of our community's history; and

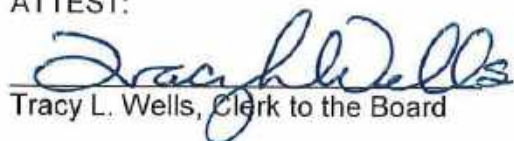
**WHEREAS**, Haywood County has signed an Option to Sell Historic Hospital with Landmark Asset Services, Inc. to ensure the historic integrity of the Old Hospital Building; and

**WHEREAS**, an advertised Public Hearing was held on Monday, June 15, 2020 and discussed before the general public the sale of the property to Landmark Asset Services, Inc. for \$225,000.00 for public use for persons of low or moderate income.

**NOW, THEREFORE, BE IT RESOLVED**, the Haywood County Board of Commissioners may convey the Historic Haywood County Hospital property pursuant to the provisions of N.C.G.S. § 160A-267 by private sale for \$225,000.00 to Landmark Asset Services, Inc. and such notice summarizing the contents of this Resolution shall be published once after its adoption, and no sale shall be consummated thereunder until the ten (10) days after its publication.

Adopted this the 20<sup>th</sup> day of July, 2020.

ATTEST:

  
 Tracy L. Wells, Clerk to the Board

  
 L. Kevin Ensley, Chairman  
 Board of County Commissioners

## PHASE I ENVIRONMENTAL SITE ASSESSMENT UPDATE

Board of Education and Social Services Property  
(Former Haywood County Hospital)  
1230 North Main Street  
Waynesville, North Carolina 28712



Corporate Office: 8201 County Dr. - Disputanta, Virginia 23842-6144

Telephone: 804-721-6955

E-mail: [swiftcreekinc@aol.com](mailto:swiftcreekinc@aol.com)



**PHASE I ENVIRONMENTAL SITE ASSESSMENT UPDATE**

Board of Education and Social Services Property  
(Former Haywood County Hospital)  
1230 North Main Street  
Waynesville, North Carolina 28712  
Latitude: 35°29'48.84"N  
Longitude: 82°58'20.65.36"W

Prepared for:

**Mr. Sam Sari**  
**Landmark Asset Services**  
**406 East 4<sup>th</sup> Street**  
**Winston-Salem, North Carolina 27101**  
**336.722.9871**

Prepared by:

**B. Thomas Houghton, PG**  
**Swift Creek Environmental, Incorporated**  
**8201 County Drive**  
**Disputanta, Virginia 23842**  
**804.721.6955**

SCE Project #16-037c

May 6, 2020



8201 County Drive  
Disputanta, Virginia 23842-6144  
Phone: 804-721-6955  
E-mail: swiftcreekinc@aol.com

May 6, 2020  
Project #16-037c

Mr. Sam Sari  
Landmark Asset Services  
406 East 4<sup>th</sup> Street  
Winston-Salem, North Carolina 27101

RE: ***Phase I Environmental Site Assessment Update***  
Board of Education and Social Services Property  
(Former Haywood County Hospital)  
1230 North Main Street  
Waynesville, North Carolina 28712

Dear Mr. Sari:

Swift Creek Environmental, Incorporated has performed this *Phase I ESA (Environmental Site Assessment) Update* in conformance with the scope and limitations of 40 CFR. 312, ASTM (American Society for Testing Materials) E1527-13 and AAI (All Appropriate Inquiry) Ruling for the Board of Education and Social Services Property located at 1230 North Main Street in Waynesville, North Carolina, *the property*. Any deviations from this practice are described in Sections 2.3, 2.4, 2.5 and 9.0 of this report.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with standards and practices set forth in 40 CFR 312 § 312.10(b).

We are pleased to have had the opportunity to provide these services. Should you have any questions concerning the enclosed materials, please do not hesitate to contact me at 804.721.6955.

Sincerely,

*B. Thomas Houghton*

B. Thomas Houghton, Principal  
North Carolina Professional Geologist #1291



## TABLE OF CONTENTS

<b>1.0</b>	<b>SUMMARY</b>	<b>1</b>
<b>2.0</b>	<b>INTRODUCTION</b>	<b>3</b>
2.1	Purpose	3
2.2	Detailed Scope of Services	4
2.3	Significant Assumptions	4
2.4	Limitations and Exceptions	4
2.5	Special or Additional Conditions or Contract Terms	4
2.6	User Reliance/Certification	5
2.7	Qualifications	5
<b>3.0</b>	<b>SITE DESCRIPTION</b>	<b>6</b>
3.1	Location and Legal Description	6
3.2	Site and Vicinity General Characteristics	6
3.2.1	Hydrogeology	6
3.2.2	Geologic Setting	6
3.2.3	Surface Drainage	7
3.2.4	Wetlands	7
3.2.5	Flood Plain	7
3.3	Current Use of the Property	7
3.4	Improvements to the Property	7
3.5	Current Uses of the Adjoining Properties	7
<b>4.0</b>	<b>USER PROVIDED INFORMATION</b>	<b>8</b>
4.1	Title Records	8
4.2	Environmental Liens or Activity and Use Limitations	8
4.3	Specialized Knowledge of the User	8
4.4	Commonly Known/Reasonably Ascertainable Information	8
4.5	Valuation Reduction for Environmental Issues	8
4.6	Reason for Performing the Phase I	8
<b>5.0</b>	<b>RECORDS REVIEW</b>	<b>9</b>
5.1	Standard Environmental Record Sources	9
5.1.1	Sites Listed in Sec 8 ASTM E1527-13	9
5.1.2	Orphan/Unmappable Sites	11
5.2	Additional Environmental Record Sources	11
5.2.1	Local Brownfield Lists	11
5.2.2	Local Lists of Landfill/Solid Waste Disposal Sites	11
5.2.3	Local Lists of Hazardous Waste/Contaminated Sites	11
5.2.4	Local Lists of Registered USTs	12
5.2.5	Local Land Records	12
5.2.6	Records of Emergency Release Reports	12
5.2.7	Public Works Department Records	12
5.2.8	Local/Regional Pollution Control Agency Records	12
5.2.9	Local/Regional Water Quality Agency Records	12
5.3	Historical Use Information on the Property	12
5.3.1	Aerial Photographs and Topographic Maps	12
5.3.2	Sanborn Maps	12
5.3.3	City Directories	12
5.3.4	Previous Environmental Studies	12
5.4	Historical Use Information on Adjoining Properties	13

<b>6.0</b>	<b>SITE RECONNAISSANCE</b>	<b>14</b>
6.1	Site Reconnaissance Methodology and Limiting Conditions	14
6.2	General Site Setting	14
6.3	Exterior Observations	14
6.3.1	Storage Tanks	14
6.3.1.1	Thermal and Explosive Hazards	14
6.3.2	Chemical and Hazardous Materials	14
6.3.3	Solid Waste	14
6.3.4	Sewage Disposal/Septic Tanks	14
6.3.5	Hydraulic Equipment	15
6.3.6	Contracted Maintenance	15
6.3.7	PCBs	15
6.3.8	Water Supply and Wells	15
6.3.9	Drains and Sumps	15
6.3.10	Pits, Ponds, Lagoons, Standing Water, Pools	15
6.3.11	Stressed Vegetation	15
6.3.12	Stains/Odors	15
6.3.13	Utilities	16
6.3.14	Endangered Species	16
6.3.15	Other	16
<b>7.0</b>	<b>INTERVIEWS</b>	<b>17</b>
7.1	Interview with Previous Owner	17
7.2	Interview with Owner/Site Manager/Tenants/ <i>User</i>	17
7.3	Interviews with Local Government Officials	17
<b>8.0</b>	<b>ADDITIONAL SERVICES</b>	<b>18</b>
8.1	Radon	18
8.2	Lead Base Paint	18
8.3	Asbestos	18
8.4	Noise	18
8.5	Vapor Intrusion	18
<b>9.0</b>	<b>DEVIATIONS</b>	<b>20</b>
9.1	Identification of Data Gaps	20
9.2	Sources of Information Consulted to Address Data Gaps	20
9.3	Significance of Data Gaps	20
<b>10.0</b>	<b>FINDINGS, OPINION AND CONCLUSIONS</b>	<b>21</b>
<b>11.0</b>	<b>REFERENCES</b>	<b>22</b>
<b>APPENDICIES</b>		
Appendix A - EP Resume		
Appendix B - Maps/Figures		
Appendix C - Property Record Card/Tax Information		
Appendix D - Site Photographs		
Appendix E - Regulatory Data Search		
Appendix F - Previous Environmental Reports		



**LIST OF FIGURES**

- Figure 1 - Site Vicinity Map
- Figure 2 - Detailed Site Map
- Figure 3 - National Inventory Wetland Map
- Figure 4 - FIRM Map
- Figure 5 - 1976 Aerial Photograph
- Figure 6 - 1986 Aerial Photograph
- Figure 7 - 1989 Aerial Photograph
- Figure 8 - 1995 Aerial Photograph
- Figure 9 - 1998 Aerial Photograph
- Figure 10 - 2006 Aerial Photograph
- Figure 11 - 2017 Aerial Photograph – Google Map™
- Figure 12 - 1931 Sanborn Map
- Figure 13 - 1945 Sanborn Map
- Figure 14 - 1952 Sanborn Map
- Figure 15 - 1906 Topographic Map
- Figure 16 - 1941 Topographic Map
- Figure 17 - 1967 Topographic Map

## 1.0 SUMMARY

---

On February 12, 2020 Swift Creek Environmental, Incorporated received authorization from Mr. Sam Sari of Landmark Asset Services to complete a *Phase I Environmental Site Assessment Update* in accordance with requirements set forth in ASTM E1527-13 for the Board of Education Property (Former Haywood County Hospital) located at 1230 North Main Street, Waynesville, North. The subject property is currently owned by Haywood County and the existing buildings are utilized by the county as various governmental offices since the 1920's. The subject property is 3.02 containing a 68,714 ft<sup>2</sup>, 5-story red brick building. Groomed Lawns and asphalt pavement surround the structures and the subject property is situated in a mixed use setting of Waynesville, North Carolina. The subject property is well maintained.

The objectives of this ESA were to evaluate the potential for the presence of major environmental liabilities at the site and to document that "due diligence" was exercised in attempting to discover any such impairment. No ASTM Scope *RECs* (*Recognized Environmental Conditions*), *HRECs* (*Historical Recognized Environmental Conditions*), *CRECs* (*Controlled Recognized Environmental Conditions*) or environmental *AULs* (*Activity Use Limitations*) were discovered or associated with the *property* with exception to:

### Scope Issues:

- Two USTs (Underground Storage Tanks) and one AST (Aboveground Storage Tanks) were identified on the subject site. In the event the site must comply with HUD (Housing Urban Development) Thermal and Explosive Standards, the one, 150 gallon fuel oil AST located on the eastern side of the property will have to be removed. If the backup generator identified in the basement of the subject building is to remain functional and supplied with the existing diesel UST located on the east side of the subject property, this UST will have to be registered and upgraded to meet current UST regulations. Since the fuel oil UST located on the western side of the subject property is no longer in use, it should be permanently closed in accordance NCDEQ (North Carolina Department of Environmental Quality) UST Closure Standards. Although potential vapor intrusion hazards do not appear to be an issue at the subject site, if it is later determined that the diesel UST is leaking a quantitative vapor intrusion analysis should be conducted to determine if a vapor intrusion hazard exists. This would entail setting vapor wells within the ground floor of 1950 building (near the diesel UST) and collecting air samples from the vapor wells. If a vapor intrusion hazard exists the area could be readily mitigated prior to renovations.

### Non-Scope Issues:

- The EPA (Environmental Protection Agency) has placed Haywood County in Zone 2 for Radon potential. Published literature from the EPA concludes that 40% of basement/ground floors tested in Haywood County have Radon readings exceeding the 4pCi/L safe indoor standard. Radon mitigation should be incorporated into any proposed redevelopment plans if the end use of the subject property is to be residential.
- Potential PCB (Polychlorinated Biphenyls) containing electrical equipment observed in the subject building includes the fluorescent lighting fixtures. Although the electrical circuitry was observed to have the UL labeled affixed to most of the equipment, unlabeled equipment may contain PCBs in their ballasts, capacitors and transformers. Unlabeled ballasts/electrical equipment at the site should be considered PCB containing and best management practices regarding electrical equipment should include; inspection during building rehabilitation and disposal in accordance with the NCDEQ, EPA and TSCA (Toxic Substances Control Act) Regulations. No other potential PCB containing equipment was identified within the facility.
- Quantitative asbestos surveys along with some abatement activities were conducted at the facility between 2001 and 2016. During our reconnaissance, we observed suspect friable asbestos which included pipe wrap, ceiling tile and non-friable asbestos floor tile, mastic and window caulking. If the building is to be renovated or demolished, abatement of these materials will be required.



- Documented LBP (Lead Base Paint) construction members were identified on the subject property that is mainly limited to window components and ceramic tiling. If the subject property is to be redeveloped into a child occupied facility, any remaining LBP construction member remaining after renovation will be required to be certified as Lead Safe.
- Based on the age of the subject building, Lead solder was probably used in the buildings potable water lines. If the existing water lines are to be utilized, testing the water for the presence of lead is recommended.

## 2.0 INTRODUCTION

---

### 2.1 Purpose

The purpose of this practice is to define good commercial and customary practice in the United States of America for conducting an *environmental site assessment* for a parcel of commercial real estate with respect to the range of contaminants within the scope of *Comprehensive Environmental Response, Comprehensive and Liability Act (CERCLA)*(42 U.S.C §9601) and *petroleum products*. As such, this practice is intended to permit a *User* to satisfy one of the requirements to qualify for the *innocent landowner, contiguous property owner or bona fide prospective purchaser limitations on CERCLA liability* (hereinafter, the “*landowner liability protections*.” or “LLPs”; that is, the practice that constitutes “all appropriate inquiry into the previous ownership and uses of the *property* consistent with good commercial or customary practice” as defined at 42 U.S.C. §9601(35) (B). Controlled substances are not included within the scope of this standard. Persons conducting an *environmental site assessment* as part of the EPA Brownfield’s Assessment and Characterization Grant awarded under CERCLA 42 U.S.C §9604 (k)(2)(B) must include controlled substances as defined in the Controlled Substances Act (21 U.S.C §802) within the scope of the assessment investigations to the extent directed In the terms and conditions of the specific grant or cooperative agreement. Additionally, an evaluation of *business environmental risk* associated with a parcel of *commercial real estate* may necessitate investigation beyond that identified in this practice.

*Recognized Environmental Conditions* - In defining a standard of good commercial and customary practice for conducting an *environmental site assessment* of a parcel of property, the goal of the processes established by this practice is to identify *recognized environmental conditions*. The term *recognized environmental conditions* means the presence or likely presence of *hazardous substances or petroleum products* in, on, or at a *property* conditions indicative of a release to the environment under conditions that pose a material threat of a future release to the environment. *De minimis* are not recognized *environmental conditions*.

Petroleum Products are included within the scope of this practice because they are a concern with respect to many parcels of *commercial real estate* and current custom and usage is to include an inquiry into the presence of *petroleum products* when doing an *environmental site assessment* of *commercial real estate*. Inclusion of *petroleum products* within the scope of this practice is not based upon the applicability, if any, of CERCLA to petroleum products.

*CERCLA Requirements Other Than Appropriate Inquiries* - This practice does not address whether requirements in addition to *all appropriate inquiries* have been met in order to qualify for the LLP’s.

*Other Federal, State, and Local Environmental Laws* - This practice does not address requirements of any state or local laws or of any federal laws other than all state or local laws of any federal laws other than the all *appropriate inquiries* provisions of LLPs. *Users* are cautioned that federal, state and local laws may impose environmental assessment obligations that are beyond the scope of this practice. *Users* should also be aware that there are likely to be other legal obligations with regard to *hazardous substances or petroleum products* discovered on the property that are not addressed in this practice and that may pose risks of civil and/or criminal sanctions for non-compliance.

*Documentation* - The scope of this practice includes research and reporting requirements that support the user’s ability to qualify for the LLPs. As such, sufficient documentation of all sources, records and resources utilized in conducting the inquiry required by this practice must be provided in the written report.

*Objectives* - Objectives guiding the development of this practice are (1) to synthesize and put in writing good commercial and customary practice of *environmental site assessments* for *commercial real estate*, (2) to facilitate high quality, standardized environments site assessments, (3) provide a practical and reasonable standard for conducting all appropriate inquiries and (4) to clarify an industry standard for all appropriate inquiries in an effort to guide legal interpretation of the LLPs.



## 2.2 Detailed Scope of Services

The objectives of this assessment are to provide information relating to the site's environmental integrity that may be useful to the client during real estate transactions and appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice. The *Phase I Environmental Site Assessment Update* was performed in accordance with the American Society for Testing and Materials (ASTM E1527-13) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and the Final All Appropriate Inquiries Standard* and is intended to demonstrate that the client has exercised due diligence in accordance with accepted industry practices and to identify potential environmental liabilities or areas for further investigation.

The tasks comprising this assessment were conducted as a screening to provide a reasonable level of investigation to identify recognized environmental conditions. The scope of this assessment included:

- a. Completion of *Phase I ESA Update* in accordance with ASTM Standard E1527-13 and the AAI "All Appropriate Inquiries" Ruling.

## 2.3 Significant Assumptions

While this report provides an assessment of potential and recognized environmental concerns, both past and present, the environmental assessment is limited by the availability of information at the time of the assessment. It is possible that unreported disposal of waste or illegal activities at the subject site may have occurred which were not identified. The conclusions and recommendations regarding the environmental conditions that are presented in this report are based on the scope of work authorized by the client and the requirements of ASTM E1527-13 (7.5.2 and 7.5.2.1). Note, that virtually no scope of work, no matter how exhaustive, can identify all contaminants or all conditions above and below ground.

## 2.4 Limitations and Exceptions

This report was prepared as a result of a contractual agreement with the client that defined the approach and scope of services to be employed during the course of the investigation. The opinions and conclusions expressed in this study have been based strictly on the results of these contracted services. As per ASTM, Swift Creek Environmental, Incorporated as a recognized environmental professional consulting firm, has completed this study by addressing the recognized environmental conditions/concerns of the property as per ASTM standards E1527-13 and the AAI Ruling 40 CFR part 312. Swift Creek Environmental, Incorporated is not affiliated with the owner/developer/lessee/buyer or seller of the property.

Changes in the condition of the site may occur with time due to either natural processes or human activities. The findings presented in this report are based on site conditions existing at the time of the investigation. In addition, Swift Creek Environmental, Incorporated has relied, in part, on representations made to Swift Creek Environmental, Incorporated regarding conditions at the site or adjoining properties. Swift Creek Environmental, Incorporated cannot be responsible for any errors or omissions in this investigation resulting from incomplete or inaccurate disclosures by the individuals or agencies contacted. Furthermore, this report has been based only on information that became available over the study period.

## 2.5 Special or Additional Conditions or Contract Terms

Neither the environmental professional nor the *User* (as defined by ASTM E1527-13 section 6) are aware of any special or additional conditions or contract terms other than that the report would be prepared in accordance with ASTM Standards E1527-13 and the AAI "All Appropriate Inquiries" Ruling.

## 2.6 User Reliance/Certification

As per ASTM definition, the *User*, "Landmark Asset Services" located at 406 East 4<sup>th</sup> Street in Winston-Salem, North Carolina has the right to rely upon this report prepared for the property and use the contents of this report to assist in the evaluation of the property.

## 2.7 Qualifications

Mr. B. Thomas Houghton performed all portions of the *Phase I ESA Update*. Mr. Houghton has been conducting environmental investigations since 1985 and is a licensed professional geologist in the states of; Virginia, North Carolina, South Carolina, Florida and Tennessee. In addition, Mr. Houghton is an Army Corps of Engineers approved Wetland Delineator. Presented in Appendix A is Mr. Houghton's resume. Mr. Houghton is defined as the *EP (Environmental Professional)* for this project. Swift Creek Environmental, Incorporated is a licensed corporation in the states of Virginia, North Carolina, South Carolina, Florida, Texas, New York, Tennessee, Louisiana and Missouri. Pursuant to section ASTM E1527-13 section 3.2.32 an *EP* is a person meeting the education, training and experience requirements as set forth in §312.10(b) of 40 CFR 312 and defined as follows:

Pursuant to section ASTM E1527-13 section 3.2.32 an *EP* is a person meeting the education, training and experience requirements as set forth in §312.10(b) of 40 CFR 312 and defined as follows:

(1) a person who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases (312.1(c)) on, at, in, or to a property, sufficient to meet the objectives and performance factors in 312.20(e) and (f).

(2) Such a person must:

(i) Hold a current Professional Engineer's or Professional Geologist's license or registration from a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) and have the equivalent of 3 years of full-time relevant experience; or (ii) Be licensed or certified by the federal government, a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) to perform environmental inquiries as defined in 312.21 and have the equivalent of 3 years of full-time relevant experience or (iii) Have a Baccalaureate or higher degree from an accredited institution of higher education in a discipline of engineering or science and the equivalent of 5 years of full-time relevant experience or (iv) Have the equivalent of 10 years of full-time relevant experience.

(3) An environmental professional should remain current in his or her field through participation in continuing education or other activities.

(4) The definition of environmental professional provided above does not preempt state professional licensing or registration requirements such as those for a professional geologist, engineer, or site remediation professional. Before commencing work, a person should determine the applicability of state professional licensing or registration laws to the activities to be undertaken as part of the inquiry identified in 312.21(b).

(5) A person who does not qualify as an environmental professional under the foregoing definition may assist in the conduct of all appropriate inquiries in accordance with this part if such person is under the supervision or responsible charge of a person meeting the definition of an environmental professional provided above when conducting such activities. Relevant experience, as used in the definition of environmental professional in this section, means: participation in the performance of all appropriate inquiries investigations, environmental site assessments, or other site investigations that may include environmental analyses, investigations and remediation which involve the understanding of surface and subsurface environmental conditions and the processes used to evaluate these conditions and for which professional judgment was used to develop opinions regarding conditions indicative of releases or threatened releases to the subject property.



## 3.0 SITE DESCRIPTION

---

### 3.1 Location and Legal Description

On February 12, 2020 Swift Creek Environmental, Incorporated received authorization from Mr. Sam Sari of Landmark Asset Services to complete a *Phase I Environmental Site Assessment Update* in accordance with requirements set forth in ASTM E1527-13 for the Board of Education Property (Former Haywood County Hospital) located at 1230 North Main Street, Waynesville, North. The location of the subject site is presented as Figure 1 - Site Vicinity Map in Appendix B. A Detailed Site Map is presented in Appendix B as Figure 2. The Waynesville County Property Record Card is included in Appendix C.

The subject property consists of one, 3.02 acre, developed parcel containing one 5-story building surrounded by manicured lawns and asphalt pavement. The subject building (containing partial basement) is constructed of red brick with concrete support columns/beams and a rolled membrane roof with an effective area of 68,714 ft<sup>2</sup>. The northernmost portion of the building was constructed in 1927 with the perpendicular wing constructed in 1950. There were 1980 additions to the original portion of the building which included the construction of interior stairwells at each end of the building. The subject property is owned by Haywood County and is currently utilized by the county as administrative offices for the Board of Education and Social Services. The 1950 addition is currently un-occupied but last used by Haywood County Social Services offices. Presented below is the property record information for the subject site. This information was obtained from the Haywood County Tax Department.

Parcel ID #: 8615-79-8480  
Owner: Haywood County  
Acreage: 3.02 acres  
Market Value 2017 (most recent appraisal): \$782,700.00  
Deed Book/Page: 73/330

### 3.2 Site and Vicinity General Characteristics

The subject site is situated within an established commercial/residential use setting of Waynesville, North Carolina located at the southwest quadrant of the N. Main Street and East Street. The general topographic relief surrounding the subject site is moderate to steep sloping towards the west, northwest. There are no surface water bodies present on or near the subject site. A photographic representation of the subject property is included in Appendix D as Photographs #1 through #7.

#### 3.2.1 Hydrogeology

According to the U.S. Geological Survey (USGS) *7.5-Minute Topographic Map of the Waynesville, North Carolina Quadrangle* (1979) and our site reconnaissance, the site is situated on moderately sloping terrain, averaging between 2690 and 2700 feet above mean sea level (MSL). The local elevation decreases westerly toward Richland Creek, located 5,000 feet west northwest of the subject site. Ground water is not used as a potable drinking water source at the subject property or surrounding properties. The shallow water table aquifer is estimated to be 20 to 50 feet below the ground surface dependent on site topographic elevation.

#### 3.2.2 Geologic Setting

Site-specific geologic information was not available for review. According to the Geologic Map of North Carolina (1985), published by the Department of Natural Resources, the underlying formation consists of PreCambrian Age biotitic gneiss. The SCS (Soil Conservation Service) has classified the surficial soil as belonging to the Hayesville Loam Series. This series is well drained with moderately coarse textures. The soils are not considered hydric.

### 3.2.3 Surface Drainage

Based on the site inspection, storm water runoff from the site is controlled primarily by re-infiltration into the substrate in unpaved areas and onto adjacent city streets in paved areas. Storm water drop inlets were observed in the western asphalt pavement at/near where the asphalt paved parking lot abuts East Marshal Street. The storm water drop inlets are connected to the municipality's storm water drainage system.

### 3.2.4 Wetlands

Based upon our site reconnaissance and review of the NWI (National Wetland Inventory) database, no wetlands are present on the subject site. Presented as Figure 3 in Appendix B is the National Wetland Inventory Map.

### 3.2.5 Flood Plain

The subject site is situated in Zone X. Zone X is classified as being outside the 100 year and 500 year flood. Presented as Figure 4 in Appendix B is FEMA's (Federal Emergency Management Agency) Flood Insurance Rate Map Panel 3700861500J depicting the subject property and surrounding area.

## 3.3 Current Use of the Property

The property is currently utilized by Haywood County Board of Education and Social Services as administrative offices.

## 3.4 Improvements to the Property

Improvements on the subject site include available utilities (water, sewer, gas, telephone and electric). Available utilities are located underground.

## 3.5 Current Uses of the Adjoining Properties

The location of the adjacent properties or nearby properties in relationship to the subject property is depicted on Figure 2 and on the provided aerial photographs. The adjoining/nearby properties are depicted on Photographs #8 through #12 in Appendix D. The adjacent/nearby properties surrounding the subject site consists of the following:

**North:** North Main Street with a Haywood County Building and residential properties located on north side of North Main Street

**South:** County Buildings and Broadview Street with residential properties located on south side of Broadview Street

**East:** East Street with an apartment complex and commercial properties located on east side of East Street

**West:** East Marshall Street with residential properties and physician's office located on west side of Marshall Street



## 4.0 **USER PROVIDED INFORMATION**

---

### 4.1 Title Records

A chain of title was not provided by the *User* to Swift Creek Environmental, Incorporated for review. Swift Creek Environmental, Incorporated obtained title information from the Haywood County Tax Appraisal Office and Courthouse. Our review of the chain of title did not indicate any *RECs*, *CRECs*, *AULs* or *HRECs* associated with the subject site. Haywood County has owned the property since 1926.

### 4.2 Environmental Liens or Activity and Use Limitations

The interviewees and the environmental professional are not aware of nor discovered any environmental liens in connection with the subject site. Our research did not discover any environmental liens in connection with the subject property.

### 4.3 Specialized Knowledge of the *User*

The *User* is unaware of any specialized knowledge in connection with the subject property.

### 4.4 Commonly Known/Reasonably Ascertainable Information

Neither the *User* nor *EP* is aware of *Undisclosed Commonly Known/Reasonably Ascertainable Information* in connection with the subject property.

### 4.5 Valuation Reduction for Environmental Issues

Based on our inspection and the current assessed value, it is of our opinion that there is no valuation reduction for known or unknown environmental issues at the subject site.

### 4.6 Reason for Performing the Phase I

It is our understanding this Phase I ESA Update was declared as a requirement for institutional and governmental financing.

## 5.0 RECORDS REVIEW

---

### 5.1 Standard Environmental Record Sources

In order to determine if any Superfund sites, hazardous waste generators or NCDEQ/EPA regulated establishments are present in the vicinity or if any hazardous materials spills have occurred nearby, Swift Creek Environmental, Incorporated reviewed several databases and lists compiled by the EPA and NCDEQ (as per ASTM E1527-13 section 8.1 and 8.2), performed an area site reconnaissance and contacted various governmental agencies.

#### 5.1.1 Sites Listed in Sec 8 ASTM 1527-13

Swift Creek Environmental, Incorporated reviewed databases with the required search distances which were provided by EDR (Environmental Data Resources), NCDEQ and the EPA that included, but were not limited to:

- Federal NPL site list
- Federal Delisted NPL site list
- Federal CERCLIS site list
- Federal CERCLIS NFRAP site list
- Federal CORRACTS facilities list
- Federal RCRA non-CORRACTS TSD facilities list
- Federal generators list
- Federal institutional control/engineering control registries
- Federal ERNS list
- Federal Brownfields
- State Ground Water Incidents and Spills
- State and Tribal lists of hazardous waste sites identified for investigation or remediation
- State and Tribal equivalent NPL
- State and Tribal equivalent CERCLIS
- State and Tribal landfill or solid waste sites
- State and Tribal leaking storage tank sites
- State and Tribal institutional control/engineering control registries
- State and Tribal voluntary cleanup sites
- State and Tribal Brownfield sites
- FINDS list
- TRI List
- OSHA

The search of available records was obtained from EDR Incorporated of Shelton, Connecticut. The provided search report meets or exceeds the regulatory search requirements of ASTM E-1527-13. As presented in the regulatory file search (Appendix E) and listed below, there are 24 environmentally regulated facility(s) and/or releases within ASTM search distances. The subject property was not listed in any database. Presented below is a listing of regulated facilities within ASTM search distances:

1. Haywood County Service Center – 514 E. Marshal Street – UST Site – UST removed in 1996 - 66 feet west, southwest – considered cross to downgradient
2. Haywood County Courthouse Annex – UST Site – UST removed in 1990 - 83 feet north, northwest – considered downgradient
3. Massie Residence – 39 Overbrook Street – LUST Site – Heating oil tank release on 05/18/2017, NCDEQ case closure not reported – 335 feet west – considered downgradient



4. Francis Property – 334 East Marshall Street – LUST Site – Received NFA from NCDEQ on 2/20/08 – 655 feet southwest – considered cross to downgradient
5. Trusilo Residence - 264 Highland Road - LUST Site – Received NFA from NCDEQ – 779 feet southwest – considered downgradient
6. Conrad Residence - 160 Leatherwood Street - LUST Site – Received NFA from NCDEQ – 823 feet northwest – considered downgradient
7. Hall/Ayers Property - 25 Leatherwood Street - LUST Site – Received NFA from NCDEQ on 6/17/13 – 1,291 feet west – considered downgradient
8. Town of Waynesville Fire Department – 960 North Main Street - LAST Site – Received NFA from NCDEQ on 1/22/07 – 1,483 feet west – considered downgradient
9. Thomas Residence – 15 Carillon Court - LUST Site – Received NFA from NCDEQ on 4/15/15 – 1,404 feet northeast – considered cross to upgradient
10. Barnhardt Property - 123 Fairlane Drive - LUST Site – Received NFA from NCDEQ on 6/3/15 – 1,489 feet north, northeast – considered cross to upgradient
11. M&D Collision – 871 North Main Street - LUST Site – Received NFA from NCDEQ on 1/14/15 – 1,556 feet west, northwest – considered downgradient
12. Cabin Company – 847 North Main Street - LUST Site – Received NFA from NCDEQ on 2/23/12 – 1,769 feet west – considered downgradient
13. Main Street Texaco – Main Street - LUST Site – Received NFA from NCDEQ on 1/2/98 – 1,853 feet west – considered downgradient
14. Short Stop - 808 North Main Street - LUST Site – Received NFA from NCDEQ on 9/3/98 – 1,879 feet west – considered downgradient
15. Main Street Automotive – 817 N. Main Street – LUST Site – Received NFA from NCDEQ on 10/18/2016 – 1,974 feet west – considered downgradient
16. Town of Waynesville – 75 Vance Street - LUST Site – Inactive, NCDEQ classified this as a low risk site – 2,111 feet west, northwest – considered downgradient
17. Hetrick Residence – 1715 Asheville Road - LUST Site – Inactive, NCDEQ classified this as a low risk site – 2,167 east, northeast – considered downgradient
18. Mountain Research Station – 516 Test Farm Road – UST/LUST Site – USTs, removed – LUST, received NFA from NCDEQ on 11/16/92 – 2,359 feet south – considered upgradient
19. Dodd Estate – 675 North Main Street - LUST Site – Received NFA from NCDEQ on 3/25/03 – 2,410 feet west – considered downgradient
20. Miller's Automotive Repair – 595 North Main Street – LAST Site – AST release getting into creek, Oil Spill Act Violation letter sent on 02/03/14, NCDEQ case closure not reported – 2,511 feet west, southwest – considered downgradient
21. Schulhoffer Junkyard – Howell Mill Road – SHWS Site, inactive (junkyard) – 3,694 feet north, northwest – considered downgradient
22. WR Boyd Investments – 90 Howell Mill Road – SHWS, inactive – 4,207 feet west, northwest – considered downgradient

23. Haywood County LDFL – HSDS – 4,313 feet east, northeast – considered downgradient
24. A.C. Lawrence Leather Co – 100 West Main Street – SHWS – 4,973 feet west, southwest – considered downgradient

Per ASTM, the term *REC* means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. All of the LUST sites have received NFA (No Further Action) from NCDEQ or inactive based on low risk. The documented Hazardous Waste Sites are at too great of distances and downgradient to adversely affect the subject property. Based on these findings, it is Swift Creek Environmental, Incorporated opinion that the off-site facilities should not be considered *RECs* in relationship to the subject site.

#### 5.1.2 Orphan/Unmappable Sites

Barber Orchard – Barber Hill Drive – SHWS Site – This property is located 6 miles southwest of subject property.

### 5.2 Additional Environmental Record Sources

#### 5.2.1 Local Brownfield Lists

The subject property could not be connected to any local Brownfield Lists/Records that were discovered during our research/interview process. There are no Brownfield sites within ASTM search distances.

#### 5.2.2 Local Lists of Landfill/Solid Waste Disposal Sites

One landfill was identified within ASTM search distances at a distance of 4,313 feet east, northeast of the subject property.

#### 5.2.3 Local Lists of Hazardous Waste/Contaminated Sites

Three Hazardous Waste Sites were identified within ASTM search distances at distances exceeding 3,600 feet.

#### 5.2.4 Local Lists of Registered USTs

The UST site list is maintained by the NCDEQ. There are 18 UST/LUST/LAST sites within ASTM search distances. These sites are addressed in section 5.1.1 of this report.

#### 5.2.5 Local Land Records

No local lands records associated with potential environmental issues at the subject site were discovered.

#### 5.2.6 Records of Emergency Release Reports

No listings of emergency environmental release reports for the subject property were discovered.



### 5.2.7 Public Works Department Records

No concerns relating to environmental issues were discovered at the Haywood County Public Works Department.

### 5.2.8 Local/Regional Pollution Control Agency Records

No local pollution control records for the subject site were discovered.

### 5.2.9 Local/Regional Water Quality Agency Records

The EDR Report did not identify any potable groundwater wells or gas wells within a 1 mile radius of the subject property. The subject site is not permitted as having a well.

## 5.3 Historical Use Information on the Property

The subject site and building was utilized as the Haywood County Hospital from 1927 through the 1970's. The Board of Education has occupied the building since the 1980's. No records determining site usage prior to 1927 was ascertained.

### 5.3.1 Aerial Photographs and Topographic Maps

Aerial photographs for the years 1976, 1986, 1989, 1995, 1998, 2006, 2008 and 2017 were reviewed. Copies of the aerial photographs are presented in Appendix B. Due to the poor resolution of the aerial photographs, past property use of the subject property could not be accurately ascertained however it does appear to have remained relatively unchanged through these decades.

Historical Topographic Maps for the years 1906, 1941 and 1967 were reviewed. Review of the topographic maps and aerial photographs revealed no environmental concerns. Included in Appendix B are the historical topographic maps.

### 5.3.2 Sanborn Maps

Sanborn Maps for the years 1931, 1945 and 1952 were reviewed. Copies of the Sanborn Maps are presented in Appendix A. The 1931 and 1945 Sanborn Map depicts the original hospital. The 1952 Sanborn documents the 1950 building addition. Review of the Sanborn Maps revealed no environmental concerns.

### 5.3.3 City Directories

City directory abstract reports were reviewed in order to determine past usage of the subject property. The subject site was not listed in any City Directory ascertained.

### 5.3.4 Previous Environmental Studies

Previously completed Environmental Studies include:

- a. Quantitative asbestos surveys along with abatement were conducted at the subject property between 2001 and 2010. The reports were provided by Haywood County.
- b. *Phase I ESA*, Swift Creek Environmental, Incorporated May 7, 2016.
- c. *Limited Asbestos Survey*, Fleetwood Daniels Group, April 27, 2016.
- d. *XRF Limited Lead-Based Paint Inspection*, Fleetwood Daniels Group, April 26, 2016.

The owner supplied quantitative asbestos reports, *Limited Asbestos Survey* and the *XRF Limited Lead-Based Paint Inspection Report* are included in Appendix F. The May 7, 2016, *Phase I ESA Report* is on-file with the User. There has been no significant change to the subject property or its usage to invalidate the findings of the previously completed

reports. The documented *RECs* contained within the report are similar to those *RECs* documented for the completion of the 2016 *Phase I ESA*.

#### 5.4 Historical Use Information on Adjoining Properties

Historical land use surrounding the subject site is documented in section 5.3.1, 5.3.2, 5.3.3 and Appendices B of this report. Our review indicates that the area went from a primarily residential use setting to more of a mixed use setting over the past 40 years with residential properties still being the primary land use setting for the area immediately surrounding the subject property. No *RECs* were discovered on the adjacent properties that could potentially affect the environmental integrity of the subject site.



## 6.0 SITE RECONNAISSANCE

---

### 6.1 Site Reconnaissance Methodology and Limiting Conditions

Site reconnaissance methodology was adhered to following ASTM E1527-13 Section 9.0. Specifically, the methodology entailed sectionalizing the properties into a systematic grid and traversing the properties along these grids. The on and off-site reconnaissance was conducted on April 29, 2020. Photographs depicted in Appendix D were collected on this date.

As per ASTM E1527-13 section 9.4, the uses and conditions specified in ASTM E1527-13 section 9.4.4.1 through 9.4.4.7 were noted to the extent visually and/or physically observed during the site visits and the records review process. These were also the subject of questions as part of the interviews conducted. No limiting conditions were encountered with exception to inspecting the bottom of the elevator shafts within the subject building.

### 6.2 General Site Setting

The subject property is situated in a mixed commercial/residential use setting of Waynesville, North Carolina. According to the 2010 population census, the population of Waynesville, North Carolina was 9,877.

### 6.3 Observations

#### 6.3.1 Storage Tanks

Two, petroleum USTs and one, petroleum AST were identified on the subject site (Photographs #13 through #15). The western UST is a suspected 10,000 gallon, single wall, steel constructed, fuel oil UST that was presumably and formerly used to supply fuel to the former oil fired furnaces. The eastern UST is a suspected 500 gallon, single wall, steel constructed diesel UST that supplies fuel to the emergency generator which is located near the eastern building wall in the basement of the subject building. The AST is 50 gallon in size, single wall; steel constructed which supplies oil to a small furnace/heater located near the eastern building wall in the basement of the subject building. The USTs are not registered with NCDEQ. The 500 gallon UST is approximately ½ full of what is believed to be diesel fuel. No water was observed floating in the UST; indicating that it is probably not leaking.

##### 6.3.1.1 Thermal and Explosive Hazards

No ASTs were visible from the subject site other than the AST located on the subject site as described in section 4.4.1 of this report. If the on-site AST is to be removed from the subject site, no Thermal and/or Explosive Hazards would exist for the subject site. If the AST that is located on the eastern portion of the subject property is to remain, risk from a Thermal and/or Explosive Hazards exist and the ASD (Acceptable Separation Distance) would not be met following the requirements set forth in 24 CFR Part 51 Subpart C.

#### 6.3.2 Chemical and Hazardous Materials

No chemical or hazardous materials were observed to be stored or disposed of on the subject site other than small containers of paints and cleaners utilized in facility maintenance. The small containers do not pose a threat to the environmental integrity of the subject site.

#### 6.3.4 Solid Waste

No un-containerized scattered trash (i.e. old furniture, wood, paper, plastic, glass...) was observed outside. Solid waste generated at the facility is temporarily stored in two, 10 yd<sup>3</sup> solid waste receptacles located on the western side of the northern parking lot. The receptacles are routinely emptied by the town's solid waste department (Photograph #16). An estimated 200 yd<sup>3</sup>

of old office furniture, computers and records was observed in the 1950 building addition.

#### 6.3.5 Sewage Disposal/Septic Tanks

The municipality's sewer system is available for the subject site. There was no evidence of any septic systems.

#### 6.3.6 Hydraulic Equipment

No hydraulic equipment was identified on the subject property. The elevators associated with the subject building may have hydraulic dampers at the bottom of the elevator shafts.

#### 6.3.7 Contracted Maintenance

Contracted maintenance at the subject site includes lawn care and solid waste disposal.

#### 6.3.8 PCBs

Potential PCB (Poly-Chlorinated Biphenyls) containing electrical equipment observed in the subject building includes the fluorescent lighting fixtures. Although the electrical circuitry was observed to have the UL labeled affixed to the equipment, unlabeled equipment may contain PCBs in their ballasts, capacitors and transformers. Unlabeled ballasts/electrical equipment at the site should be considered PCB containing and best management practices regarding electrical equipment should include; inspection during building rehabilitation and disposal in accordance with the NCDEQ, EPA and TSCA Regulations. No other potential PCB containing equipment was identified within the facility. Electrical power is supplied to the area and the site by the local power company. A ground transformer (Photograph #17) is located near the eastern property line along with pole mounted transformers on nearby properties. The transformers appeared new and in satisfactory condition with no visual evidence of leakage or failure. Non-PCB labels were observed to be affixed to most of the transformers. No potential PCB containing electrical equipment was observed on the subject property.

#### 6.3.9 Water Supply and Wells

No water or gas wells were identified on the subject property.

#### 6.3.10 Drains and Sumps

Several floor drains were identified in the basement of the subject building. The drains were observed to be free of any detritus or sludge and appear to be functioning as designed. One storm water drop inlet was observed near the eastern exterior building of the 1950 addition in the grass area (Photograph #18). This drain contained sediment and detritus.

#### 6.3.11 Pits, Ponds, Lagoons, Standing Water, Pools

No pits, ponds, lagoons or standing water/pools were observed on the subject property.

#### 6.3.12 Stressed Vegetation

The vegetation on the subject property appears to be healthy with no visible signs of stress.

#### 6.3.13 Stains/Odors

No offensive odors or significant staining was observed/noticed on the subject property.



#### 6.3.14 Utilities

Available utilities include:

- a. Electricity
- b. Telephone/cable
- c. Sewer/Storm water
- d. Municipal water
- e. Natural gas

#### 6.3.15 Endangered Species

A species list was obtained from the USFWS (United States Fish and Wildlife Service). According to USFWS no critical habitat is in the project area. Included in Appendix C is an USFWS letter. As stated in the USFWS letter; "THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION." Based on our site reconnaissance the project site or its activities will not directly or indirectly affect any threatened, endangered, proposed or candidate species, or adversely affect designated critical habitat. Neither of the two species identified on USFWS letter were observed on the project site; nor was the habitat that supports these species.

#### 6.3.16 Other

According to the United States National Forest Wild and Scenic Rivers website, there are no designated wild in scenic rivers within 10 miles of the subject site.

According to NCDENR, the subject site is not located within the coastal zone management area.

According to EPA's webpage [www.epa.gov/region04/water/groundwater/r4ssa.html](http://www.epa.gov/region04/water/groundwater/r4ssa.html), there are no Sole Source Aquifers in North Carolina.

Farmland Protection is not applicable for the subject site for it will be re-zoned for residential use and is within the corporate limits of Waynesville, North Carolina.

Based on the age of the building, lead solder was probably used in the buildings potable water lines. If the existing water lines are to be utilized, testing the water for the presence of lead is recommended.

## 7.0 INTERVIEWS

---

### 7.1 Interview with Previous Owner

The whereabouts of the former property owners could not be ascertained.

### 7.2 Interview with Owner/Site Manager/Tenants/User

Mr. Dale Burris, Haywood County Facility Maintenance Director was interviewed regarding potential environmental issues at the subject site. He was unaware of any environmental conditions in connection with the subject property that were not discovered by Swift Creek Environmental, Incorporated.

### 7.3 Interviews with Local Government Officials

A total of 4 individuals and/or agencies were interviewed during the course of this investigation. Below is a list of individuals/agencies interviewed.

- Waynesville Fire Department (in-person)
- Haywood County Assessors and Building Offices (in-person and telephone)
- Haywood County Health Department (in-person)
- Mr. Dale Burris, Haywood County Facility Maintenance Director (in-person and telephone)

None of the agencies contacted has pertinent environmental reports relating to the subject property other than the asbestos reports (2001 and 2010) supplied to the *EP*.



## 8.0 ADDITIONAL SERVICES

---

### 8.1 Radon

No radiological materials were observed on the subject site. A Radon Survey was beyond the scope of services for this project and as such not conducted. Radon may be present. The EPA has placed Haywood County in Zone 2 for Radon Potential (Zone 2 – Moderate Radon Potential). Of the 133 sites tested by the EPA, the average Radon concentration was calculated to be 4.17 pCi/L; exceeding the 4pCi/L Safe Indoor Standard.

### 8.2 Lead Base Paint

On April 26, 2016 Fleetwood Daniels Group, LLC completed a Limited Lead Base Paint Inspection Report. Results of that survey, documented LBP construction members mainly limited to window components and ceramic tiling. The April 26, 2016 *XRF Limited Lead-Based Paint Inspection Report* is included in Appendix F. There has been no significant change to the subject property or its usage to invalidate the findings of this report.

### 8.3 Asbestos

Quantitative asbestos surveys along with some abatement activities were conducted at the facility between 2001 and 2010. These reports were provided by Haywood County and are included in Appendix F. Not all of the suspected materials identified during our site reconnaissance appear to have been noted in the asbestos survey reports provided by Haywood County. As such, Fleetwood Daniels Group, LLC completed a *Limited Asbestos Survey Report* on April 27, 2016 complete the data gaps as related to the earlier completed asbestos reports. A copy of April 27, 2016 *Limited Asbestos Survey Report* is included in Appendix F.

### 8.4 Noise

With regards to potential noise levels exceeding the HUD allowable noise levels for a residential community, NAS (Noise Assessment Survey) considerations were undertaken and included the following:

NAS/NMD Considerations	Distance to facility
Railroad	> 3,000 feet
Civilian Jet Airport	> 15 miles
Major Highways/Roads	> 3,000 feet
Military Airfields	> 15 miles

Based on the above findings and the proposed use of the subject property, potential noise issues are unlikely to be a concern at the subject site. Per ASTM this is considered a non-scope issue.

### 8.5 Vapor Intrusion

Based on current and past site and off-site usage, no potential vapor intrusion hazards could be identified. Vapor encroachment is an emerging concern associated with the potential for volatile chemicals, such as petroleum fuels and chlorinated solvents to migrate through the subsurface in the gas phase from contaminated soil and/or groundwater plumes. Vapor encroachment may be a concern if subsurface VOCs (Volatile Organic Compounds) migrate into occupied buildings through cracks and penetrations in the building slab. The ASTM E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment process requires the *EP* to evaluate the potential for vapor encroachment onto the subject property and to determine if such vapor encroachment constitutes evidence of a *REC* on the subject property. The E1527-13 ASTM Standard Practice does not specifically state the methods that must be used to screen for potential vapor encroachment issues. However, ASTM has developed a

separate Standard Guide for VES (Vapor Encroachment Screening) on Property Involved in Real Estate Transactions (ASTM E2600-15). The ASTM E2600-15 Standard Guide was utilized to conduct VES for the subject property. The goal of conducting VES is to identify a VEC (Vapor Encroachment Concern), which is defined as the presence or likely presence of organic vapors in the subsurface of the subject property caused by the release of vapors from contaminated soil either on or near the subject property. If a VEC is identified, the *EP* must determine whether the VEC represents evidence of a *REC* on the subject property under the context of the Phase I ESA Standard Practice. It is noted that the identification of a VEC on the subject property does not necessarily indicate that a potential for migration of vapors into existing or proposed structures on the subject property is likely. The *EP* will identify the VEC as a recognized environmental condition where the potential for vapor migration into structures is considered likely or where the contaminant concentrations in the soil, groundwater or soil vapors on the subject property are significant and likely to result in enforcement against on-site or off-site responsible parties. It is outlined that the VES process is not intended to be an exhaustive screening and cannot wholly eliminate uncertainty regarding the presence of VECs in connection with the subject property. The VES is intended to reduce, but not eliminate uncertainty regarding whether or not a VEC exists in connection with the subject property.

The VES utilizes information regarding the potential presence of releases on or near the subject property that were collected as a normal part of the Phase I ESA process, such as governmental database records, review of governmental files and historical data sources. No additional data was collected specifically for the purpose of the VES. In order to identify potential sites of concern within the approximate minimum search distance, Swift Creek Environmental, Incorporated reviewed governmental database records, regulatory agency files, aerial photographs, and other information as available and appropriate. The VES Standard Guide prescribes a two tier approach for screening of sites for potential vapor encroachment. In Tier I, potential sites of concern within the search radii are identified and the *EP* must determine whether a VEC exists or not based on the information that is available within the context of the Phase I ESA data gathering. If the available information indicates that a VEC exists based on available information, the environmental professional, in consultation with the *User*, may conduct Tier II screening to further evaluate the potential risk. Under Tier II, the environmental professional would review available reports through the regulatory agency or other reasonably ascertainable sources to determine the status of assessment/remediation, size and migration pathways for any associated plumes, geologic conditions and other geologic information. This information would be utilized to determine the distance between the plume and the target property boundary. For example, if the distance from the edge of a plume in a downgradient position to the subject property boundary exceeds 100 feet for VOCs or petroleum free product or 30 feet for DPHCs (Dissolved Petroleum Hydrocarbons), then the site may be screened out and a VEC does not exist. The VES Standard Guide requires the *EP* to search for potential sites of concern within the regulatory databases and required search distances, where groundwater flow is not known and/or preferential pathways for groundwater or vapor flow may exist is identified or whether other geologic features such as low permeability soils or hydrogeologic boundaries such as rivers or streams exist which would tend to limit the potential for migration of groundwater or vapors in a particular direction. Based on the results of our Tier I VES, a VEC was not identified and no further action regarding potential VECs is warranted at this time until the active diesel UST is removed. A quantitative vapor intrusion analyses could become necessary if the UST is determined to have leaked creating a vapor intrusion hazard.



## 9.0 DEVIATIONS

---

### 9.1 Identification of Data Gaps

As per ASTM E1527-13 section 3.2.20, a data gap is defined as a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. No data gaps were encountered with respect to ASTM Standards.

### 9.2 Sources of Information Consulted to Address Data Gaps

This section is not applicable since no data gaps were encountered.

### 9.3 Significance of Data Gaps

This section is not applicable since no data gaps were encountered.

## 10.0 FINDINGS, OPINION AND CONCLUSIONS

---

We have performed a *Phase I Environmental Site Assessment Update* in conformance with the scope and limitations of ASTM Practice E 1527-13 for the Board of Education and Social Services Property located at 1230 North Main Street in Waynesville, North Carolina. Any exceptions to, or deletions from, this practice are described in Sections 2.3, 2.4, 2.5 and 9.0 of this report. This assessment has revealed no evidence of *ASTM Scope/Non Scope RECs, HRECs, CRECs* or environmental *AULs* in connection with the property with exception to:

### Scope Issues:

- Two USTs and one AST were identified on the subject site. In the event the site must comply with HUD Thermal and Explosive Standards, the one, 50 gallon fuel oil AST located on the eastern side of the property will have to be removed. If the backup generator identified in the basement of the subject building is to remain functional and supplied with the existing diesel UST located on the east side of the subject property, this UST will have to be registered and upgraded to meet current UST regulations. Since the fuel oil UST located on the western side of the subject property is no longer in use, it should be permanently closed in accordance NCDEQ UST Closure Standards. Although potential vapor intrusion hazards do not appear to be an issue at the subject site, if it is later determined that the diesel UST is leaking a quantitative vapor intrusion analysis should be conducted to determine if a vapor intrusion hazard exists. This would entail setting vapor wells within the ground floor of 1950 building (near the diesel UST) and collecting air samples from the vapor wells. If a vapor intrusion hazard exists the area could be readily mitigated prior to renovations.

### Non-Scope Issues:

- The EPA has placed Haywood County in Zone 2 for Radon potential. Published literature from the EPA concludes that 40% of basement/ground floors tested in Haywood County have Radon readings exceeding the 4pCi/L safe indoor standard. Radon mitigation should be incorporated into any proposed redevelopment plans if the end use of the subject property is to be residential.
- Potential PCB containing electrical equipment observed in the subject building includes the fluorescent lighting fixtures. Although the electrical circuitry was observed to have the UL labeled affixed to most of the equipment, unlabeled equipment may contain PCBs in their ballasts, capacitors and transformers. Unlabeled ballasts/electrical equipment at the site should be considered PCB containing and best management practices regarding electrical equipment should include; inspection during building rehabilitation and disposal in accordance with the NCDEQ, EPA and TSCA Regulations. No other potential PCB containing equipment was identified within the facility.
- Quantitative asbestos surveys along with some abatement activities were conducted at the facility between 2001 and 2016. During our reconnaissance, we observed suspect friable asbestos which included pipe wrap, ceiling tile and non-friable asbestos floor tile, mastic and window caulking. If the building is to be renovated or demolished, abatement of these materials will be required.
- Documented LBP construction members were identified on the subject property that is mainly limited to window components and ceramic tiling. If the subject property is to be redeveloped into a child occupied facility, any remaining LBP construction member remaining after renovation will be required to be certified as Lead Safe.
- Based on the age of the subject building, Lead solder was probably used in the buildings potable water lines. If the existing water lines are to be utilized, testing the water for the presence of lead is recommended.



## 11.0 REFERENCES


---

- Haywood County Health Department, Tax Office and Court House, *Tax Maps, Property Record Cards, Deeds and Interviews*.
- Soil Conservation Service, *Soil Survey*.
- Geologic Map of North Carolina, Department of Natural Resources.
- EDR, Inc. *Information Search Results-Radius Data & Maps, City Directory*.
- Federal Emergency Management Agency, *Firm Map*.
- U.S. Department of the Interior, Geological Survey. *7.5 Minute Topographic Map of the Waynesville, North Carolina Quadrangles*.
- U.S. Fish and Wildlife Service, Wetland Inventory Maps and Endangered Species.
- EPA Primary Drinking Water Regulations.
- EPA Hazardous Waste Sites, *A Methods Manual - Volume II (PB85-168771)*.
- EPA North Carolina Radon Map.
- Merck Index, Eleventh Edition.
- USGS Ground Water Atlas, 730G.
- EPA Query Results.
- Haywood County, Interviews.
- NCDEQ.
- Scenic and Wild Rivers.
- HUD Environmental Manual, 2016.
- ASTM E1527-13.
- Fleetwood Daniels Group, LLC *XRF Limited Lead-Based Paint Inspection Report, 4/26/16*.
- Fleetwood Daniels Group, LLC *Limited Asbestos Survey Report, 4/27/2016*.
- Haywood County Supplied Asbestos Documentation.
- Swift Creek Environmental, Incorporated, *Phase I ESA Report, 5/7/16*.



April 15, 2020

**Wetlands**

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

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



# National Flood Hazard Layer FIRMette



## Legend

70

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **4/15/2020 at 2:56:10 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



USGS The National Map: Orthoimagery. Data refreshed April, 2019.

Figure 4



NOTES:

- 1) THIS PROPERTY IS LOCATED IN 'ZONE X - MINIMAL FLOOD RISK' AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY PER D.F.I.R.M.#3700861500J EFFECTIVE 4/3/2012.
- 2) PROPERTY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN HEREON.
- 3) SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY EXIST EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS PERTINENT TO THIS PROPERTY THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THAT ARE NOT SHOWN ON THIS PROPERTY.
- 4) BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONDITIONS, CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- 5) AREA BY COORDINATE COMPUTATION.
- 6) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- 7) SUBJECT PROPERTY IS ZONED 'NM-NC - NORTH MAIN STREET NEIGHBORHOOD CENTER' PER THE TOWN OF WAYNESVILLE ZONING ORDINANCE. REFER TO THIS ORDINANCE FOR REGULATIONS APPLICABLE TO THE SUBJECT PROPERTY.

**BUILDING SETBACKS (PER NM-NC CLASSIFICATION):**  
FRONT = 0' MINIMUM - 20' MAXIMUM  
10' MINIMUM FROM FRONTING THOROUGHFARE  
PARKING EXCEPTION APPLIES - SEE ZONING ORDINANCES  
SIDE = 0'  
REAR = 5'  
BETWEEN BUILDINGS = 0'

BUILDING SETBACKS REQUIRE INTERPRETATION AND ARE NOT SHOWN HEREON.

8) THE ELEVATION DATUM OF THIS SURVEY IS NAVD 88. THE CONTOUR INTERVAL IS ONE FOOT.

REFERENCES:

- DB 73 PG 330  
- PLAT CAB C PAGE 6051

LEGEND & ABBREVIATIONS :

- PB= PLAT BOOK  
DB= DEED BOOK  
PG= PAGE  
RW= RIGHT OF WAY  
PIN= PARCEL IDENTIFICATION NUMBER  
o CALCULATED POINT  
(NOT MARKED IN FIELD)  
● RECOVERED BOUNDARY MONUMENT  
(SIZE AND TYPE AS NOTED)  
● BOUNDARY MONUMENT SET BY MCABEE  
(SIZE AND TYPE AS NOTED)  
+/- = ABOVE OR BELOW ADJACENT GRADE  
★ AREA LIGHT  
● BOLLARD  
--- BURIED COMMUNICATION LINE (PER ORANGE PAINT MARKINGS)  
--- BURIED POWER LINE (PER RED PAINT MARKINGS)  
--- BURIED WATER LINE (PER BLUE PAINT MARKINGS)  
C&G = CONCRETE CURB AND GUTTER  
CMP = CORRUGATED METAL PIPE  
CONC = CONCRETE  
DIP = DUCTILE IRON PIPE  
⊕ ELECTRICAL PEDESTAL  
FFE = FINISHED FLOOR ELEVATION  
⊕ FIRE HYDRANT  
+ GUY ANCHOR  
⊕ HEAT PUMP  
INV = INVERT ELEVATION  
MANHOLE  
--- OVERHEAD UTILITY LINE  
--- RCP = REINFORCED CONCRETE PIPE  
--- SEWER CLEANOUT  
--- SEWER LINE  
--- SEWER MANHOLE  
SMNS = SURVEY MARKER NAIL SET  
SPOT ELEVATION  
SW = SIDEWALK  
⊕ TRAFFIC ACCESS PANEL  
⊕ TRANSFORMER  
⊕ UTILITY POLE  
⊕ WATER METER  
⊕ WATER VALVE  
■ YARD INLET
- Z=2706.1'±



CURVE TABLE				
CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	270.00'	S 14°24'49\"	98.44'	98.99'

I, ERIC S. MCABEE, CERTIFY THIS SURVEY IS OF AN EXISTING PARCEL OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

I, ERIC S. MCABEE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION; DEED DESCRIPTION RECORDED IN BOOK 73 PAGE 330; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1: 10,000±; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 (P)(1)(G)(i) AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 9th DAY OF DECEMBER, 2019.

Eric S. McAbée L-4095

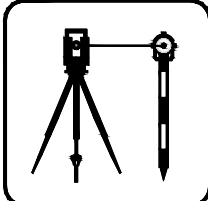
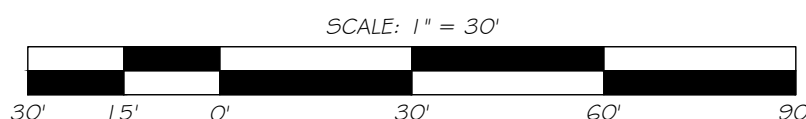
I, ERIC S. MCABEE, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY SUPERVISION FROM AN ACTUAL TOPOGRAPHICAL GROUND SURVEY PERFORMED UNDER MY SUPERVISION; THAT THIS TOPOGRAPHICAL GROUND SURVEY WAS PERFORMED TO MEET NATIONAL MAP ACCURACY STANDARDS AS APPLICABLE; THAT THE ORIGINAL DATA WAS OBTAINED ON 11-25-19; AND THAT ALL COORDINATES ARE LOCALIZED GROUND COORDINATES BASED ON THE NORTH AMERICAN DATUM (NAD83-2011). WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 9th DAY OF DECEMBER, 2019.

Eric S. McAbée L-4095

GLOBAL POSITIONING SYSTEM CERTIFICATION

I, ERIC S. MCABEE, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- 1) CLASS OF SURVEY: CLASS A SURVEY  
2) POSITIONAL ACCURACY (95% CONFIDENCE): 0.04' HORIZONTAL  
0.08' VERTICAL  
3) TYPE OF GPS FIELD PROCEDURE: RTK NETWORK SOLUTIONS USING A SPECTRA PROMARK 700 DUAL FREQUENCY RECEIVER  
4) DATE OF SURVEY: 11/25/2019  
5) DATUM / EPOCH: NAD83 / EPOCH 2011  
6) PUBLISHED / FIXED CONTROL USED: N/A - VRS RTN  
7) GEOID MODEL: 2012A  
8) COMBINED GRID FACTOR: 0.99975694  
9) UNITS: US SURVEY FEET



Eric S. McAbée, PLS (828) 628-1294  
J. Barry West, PLS (828) 628-1295  
3 McAbée Trail Fairview North Carolina, 28730  
www.mcabeesurvey.com Firm License Number: C-694



NO.	DATE	DESCRIPTION	BY
1	12/20/19	MARKED 811 UTILITIES AND FFEs ADDED	AMW

BOUNDARY AND TOPOGRAPHICAL SURVEY OF THE PROPERTY OF:  
**HAYWOOD COUNTY**  
LOCATED AT 1230 NORTH MAIN STREET

PIN: 8615-79-8480

WAYNESVILLE TOWNSHIP  
HAYWOOD COUNTY, N.C.

DATE: 12-9-19  
PROJECT #: 13001  
DRAWING #: G-19-4994  
DRAWN BY: AMW  
SCALE: 1"=30'

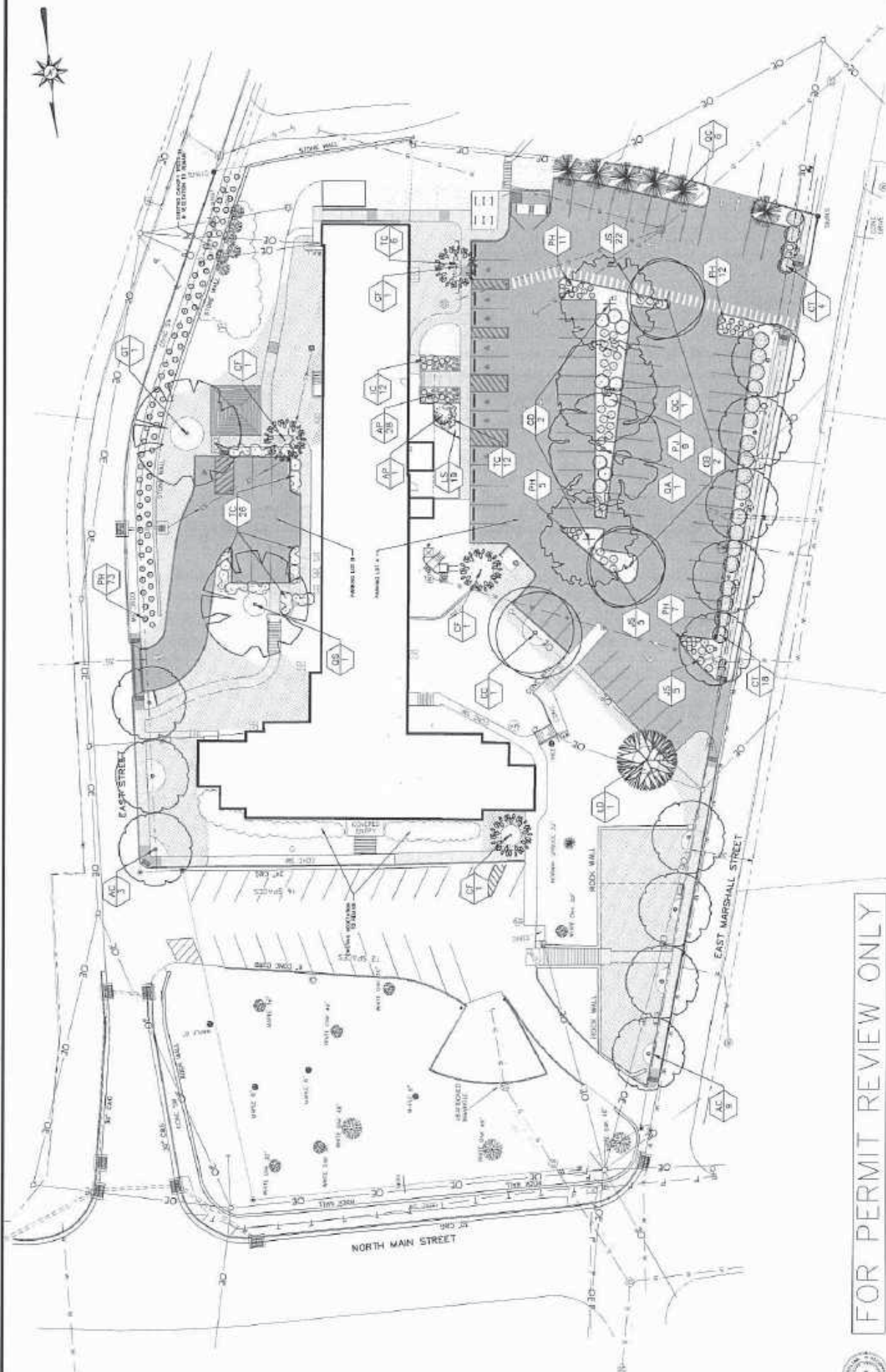












CCLE A199	REV
B2H-1E	5th Edition
NAI	NAI

Georgetown, ST  
Higginbotham, RT  
Houston, TX  
Knoxville, TN  
Miami, FL  
New York, NY  
Philadelphia, PA  
Portland, ME  
San Francisco, CA  
Seattle, WA  
Tampa, FL  
Washington, DC

[illegible]

FOR PERMIT REVIEW ONLY

DESCRIPTION	AMT.	DATE	DISBURSED
DISBURSED	AM		
DISBURSED	AM		
CHECKED	AM		
APPROVED	AM		



## PLANT SCHEDULE

[illegible]

## LANDSCAPE PLANTING NOTES

- [illegible]

#### SOIL PREPARATION

- [illegible]

## ORDINANCE COMPLIANCE SUMMARY

1. NAME \_\_\_\_\_  
 2. DATE \_\_\_\_\_  
 3. TIME \_\_\_\_\_  
 4. LOCATION \_\_\_\_\_  
 5. REASON \_\_\_\_\_  
 6. WITNESSES \_\_\_\_\_  
 7. SIGNATURE \_\_\_\_\_  
 8. DATE \_\_\_\_\_  
 9. TIME \_\_\_\_\_  
 10. LOCATION \_\_\_\_\_  
 11. REASON \_\_\_\_\_  
 12. WITNESSES \_\_\_\_\_  
 13. SIGNATURE \_\_\_\_\_  
 14. DATE \_\_\_\_\_  
 15. TIME \_\_\_\_\_  
 16. LOCATION \_\_\_\_\_  
 17. REASON \_\_\_\_\_  
 18. WITNESSES \_\_\_\_\_  
 19. SIGNATURE \_\_\_\_\_  
 20. DATE \_\_\_\_\_  
 21. TIME \_\_\_\_\_  
 22. LOCATION \_\_\_\_\_  
 23. REASON \_\_\_\_\_  
 24. WITNESSES \_\_\_\_\_  
 25. SIGNATURE \_\_\_\_\_  
 26. DATE \_\_\_\_\_  
 27. TIME \_\_\_\_\_  
 28. LOCATION \_\_\_\_\_  
 29. REASON \_\_\_\_\_  
 30. WITNESSES \_\_\_\_\_  
 31. SIGNATURE \_\_\_\_\_  
 32. DATE \_\_\_\_\_  
 33. TIME \_\_\_\_\_  
 34. LOCATION \_\_\_\_\_  
 35. REASON \_\_\_\_\_  
 36. WITNESSES \_\_\_\_\_  
 37. SIGNATURE \_\_\_\_\_  
 38. DATE \_\_\_\_\_  
 39. TIME \_\_\_\_\_  
 40. LOCATION \_\_\_\_\_  
 41. REASON \_\_\_\_\_  
 42. WITNESSES \_\_\_\_\_  
 43. SIGNATURE \_\_\_\_\_  
 44. DATE \_\_\_\_\_  
 45. TIME \_\_\_\_\_  
 46. LOCATION \_\_\_\_\_  
 47. REASON \_\_\_\_\_  
 48. WITNESSES \_\_\_\_\_  
 49. SIGNATURE \_\_\_\_\_  
 50. DATE \_\_\_\_\_  
 51. TIME \_\_\_\_\_  
 52. LOCATION \_\_\_\_\_  
 53. REASON \_\_\_\_\_  
 54. WITNESSES \_\_\_\_\_  
 55. SIGNATURE \_\_\_\_\_  
 56. DATE \_\_\_\_\_  
 57. TIME \_\_\_\_\_  
 58. LOCATION \_\_\_\_\_  
 59. REASON \_\_\_\_\_  
 60. WITNESSES \_\_\_\_\_  
 61. SIGNATURE \_\_\_\_\_  
 62. DATE \_\_\_\_\_  
 63. TIME \_\_\_\_\_  
 64. LOCATION \_\_\_\_\_  
 65. REASON \_\_\_\_\_  
 66. WITNESSES \_\_\_\_\_  
 67. SIGNATURE \_\_\_\_\_  
 68. DATE \_\_\_\_\_  
 69. TIME \_\_\_\_\_  
 70. LOCATION \_\_\_\_\_  
 71. REASON \_\_\_\_\_  
 72. WITNESSES \_\_\_\_\_  
 73. SIGNATURE \_\_\_\_\_  
 74. DATE \_\_\_\_\_  
 75. TIME \_\_\_\_\_  
 76. LOCATION \_\_\_\_\_  
 77. REASON \_\_\_\_\_  
 78. WITNESSES \_\_\_\_\_  
 79. SIGNATURE \_\_\_\_\_  
 80. DATE \_\_\_\_\_  
 81. TIME \_\_\_\_\_  
 82. LOCATION \_\_\_\_\_  
 83. REASON \_\_\_\_\_  
 84. WITNESSES \_\_\_\_\_  
 85. SIGNATURE \_\_\_\_\_  
 86. DATE \_\_\_\_\_  
 87. TIME \_\_\_\_\_  
 88. LOCATION \_\_\_\_\_  
 89. REASON \_\_\_\_\_  
 90. WITNESSES \_\_\_\_\_  
 91. SIGNATURE \_\_\_\_\_  
 92. DATE \_\_\_\_\_  
 93. TIME \_\_\_\_\_  
 94. LOCATION \_\_\_\_\_  
 95. REASON \_\_\_\_\_  
 96. WITNESSES \_\_\_\_\_  
 97. SIGNATURE \_\_\_\_\_  
 98. DATE \_\_\_\_\_  
 99. TIME \_\_\_\_\_  
 100. LOCATION \_\_\_\_\_  
 101. REASON \_\_\_\_\_  
 102. WITNESSES \_\_\_\_\_  
 103. SIGNATURE \_\_\_\_\_  
 104. DATE \_\_\_\_\_  
 105. TIME \_\_\_\_\_  
 106. LOCATION \_\_\_\_\_  
 107. REASON \_\_\_\_\_  
 108. WITNESSES \_\_\_\_\_  
 109. SIGNATURE \_\_\_\_\_  
 110. DATE \_\_\_\_\_  
 111. TIME \_\_\_\_\_  
 112. LOCATION \_\_\_\_\_  
 113. REASON \_\_\_\_\_  
 114. WITNESSES \_\_\_\_\_  
 115. SIGNATURE \_\_\_\_\_  
 116. DATE \_\_\_\_\_  
 117. TIME \_\_\_\_\_  
 118. LOCATION \_\_\_\_\_  
 119. REASON \_\_\_\_\_  
 120. WITNESSES \_\_\_\_\_  
 121. SIGNATURE \_\_\_\_\_  
 122. DATE \_\_\_\_\_  
 123. TIME \_\_\_\_\_  
 124. LOCATION \_\_\_\_\_  
 125. REASON \_\_\_\_\_  
 126. WITNESSES \_\_\_\_\_  
 127. SIGNATURE \_\_\_\_\_  
 128. DATE \_\_\_\_\_  
 129. TIME \_\_\_\_\_  
 130. LOCATION \_\_\_\_\_  
 131. REASON \_\_\_\_\_  
 132. WITNESSES \_\_\_\_\_  
 133. SIGNATURE \_\_\_\_\_  
 134. DATE \_\_\_\_\_  
 135. TIME \_\_\_\_\_  
 136. LOCATION \_\_\_\_\_  
 137. REASON \_\_\_\_\_  
 138. WITNESSES \_\_\_\_\_  
 139. SIGNATURE \_\_\_\_\_  
 140. DATE \_\_\_\_\_  
 141. TIME \_\_\_\_\_  
 142. LOCATION \_\_\_\_\_  
 143. REASON \_\_\_\_\_  
 144. WITNESSES \_\_\_\_\_  
 145. SIGNATURE \_\_\_\_\_  
 146. DATE \_\_\_\_\_  
 147. TIME \_\_\_\_\_  
 148. LOCATION \_\_\_\_\_  
 149. REASON \_\_\_\_\_  
 150. WITNESSES \_\_\_\_\_  
 151. SIGNATURE \_\_\_\_\_  
 152. DATE \_\_\_\_\_  
 153. TIME \_\_\_\_\_  
 154. LOCATION \_\_\_\_\_  
 155. REASON \_\_\_\_\_  
 156. WITNESSES \_\_\_\_\_  
 157. SIGNATURE \_\_\_\_\_  
 158. DATE \_\_\_\_\_  
 159. TIME \_\_\_\_\_  
 160. LOCATION \_\_\_\_\_  
 161. REASON \_\_\_\_\_  
 162. WITNESSES \_\_\_\_\_  
 163. SIGNATURE \_\_\_\_\_  
 164. DATE \_\_\_\_\_  
 165. TIME \_\_\_\_\_  
 166. LOCATION \_\_\_\_\_  
 167. REASON \_\_\_\_\_  
 168. WITNESSES \_\_\_\_\_  
 169. SIGNATURE \_\_\_\_\_  
 170. DATE \_\_\_\_\_  
 171. TIME \_\_\_\_\_  
 172. LOCATION \_\_\_\_\_  
 173. REASON \_\_\_\_\_  
 174. WITNESSES \_\_\_\_\_  
 175. SIGNATURE \_\_\_\_\_  
 176. DATE \_\_\_\_\_  
 177. TIME \_\_\_\_\_  
 178. LOCATION \_\_\_\_\_  
 179. REASON \_\_\_\_\_  
 180. WITNESSES \_\_\_\_\_  
 181. SIGNATURE \_\_\_\_\_  
 182. DATE \_\_\_\_\_  
 183. TIME \_\_\_\_\_  
 184. LOCATION \_\_\_\_\_  
 185. REASON \_\_\_\_\_  
 186. WITNESSES \_\_\_\_\_  
 187. SIGNATURE \_\_\_\_\_  
 188. DATE \_\_\_\_\_  
 189. TIME \_\_\_\_\_  
 190. LOCATION \_\_\_\_\_  
 191. REASON \_\_\_\_\_  
 192. WITNESSES \_\_\_\_\_  
 193. SIGNATURE \_\_\_\_\_  
 194. DATE \_\_\_\_\_  
 195. TIME \_\_\_\_\_  
 196. LOCATION \_\_\_\_\_  
 197. REASON \_\_\_\_\_  
 198. WITNESSES \_\_\_\_\_  
 199. SIGNATURE \_\_\_\_\_  
 200. DATE \_\_\_\_\_  
 201. TIME \_\_\_\_\_  
 202. LOCATION \_\_\_\_\_  
 203. REASON \_\_\_\_\_  
 204. WITNESSES \_\_\_\_\_  
 205. SIGNATURE \_\_\_\_\_  
 206. DATE \_\_\_\_\_  
 207. TIME \_\_\_\_\_  
 208. LOCATION \_\_\_\_\_  
 209. REASON \_\_\_\_\_  
 210. WITNESSES \_\_\_\_\_  
 211. SIGNATURE \_\_\_\_\_  
 212. DATE \_\_\_\_\_  
 213. TIME \_\_\_\_\_  
 214. LOCATION \_\_\_\_\_  
 215. REASON \_\_\_\_\_  
 216. WITNESSES \_\_\_\_\_  
 217. SIGNATURE \_\_\_\_\_  
 218. DATE \_\_\_\_\_  
 219. TIME \_\_\_\_\_  
 220. LOCATION \_\_\_\_\_  
 221. REASON \_\_\_\_\_  
 222. WITNESSES \_\_\_\_\_  
 223. SIGNATURE \_\_\_\_\_

## FOR PERMIT REVIEW ONLY

RECEIVED	NO.	DATE	DESCRIPTION
PAID			
CHECKED			
APPROVED			

GRAPHIC SCALE

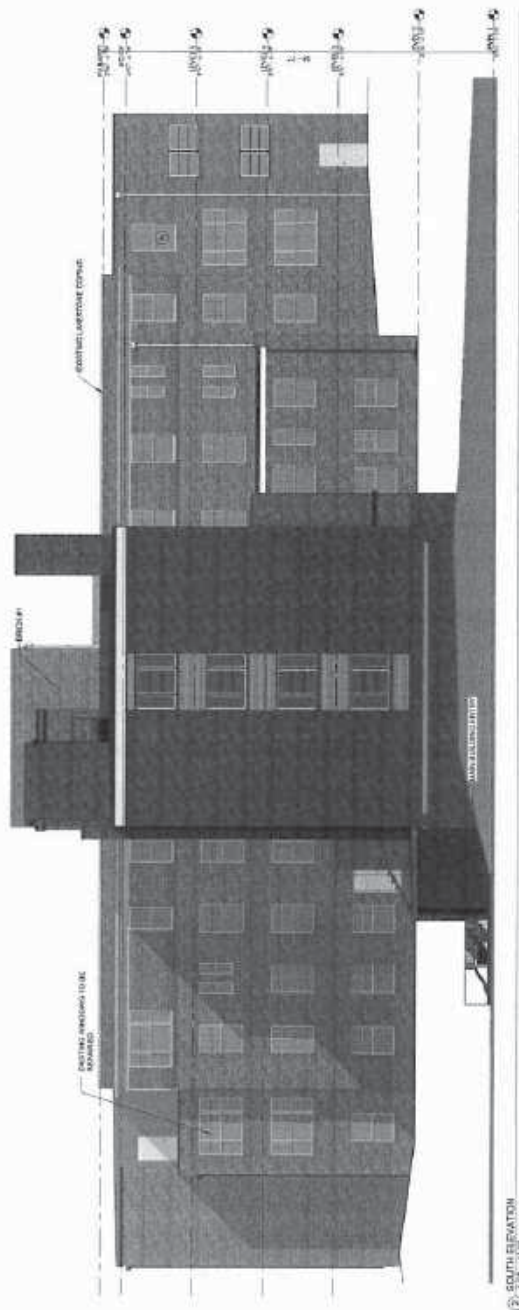
SCALE: 1"=20'-0"

**bell**  
a bell company

Washington, WA  
1-800-718-5472  
naperville, IL  
1-708-888-5482  
rochester, NY  
1-800-718-5482  
atlanta, GA  
1-404-548-5482  
1-800-718-5482

BROOKMONT LOFTS  
1230 N. MAIN ST.  
WAYNESVILLE, NC 27685

LANDSCAPE SCHEDULE & NOTES





[illegible]

Copyright © 2004 by Elsevier

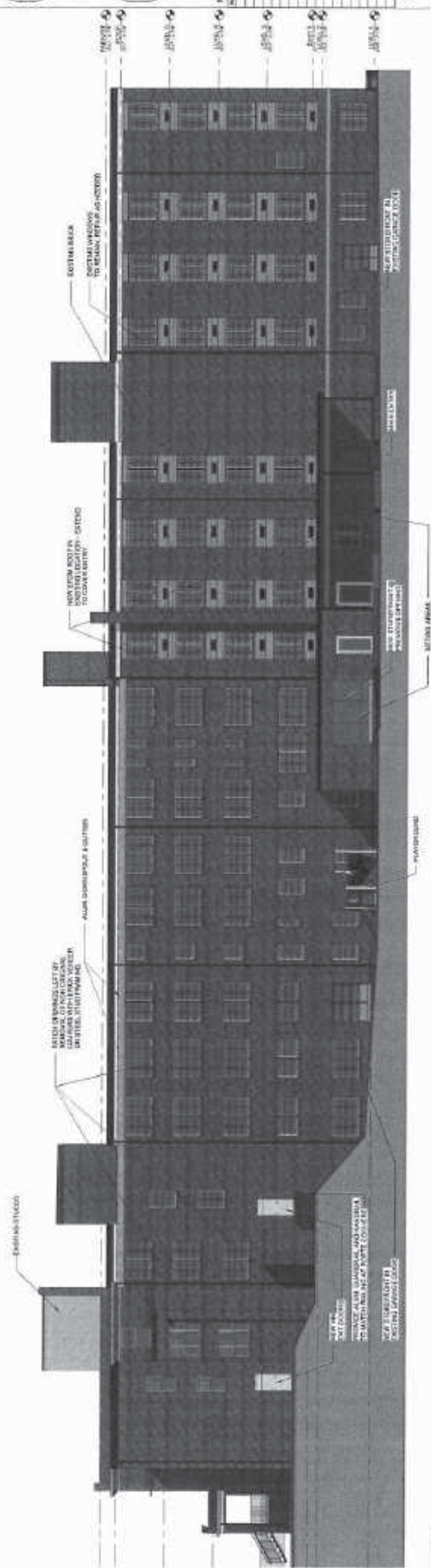
T.Y.P. 2020D

In Table

#### COLOR ELEVATIONS

77

**Abstract**

① EAST ELEVATION...  
1" = 10'-0"

2) WEST ELEVATION  
1" = 12'-0"

## Planning Board Staff Report

Subject: Proposal to Amend LDS Section 4.5  
 Ordinance Section: 4.5 – Accessory Uses and Structures  
 Applicant: Staff-Initiated  
 Meeting Date: August 17, 2020

### Background

Accessory structures are defined by the Land Development Standards as follows:

*A detached subordinate structure(s), the use of which is clearly incidental to and customarily found in connection with a principal building or use, is subordinate to and serves a principal building or use and is subordinate in area, extent and purpose to the principal building or principal use served. This term includes "accessory buildings."*

#### 4.5.2 Location, Setback, and Height

Standards	Single-Family/Two-Family Lots 2 Acres or Less	Single-Family/Two-Family Lots Over 2 Acres	All Other Uses
1. Permitted Location	Side/rear yard only	Permitted in all yards - may not be closer than 30 ft. to right-of-way	Side/rear yard only
2. Side/Rear Yard Encroachment	May not be closer than 5 ft.		Subject to district setbacks (See <a href="#">Section 2.4</a> )
3. Height	Subject to district height provisions (See <a href="#">Section 2.4</a> )		

#### 4.5.3 Maximum Number and Area

Standards	Single-Family/Two-Family Lots Less than 1 Acre	Single-Family/Two-Family Lots 1-3 Acres	All Other Uses and Lots Larger than 3 Acres
1. Maximum Number Permitted	2	2	No Maximum
2. Maximum Area (Accessory Dwelling Unit Area is Exempt)	600 S.F. Per Structure 1,000 s.f. in Aggregate	1,000 S.F. Per Structure 1,400 s.f. in Aggregate	No Maximum



As seen in Tables 4.5.2 and 4.5.3, lots are broken down into three categories per table based on the use being conducted on the lot and on the size of the lot. The primary complaint made by many property owners has been that the maximum number and size of accessory structures is too restrictive for smaller properties. The three categories within Table 4.5.3 are Single-Family/Two-Family Lots Less than 1 Acre, Single-Family/Two-Family Lots 1-3 Acres, and All Other Uses and Lots Larger than 3 Acres. Therefore, according to the LDS, a single-family lot of 0.95 acres would be permitted a considerably smaller accessory structure than a lot of 1.05 acres. These lots would be perceived by most observers to be no different in appearance, scale, or use, yet would have very different allowances for accessory structures.

While there clearly must be some threshold for accessory structure number and size allowances, these tables place lots into a very small number of broad categories. There has been considerable discussion among planning staff concerning possible changes to this section with the creation of a more graduated, "sliding" scale to establish standards for accessory structure number and size.

Planning staff is therefore seeking guidance from the Planning Board regarding the best way to proceed with a proposal to amend or replace Table 4.5.2 and/or Table 4.5.3.

## **Attachments**

Examples of potential changes to the tables regarding accessory structures

## **Suggested Actions**

Recommend changes to Section 4.5 - Accessory Uses and Structures

Standards	Single-Family/Two-Family Lots Less Than 1 Acre	Single-Family/Two-Family Lots 1 Acre – 3 Acres	Single-Family/Two-Family Lots Greater Than 3 Acres	All Other Lots
Permitted Location	Side or Rear Yard Only	Side or Rear Yard Only	Permitted In All Yards	Side or Rear Yard Only
Height	Not Greater Than Principal Structure	Not Greater Than Principal Structure	Subject to District Height Standards	Not Greater Than Principal Structure
Maximum Number Permitted	2	2	No Maximum	No Maximum
Maximum Area	1,000 Square Feet Total	1,500 Square Feet Total	No Maximum	No Maximum

Standards	Single-Family/Two-Family Lots Less Than 1 Acre	Single-Family/Two-Family Lots 1 Acre – 3 Acres	Single-Family/Two-Family Lots Greater Than 3 Acres – 5 Acres	Single-Family/Two-Family Lots Greater Than 5 Acres	All Other Lots
Permitted Location	Side or Rear Yard Only	Side or Rear Yard Only	Permitted In All Yards	Permitted In All Yards	Side or Rear Yard Only
Height	Not Greater Than Principal Structure	Not Greater Than Principal Structure	Subject to District Height Standards	Subject to District Height Standards	Not Greater Than Principal Structure
Maximum Number Permitted	2	2	4	No Maximum	No Maximum
Maximum Area	1,000 Square Feet Total	1,600 Square Feet Total	3,000 Square Feet Total	No Maximum	No Maximum

Standards	Single-Family/Two-Family Lots Less Than 1 Acre	Single-Family/Two-Family Lots 1 Acre – 3 Acres	Single-Family/Two-Family Lots Greater Than 3 Acres – 5 Acres	Single-Family/Two-Family Lots Greater Than 5 Acres	All Other Lots
Permitted Location	Side or Rear Yard Only	Side or Rear Yard Only	Permitted In All Yards	Permitted In All Yards	Side or Rear Yard Only
Height	Not Greater Than Principal Structure	Not Greater Than Principal Structure	Subject to District Height Standards	Subject to District Height Standards	Not Greater Than Principal Structure
Maximum Number Permitted	2	2	4	No Maximum	No Maximum
Maximum Area	Less Than 80% of Principal Structure Footprint	Less Than Principal Structure Footprint	3,000 Square Feet Total	No Maximum	No Maximum