

Monroe A. Miller, Jr.
2200 Camp Branch Road
Waynesville, NC 28786
November 28, 2021

Subject: Who is Kristi Carlton, re: Queen Development?

The Request for Public Information regarding emails from **Elizabeth Teague** and **Byron Hickox** has released a treasure trove of the underbelly of how the Town of Waynesville works.

One of the motivations for requesting this information was to see if there was a pattern of **Elizabeth Teague** and **Byron Hickox** having knowledge of who a potential buyer of the Queen Development was/is, if there was one. **Elizabeth Teague** and **Byron Hickox** knew full well at the time the Browning Branch, LLC was being pencil whipped by the Planning Board who the actual developer was. It was Marek Hevier, not Neal K. Ross.

Well, there was no direct reference to any buyer for the Queen Development in the emails. That can be attributed to one of a couple of possibilities:

- There is no new buyer, and Queen is going to do the development,
- Emails referencing a new buyer has been pulled from the emails that I was sent as a Request for Public Information,
- Any number of other possibilities.

So, one has to do a little detective work, and read between the lines, so to speak. Perusing through these emails has uncovered a couple of items of interest, and they include **Vicki Hyatt**, and someone named Kristi Carlton.

According to GIS, the Queen property was purchased in 1999, for a price of \$66,641, and has an assessed value of \$17,805 (Market value of \$193,600).

Yet, **Vicki Hyatt** sent an email to **Elizabeth Teague** wondering why the Queen property was being listed for \$3.3 Million.

WTF?

So here are the emails...

Maybe you can make better sense of this than I can.

Monroe A. Miller, Jr.
Haywood County Taxpayer

Subject: Fwd: John Queen property sale
Date: Thu, 8 Jul 2021 17:37:50 -0500
From: Vicki Hyatt <vhyatt@themountaineer.com>
To: Elizabeth Teague <eteague@waynesvillenc.gov>

Hi Elizabeth,

It looks as if this property would be in the Waynesville ETJ. The access roads are very narrow and in poor condition. Would there be development guidelines to follow? It's 33 acres of slightly sloping land off Sunnyside Drive and appears to be just beyond a residential development.

Vicki

----- Forwarded message -----

From: Vicki Hyatt <vhyatt@themountaineer.com>
Date: Tue, Jul 6, 2021 at 8:14 PM
Subject: John Queen property sale
To: David Francis <dbfrancis@haywoodnc.net>
Cc: Kris Boyd <Kris.Boyd@haywoodcountync.gov>

I heard John Queen had 30 acres under contract off Sunnyside. It was listed for \$3.3 million. Any idea of what might be going on there?

--

Vicki Hyatt, editor
Mountaineer Publishing, Inc.
220 N. Main St.
Waynesville, NC 28786
828-452-0661 or 828-400-2615

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Vicki Hyatt, editor
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Subject: Queen subdivision thoughts
Date: Mon, 20 Sep 2021 22:40:46 -0500
From: Kristi Carlton <kristicarlton1@gmail.com>
To: Elizabeth Teague <eteague@waynesvillenc.gov>

Hi Elizabeth,

It's Kristi Carlton, the meeting tonight was very interesting. I thought you did a great job with the staff report and handling all of the questions. Speaking of questions, would you be able to meet with me for 20 minutes or so anytime on Tuesday, preferably before 1:00 to clarify some details about our property.

I believe the front part of our property at 18 Allison Acres (East St frontage) is zoned med-high density residential. I'm not clear if the Raccoon Creek plan starts in the middle of our property or at the back of the property between ours and Mr. Queen's, but I believe the back half of our property is zoned low-medium density.

As we are in the city limits on East St, I couldn't help but think several times during the meeting how our 8 acres would be beneficial to the proposed Queen development.

Some specific thoughts:

Higher density clustered development could be planned close to East St.

The city controls East St, not DOT.

We are already connected to city sewer and water.

The main ingress/egress could also be planned off of East with a secondary drive off Sunnyside hopefully alleviating some of the property owners' concerns on Sunnyside Road.

The stub street proposed north of Sunnyside into the existing house parcel could be eliminated and moved farther north as a city street to continue through our property.

The second exit for fire would be provided.

Also, if some of the lots on the platt map were removed to shorten the lengths of the blocks and provide better access to the civic space, perhaps those lots could be made up for on our property in the higher density area if it was all considered as 1 development.

So all of these ideas are just mine that I would like to chat through with you to see if they are even feasible before proposing to other parties. We will be meeting with Mr. Queen sometime on Tuesday, but I'd like to talk to you first, preferably before 1:00. Thank you so much. Feel free to call me anytime.

Best regards,
Kristi Carlton
727-318-3446

Subject: Any update on Sunnyside Road
Date: Wed, 6 Oct 2021 15:24:03 -0500
From: Kristi Carlton <kristicarlton1@gmail.com>
To: Elizabeth Teague <eteague@waynesvillenc.gov>

Hi Elizabeth,

I hope you are doing well. I just wanted to check in with you about happenings on the Sunnyside Road subdivision. I reached out to Jesse Gardner at CDC a couple weeks ago, but haven't heard anything back since as to if the developer has any interest in incorporating our property into the development. We will be listing it for sale later this week.

We are planning to be in Waynesville next Tuesday through 10/19 to stay for the public hearing. Just wanted to confirm with you that it is on the agenda for the 18th meeting and also wondered if there was any interest from the developer as far as meeting with neighbors. Either way is okay with us. I hope you have a great week.

Best Regards,
Kristi Carlton
727-318-3446

Subject: Queen subdivision for Monday night
Date: Wed, 13 Oct 2021 17:27:08 -0500
From: Kristi Carlton <kristicarlton1@gmail.com>
To: Elizabeth Teague <eteague@waynesvillenc.gov>

Hi Elizabeth,

I hope your week is going well. Would you please give me a call when you have a minute to chat about the Queen subdivision? I have a couple questions and am just interested in any developments with the developer. I'd also like to request a copy of the staff report for Monday night be emailed to me when it's available. Thank you so much, I look forward to hearing from you.

Best Regards,
Kristi Carlton
727-318-3446

Subject: Re: FW: 10-16-2021 Planning Board Agenda Packet
Date: Thu, 14 Oct 2021 18:41:45 -0500
From: Kristi Carlton <kristicarlton1@gmail.com>
To: Elizabeth Teague <eteague@waynesvillenc.gov>

Thank you so much for sending the packet Elizabeth. The report answered several of our questions. We will probably want to request plant screening of some type, not sure if you have had discussions to that effect with the developer. I continue to feel that our property would alleviate many of the negative concerns of the current proposal, especially dumping est 800 daily trips on Sunnyside! If you have any thoughts I should know, please call me, otherwise, have a good day tomorrow and we'll see you on Monday evening.
Best,
Kristi Carlton

On Thu, Oct 14, 2021 at 1:56 PM Elizabeth Teague <eteague@waynesvillenc.gov> wrote:

Hi Kristi-

I will not have time to talk today but will have some time Friday morning. Attached is the agenda packet for Monday's Meeting.

Elizabeth Teague, AICP, CTP, CFM | Development Services Director
Town of Waynesville, NC
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(o) 828.456.2004 | (f) 828.452.1492
eteague@waynesvillenc.gov | www.waynesvillenc.gov

From: Esther Coulter <ecoulter@waynesvillenc.gov>
Sent: Thursday, October 14, 2021 12:34 PM
To: Planning Board <planningboard@waynesvillenc.gov>; Leadership Team <LT@waynesvillenc.gov>;
Development Services <DevSvcs@waynesvillenc.gov>; Mayor & Board of Aldermen
<BoA@waynesvillenc.gov>
Cc: Media Contacts <MediaContacts@waynesvillenc.gov>
Subject: 10-16-2021 Planning Board Agenda Packet

The Town of Waynesville Planning Board will hold their regularly scheduled meeting on Monday, October 18, 2021 at 5:30 pm in the Town Hall at 9 South Main Street in downtown Waynesville. The agenda will include:

Continuation of the Preliminary Plat administrative review for 115 homes on PIN: 8615-98-2217, off of Sunnyside Road; and

A public hearing on text amendments to the Sign Ordinance, LDS Chapter 11, to allow digital information to be included in school signs.

A public hearing noticed in the Mountaineer, on a major site plan review for a 14 unit townhome development at Richland and Church Street, PIN 8615-17-6586, has been rescheduled for November 15 at the next regularly scheduled meeting of the planning board.

Agenda packet materials are attached.

Sincerely,
Esther Coulter

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