

TOWN OF WAYNESVILLE Planning Board

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

Development Services
Director
Elizabeth Teague

- Planning Board Members**
 Susan Teas Smith (Chairman)
 Ginger Hain (Vice Chair)
 Stuart Bass
 R. Michael Blackburn
 Tommy Thomas
 Barbara Thomas
 Peggy Hannah
 Jan Grossman
 John Baus

Regular Meeting of the Planning Board Town Hall, 9 South Main Street, Waynesville, NC 28786 Monday, November, 21, 2022, 5:30 PM

A. CALL TO ORDER

1. Welcome/Calendar/Announcements:
 - December 19, 2022, regularly scheduled meeting
 - January 16, 2022, MLK Day, alternative meeting scheduling (January 9 or 23?)
2. Adoption of Minutes will be at next meeting.
 - October 17, 2022, Regular Meeting Minutes and November 7, 2022, Special Called Meeting Minutes are pending.

B. BUSINESS

1. Map Amendment (rezoning) request for 5 properties from Hazelwood Urban Residential (H-UR) to Hazelwood Urban Residential Mixed-Use Overlay-2 (H-UR-MX-O-2) District:
 - .38-acre property at 1434 S. Main St. (PIN 8605-91-5018),
 - .28-acre property at 1458 S. Main St. (PIN 8605-90-3984),
 - .23-acre property at 1484 S. Main St. (PIN 8605-90-3920),
 - .14-acre unaddressed property off S. Main St. (PIN 8605-90-2966),
 - .24-acre property at 24 Belle Meade Dr. (PIN 8605-90-2836).
2. Prioritization work items:
 - Workshop with Board of Aldermen on density and zoning being scheduled in February.
 - Railroad corridor adhoc committee appointments
 - Short Term Rental Discussion and possible Draft Ordinance in March.
 - Architectural guidelines update and building height under review by local architects.

C. PUBLIC COMMENT/CALL ON THE AUDIENCE

D. ADJOURN

Planning Board Staff Report

Meeting Date:	November 21, 2022
Subject:	Map Amendment (Rezoning) Request
Process Type:	Legislative
Location:	Five (5) properties off South Main Street: <ol style="list-style-type: none"> 1. .38-acre property at 1434 S. Main St. (PIN 8605-91-5018), 2. .28-acre property at 1458 S. Main St. (PIN 8605-90-3984), 3. .23-acre property at 1484 S. Main St. (PIN 8605-90-3920), 4. .14-acre unaddressed property off S. Main St. (PIN 8605-90-2966), 5. .24-acre property at 24 Belle Meade Dr. (PIN 8605-90-2836).
Area:	1.27 acres total
Requested Rezoning:	From Hazelwood Urban Residential (H-UR) to Hazelwood Urban Residential Mixed-Use Overlay-2 (H-UR-MX-O-2) District
Applicants:	Owners-initiated map amendment: Gede Suputra, Moi Tham, Jonnie Cure, Daniel Bishop, Jose Del Bosque, and Anthony Sutton.

Background:

This is a legislative hearing on a proposed zoning map amendment for five properties off South Main Street in Waynesville, NC. Chapter 160D-102 defines rezoning as “an amendment to a zoning regulation for the purpose of changing the zoning district that is applied to a specified property or properties.” Section 15.14.12 of the Waynesville Land Development Standards (LDS) states that: “If the Planning Board makes a favorable recommendation, the matter shall be scheduled a public hearing by the Board of Aldermen.”

The current use of the subject properties is for single-family dwellings. The applicants have requested that their properties be rezoned from Hazelwood Urban Residential (H-UR) to Hazelwood Urban Residential Mixed-Use Overlay-2 (H-UR-MX-O-2) District to allow for limited, low-impact commercial uses, in addition to residential.

The purpose and intent of the Hazelwood Urban Residential District is described in LDS Section 2.3.4.B:

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

The purpose of the Mixed-Use Overlay districts is in LDS Section 2.6.2:

“The Mixed-Use Overlay District (MX-O) is a zoning overlay district established to permit certain limited mixed-uses within residential neighborhoods.”

These additional uses are noted as PL (Permitted in Designated Locations on the Land Development Map) in the LDS Table of Permitted Uses (LDS 2.5.3).

Staff Comment:

The owners of the above properties submitted the rezoning requests to allow more commercial uses on their properties. One of the applicants could not sell the house listed as residential, but had a few potential commercial buyers. Other applicants feel that the rezoning to a Mixed-Use Overlay district makes sense since their properties are already directly adjacent to the Country Club Residential Low Density Mixed-Use Overlay (CC-RL-MX-O) and South Main Business Districts which contain commercial uses. Furthermore, Hazelwood Urban Residential Mixed-Use Overlay (H-UR-MX-O) is just about 450 feet away, and across the street and south of this area are existing commercial uses.

Considering the fact that the frontages of these properties may be affected by the NC DOT expansion of the S. Main Street within the next few years, the applicants feel it is reasonable to expand the uses of their properties to make them more appealing for potential buyers on a busy thoroughfare. Once the NCDOT South Main project is completed, these lots would have a close road frontage and be more appealing for businesses than for single family residential.

However, the applicants understand that there are also many residential properties behind them in their current H-UR district. They want to protect the existing neighborhood to the best extent possible without compromising their own property values. That is why this rezoning, if approved, would create a H-UR-MX-O-2 district, where less impactful and less disturbing business uses would be allowed. All residential and other uses currently allowed in their district would stay.

The uses that are currently permitted outright in H-UR include: single and two-family dwellings, townhomes, multi-family, home occupations, child/adult daycare homes, cultural and community facilities, religious institutions, and nurseries. The uses allowed with the special use permit include: residential care facilities for more than 6 people, inns (up to 20/30 rooms), and elementary and secondary schools. Again, if the rezoning request is approved, these uses will still be allowed.

If the properties are rezoned in H-UR-MX-O-2, additional uses would be government services, personal services (barber shops, hair salons, etc.), professional services (legal, accounting, engineering services), studios (arts, dance), neighborhood commercial (3,000 sq ft or less), and neighborhood restaurant.(limited to 3,000 sq ft).

It is important to note that there already exists a H-UR-MX-O zoning district. This proposal is to create a new H-UR overlay district #2 because the applicants do not want to include general commercial developments (such as retail stores) that could compromise the character of the neighborhood. “General Commercial Less than 100,000 sq ft” is an allowed use in the existing H-UR-MX-O district, while the newly created overlay district #2 would exclude this broad commercial use.

Therefore, the Table of Permitted Uses (LDS 2.5.3) would note that this use is not allowed and be updated as follows:

Due to the nature of the current district and the proximity of other commercial and residential zoning districts, the Town staff recommends the rezoning of the proposed properties to H-UR-MX-O-2. Not only the mixed-use overlay district would offer greater flexibility in uses, but it would also serve as an appropriate transition between the surrounding neighborhoods and commercial areas.

Consistency Statement Information:

The Staff recommends that the Planning Board finds that this map amendment is consistent with the Town of Waynesville’s 2035 Comprehensive Land Use Plan and that it is reasonable and in the public interest with the following considerations:

- 1. The properties are designated as Mixed-Use Community and Residential High to Medium Density on the Land Use Map. The proposed additional uses are consistent with this designation.
- 2. The rezoning of these properties will remain consistent with the purposes of the main underlying zoning district- H-UR:
 - “... to encourage infill development and the rehabilitation of existing structures in keeping with the residential scale and character of the existing neighborhood. Limited non-residential uses supporting the community are permitted if contributing in scale, design and use to the area.” (LDS 2.3.4.B)

Public Notifications

The applicants met with the Town staff on October 17, 2022 to discuss the rezoning options and submitted their applications after (exhibits attached) reaching agreement among each other. Public notices were provided with the site postings (10/31/22), letters to adjacent property owners via first class mail (10/31/22), and the Mountaineer newspaper (10/30/22 and 11/6/22).

Requested Actions:

- 1. Motion to find the rezoning request for the five (5) aforementioned properties to Hazelwood Urban Residential Mixed-Use Overlay-2 District as being consistent with the 2035 Land Use Plan and reasonable and in the public interest.
- 2. Motion to recommend the map amendment for approval by the Board of Aldermen.

Attachments:

- 1. Property images: aerial view, zoning map, street view
- 2. Rezoning applications (including the agent authorization form)
- 3. Payment
- 4. Public notifications: 100-ft mailing list, newspaper notice, signs on properties
- 5. Properties on the Land Use Map



To: Town of Waynesville Planning Board
 From: Olga Grooman, Planner
 Date: November 21, 2022
 Subject: Map Amendment Statement of Consistency
 Description: Map amendment related to a rezoning request from Hazelwood Urban Residential (H-UR) to Hazelwood Urban Residential Mixed-Use Overlay-2 (H-UR-MX-O-2) District for five (5) properties off South Main Street
 Address: Town of Waynesville Planning Department (“Development Services”)

The Planning Board hereby adopts and recommends to the Governing Board the following statement(s):

The zoning map amendment **is approved and is consistent with the Town’s Comprehensive Land Use Plan** because: _____

The zoning map amendment and **is reasonable and in the public interest** because:

The zoning map amendment **is rejected because it is inconsistent with the Town’s Comprehensive Land Use Plan and is not reasonable and in the public interest** because _____

In addition to approving this zoning map amendment, this approval is **also deemed an amendment to the Town’s Comprehensive Land Use Plan**. The change in conditions taken into account in amending the zoning ordinance to meet the development needs of the community and why this action is reasonable and in the public interest, are as follows: _____

Planning Board Member _____, made a motion, seconded by _____

The motion passed _____. (*unanimously or vote results here*)

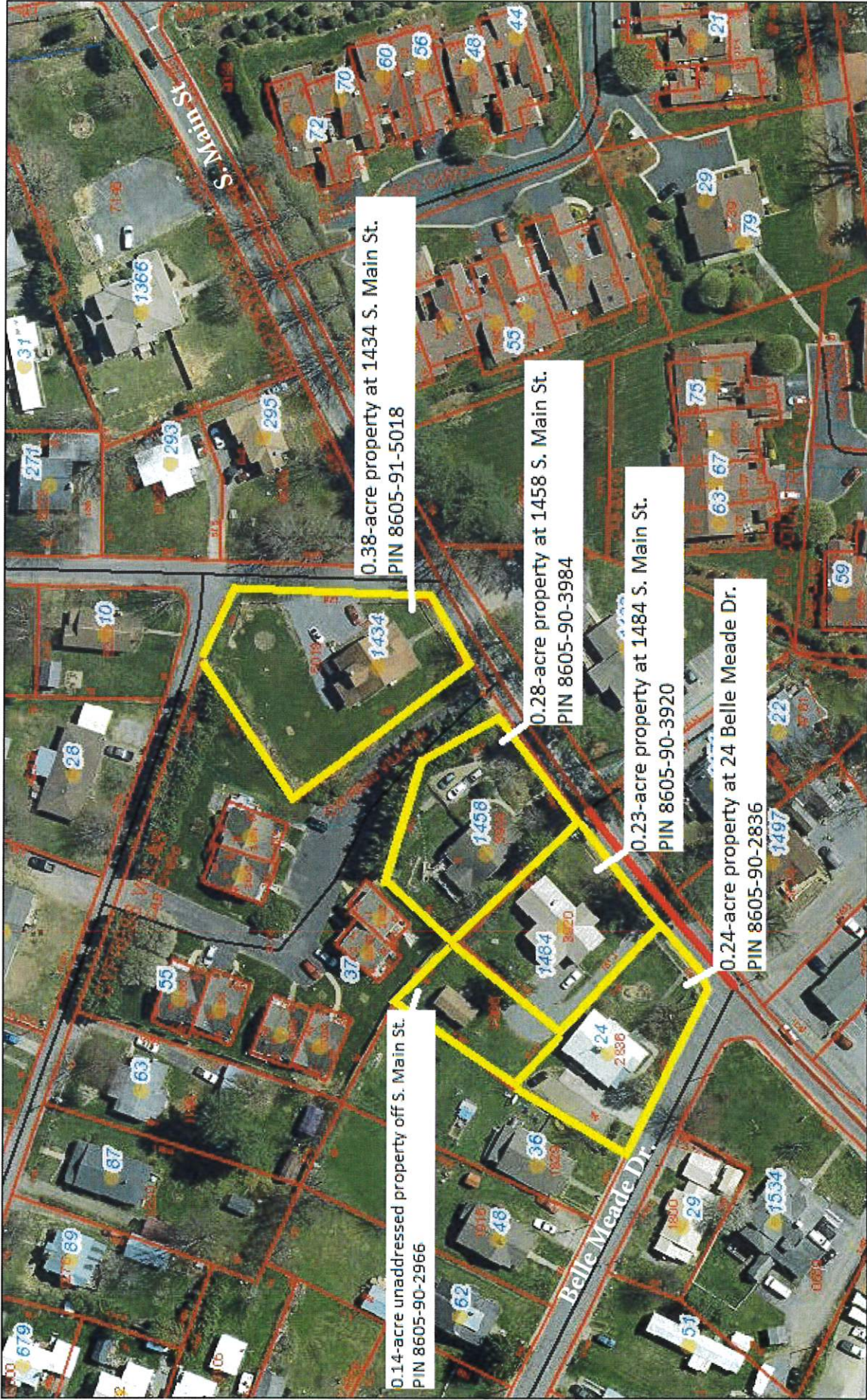
 Susan Teas Smith, Planning Board Chair

 Date

 Esther Coulter, Administrative Assistant

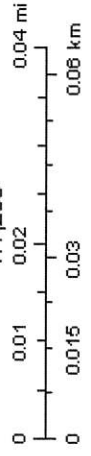
 Date

Haywood County Exhibit 1



October 27, 2022

1:1,200

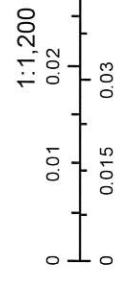


Haywood County

Exhibit 1



October 27, 2022



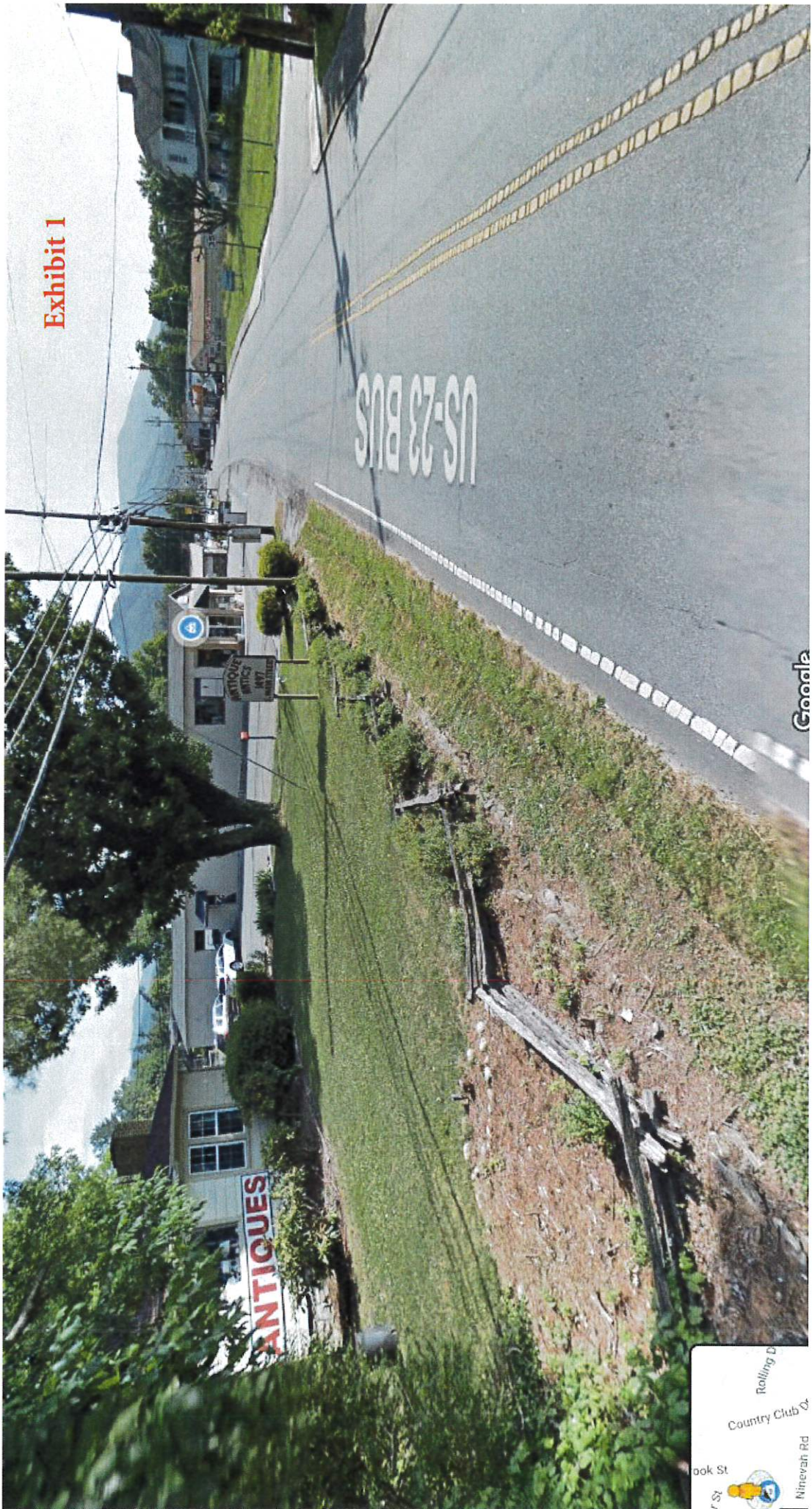


Exhibit 1

Waynesville, North Carolina

Google

Street View - Jun 2019



Waynesville, North Carolina

Google

Street View - Jun 2019



Image capture: Jun 2019 © 2022 Google



Waynesville, North Carolina

Google

Street View - Jun 2019

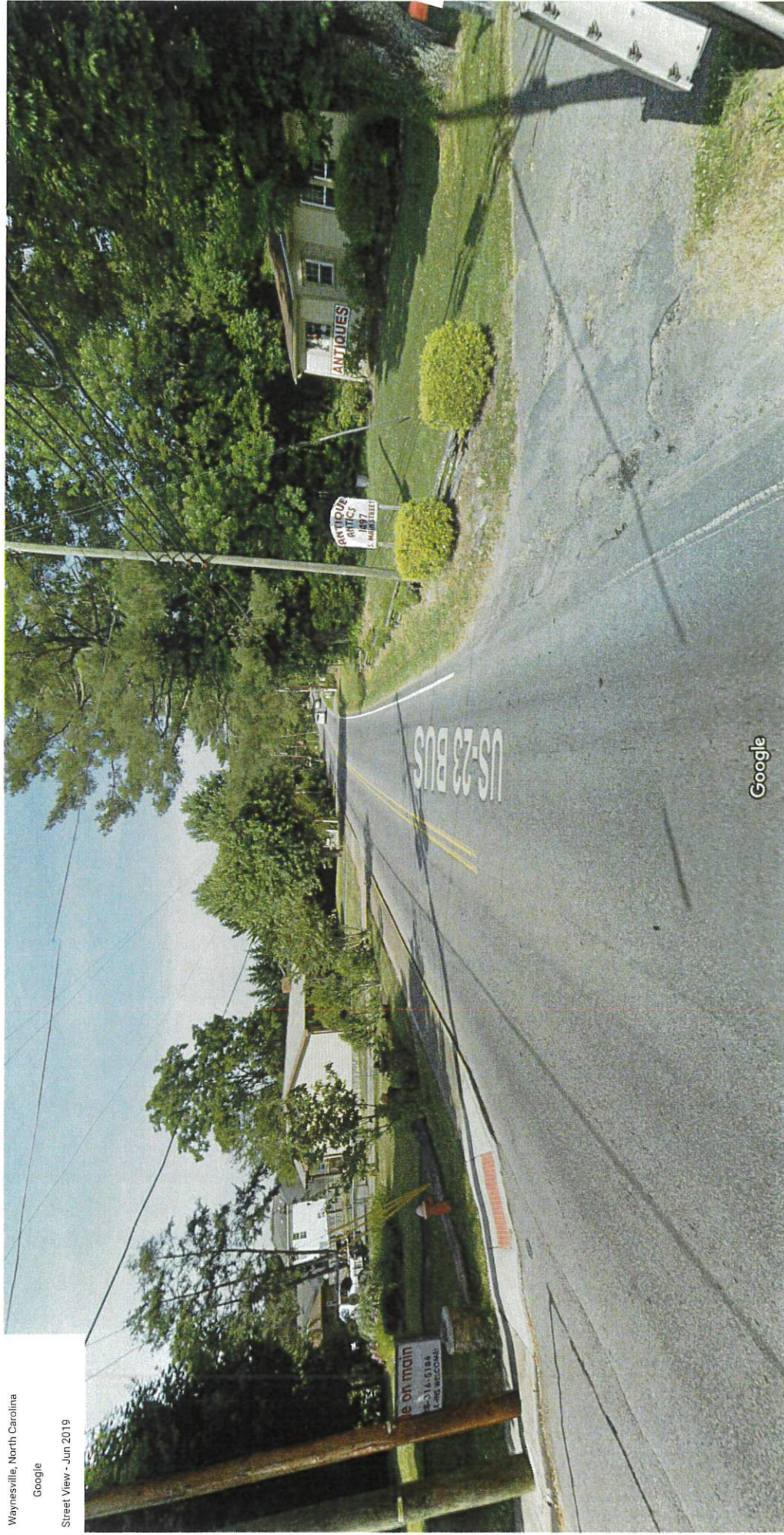
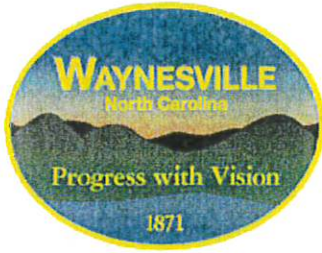


Image capture: Jun 2019 © 2022 Google



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

Exhibit 2

Application for Land Development Standards Map Amendment

Application is hereby made on 10/17, 2022 to the Town of Waynesville for the following map amendment to establish or amend a Conditional District:

Property owner of record: GEDE SUPUTRA, MOI THAM
Address/location of property: 1434 S MAIN ST WAYNESVILLE NC 28786
Parcel identification number(s): 8605-91-5018
Deed/Plat Book/Page, (attach legal description): _____
The property contains 0.38 acres.
Current district: RESIDENT
Requested district: SMALL CAFE / SMALL RETAIL LIKE GIFT SHOP

The property is best suited for the requested change for the following reason(s), (attach additional sheets if necessary):

Applicant Contact Information

Applicant Name (Printed): GEDE SUPUTRA, MOI THAM
Mailing Address: 70 LEIKURE LN WAYNESVILLE NC 28786
Phone(s): 828 215 9843
Email: Jennysuputra@icloud.com

Signature of Property Owner(s) of Record Authorizing Application:

[Handwritten Signature] [Handwritten Signature]

Note: Map Amendment Request, fee is \$500 for one acre or less and \$50 for each additional acre. The request will be scheduled for a hearing before the Waynesville Planning Board before being forwarded to the Board of Aldermen. Please submit application to: Town of Waynesville Development Services Department, 9 South Main Street, Waynesville, NC 28786.

This institution is an equal opportunity provider



TOWN OF WAYNESVILLE
Development Services Department
PO Box 100

9 South Main Street
Waynesville, NC 28786

Exhibit 2

Phone (828) 456-8647 • Fax (828) 452-1492

www.waynesvillenc.gov

Application for Land Development Standards Map Amendment

Application is hereby made on 10/20, 2022 to the Town of Waynesville for the following map amendment to establish or amend a Conditional District:

Property owner of record: Jonnie Cure

Address/location of property: 1458 S. MAIN STREET

Parcel identification number(s): 8605.90.3984

Deed/Plat Book/Page, (attach legal description): 458/242 CASC 1553

The property contains .285 acres.

Current district: URBAN RESIDENTIAL

Requested district: HAZELWOOD OVERLAY (H-UR-NXO)
URBAN RESIDENTIAL MIXED USE

The property is best suited for the requested change for the following reason(s), (attach additional sheets if necessary):

IT WOULD BE HELD WITH THE LEASE OF THE PROPERTY AND ON SALE.

Applicant Contact Information

Applicant Name (Printed): Jonnie Cure

Mailing Address: 253 WILLOW RD WAYNESVILLE 28786

Phone(s): 828.507.0896

Email: jackie@masihomes.com

Signature of Property Owner(s) of Record Authorizing Application:

Jonnie M. Cure owner of record.

Note: Map Amendment Request fee is \$500 for one acre or less and \$50 for each additional acre. The request will be scheduled for a hearing before the Waynesville Planning Board before being forwarded to the Board of Aldermen. Please submit application to: Town of Waynesville Development Services Department, 9 South Main Street, Waynesville, NC 28786.

Exhibit 2

**AUTHORIZATION FOR AGENT TO
APPEAR BEFORE WAYNESVILLE PLANNING BOARD,
ZONING BOARD OF ADJUSTMENT, OR BOARD OF ALDERMEN**

The undersigned Owner or Party with a contract or option to purchase that real property located at 1458 S. MAIN ST in Waynesville or the ETJ area of Waynesville, North Carolina, has submitted an application which is to be heard in a proceeding by Board(s) of the Town of Waynesville, North Carolina. I hereby authorize the following named individual to present my application and case, as my agent at such hearings.

Name of Authorized Agent: JACKIE CURE

Title and Company: DAUGHTER OF OWNER, JONNIE CURE

Address: 253 WILSON RD WAYNESVILLE NC 28796

Phone and email: 828.507.0896 jackie@masihumes.com

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

This the 24 day of OCTOBER, 2022

Owner or Party with Contractual Interest in Property:

Jonnie M. Cure

Address and phone number:

1458 S MAIN STREET

WAYNESVILLE NC 28796

Exhibit 2



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

Application for Land Development Standards Map Amendment

Application is hereby made on October, 21, 20 22 to the Town of Waynesville for the following map amendment:

Property owner of record: Jose A Del Bosque & De Wayne Anthony Sutton

Address/location of property: 24 Belle Meade Dr

Parcel identification number(s): 8605-90-2836

Deed/Plat Book/Page, (attach legal description): 897/1748

The property contains 0.2444 acres.

Current district: Hazelwood Urban Residential

Requested district: New Mixed Use Overlay -
copy Hazelwood Urban Residential MXO BUT REMOVE
General Commercial (less than 100,000 sf)

The property is best suited for the requested change for the following reason(s), (attach additional sheets if necessary):

The property is bordered by South Main Commercial on two sides with businesses across the street
This would maintain a transition between the South Main Street corridor and the residential
neighborhood.

Applicant Contact Information

Applicant Name (Printed): Jose A Del Bosque & De Wayne Anthony Sutton

Mailing Address: 124 Browning Road, Waynesville NC 28786

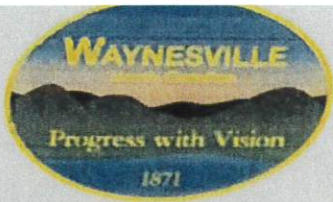
Phone(s): (828)335-5556

Email: _____

Signature of Property Owner(s) of Record Authorizing Application:

[Handwritten Signature]

Note: Map Amendment Requests require a fee based on the size and number of lots being requested for amendment. The request will be scheduled for the next agenda opening for the Waynesville Planning Board. Please submit application to: Town of Waynesville Development Services Department, 9 South Main Street, Waynesville, NC 28786.



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

Exhibit 2

Application for Land Development Standards Map Amendment

Application is hereby made on Oct 24, 2022 to the Town of Waynesville for the following map amendment to establish or amend a Conditional District:

Property owner of record: DANIEL F BISHOP
 Address/location of property: 1484 S. MAIN ST
 Parcel identification number(s): ~~865~~ 8605-90-3920 / 8605-90-2966
 Deed/Plat Book/Page, (attach legal description): DEED 533 PAGE 988
 The property contains 3.69 acres. PLAT CABINET C, SLOT 1553
 Current district: H-UR
 Requested district: MIXED USE OVERLAY

The property is best suited for the requested change for the following reason(s), (attach additional sheets if necessary):

Applicant Contact Information

Applicant Name (Printed): DANIEL F BISHOP
 Mailing Address: 1484 S. MAIN ST WAYNESVILLE NC 28786
 Phone(s): 828 508 7517
 Email: DANIELFBISHOP43@GMAIL.COM

Signature of Property Owner(s) of Record Authorizing Application:

Daniel Bishop

The Map Amendment Request fee is \$500 for one acre or less and \$50 for each additional acre. The request will be scheduled for a hearing before the Waynesville Planning Board before being forwarded to the Board of Commissioners. Please submit application to: Town of Waynesville Development Services Department, 9 South Main Street, Waynesville, NC 28786.

TOWN OF WAYNESVILLE
280 GEORGIA AVENUE
WAYNESVILLE NC 28786

MISC RECEIPT 2819283
REFERENCE Rezoning
DATE/TIME 10/10/22 09:55
CLERK 2044ecou
CUSTOMER Masi Homes LLC
EFF. DATE 10/10/2022
DEPT

Exhibit 3

01

TOTAL: 500.00
500.00

PMT TYPE QTY REF
CHECK 1 4303

AMOUNT
500.00



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

Exhibit 4

October 31, 2022

Notice of Public Hearing Town of Waynesville Planning Board

The Town of Waynesville Planning Board will hold a **public hearing on November 21, 2022 at 5:30 pm**, in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider a rezoning request from Hazelwood Urban Residential (H-UR) to Hazelwood Urban Residential Mixed-Use Overlay-2 (H-UR-MXO-2) District for five (5) properties:

- .38-acre property at 1434 S. Main St. (PIN 8605-91-5018),
- .28-acre property at 1458 S. Main St. (PIN 8605-90-3984),
- .23-acre property at 1484 S. Main St. (PIN 8605-90-3920),
- .14-acre unaddressed property off S. Main St. (PIN 8605-90-2966),
- .24-acre property at 24 Belle Meade Dr. (PIN 8605-90-2836).



For more information contact the Development Services Department at: (828) 356-1172, email: ogrooman@waynesvillenc.gov, mail: 9 South Main Street, Suite 110, Waynesville, NC 28786.

PATEL, JATIN
SHAH, HARDIK
65 S MAIN ST
WAYNESVILLE, NC 28786

PENSCO TRUST CO/CUST;
WILLIAM S DANIELS IRA
PO BOX 173859
DENVER, CO 80217

Exhibit 4

JOYCE, BARBARA L
378 BRUNSWICK DR
WAYNESVILLE, NC 28786

WAYNESVILLE PROFESSIONAL PROPER
PO BOX 207
WAYNESVILLE, NC 28786

WILLIAMS, CECIL W JR;
WILLIAMS, PEGGY M
PO BOX 1726
CLYDE, NC 28721

MILLER, RICHARD A
20 CHURCH ST
WAYNESVILLE, NC 28786

HORNER, KAREN T
35 CYPRESS VILLA LN
WAYNESVILLE, NC 28786

JULIA STOVALL JETER REV/TR;
C/O JULIA STOVALL JETER/TR
2411 RAMBLEWOOD LN
CHARLOTTE, NC 28210

CURE, JONNIE M
1458 S MAIN ST
WAYNESVILLE, NC 28786

COFFEY, KRISTIN
30 CAROLINA AVE
WAYNESVILLE, NC 28786-1930

BETHEL PROFESSIONAL BUILDING LLC
1543 S MAIN ST
WAYNESVILLE, NC 28786

WEST, KRISTIN COFFEY
30 CAROLINA AVE
WAYNESVILLE, NC 28786

CLARK, EMILY J;
NICHOLS, JACOB D
271 BROOK ST
WAYNESVILLE, NC 28786

RUIZ-CAMACHO, ROSITA;
CAMACHO, JUAN RAMON
275 HYATT STREET
WAYNESVILLE, NC 28786

LEE, BARRY KEITH
63 POPLAR ST
WAYNESVILLE, NC 28786

ATWOOD, ERYC;
FELTS, CHARLIENE
56 DIVIT RD
WAYNESVILLE, NC 28785

BISHOP, DANIEL J/TR;
DANIEL J BISHOP REV TRUST
1484 S MAIN ST
WAYNESVILLE, NC 28786-2154

SUPUTRA, GEDE;
THAM, MOI
70 LEISURE LN
WAYNESVILLE, NC 28786-1326

10 COUNTRY CLUB COMMON AREA OWN
10 COUNTRY CLUB DR
WAYNESVILLE, NC 28786

PENSCO TRUST CO/CUST;
WILLIAM S DANIELS IRA
PO BOX 173859
DENVER, CO 80217

SIPLON, KRISTI
1471 S MAIN ST
WAYNESVILLE, NC 28786

MCKAY-SMITH ENTERPRISES LLC
33 MEADOWIND CT
WAYNESVILLE, NC 28786

MCCONNELL, BILLY RAY
139 TREE LINE TRL
WAYNESVILLE, NC 28785-6388

BISHOP, DANIEL J/TR;
DANIEL J BISHOP REV TRUST
1484 S MAIN ST
WAYNESVILLE, NC 28786-2154

BISHOP, CHRISTY L
10 POPLAR ST
WAYNESVILLE, NC 28786

RARY, JULIA T;
RARY, BRUCE A
29 BELLE MEADE DR
WAYNESVILLE, NC 28786

MILLER, RICHARD A
20 CHURCH ST
WAYNESVILLE, NC 28786

DEL BOSQUE, JOSE A;
SUTTON, DE WAYNE ANTHONY
PO BOX 1572
WAYNESVILLE, NC 28786-1572

CYPRESS VILLAS COMMON AREA OWNE
PO BOX 3025
WAYNESVILLE, NC 28786

MORISSETTE, EVIAN MONTANA;
TRAPP, ISABELLA M
293 BROOK ST
WAYNESVILLE, NC 28786

FARNAM, DEBBIE LEE
271 BROOK ST
WAYNESVILLE, NC 28786

MCCONNELL, ERYK R
28 POPLAR ST
WAYNESVILLE, NC 28786

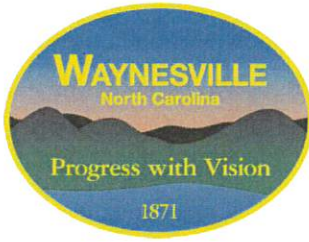
MCKAY-SMITH ENTERPRISES LLC
389 E MARSHALL ST
WAYNESVILLE, NC 28786

Exhibit 4

DEL BOSQUE, JOSE A;
SUTTON, DE WAYNE ANTHONY
24 BELLE MEADE DR
WAYNESVILLE, NC 28786

SUPUTRA, GEDE;
THAM, MOI
1434 S MAIN ST
WAYNESVILLE, NC 28786

JACKIE CURE
253 WILLOW RD
WAYNESVILLE, NC 28786



TOWN OF WAYNESVILLE

Development Services Department

PO Box 100
 9 South Main Street
 Waynesville, NC 28786
 Phone (828) 456-8647 • Fax (828) 452-1492
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Exhibit 4

FOR PUBLICATION IN THE MOUNTAINEER: October 30 and November 6 Editions

Date: October 26, 2022

Contact: Olga Grooman, (828) 356-1172

Notice of Public Hearing

Town of Waynesville Planning Board

The Town of Waynesville Planning Board will hold a **public hearing on November 21, 2022 at 5:30 pm**, in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider:

1. A rezoning request from Hazelwood Urban Residential (H-UR) to Hazelwood Urban Residential Mixed-Use Overlay-2 (H-UR-MXO-2) District for five (5) properties:
 - .38-acre property at 1434 S. Main St. (PIN 8605-91-5018),
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 - .24-acre property at 24 Belle Meade Dr. (PIN 8605-90-2836).

For more information contact the Development Services Department at: (828) 356-1172, email: ogrooman@waynesvillenc.gov, mail: 9 South Main Street, Suite 110, Waynesville, NC 28786.

Exhibit 4



Exhibit 4

For Bishop's

1484

THE TOWN OF WAYNESVILLE
PLANNING BOARD
WILL HOLD A
PUBLIC HEARING
ON NOVEMBER 21, 2022, AT 5:30 PM
IN THE TOWN HALL BOARD ROOM AT
9 SOUTH MAIN ST.
TO CONSIDER A REZONING REQUEST
CONTACT THE DEVELOPMENT SERVICES DEPARTMENT
828-456-8647



Exhibit 4

THE TOWN OF WAYNESVILLE
PLANNING BOARD
WILL HOLD A
PUBLIC HEARING
ON NOVEMBER 21, 2022, AT 5:30 PM
IN THE TOWN HALL BOARD ROOM AT
9 SOUTH MAIN ST.
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7 APPENDIX

Future Land Use Map

Exhibit 5

