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7015 1520 0001 025T 5T02

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\$ .50

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\$ 6.95

Sent To

Travis Smith

Street and Apt. No., or PO Box No.

85 Mississippi Ave

City, State, ZIP+4®

Waynesville NC 28786

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



## TOWN OF WAYNESVILLE

Development Services Department

P.O. Box 100

9 South Main Street

Waynesville, NC 28786

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

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

November 30, 2018

Travis Smith  
85 Mississippi Avenue  
Waynesville, NC 28786

RE: Use of property as vehicle storage

Dear Mr. Smith,

I am writing this letter to inform you of a Zoning Violation that has come to the attention of the Town of Waynesville Development Services Department. It is evident that the property described as 1459 Brown Avenue (PIN 8605-81-6159) is being used as a storage location for vehicles. It appears that these vehicles have been hauled or towed to this location, are in need of repair, and are associated with Triangle Automotive Repair, located at 1404 Brown Avenue. The storage of these vehicles at this location violates the Town of Waynesville's Land Development Standards.

This property is located within the Hazelwood Urban Residential District. The two use types, Outside Storage and Vehicle Services, are not permitted within this zoning district. Therefore, vehicle storage and any associated towing activity cannot be conducted at this location.

Please discontinue the storage of vehicles and any associated towing activity on the property at 1459 Brown Avenue within 30 days of the receipt of this letter. Failure to discontinue this particular activity by this date can result in fines or other legal action against you.

Thank you in advance for your cooperation regarding this matter. If you have any additional questions or comments, please do not hesitate to contact Byron Hickox at 828-452-0401 or by email at [bhickox@waynesvillenc.gov](mailto:bhickox@waynesvillenc.gov).

Sincerely,

Byron Hickox  
Land Development Administrator



**TOWN OF WAYNESVILLE**  
Development Services Department  
P.O. Box 100  
9 South Main Street  
Waynesville, NC 28786  
Phone (828) 456-8647 • Fax (828) 456-8648  
www.waynesvillenc.gov

April 11, 2019

Travis Smith  
85 Mississippi Avenue  
Waynesville, NC 28786

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<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$ 1.50	
Total Postage and Fees	\$ 6.95	
Sent To	Travis Smith	
Street and Apt. No., or PO Box No.	85 Mississippi Ave.	
City, State, ZIP+4®	Waynesville, NC 28786	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

RE: Use of property as vehicle storage

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I am writing this letter to inform you of a Zoning Violation that has come to the attention of the Town of Waynesville Development Services Department. It is evident that the property described as 1459 Brown Avenue (PIN 8605-81-6159) is being used as a storage location for vehicles. It appears that these vehicles have been hauled or towed to this location, are in need of repair, and are associated with Triangle Automotive Repair, located at 1404 Brown Avenue. The storage of these vehicles at this location violates the Town of Waynesville's Land Development Standards. This letter is your second notification regarding this violation.

This property is located within the Hazelwood Urban Residential District. The two use types, Outside Storage and Vehicle Services, are not permitted within this zoning district. Therefore, vehicle storage and any associated towing activity cannot be conducted at this location.

Please discontinue the storage of vehicles and any associated towing activity on the property at 1459 Brown Avenue within 30 days of the receipt of this letter. Failure to discontinue this particular activity by this date can result in fines or other legal action against you.

Thank you in advance for your cooperation regarding this matter. If you have any additional questions or comments, please do not hesitate to contact Byron Hickox at 828-452-0401 or by email at [bhickox@waynesvillenc.gov](mailto:bhickox@waynesvillenc.gov).

Sincerely,

Byron Hickox  
Land Development Administrator

7076 1370 0001 9649 5737

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Postmark  
Here

Postage

\$ .50

Total Postage and Fees

\$ 6.95

9-18-19

Sent To

Travis Smith

Street and Apt. No., or PO Box No.

85 Mississippi Ave

City, State, ZIP+4®

Waverlyville, NC 28786





## TOWN OF WAYNESVILLE

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

September 18, 2019

Travis Smith  
85 Mississippi Avenue  
Waynesville, NC 28786

RE: Addition of Impervious Parking Surfaces on Residential Property

Dear Mr. Smith,

I am writing this letter to inform you of a possible zoning violation that has come to the attention of the Town of Waynesville Development Services Department. A considerable area on the property at 1459 Brown Avenue has been covered with gravel. This area is used to park various vehicles. Gravel, when used as a parking surface, is considered an impervious surface.

This property is located within the Hazelwood Urban Residential District. This district requires that each lot maintain at least 10% of its area as pervious surface. With the combination of the single-family dwelling, two accessory structures, the gravel driveway off of Belle Meade Drive, and the large graveled parking area on Brown Avenue, it appears that the lot in question is possibly not compliant with this requirement.

Please submit a site plan, drawn to scale, to our office showing the exact measurements of the areas mentioned above, along with a total calculation of pervious and impervious areas on the property.

Thank you in advance for your cooperation regarding this matter. If you have any additional questions or comments, please do not hesitate to contact Byron Hickox at 828-452-0401 or by email at [bhickox@waynesvillenc.gov](mailto:bhickox@waynesvillenc.gov).

Sincerely,

Byron Hickox  
Land Development Administrator

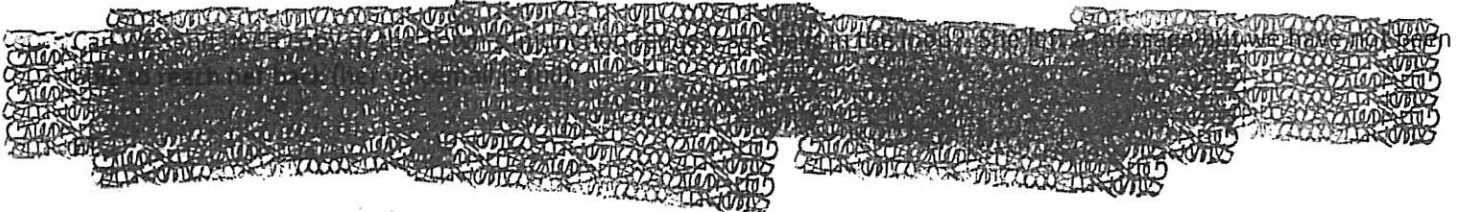
cc: Bill Cannon, Town Attorney

## Bill Cannon

---

**From:** Elizabeth Teague <eteague@waynesvillenc.gov>  
**Sent:** Monday, November 04, 2019 9:04 AM  
**To:** Bill Cannon; Rob Hites  
**Cc:** Jody Nichols; Byron Hickox  
**Subject:** Patti Caskey

FYI - We received a message Friday from Patti Caskey who owns the property at 1449 Brown Avenue (next door to Travis Smith property where he took down the house and is parking vehicles associated with his business). She is upset that he is "being allowed to do whatever he wants." She said she just might tear down her house and put up a storage building since the Town's not going to do anything.



Elizabeth Teague, AICP, CTP, CFM | Development Services Director

Town of Waynesville, NC

9 S. Main Street | PO Box 100 | Waynesville, NC 28786

(o) 828.456.2004 | (f) 828.452.1492

[eteague@waynesvillenc.gov](mailto:eteague@waynesvillenc.gov) | [www.waynesvillenc.gov](http://www.waynesvillenc.gov)





DATE 12/29/15 BY KH

Mike Matthews By: 12/21/15  
Haywood County Tax Collector  
against parcel number 2005-81-6159  
There are no delinquent taxes due that are a lien  
HAYWOOD COUNTY TAX CERTIFICATION



**2015010802**  
HAYWOOD CO, NC FEE \$28.00  
STATE OF NC REAL ESTATE EXTX  
**\$190.00**  
PRESENTED & RECORDED  
12-29-2015 12:03:46 PM  
SHERRI C. ROGERS  
REGISTER OF DEEDS  
BY: AMANDA GUTERREZ  
DEPUTY  
**BK: RB 898**  
**PG: 2379-2381**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$190.00

Parcel Identifier No: 2605-81-6159 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: James W. Kirkpatrick, III, PA, 37 Branner Avenue, Waynesville, NC 28786

This instrument was prepared by: David F. Sutton, Attorney

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 29th day of December, 2015, by and between

**GRANTOR**

**GRANTEE**

Bobby Joe McClure and wife,  
Bobbie Jean McClure  
214 Knollwood Drive  
Waynesville, NC 28786

Travis D. Smith  
85 Mississippi Avenue  
Waynesville, NC 28786

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of Waynesville, Waynesville Township, Haywood County, North Carolina and more particularly described as follows:  
SEE ATTACHED EXHIBIT "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_ page \_\_\_\_\_.  
All or a portion of the property herein conveyed \_\_\_ includes or X does not include the primary residence of a Grantor.  
A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: \_\_\_\_\_ (Entity Name) Bobby Joe McClure (SEAL)  
 Print/Type Name: Bobby Joe McClure

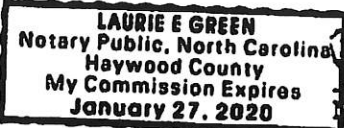
By: \_\_\_\_\_ Bobbie Jean McClure (SEAL)  
 Print/Type Name: Bobbie Jean McClure

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name: \_\_\_\_\_

State of North Carolina - County or City of Haywood

I, the undersigned Notary Public of the County or City of Haywood and State aforesaid, certify that Bobby Joe McClure and wife, Bobbie Jean McClure personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 29th day of December, 2015.



Laurie E Green  
 Notary Public  
 Notary's Printed or Typed Name

My Commission Expires: 01/27/2020  
 (Affix Seal)

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
 (Affix Seal)

\_\_\_\_\_  
 Notary Public  
 Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that \_\_\_\_\_ he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, \_\_\_\_\_ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
 (Affix Seal)

\_\_\_\_\_  
 Notary Public  
 Notary's Printed or Typed Name

**EXHIBIT "A"**

**BEGINNING** at the Southwest corner of Hobert G. Henry and wife's lot (Book 130, Page 89, Haywood County Registry), said corner being at the intersection of Laurel (now Church) Street and Richland Street (formerly known as Allens Creek Road), and running thence S. 73 deg. E. 200 feet with the Southern boundary line of Hobert G. Henry lot to a stake; thence S. 17 deg. W. (with line between Lots Nos. 230 and 231 in the subdivision hereinafter referred to) 139 feet to a stake in North margin of Beech Street; thence with margin of said Beech Street N. 67 deg. W. 136 feet to a stake at the intersection of Beech Street with Richland Street; thence with the East margin of Richland Street in a Northerly direction to the **BEGINNING**, and **BEING** a portion of Lots Nos. 228, 229 and 230 in Block "O" of Brookwood Subdivision as per plat recorded in Plat Book A, Page 90 in the office of the Register of Deeds of Haywood County.

**EXCEPTING** that 0.232 acre tract described in that deed dated March 31, 1983 from Wayne S. McClure et ux. to John David McClure, recorded in Deed Book 339, Page 646, Haywood County Registry.

**BEING** the same property described in deed dated June 2, 1994 from Wayne S. McClure (unremarried widower) to Bobby Joe McClure, recorded in Book 442, Page 118, Haywood County Registry.

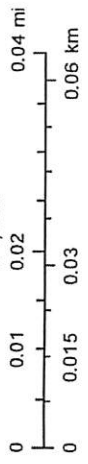


# Haywood County

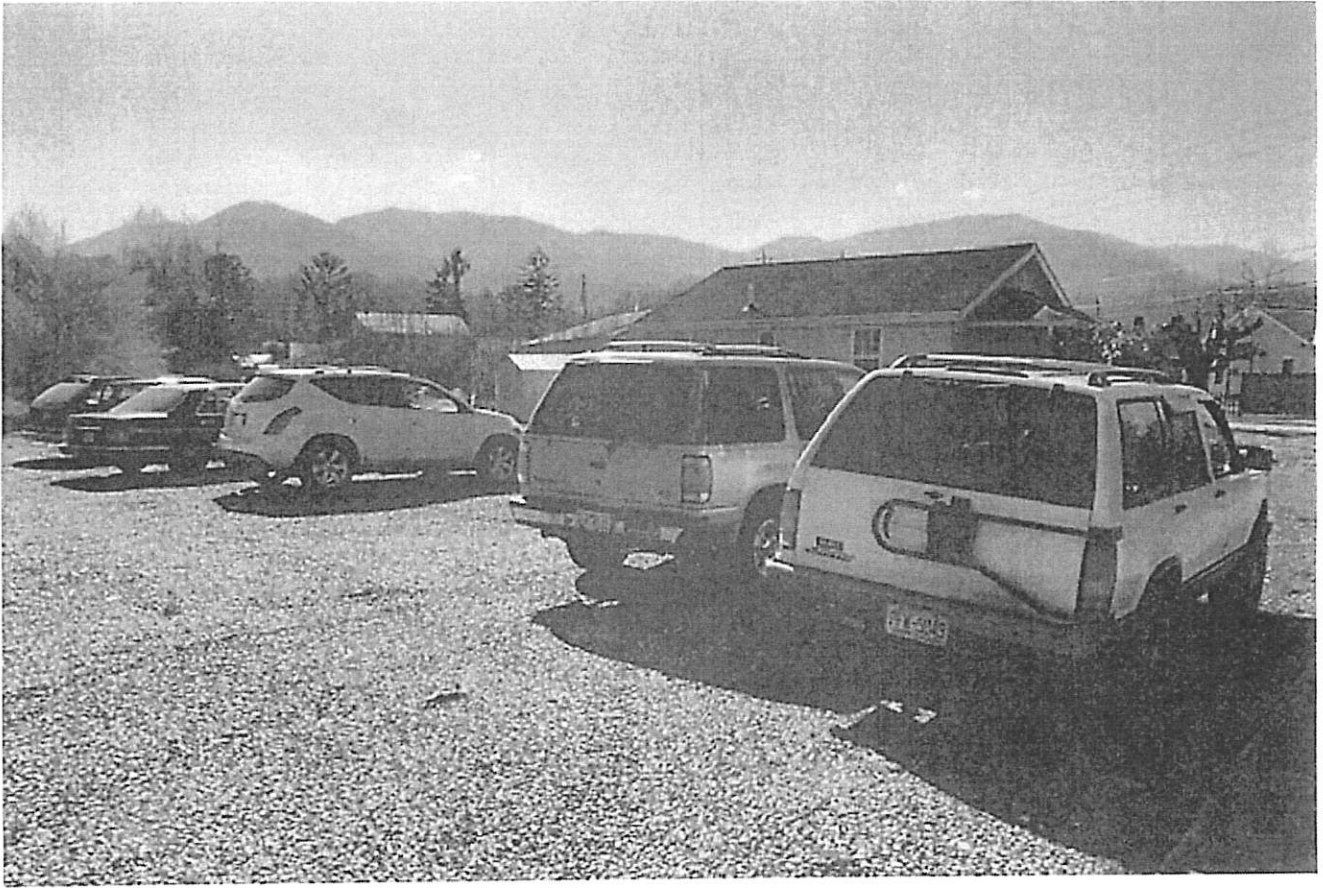


November 5, 2019

1:1,200

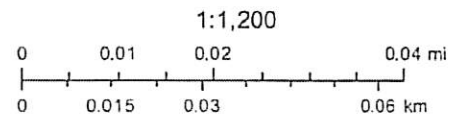


3/27/19

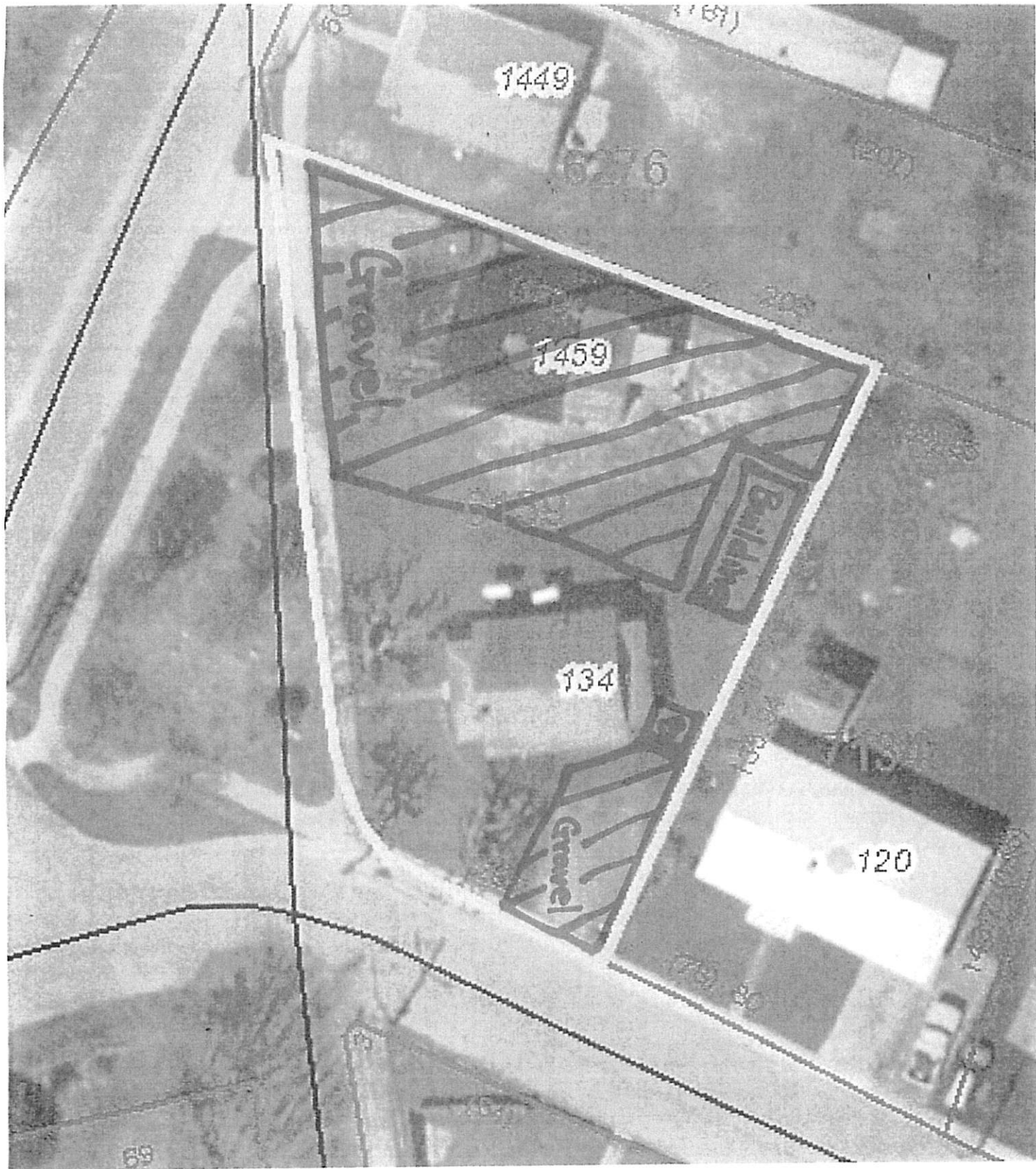




September 10, 2019







1449

6276

1459

134

120

Gravel

Building

Gravel

68

39

1187

1207

131

1412

140

157

## Byron Hickox

---

**From:** Bill Cannon <bcannon@cannonlawpc.net>  
**Sent:** Tuesday, November 5, 2019 9:00 AM  
**To:** Byron Hickox  
**Cc:** Elizabeth Teague; Rob Hites  
**Subject:** Suit for Injunctive Relief Against Travis Smith  
**Attachments:** 20191105 Complaint 2019.2058.pdf; 20191105 GIS Map of 1459 Brown Avenue Property 2019.2058.pdf

Byron,

I have attached final version of suit for injunctive relief against Travis Smith and a GIS map showing the property described in Exhibit A. If the Complaint is correct I need to get your verification signed and notarized. I can have a notary from my office come by this morning and witness your signing the verification and then notarize your signature and bring the original back to my office so we can file the complaint. We should not use a Town employee to notarize your signature.

Please let me know if the Complaint is correct and when I can send someone over.

Bill

CANNON LAW, P.C.

William E. Cannon, Jr.

[www.cannonlawpc.net](http://www.cannonlawpc.net)

**Telephone**            **Fax**  
(828) 456-4800        (828) 456-8700

**Send all mail to:**  
Post Office Box 207  
Waynesville, NC 28786

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STATE OF NORTH CAROLINA  
COUNTY OF HAYWOOD

IN THE GENERAL COURT OF JUSTICE  
SUPERIOR COURT DIVISION

FILE NUMBER:

THE TOWN OF WAYNESVILLE,  
a North Carolina Municipal Corporation,

Plaintiff,

v.

TRAVIS D. SMITH,

Defendant.

**COMPLAINT FOR INJUNCTIVE RELIEF**

COMES NOW the Plaintiff, Town of Waynesville, North Carolina (hereafter the "Town") and shows the Court the following:

1.

Plaintiff is a body politic and corporate of North Carolina.

2.

Defendant is the owner of property located at 1459 Brown Avenue (hereafter the "Subject Property"), within the Town limits, and more particularly described in Exhibit A, which is attached hereto and made a part hereof.

3.

This civil action arises out of ongoing activity located upon the Subject Property.

4.

The Defendant is subject to the jurisdiction of the Court.

5.

Venue is proper in Haywood County, North Carolina.

6.

This action is brought within the applicable statute of limitations.

7.

The Town is authorized by Section 160A-174 of the North Carolina General Statutes to define, prohibit, regulate, or abate acts, omissions, or conditions detrimental to the health, safety, or welfare of its citizens and the peace and dignity of this Town, and may define and abate nuisances.

8.

N.C. Gen. Stat. § 160A-381(a) specifically permits the Town to adopt zoning and development regulation ordinances regulating and restricting the location and use of buildings, structures, and land.

9.

N.C. Gen. Stat. § 160A-382(a) authorizes the Town to divide its territorial jurisdiction into districts that are deemed best suited to carry out the purposes of Article 19, Part 1 of the North Carolina General Statutes, and within those districts the Town may regulate and restrict the use of buildings, structures, or land.

10.

Prior to the activity upon the Subject Property that is the subject of this civil action, the Town adopted zoning regulations in accordance with a comprehensive plan.

11.

Prior to the activity that is the subject of this civil action first occurring, the Town caused the Subject Property to be zoned and placed within the Hazelwood Urban Residential District.

12.

The Hazelwood Urban Residential District prohibits use of Defendant's property for outside storage and vehicle services.

13.

The Subject Property is being used as a storage location for vehicles in connection with a business known as Triangle Automotive Repair, located at 1404 Brown Avenue.

14.

Upon information and belief, Plaintiff alleges that the vehicles stored upon the Subject Property have been hauled or towed to the Subject Property and are being stored for the purposes of repair by Triangle Automotive Repair.

15.

Defendant has been advised by the Town that the storage of the vehicles on the Subject Property constitutes a violation of the Town's zoning regulations.

16.

The Town has advised Defendant that the storage of vehicles and associated towing activity on the Subject Property must be discontinued.

17.

The Town has advised Defendant that the failure to discontinue the storage of motor vehicles can result in fines or other legal action against Defendant.

18.

Defendant has refused to cease the storage of motor vehicles and associated towing activity on the Subject Property.

19.

Section 16.2.4 of the Town's Land Development Standards, attached as Exhibit A to the Town's Code of Ordinances, permits the Town Attorney to institute in a Court of competent jurisdiction, an injunctive action for use of the Subject Property in violation of the Town's zoning regulations.

20.

Section 16.2.4 of the Town's Land Development Standards, attached as Exhibit A to the Town's Code of Ordinances, provides that "upon determining that an alleged violation is occurring or is threatened, a Court hearing an appeal for relief, shall enter such orders and/or judgments as are necessary to abate or prevent the violation."

21.

Defendant's continued violation of the Town's zoning regulations constitutes ongoing and irreparable damage to the Town and its citizens.

22.

The Town has no adequate remedy at law.

23.

Unless the storage of motor vehicles on the Subject Property and associated towing activity thereon is restrained and enjoined, the Town will continue to suffer irreparable damage.

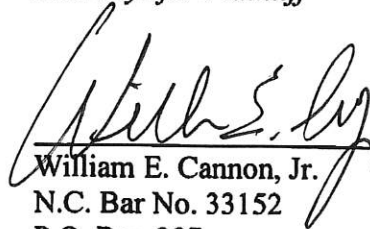
24.

WHEREFORE, Plaintiff prays for judgment as follows:

- (a) That the Court issue a temporary injunction requiring Defendant to cease using the Subject Property for the storage of motor vehicles and associated towing activity; and
- (b) Ordering Defendant to remove the vehicles stored on the Subject Property in violation of the Town's zoning regulations; and
- (c) That upon the final hearing of this cause, Defendant be permanently enjoined from storing motor vehicles on the Subject Property, engaging in associated towing activities in connection with such storage, and requiring Defendant to remove any motor vehicles stored on the Subject Property in violation of the Town's zoning regulations;
- (d) Taxing the cost of this action against the Defendant; and
- (e) Granting such other and further relief as to the Court may seem just and proper.

This 5<sup>th</sup> day of November 2019.

CANNON LAW, P.C.  
*Attorneys for Plaintiff*



William E. Cannon, Jr.  
N.C. Bar No. 33152  
P.O. Box 207  
Waynesville, NC 28786  
(828) 456-4800 Phone  
(828) 456-8700 FAX

STATE OF NORTH CAROLINA  
COUNTY OF HAYWOOD

IN THE GENERAL COURT OF JUSTICE  
SUPERIOR COURT DIVISION

FILE NUMBER:

THE TOWN OF WAYNESVILLE,  
a North Carolina Municipal Corporation,

Plaintiff,

v.

TRAVIS D. SMITH,

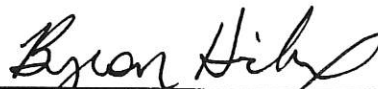
Defendant.

**VERIFICATION**

Byron Hickox, being first duly sworn, deposes and says:

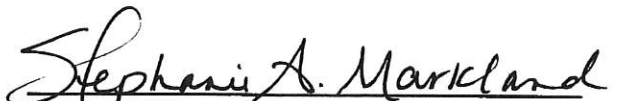
1. I am the Land Development Administrator of the Town of Waynesville, Plaintiff in the foregoing action;
2. I have read and know the contents of the foregoing Complaint and that the same is true and correct to my own knowledge, except as to those allegations stated upon information and belief, and as to those, I believe them to be true.

This 5<sup>th</sup> day of November, 2019.



Byron Hickox, in his capacity as Land Development  
Administrator of the Town of Waynesville

Sworn to and subscribed before me  
this 5<sup>th</sup> day of November 2019.

  
Notary Public  
My Commission Expires: 09/02/2024

NOTARY SEAL



**EXHIBIT "A"**

**BEGINNING** at the Southwest corner of Hobert G. Henry and wife's lot (Book 130, Page 89, Haywood County Registry), said corner being at the intersection of Laurel (now Church) Street and Richland Street (formerly known as Allens Creek Road), and running thence S. 73 deg. E. 200 feet with the Southern boundary line of Hobert G. Henry lot to a stake; thence S. 17 deg. W. (with line between Lots Nos. 230 and 231 in the subdivision hereinafter referred to) 139 feet to a stake in North margin of Beech Street; thence with margin of said Beech Street N. 67 deg. W. 136 feet to a stake at the intersection of Beech Street with Richland Street; thence with the East margin of Richland Street in a Northerly direction to the **BEGINNING**, and **BEING** a portion of Lots Nos. 228, 229 and 230 in Block "O" of Brookwood Subdivision as per plat recorded in Plat Book A, Page 90 in the office of the Register of Deeds of Haywood County.

**EXCEPTING** that 0.232 acre tract described in that deed dated March 31, 1983 from Wayne S. McClure et ux. to John David McClure, recorded in Deed Book 339, Page 646, Haywood County Registry.

**BEING** the same property described in deed dated June 2, 1994 from Wayne S. McClure (unremarried widower) to Bobby Joe McClure, recorded in Book 442, Page 118, Haywood County Registry.



## Byron Hickox

---

**From:** Byron Hickox  
**Sent:** Tuesday, September 10, 2019 12:31 PM  
**To:** 'triauto1404@yahoo.com'  
**Cc:** Elizabeth Teague  
**Subject:** Rezoning Application  
**Attachments:** Development Office\_20190910\_113203.pdf

Lauren,

Attached is the application for Map Amendment (rezoning). The form can also be found at this link: <https://www.waynesvillenc.gov/sites/default/files/2019-08/land-development-standards-map-amendment.pdf>

If you decide to pursue rezoning, please contact Elizabeth Teague at [eteague@waynesvillenc.gov](mailto:eteague@waynesvillenc.gov) or by phone at 456-2004.

Thanks,

Byron

Byron Hickox | Land Use Administrator  
Town of Waynesville, NC  
9 South Main Street, Suite 110 | Waynesville, NC 28786  
(O) 828.452.0401 | (F) 828.452.1492  
[bhickox@waynesvillenc.gov](mailto:bhickox@waynesvillenc.gov) | [www.waynesvillenc.gov](http://www.waynesvillenc.gov)

Pursuant to North Carolina General Statutes Chapter 132 (Public Records), all electronic correspondence to and from this address may be considered public record, and as such, subject to request and review by third parties at any time.

-----Original Message-----

From: copier <[copier@waynesvillenc.gov](mailto:copier@waynesvillenc.gov)>  
Sent: Tuesday, September 10, 2019 12:26 PM  
To: Byron Hickox <[bhickox@waynesvillenc.gov](mailto:bhickox@waynesvillenc.gov)>  
Subject: Scanned image from Town of Waynesville Planning & Development

Reply to: Development Office <[Copier@waynesvillenc.gov](mailto:Copier@waynesvillenc.gov)> Device Name: Town of Waynesville Planning & Development Device Model: MX-3070N  
Location: 9 S. Main St. FA907

File Format: PDF (Medium)  
Resolution: 200dpi x 200dpi

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## Byron Hickox

---

**From:** Byron Hickox  
**Sent:** Tuesday, September 10, 2019 11:39 AM  
**To:** 'triauto1404@yahoo.com'  
**Cc:** Elizabeth Teague  
**Subject:** Triangle Auto and Surrounding Properties  
**Attachments:** Development Office\_20190910\_103433.pdf

Lauren,

Attached is a zoning map that shows your property at 1404 Brown Avenue as well as the surrounding area. The property that you inquired about during our discussion this morning is owned by Eleanor Coffey. Ms. Coffey's mailing address is 165 Valley View Terrace, Waynesville, NC 28786. This property is located within the Hazelwood Urban Residential District, the same zoning district as your property at 1459 Brown Avenue. Therefore, it would also have to be rezoned in order to use it for purposes associated with Triangle Automotive.

If you have any questions, please don't hesitate to contact me.

Byron

Byron Hickox | Land Use Administrator  
Town of Waynesville, NC  
9 South Main Street, Suite 110 | Waynesville, NC 28786  
(O) 828.452.0401 | (F) 828.452.1492  
bhickox@waynesvillenc.gov | www.waynesvillenc.gov

Pursuant to North Carolina General Statutes Chapter 132 (Public Records), all electronic correspondence to and from this address may be considered public record, and as such, subject to request and review by third parties at any time.

-----Original Message-----

From: copier <copier@waynesvillenc.gov>  
Sent: Tuesday, September 10, 2019 11:28 AM  
To: Byron Hickox <bhickox@waynesvillenc.gov>  
Subject: Scanned image from Town of Waynesville Planning & Development

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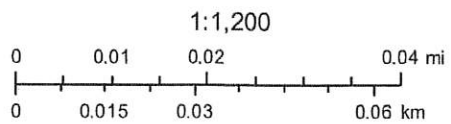
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September 10, 2019







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September 18, 2019

Travis Smith  
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

RE: Addition of Impervious Parking Surfaces on Residential Property

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Please submit a site plan, drawn to scale, to our office showing the exact measurements of the areas mentioned above, along with a total calculation of pervious and impervious areas on the property.

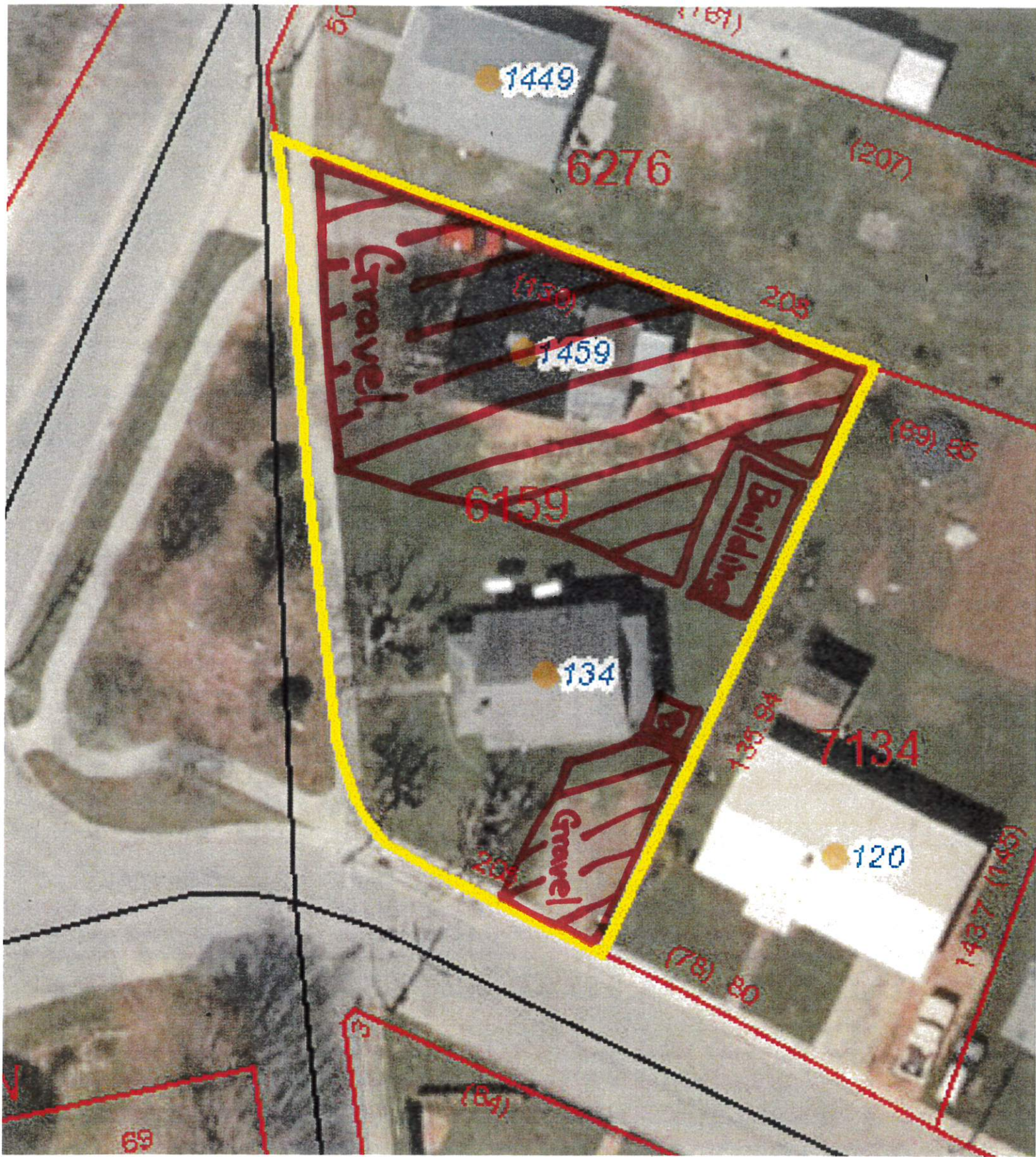
Thank you in advance for your cooperation regarding this matter. If you have any additional questions or comments, please do not hesitate to contact Byron Hickox at 828-452-0401 or by email at [bhickox@waynesvillenc.gov](mailto:bhickox@waynesvillenc.gov).

Sincerely,

Byron Hickox  
 Land Development Administrator

cc: Bill Cannon, Town Attorney





1449

6276

(207)

69

(187)

205

(130)

1459

(89) 85

Gravel

Building

6159

134

135 84

7134

120

(78) 80

1407 (148)

(84)

69





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 www.waynesvillenc.nc.gov

November 30, 2018

Travis Smith  
 85 Mississippi Avenue  
 Waynesville, NC 28786

RE: Use of property as vehicle storage

Dear Mr. Smith,

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Postage  
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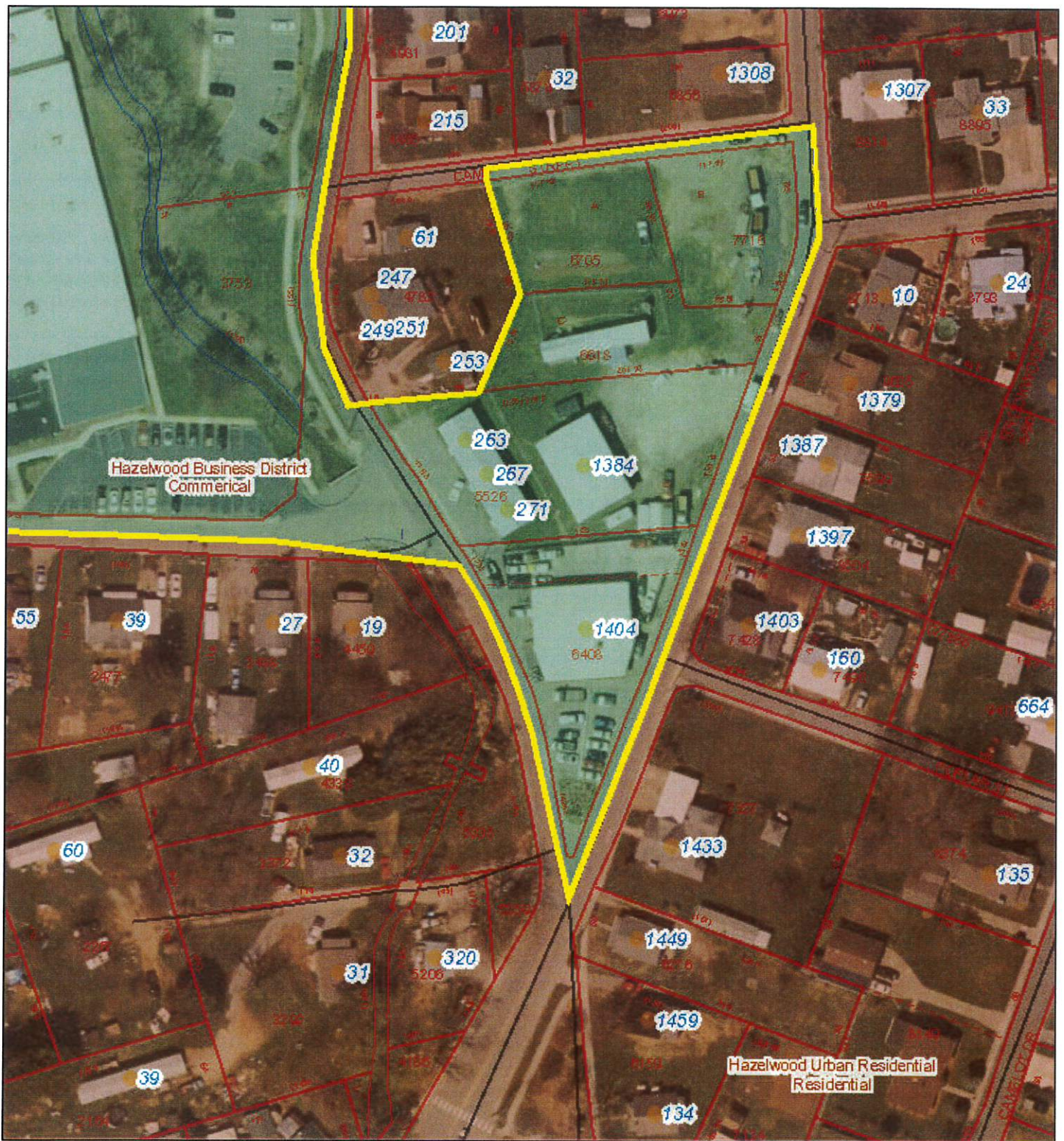
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Street and Apt. No., or PO Box No.  
85 Mississippi Ave

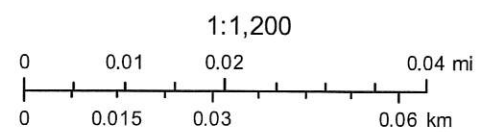
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September 10, 2019

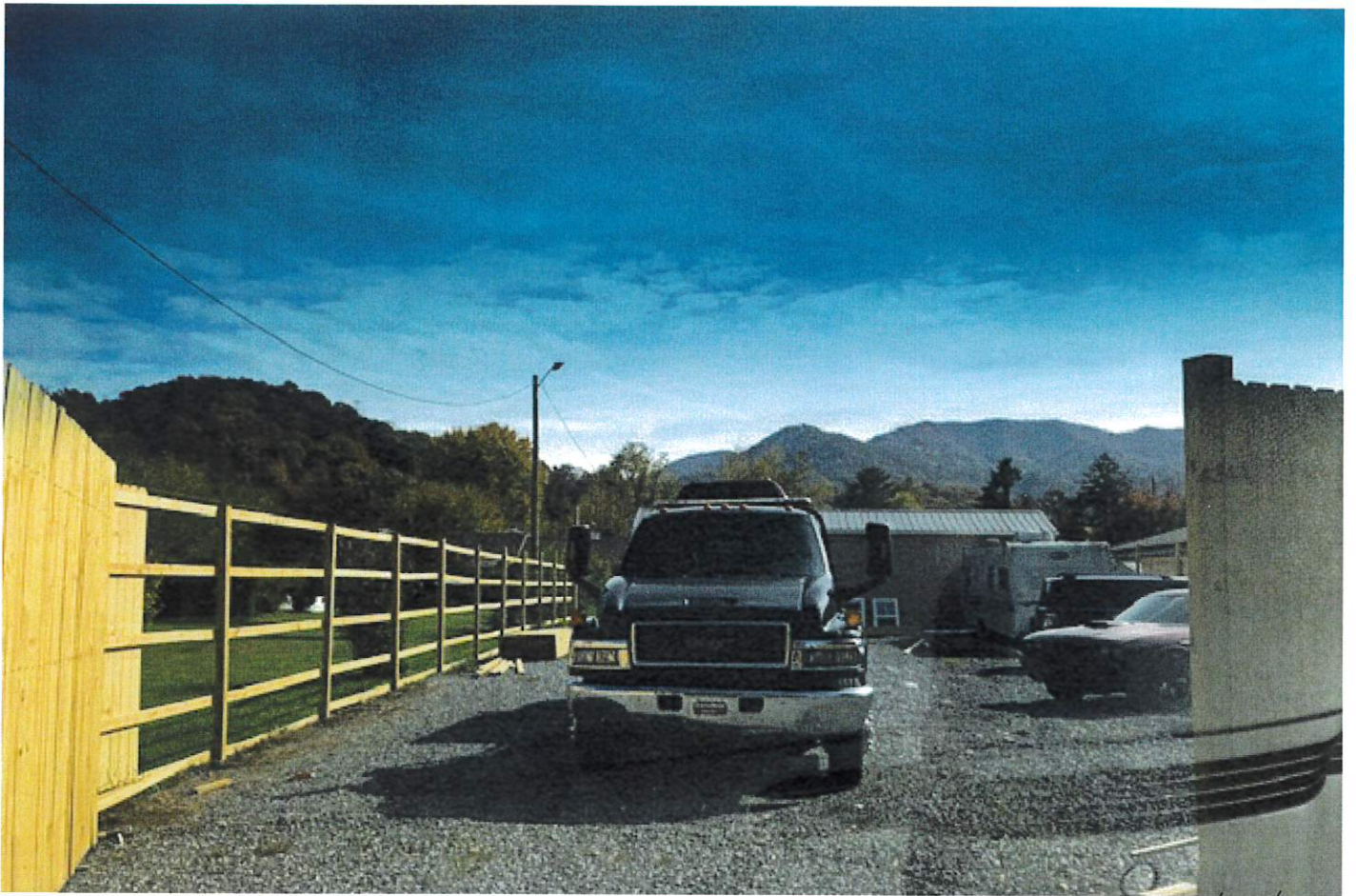






11/5/19





10/29/19



10/23/19





10/1/19

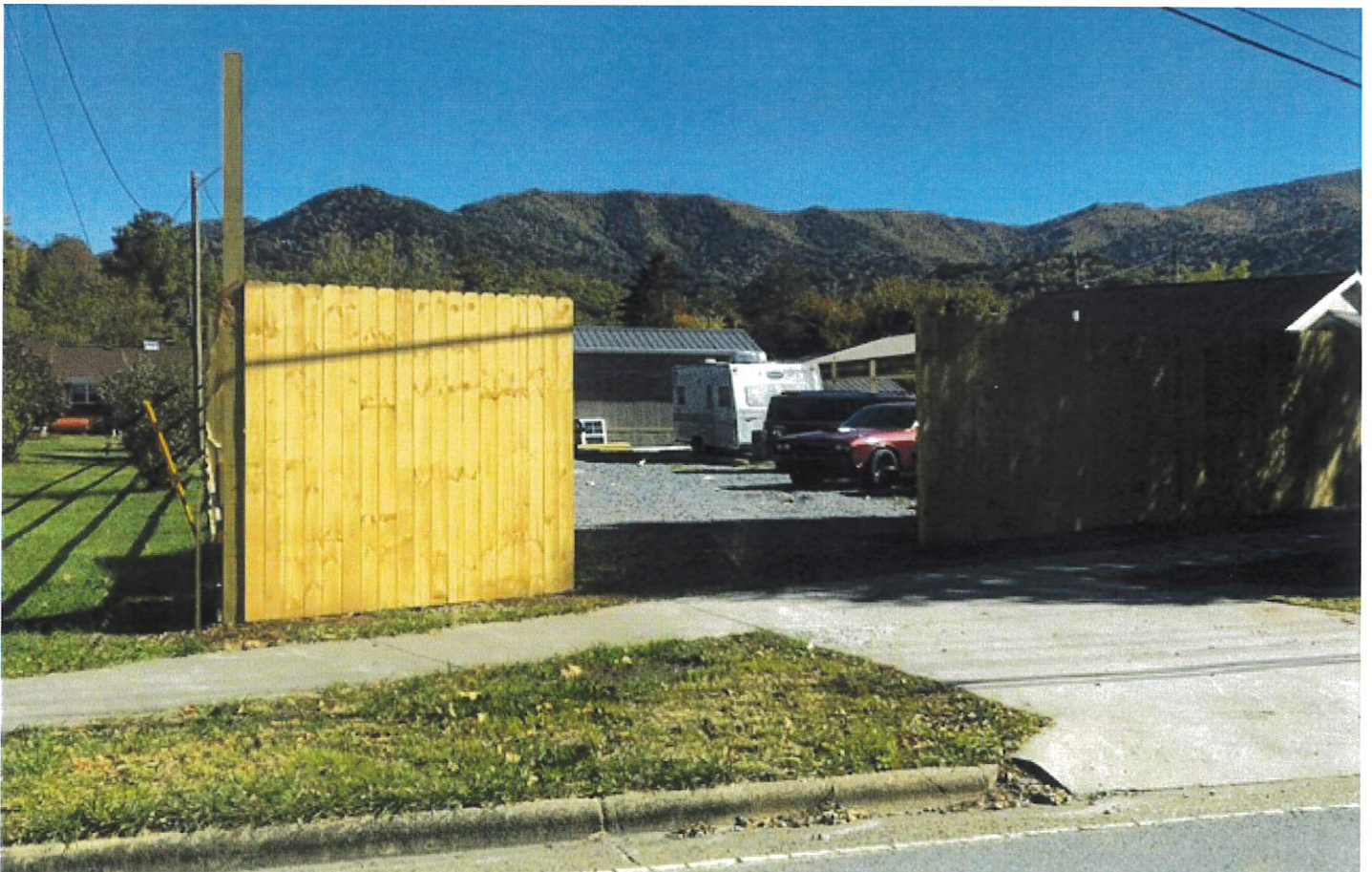


10/1/19





10/23/19



10/23/19





9/24/19



9/19/19





9/19/19



9/19/19





9/16/19

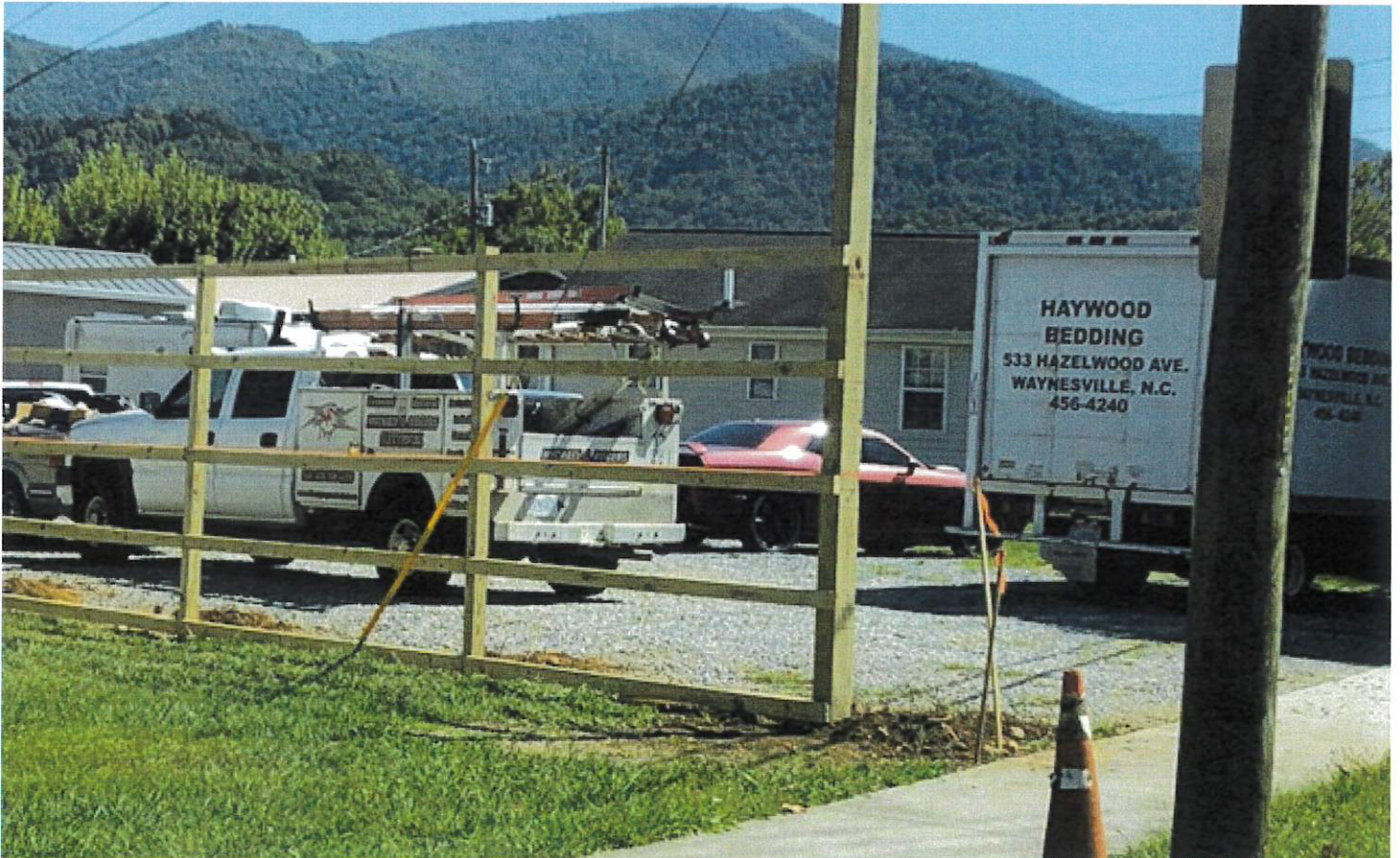


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9/16/19



9/16/19



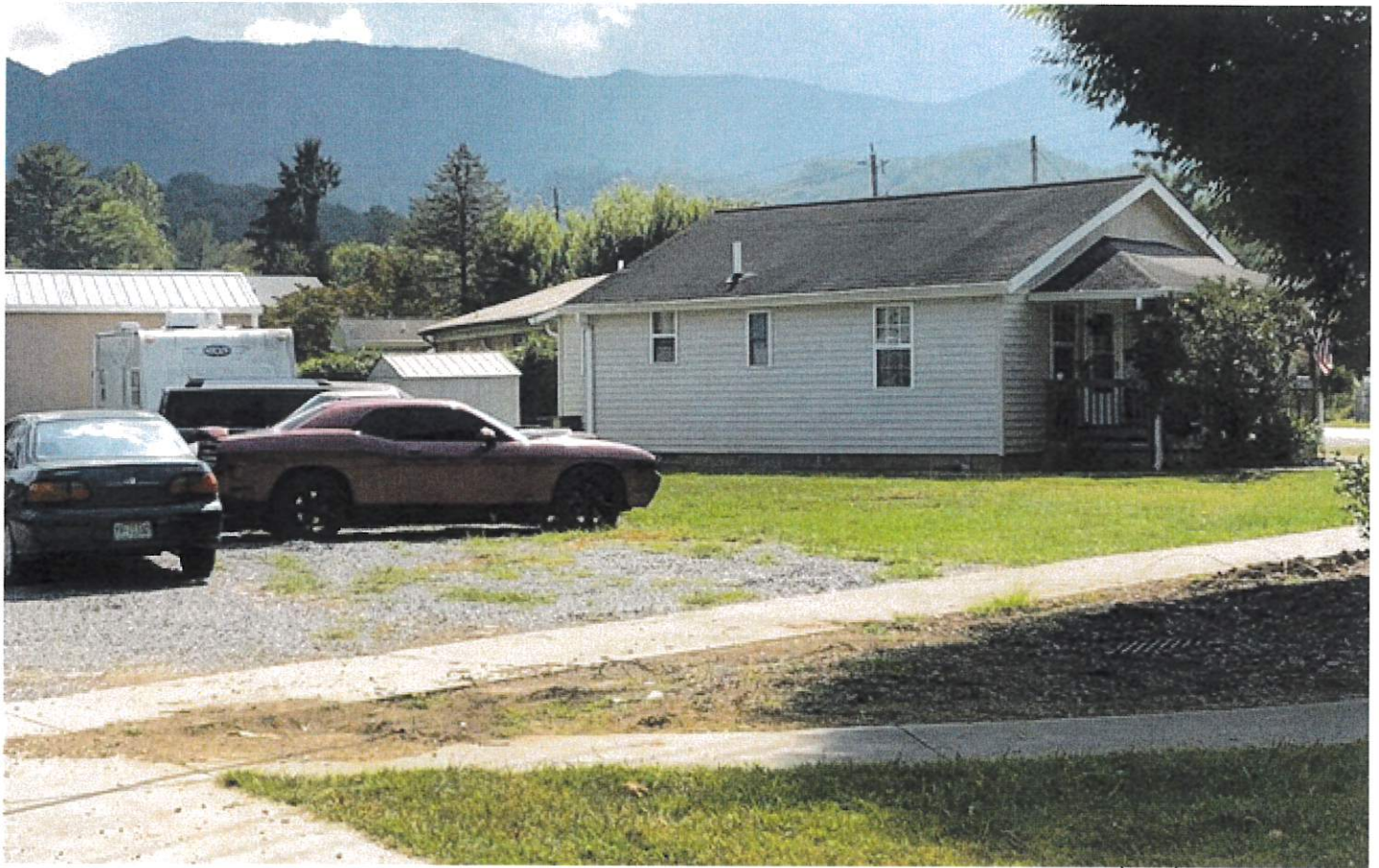


9/13/19

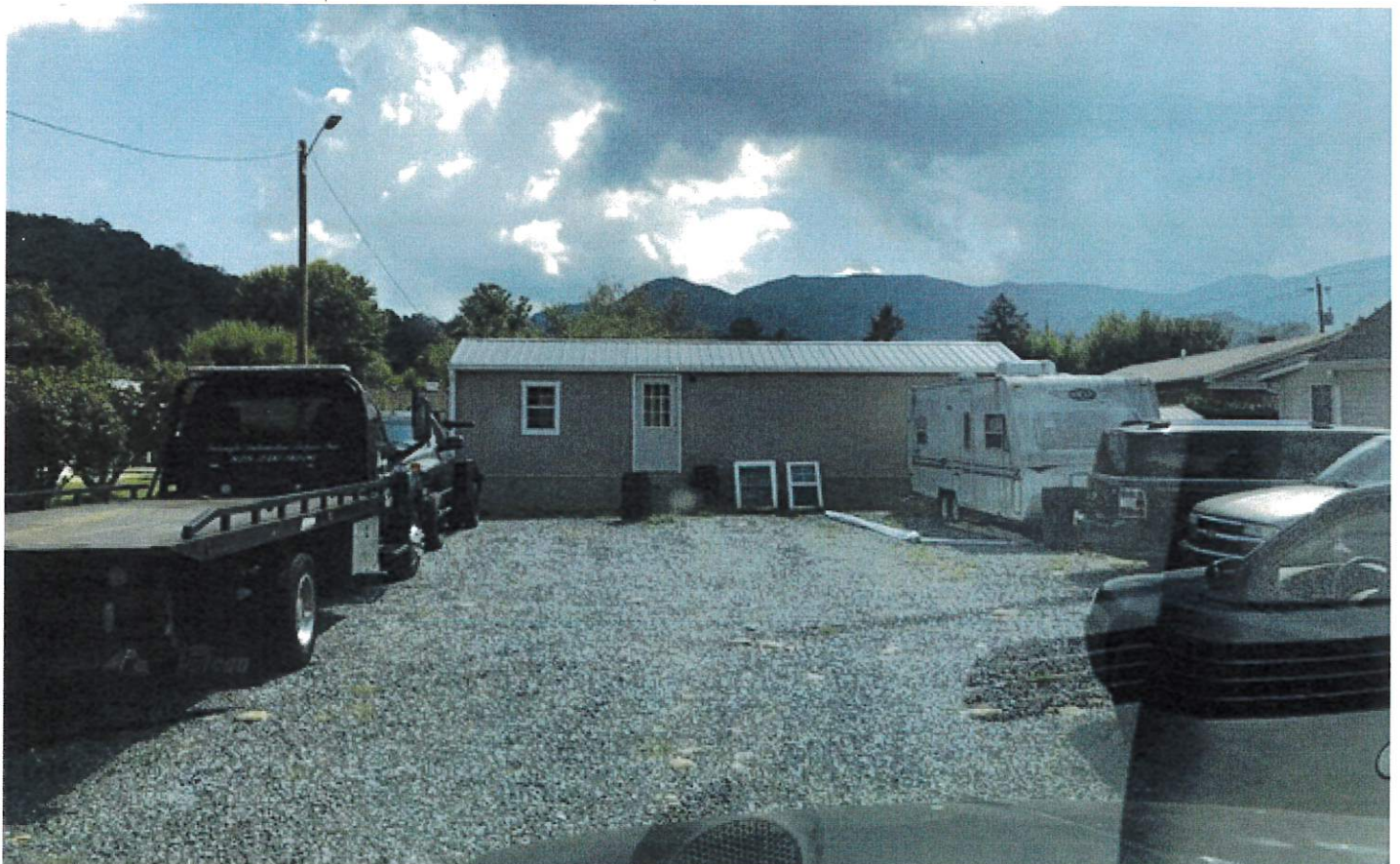


9/13/19





9/13/19



9/13/19





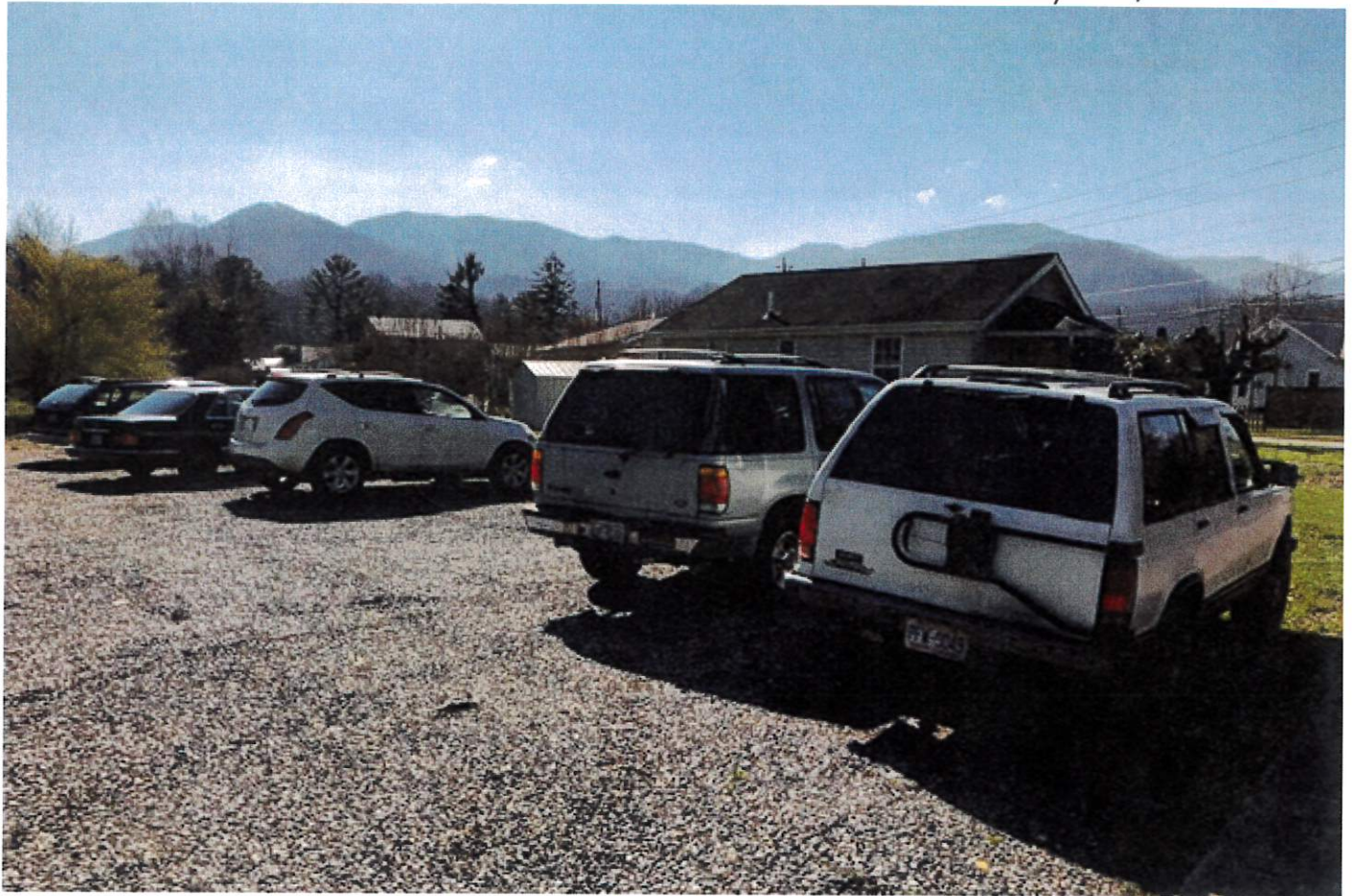
9/13/19



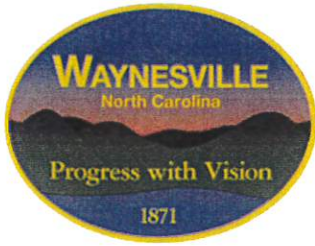
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3/27/19







# TOWN OF WAYNESVILLE

Development Services Department  
P.O. Box 100  
9 South Main Street  
Waynesville, NC 28786  
Phone (828) 456-8647 • Fax (828) 456-8648  
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April 11, 2019

Travis Smith  
85 Mississippi Avenue  
Waynesville, NC 28786

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ .50
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

RE: Use of property as vehicle storage

Dear Mr. Smith,

I am writing this letter to inform you of a Zoning Violation that has come to the attention of the Town of Waynesville Development Services Department. It is evident that the property described as 1459 Brown Avenue (PIN 8605-81-6159) is being used as a storage location for vehicles. It appears that these vehicles have been hauled or towed to this location, are in need of repair, and are associated with Triangle Automotive Repair, located at 1404 Brown Avenue. The storage of these vehicles at this location violates the Town of Waynesville's Land Development Standards. This letter is your second notification regarding this violation.

This property is located within the Hazelwood Urban Residential District. The two use types, Outside Storage and Vehicle Services, are not permitted within this zoning district. Therefore, vehicle storage and any associated towing activity cannot be conducted at this location.

Please discontinue the storage of vehicles and any associated towing activity on the property at 1459 Brown Avenue within 30 days of the receipt of this letter. Failure to discontinue this particular activity by this date can result in fines or other legal action against you.

Thank you in advance for your cooperation regarding this matter. If you have any additional questions or comments, please do not hesitate to contact Byron Hickox at 828-452-0401 or by email at [bhickox@waynesvillenc.gov](mailto:bhickox@waynesvillenc.gov).

Sincerely,

Byron Hickox  
Land Development Administrator





**TOWN OF WAYNESVILLE**  
 Development Services Department  
 P.O. Box 100  
 9 South Main Street  
 Waynesville, NC 28786  
 Phone (828) 456-8647 • Fax (828) 456-8648  
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November 30, 2018

Travis Smith  
 85 Mississippi Avenue  
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 Development Services Department  
 P.O. Box 100  
 9 South Main Street  
 Waynesville, NC 28786  
 Phone (828) 456-8647 • Fax (828) 456-8648  
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April 11, 2019

Travis Smith  
 85 Mississippi Avenue  
 Waynesville, NC 28786

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 Phone (828) 456-8647 • Fax (828) 456-8648  
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November 30, 2018

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 Waynesville, NC 28786

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Byron Hickox  
 Land Development Administrator

2599 9226 7000 0251 5702

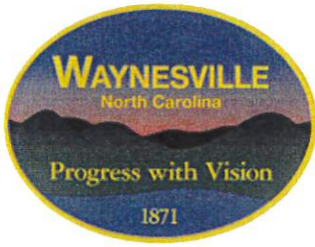
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 Waynesville, NC 28786  
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April 11, 2019

Travis Smith  
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September 18, 2019

Travis Smith  
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PS Form 3800, April 2015 PSN 7530-02-000-8047 See Reverse for Instructions	

RE: Addition of Impervious Parking Surfaces on Residential Property

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Sincerely,

Byron Hickox  
 Land Development Administrator

cc: Bill Cannon, Town Attorney