

Monroe A. Miller, Jr.  
2200 Camp Branch Road  
Waynesville, NC 28786  
November 11, 2021

**Subject:** Email Dialog, Rob Hites - Who is the mystery developer - Sunny Side Development?

This is an email dialog with **Rob Hites**, Waynesville City Manager (and yes, there is dialog!), in an effort to determine the identity of the developer of the newly approved 115 housing development on Sunny Side Road on land currently owned by John M. Queen.

**Elizabeth Teague** may be following the same blueprint she used during the approval phase of the Browning Branch development, off Allens Creek Road, three (3) years ago, when nobody knew who the developer was. But **Elizabeth Teague** knew full well who the developer was!

That fact was disclosed after receiving **Elizabeth Teague's** emails based on a Request for Public Information. See [www.haywoodtp.net](http://www.haywoodtp.net), Parts 1 - 8, where **Elizabeth Teague** had correspondence with both Greg Wishart (the Gopher) and Marek Hevier (the new owner and developer).

[Part 1. Record Requests - 8 Parts. Early stages of Browning Branch, LLC development with Elizabeth Teague, Town of Waynesville Development Services Director, Greg Wishart and Marek Hevier. 9/26/2021...](#)

Well, if it worked once, after the fact, why not have a go at it while the Town of Waynesville is desperately attempting to keep the developer's name a secret.

This is one instance where I actually received a (initial) response from **Rob Hites**, and not Martha Sharpe Bradley. I guess we haven't reached that level yet.

Let's see where this goes, as opposed to, say, Let's go Brandon.

Monroe A. Miller, Jr.  
Haywood County Taxpayer.

Legend: If a name is in **bold**, it can't be a good thing.

Subject: Request for Public Information - Teague - Sunnyside/Queen email correspondence  
Date: Wed, 10 Nov 2021 08:50:08 -0500  
From: Monroe Miller  
To: Rob Hites <rhites@waynesvillenc.gov>  
CC: Elizabeth Teague <eteague@waynesvillenc.gov>, Jesse Fowler <jfowler@waynesvillenc.gov>, Byron Hickox <bhickox@waynesvillenc.gov>, Martha Bradley <martha@sosharpe.com>, Ron Sneed <ronsneed@bellsouth.net>, Stephen Swanger

Mr. Hites,

During the period of time when Browning Branch LLC was going through the approval stages with the Waynesville Planning Board, Teague's email correspondence, provided by Amie Owens, showed complicity that Teague knew full well who the actual developer was going to be. Not Greg Wishart, but Marek Hevier. See my publication of those emails on my website, beginning with Part 1 going through Part 8.

[Part 1. Record Requests - 8 Parts. Early stages of Browning Branch, LLC development with Elizabeth Teague, Town of Waynesville Development Services Director, Greg Wishart and Marek Hevier. 9/26/2021...](#)

I am requesting any and all email correspondence to and from Teague with anyone associated with the so called Queen Subdivision or Sunnyside Development, and specifically including emails with the actual developer and who is purchasing the Queen Property. This also extends to emails to and from Byron Hickox.

Thank you,

Monroe A. Miller, Jr.

Subject: RE: Request for Public Information - Teague - Sunnyside/Queen email correspondence  
Date: Wed, 10 Nov 2021 14:23:03 +0000  
From: Rob Hites <rhites@waynesvillenc.gov>  
To: 'Monroe Miller'

I will refer it to Development Services.

Subject: Re: Request for Public Information - Teague - Sunnyside/Queen email correspondence  
Date: Wed, 10 Nov 2021 09:25:07 -0500  
From: Monroe Miller  
To: Rob Hites <rhites@waynesvillenc.gov>  
CC: Elizabeth Teague <eteague@waynesvillenc.gov>, Jesse Fowler <jfowler@waynesvillenc.gov>, Byron Hickox <bhickox@waynesvillenc.gov>, Martha Bradley <martha@sosharpe.com>, Ron Sneed <ronsneed@bellsouth.net>, Stephen Swanger

Thank you.

Subject: RE: Request for Public Information - Teague - Sunnyside/Queen email correspondence  
Date: Wed, 10 Nov 2021 14:52:57 +0000  
From: Elizabeth Teague <eteague@waynesvillenc.gov>  
To: 'Monroe Miller', Rob Hites <rhites@waynesvillenc.gov>  
CC: Jesse Fowler <jfowler@waynesvillenc.gov>, Byron Hickox <bhickox@waynesvillenc.gov>, Martha Sharpe Bradley <martha@sosharpe.com>, Ron Sneed <ronsneed@bellsouth.net>, Stephen Swanger

I have put in a call to electronic office to define and run the requested email search.

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)

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.

Subject: Re: Request for Public Information - Teague - Sunnyside/Queen email correspondence  
Date: Wed, 10 Nov 2021 09:55:55 -0500  
From: Monroe Miller  
To: Elizabeth Teague <eteague@waynesvillenc.gov>, Rob Hites <rhites@waynesvillenc.gov>  
CC: Jesse Fowler <jfowler@waynesvillenc.gov>, Byron Hickox <bhickox@waynesvillenc.gov>, Martha Sharpe Bradley <martha@sosharpe.com>, Ron Sneed <ronsneed@bellsouth.net>, Stephen Swanger

Thank you.