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2200 Camp Branch Road
Waynesville, NC 28786
~~November 28, 2021~~
December 2, 2021

Update!

Subject: Kirkpatrick has Fingerprints all over the Richmond Development Project.

Becky Johnson, reporter for the Mountaineer, finally wrote an article about the 11/15/2021 Town of Waynesville Planning Board meeting agenda item:

1. Public hearing on a major site plan review for a 14-unit townhome development at Richland and Church Street, PIN8615-17-6586 (Administrative Proceeding).

Her article is “**New townhome development coming to Frog Level in downtown Waynesville**”, Nov. 29, 2021.

https://www.themountaineer.com/news/new-townhome-development-coming-to-frog-level-in-downtown-waynesville/article_d9c93b6e-51a0-11ec-a6cb-1b1549b2d079.html

In her article, she interviews a realtor, Dan Womack: “... said Dan Womack, the designated Realtor for the townhomes and a broker with ReMAX Executives. ...”

It would appear that Becky Johnson is an unwitting dupe (Catspaw) and assists me connecting the dots between the new 14-unit Richland townhomes, **James Weaver “Kirk” Kirkpatrick the III** and the gang over at Browning Branch, LLC., **Elizabeth Teague, Byron Hickox**, Marek Hevier and Greg Wishart.

Does that name Dan Womack sound familiar? You bet it does. See:

[The Street and Driveway Access Permit Application filed with NCDOT, for the entrance at Allens Creek Road and Buchanan Drive filed by the developer, and approval \(or denial\) by NCDOT for that application at that Allens Creek Road and Buchanan Drive. Hi-Rez. Thank you David Uchiyama and Meredith Vick of NCDOT. 9/22/2021...](#)

or

<https://www.haywoodtp.net/pubII/210922-201804404DW-ApprovalPackage20181015.pdf>

Dan Womack signed the falsified NCDOT Street and Driveway Access Permit Application as a witness to Neal K. Ross, who signed the application as the developer for the Browning Branch, LLC., which Chris Lee pencil whipped an approval. That earned Chris Lee a complaint with the NCDOT his approval on this application, 10/15/2018. Browning Branch, LLC., still does not have final approval for the NCDOT Street and Driveway Access Permit to this day.

[Complaint against Chris Lee, District Engineer, NCDOT, Division 14: District II, re: Browning Branch, LLC Driveway Permit. NCDOT exonerates Chris Lee \(as expected\). However, Wanda Austin, Division Engineer, indicated: "The driveway permit is still open and has not been accepted at the time of this email." WTF? 10/2/2021...](#)

or

<https://www.haywoodtp.net/pubII/211002ComplaintAgainstChrisLee.pdf>

Neal K. Ross sold his property the next day, 10/16/2021 to Marek Hevier, the real developer of Browning Branch, LLC, facilitated by **James Weaver “Kirk” Kirkpatrick the III**.

Becky Johnson’s article follows at the end of this document in it’s entirety.

[**Editor’s note:** Original article appears here.]

The Town of Waynesville Planning Board held a meeting on 11/15/2021 conducting a “Public Hearing on a major site plan review for a 14-unit townhome development at Richmond and Church Street, PIN 8615-17-6586. (Administrative Proceeding)”. As is typically the case with new developments, the identification of the actual developer is kept murky. During the meeting, the architect was identified as Rod Ashmore, and the developer as Daniel Hyatt (phonetic spelling).

As a result of a Request for Public Information as to emails from **Elizabeth Teague** and **Byron Hickox** relating to the Queen Development, several emails surfaced that could shed light as to who else is involved in the Richland Development.

Background.

A previous request for Public Information resulted in the identification of the developer of the Browning Branch, LLC development as Marek Hevier, with **James Weaver “Kirk” Kirkpatrick the III** as the lawyer. See www.haywoodtp.net :

[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...](#)

[Part 2. 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...](#)

[Part 3. 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...](#)

[Part 4. 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...](#)

[Part 5. 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...](#)

[Part 6. 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...](#)

[Part 7. 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...](#)

[Part 8. 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...](#)

The following are emails dated from 9/10/2021 - 9/15/2021 by Greg Wishart to **Elizabeth Teague, Byron Hickox** and Marek Hevier.

Subject: brief meeting please re Richland Estates
Date: Fri, 10 Sep 2021 08:57:08 -0500
From: Greg W <gw868808@gmail.com>
To: Elizabeth Teague <eteague@waynesvillenc.gov>

Elizabeth,
The architect / engineer for the Richland estates project will be in town this coming Thursday Sept 16th, he has a few questions about LDS etc and would like to meet you. Could we meet with you anytime that Thursday sept 16? It would be with Rod Ashmore, Marek and myself. Could Byron attend also?

Thank you,
Greg Wishart
828-646-1470

Subject: Fwd: brief meeting please re Richland Estates
Date: Wed, 15 Sep 2021 09:28:22 -0500
From: Greg W <gw868808@gmail.com>
To: Elizabeth Teague <eteague@waynesvillenc.gov>, Byron Hickox <bhickox@waynesvillenc.gov>, Marek Hevier <mhevier@gmail.com>

Elizabeth / Byron,
At this point we have a meeting with Kirk at 10 am Thursday (about 1.5 hours) ,, we could do before or after, please give me a time,
Thank you,
Greg

Well, well, well...

This tells me that it would appear that **James Weaver “Kirk” Kirkpatrick the III** has his fingerprints all over the Richland Development, along with the folks who brought you the Browning Branch, LLC, (a.k.a. Lake Buchanan), and again, **Elizabeth Teague** and **Byron Hickox** have front row seats.

Monroe A. Miller, Jr.
Haywood County Taxpayer.

[Let's go Brandon](#)

IN-TOWN LIVING — Architectural renderings of Richland Estates townhomes in the Frog Level area of Waynesville depict a trendy urban design reminiscent of West Asheville.

The demand for trendy, walkable, in-town living is manifesting with a 14-unit townhome development just a few blocks from Main Street in downtown Waynesville.

The townhomes will be located on a vacant 1.5-acre tract in Frog Level across from the railroad tracks on Richland Street (at the foot of Church Street.) The units will be sold starting at around \$495,000. The price point reflects lack of housing in general, plus a coveted location within walking distance from downtown.

“Our inventory is way down. We just don’t have anything to sell. Plus, the proximity to Main Street is a big draw,” said Dan Womack, the designated Realtor for the townhomes and a broker with ReMAX Executives.

The three-bedroom townhomes, called Richland Estates, will be three stories, with a garage on the first floor and two floors of living space, including a balcony. Womack wagers they will appeal both to retirees and the younger, hip set from Asheville — where a similar townhome would go for upwards of \$750,000, he said. He also wouldn’t be surprised if some were bought to be used as AirBNBs.

The project sailed through at the approval process before the Waynesville planning board earlier this month after meeting all land-use requirements, including architectural building design.

The project is an example of in-fill development in keeping with the town’s smart growth goals and fits the mixed-use characteristics of the surrounding neighborhood, according to Waynesville Planner Olga Grooman, who took the lead on analyzing the project for zoning compliance.

“It provides a variety of housing stock options. It is a walkable, in-town neighborhood separating two business districts,” Grooman said, noting its proximity to the library, downtown and Frog Level, Waynesville Middle School and older established neighborhoods.

Sitework began on the tract within days of approval.

“The developer did his homework up front and got it in line,” Womack said. “They don’t want to miss this window, because none of us know how long it is going to last.”

New use

Despite a seemingly ideal location, the tract has long been vacant. The run-down industrial-warehouse district around it had succumbed to decline over the decades and become a frequent hang-out for squatters and homeless encampments. But that’s been changing.

“Frog Level has notoriously been a depressed area. Now it is on the upswing,” Womack said.

The former owner, Ron Muse, who sat on the vacant lot for over 30 years before finally selling earlier this year.

“It wasn’t worth the upkeep,” Muse said. “People would keep dumping trash on it because it was a tucked away place all grown up. Then the city would be on me about the trash and the weeds growing.”

Muse had clashed with the town over the years when trying to get the lot rezoned for mini storage units or

a garage. But the town deemed those uses incompatible with the adjacent residential neighborhood, so it remained vacant.

When Muse sold the property, he wasn't aware of the buyer's plans to build townhomes, but thinks it is a great use for the property.

"I wish him well. Good luck to him," Muse said.