

Monroe A. Miller, Jr.  
2200 Camp Branch Road  
Waynesville, NC 28786  
March 1, 2022

**Subject:** New Jail Proposal(s) vs Railroad Right Of Way.

**Bryant Morehead** indicated in one or more county commission meetings that the new Jail project is stalled due to an issue with the Railroad right of way, but was not specific.

There will be a public meeting to discuss the new jail on March 24, 2022.

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Subject: RE: Jail meeting, Request for Information  
Date: Mon, 28 Feb 2022 20:26:34 +0000  
From: Amy L. Stevens <[Amy.Stevens@haywoodcountync.gov](mailto:Amy.Stevens@haywoodcountync.gov)>  
To: Bryant Morehead <[Bryant.Morehead@haywoodcountync.gov](mailto:Bryant.Morehead@haywoodcountync.gov)> , Monroe Miller  
CC: Tracy Wells <[Tracy.Wells@haywoodcountync.gov](mailto:Tracy.Wells@haywoodcountync.gov)>

Good Afternoon, Mr. Miller: The special meeting in question is scheduled for Thursday, March 24 at 5:30 pm in the Historic Courtroom of the Historic Courthouse, 215 N. Main St, Waynesville, NC 28786. The agenda will be finalized and posted closer to the meeting date.

Amy L. Stevens, Deputy Clerk to Board of County Commissioners  
Haywood County Administration  
215 N. Main Street  
Waynesville, NC 28786  
Phone: 828-452-6625  
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There are two (2) current proposals submitted for the new jail:

- Moseley Architects, <https://www.haywoodtp.net/pubII/201102JailAssessmentNeeds.pdf>
- Hemphill - Randel Associates, <https://www.haywoodtp.net/pubII/211112HemphillRandelProposal.pdf>

[**Editor's Note:** Both of these links are on [www.haywoodtp.net](http://www.haywoodtp.net) ].

Where did these come from? I requested an RFP (Request for Proposal). I was told there was none, but there was an RFQ (Request for Qualifications), now posted also on [www.haywoodtp.net](http://www.haywoodtp.net) .

<https://www.haywoodtp.net/pubII/220301RFQ2021DetentionCenterExpansionAndAddenda.pdf>

Nice to find this out.

I searched this document for the instance "rail" "railroad", there was none.

[?]

So why is this project boughed down due to a railroad right of way issue?

I inquired with a surveyor (**Ensley** should know this) what the railroad right of way was.

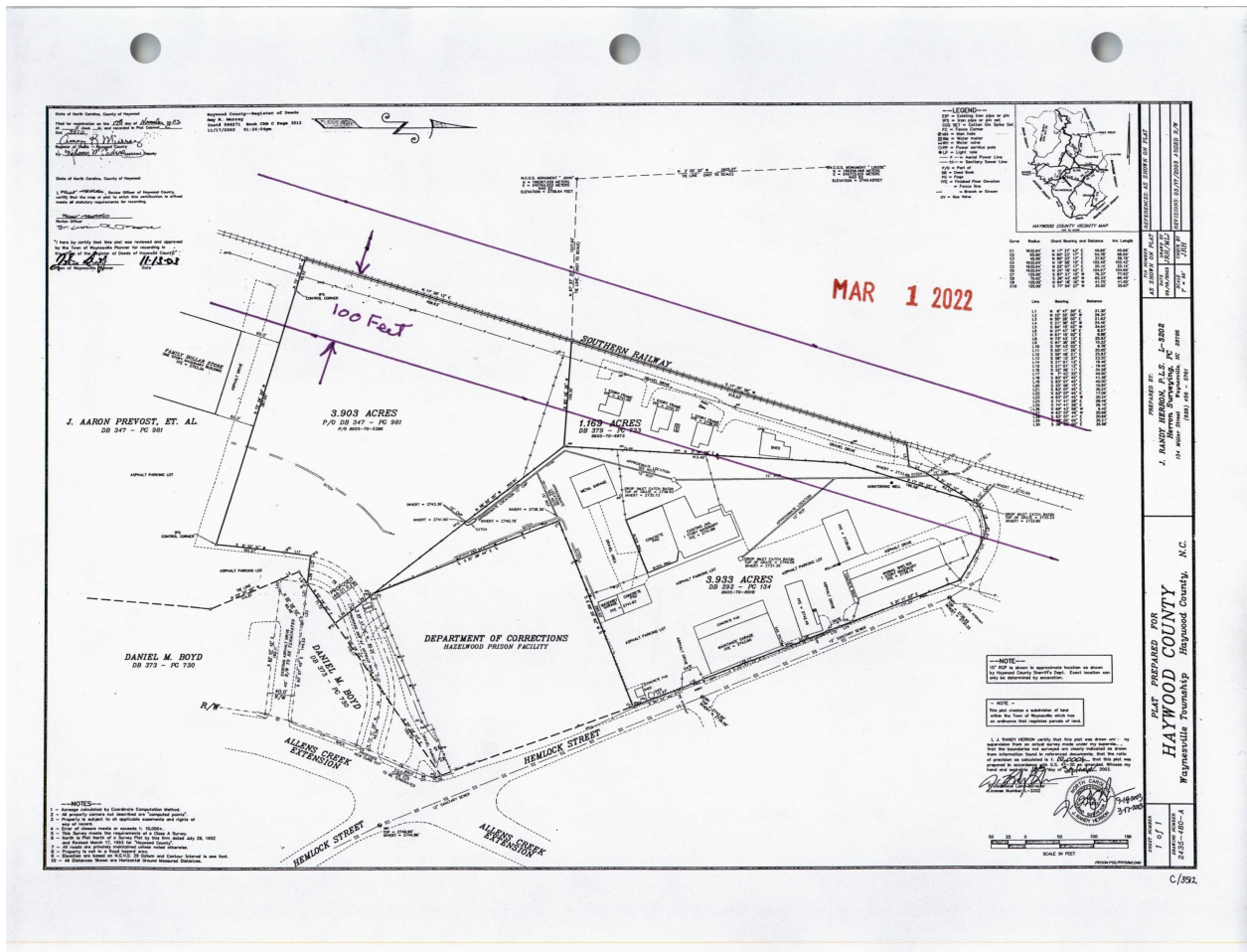
200 Feet.

+/- 100 Feet.

[**Editor's Note:** The surveyor said I would never find this information in any written document.]

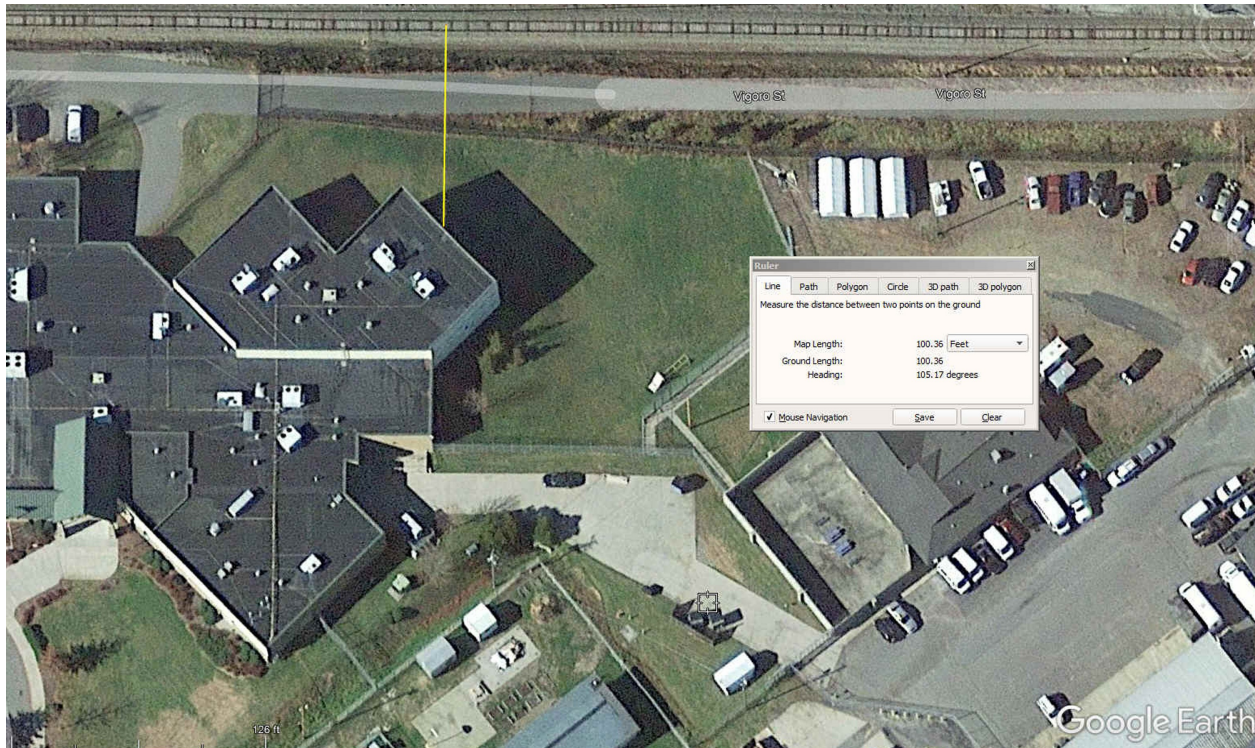
So, how does this impact the two submittals by Moseley and Hemphill?

First, let's look at the drawing for the property occupied by the current jail.



There is nothing in this drawing that depicts any sort of railroad right of way. Using the scale at the lower right, I added the right of way lines on the drawing, in violet.

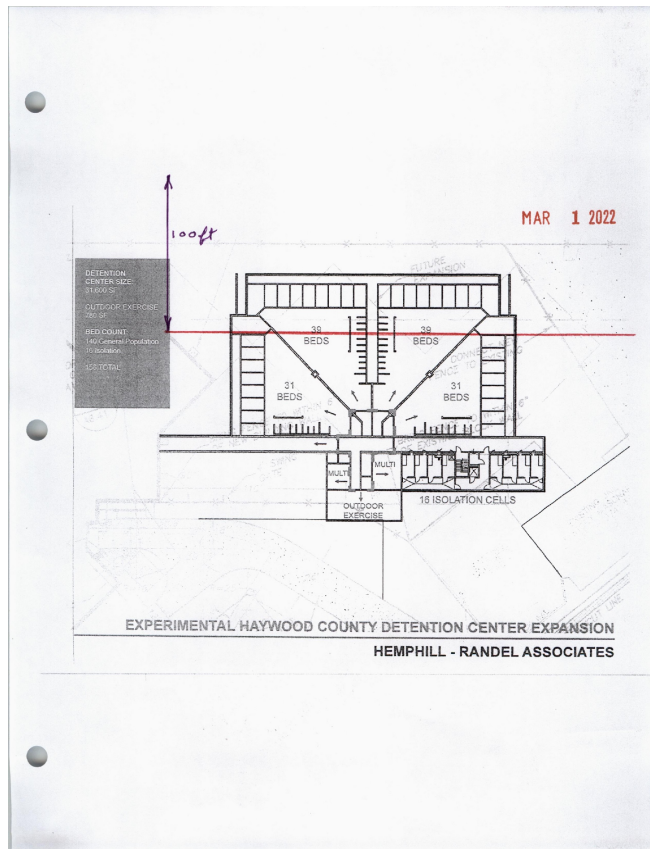
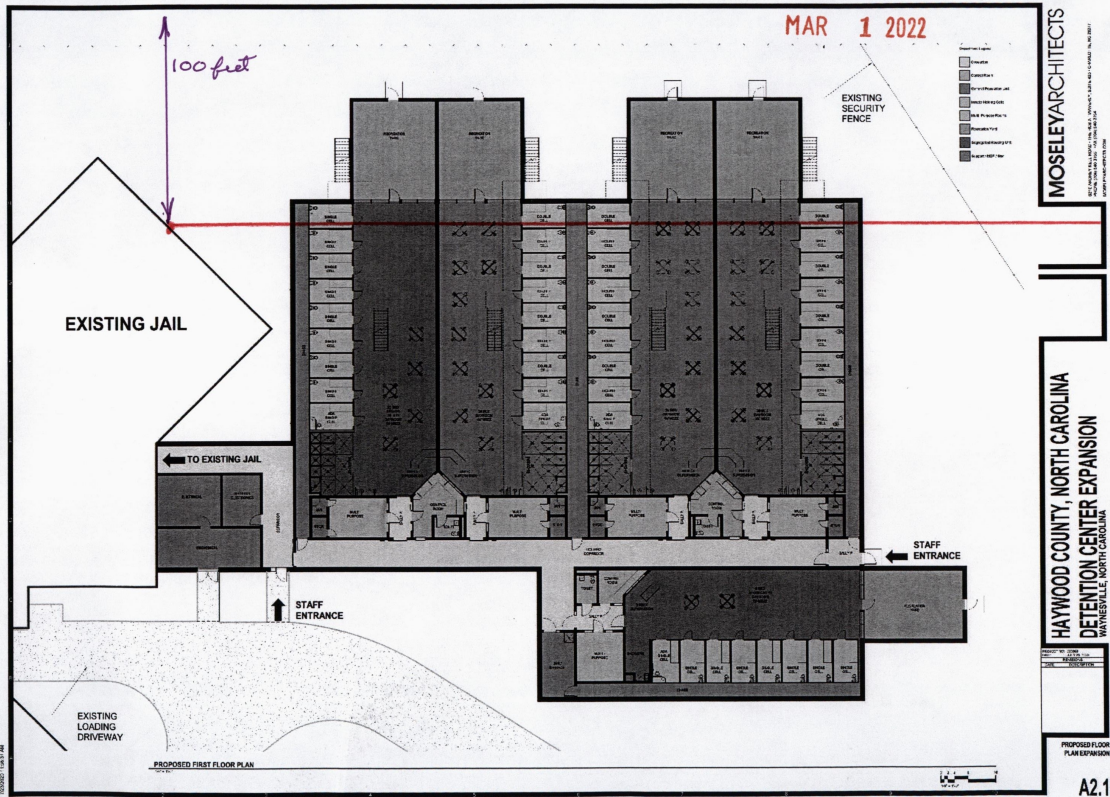
Next, let's look at the current Google Earth image of the current jail.



Using the ruler feature of Google Earth, I created a line from the center of the railroad tracks to the portion of the jail, a distance of 100 feet. Notice that the current jail encroaches the railroad right of way.

The new proposals reference the outline of the current jail, and both new proposals lie between the current jail and the existing security fence.

The following two drawings show the two proposals, in relation to the existing jail building. I have drawn a red line, depicting where the two new proposals encroach in the railroad right of way.



As you can see, both of these proposals show the building within the +/- 100 feet right of way of the railroad.

So, we have some questions here:

- Why was this original RFQ never made public?
- Why didn't the RFQ mention anything about an existing right of way, so that these firms could take that into account when submitting their proposals?
- The current jail is within the current right of way. What kind of deal was made to have that happen?
- Evidently, the County owns the land, but that doesn't make any difference to the railroad.

There appears to be ample room to design a new jail within the available area clearing the railroad right of way.

Perhaps some of these issues will be brought up during the March 24<sup>th</sup> meeting. Let's see how this moves forward.

Monroe A. Miller, Jr.  
Haywood County Taxpayer