



Spruce Pine Town Council Meeting
Town Hall
11050 S. Highway 226
Spruce Pine, NC 28777
Monday, July 13, 2026
5:30 PM



AGENDA

I. CALL TO ORDER – MAYOR BETH HOLMES:

- A. Roll Call
- B. Notification and Posting of the Agenda
- C. Pledge of Allegiance (Mayor Pro-Tem Buchanan)
- D. Invocation (Councilwoman Taylor)
- E. Approval of Minutes (June 22, 2026)

II. PUBLIC COMMENT

Public comments are limited to 3 minutes. This time is provided to share general thoughts with the Town Council. Individuals who desire to make a public comment must complete the sign-in sheet made available at each meeting and speak at the lecture (unless physically unable).

III. PRESENTATIONS

- A. Spruce Pine Planning Board Recommendations: Daniel Stines

IV. PUBLIC HEARING(S)

- A. **Ordinance 2026.010:** Zoning Text Amendment: ZTA-2026-001; Amending Article III. Sections 801 & 802 of the Official Zoning Ordinance of the Town of Spruce Pine to include Building Design Standards and Appearance Standards.
- B. **Ordinance 2026.011:** Non-Contiguous Annexation Petition and Zoning Map Amendment Application for PIN # 0798-00-49-2437 (6.12-acre parcel located off S. Hwy 226 in Grassy Creek).
- C. **Ordinance 2026.012:** Zoning Map Amendment Application for PIN # 0890-14-22-5529 (0.33-acre parcel located at the corner of Walnut Ave and Amethyst St).



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AGENDA

V. ACTION ITEMS

- A. **Ordinance 2026.010:** Discussion and consider approving Second and Final Reading of Zoning Text Amendment: ZTA-2026-001; Zoning Text Amendments are as follows:
1. Building Design Standards: Creation of building design standards that will apply to all residential and commercial zoning districts.
 2. Appearance Standards: Creation of landscaping standards for all residential and commercial zoning districts.
- B. **Ordinance 2026.011:** Discussion and consider approving ordinance 2026.011, a non-contiguous annexation and zoning map amendment for PIN # 0798-00-49-2437.
- C. **Ordinance 2026.012:** Discussion and consider approving ordinance 2026.012, a zoning map amendment for PIN # 0890-14-22-5529.

VI. MANAGER'S REPORT

VII. MAYOR/COUNCIL REQUESTS OR COMMENT

VIII. ADJOURNMENT



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I. CALL TO ORDER:

- A. Roll Call: Mayor Holmes called the meeting to order at 5:33pm.
Mayor Holmes requested a roll call. Marsha Hoilman, Town Clerk conducted roll call for council members Peight, McKinney, Taylor, and Mayor Holmes.
Councilman Buchanan was absent.
- B. Notification and Posting of the Agenda: Proper notification and posting of the agenda were acknowledged by Marsha Hoilman, Town Clerk. Daniel Stines, Town Manager, requests an Amendment to the Agenda as Action Item G for a Resolution to grant Town Manager authorization to execute the construction contract of the Spruce Pine Watermain Hwy 226 and Swiss Pine Lake Drive project on the Town's behalf. Councilman Peight motioned to approve, and Councilman McKinney seconded the motion. Motion passed 4/0.
- C. Pledge of Allegiance: Councilwoman Taylor led the Pledge of Allegiance.
- D. Invocation: Councilman Peight led the Invocation.
- E. Approval of Minutes (June 8, 2026):
The council reviewed the minutes as presented. Mayor Holmes states that Councilman Peight found a typo to be corrected under IV. Public Hearings, Section II. Enterprise Fund Water/Sewer AIA Contribution. A zero was left off the figure. The correct amount is: \$34,800.
Councilman McKinney motioned to approve the minutes presented, and Councilwoman Taylor seconded. Motion approved and passed 4/0.

II. PUBLIC COMMENT:

- A. Public comments are limited to 3 minutes. This time is provided to share general thoughts with the Town Council. Individuals who desire to make a public comment must complete the sign-in sheet made available at each meeting and speak at the lecture (unless physically unable).

There were no public comments.

III. PRESENTATIONS:

- A. Storm Water Master Plan:
Discussion and consider adopting the Storm Water Master Plan as presented by Withers & Ravenel – Funded through DEQ ARPA LASII Program
Alisha Goldstein from Withers Ravenel gave the following presentation:



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Project Purpose and Objective:

- Develop Stormwater capital Planning and Grant-Support Document for next 10 years
- Develop conceptual projects focused on reducing flood risk to public infrastructure and private property.
- Storm Asset Inventory updates to support Asset Management and Future Planning Efforts

Project Components:

- Inventory and Investigation
- Public Survey
- Condition Assessment
- Modeling
- Capital Improvement Plan

Field Work:

Led by High Country Council of Governments (HCCOG)

- Asset Inventory
- Condition Rating

Structural Condition: Number of Inlets: Number of Discharge Points:

POOR	126	31
FAIR	83	53
GOOD	23	5
VERY GOOD	0	0
UNKNOWN	72	79

*Inventory and assessment occurred prior to Hurricane Helene

CONDITION ASSESSMENT:

Likelihood of Failure:

- Asset Condition
- Asset Age



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- Pipe Material

Consequence of Failure:

- Cost of Repair – Pipe Diameter and Pipe Depth
- Proximity to Critical Infrastructure
- Critical Users

Risk Criticality:

Risk Matrix of Pipes by Linear Foot

Consequence of Failure:

	PIPES	% SYSTEM	CULVERTS	% SYSTEM
Medium:	15,874	34%	2,635	37%
Significant:	30,742	65%	3,416	48%
High:	127	<0%	68	1%

Concept Designs:

- Identified Areas of Concerns from Models
- Selected Areas for Concept Design in consultation with the Town
- Established Level of Services for Pipes, Ditches, and Culverts
- Determined Opinion of Probable Costs

Projects:

Summit Avenue, Link Street, Sycamore Alley, Crystal Street, Balsam Avenue, Walnut Avenue, and Oak Avenue

In the Power point, it shows pictures of each street proposed and its pipes and structures with proposed diameter of the pipes in inches, proposed pipes and structures, areas of concern, open channels, 234 Building Address FEMA floodplain, the 100- Year and 500-year Storm Event.

Link Street has a proposed 2' x 2' Culvert Box and a 3' x 2' Culvert Box.

Oak Avenue has a proposed 5' x 3' Culvert Box and a 3' x 3' Culvert Box.

Project Outcomes:

- Upsizing Pipe Capacity
- Replacing Aging Infrastructure and damaged outfalls



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- Adding Storm Inlets
- Flood Risk Reduction

Capital Improvement Plan:

Project Ranking Criteria:

- Pipe Risk Criticality
- Road Accessibility
- Road Impacts
- Implementation Constraints
- Effects of Proposed Design Improvements
- Project Costs

Project Description:

Concept 1: Summit Avenue

Cumulative Costs: \$441,340

Budget FY 2027 with % Cost Escalation Factor of 0% **\$52,000 total**

Budget FY 2028 with % Cost Escalation Factor of 3% **\$389,340 total**

Concept 2: Link Street

Cumulative Costs: \$934,920

Budget FY 2029 with % Cost Escalation Factor of 6% **\$934,920 total**

Concept 4: Balsam Avenue

Cumulative Costs: \$389,130

Budget FY 2030 with % Cost Escalation Factor of 9% **\$389,130**

Concept 3a/3b- Sycamore Alley and Crystal Street

Cumulative Costs: \$1,460,780

Budget FY 2031 with % Cost Escalation Factor of 12% **\$1,127,280**

Budget FY 2032 with % Cost Escalation Factor of 15% **\$333,500**

Concept 6: Oak Avenue

Cumulative Costs: \$1,884,600

Budget FY 2032 with % Cost Escalation Factor of 15% **\$220,800**

Budget FY 2033 with % Cost Escalation Factor of 18% **\$1,663,800**

Total Cost in Budget FY 2032 **\$554,300**



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Concept 5: Walnut Avenue

Cumulative Costs: \$1,155,120

Budget FY 2034 with % Cost Escalation Factor of 21% **\$222,640**

Budget FY 2035 with % Cost Escalation Factor of 24% **\$932,480**

IV. Action Items:

- A. Storm Water Master Plan: Discussion and consider adopting the Storm Water Master Plan as presented by Withers Ravenel

This Master Plan is in the meeting packet. Alisha did a great job in detail of all that was being put into the plan. She states that there is a fact sheet that was done with the proof of concept for moving forward.

Mayor Holmes asks if the timeline for Sycamore in 2031 is accurate? Town Manager Daniel Stines states that the timelines are hypothetical. They will move forward with the Grant that was received. Priorities can be workable documents. The end game is to accomplish all of them.

Councilman McKinney made a motion to approve the Storm Water Master Plan. Councilman Peight seconded the motion to approve. Motion passed 4/0.

- B. Helene Project Ordinance: Discussion and consider approving a Project Ordinance, to modify the FY27 Budget for projects related to Helene Hurricane Disaster Response (FEMA Disaster 4827) for an anticipated expenditure amount of \$87,705,000.00

Councilwoman Taylor made a motion to approve The Helene Project Ordinance. Councilman Peight seconded the motion to approve. Motion passed 4/0.

- C. Spruce Pine Grant Project Ordinance: Discussion and consider approving a Project Ordinance for projects related to Spruce Pine Water System Resiliency, supported by grant funding from DEQ-SRF-Helene and OSBM for a total amount of \$5,999,958.00

Councilman Peight motioned to approve the Spruce Pine Grant Project Ordinance. Councilman McKinney seconded the motion to approve. Motion passed 4/0

- D. FY26 Budget Amendment: Discussion and consideration of approving the FY26 end of year balance amendment.



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Finance Director Brian Hobson states that the accounting needs to be adjusted. There has been no pulling from fund balance. Money can be moved from other funding sources.

This will result in a net increase of \$143,729.42 in appropriations of the General Fund. As a result, the following appropriations will be transferred from other departments.

The following is an explanation of expense/appropriation justification or source:

- Spruce Pine Volunteer Fire Department Contract: Tax Revenues were higher than anticipated, leading to additional funds coming due to the Fire Department.
- Public Works: Overtime was increased due to the amount of after-hours water main breaks and repairs stemming from Helene damage.
- Powell Bill: Public Works completed more road work than anticipated, and asphalt costs rose dramatically over this past fiscal year.
- Sanitation: Garbage pickup costs were higher than anticipated this fiscal year.
- Public Buildings Capital Outlay: These funds were not used for this fiscal year, making them available for transfer to other departments.
- Police Department: Insurance costs were offset by a one-time grant this past fiscal year.
- Salary- Code Enforcement and Mitchell County Inspections: With the hiring of our building inspector, the remaining contract with Mitchell County was rendered void, and the monies freed up. The Code Enforcement position was filled later than expected, allowing excess budget funds to be available for transfer.
- Park Salaries- Part Time: With the delay in opening the pool, the remaining part-time salaries have been freed up for other departmental usage.

Summary:

Of the \$143,729.42 expense increase, the funds needed were transferred from Public Buildings, Police Department, Code Enforcement, and Parks, Recreation and Tourism unused funds. No monies were needed from existing Fund Balance for these transfers.

Councilman McKinney made a motion to approve FY26 Budget Amendment.

Councilman Peight seconded the motion to approve Amendment. Motion passed 4/0.



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- E. Audit Contract: Discussion and consider approving a contract for an amount not to exceed \$42,500 with Carter, P.C. for single audit services for fiscal year ending 6/30/2026.

Carter, P.C is pleased to confirm their understanding of the services they are to provide the Town of Spruce Pine, North Carolina (the Town) for the year ending June 30, 2026.

Their Audit Contract was in June 22, 2026, Council packet for review.

Town Manager Daniel Stines states that it was a very fair proposal from last year. They are dedicated audit firm. He also states that they just picked up the Towns of Burnsville and Marshall as clients this year.

Councilman McKinney motioned to approve the contract for Carter, P.C Audit Firm. Councilman Peight seconded the motion to approve. Motioned passed 4/0.

- F. Ordinance 2026.010: Discussion and consider approving First Reading of Zoning Text Amendment: ZTA-2026-001; Zoning Text Amendments are as follows:
1. Building Design Standards: Creation of building design standards that will apply to all residential and commercial zoning districts.
 2. Appearance Standards: Creation of landscaping standards for all residential and commercial zoning districts.

Attached within the packet are two text amendments to the Towns Official Zoning Ordinance. The Town secured the services of the High-Country Council of Governments (HCCOG) May of 2026. A review committee was formed, consisting of the Spruce Pine Zoning Board of Adjustment, Spruce Pine Planning Board, two (2) members from the Spruce Pine Town Council, Town of Spruce Pine Staff and High-Country Council of Governments Staff.

The committee has met monthly since June 2026 for workshops, while staff and HCCOG prepare documents from responses for review and amendment between these workshops.

The existing Official Zoning Ordinance of the Town of Spruce Pine was originally drafted circa 1970's with virtually no amendments over the last 40+ years.

The draft amendments within the packet are intended for all new commercial development projects and all new residential development projects and all new residential units of four (4) units or more and that are not governed by the NC



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Residential Code. The draft amendments do not have any bearing or enforcement on existing structures or projects and will not be retroactively enforced.

Town Manager Daniel Stines states that a lot of conversations and bills are in the senate regarding zoning.

He states that it will be on the website for public review, advertised in the paper

Councilman Peight states this is good to have, and it is necessary.

Councilwoman Taylor asks if businesses that re-paint or re-do, will this apply to them? Town Manager, Daniel Stines states yes and no, it will depend on what they want to do. He also states, if it is minimal such as touching up paint or trim work then no permit would be pulled.

This is not to be aggressive or in depth, it is to design or capture new projects or renovation.

Councilman Peight motioned to approve the First Reading of the Zoning Text Amendment. Councilwoman Taylor seconded the motion to approve. Motion passed 4/0.

G. Resolution of Tentative Award; Town of Spruce Pine, Spruce Pine Watermain Hwy 226 and Swiss Pine Lake Drive Economic Development Administration Award Number ED24ATL0G0429 Golden Leaf Foundation Grant G-6427.

Councilwoman Taylor asks when this would take place? Town Manager Daniel Stines states that it would be in Fall before Winter sets in. He also states that it will come with a detour plan to make it as disruptive as possible.

Councilman Peight made a motion to approve Resolution of Tentative Award; Councilman McKinney seconded the motion. Motion was approved 4/0.

V. Manager's Report:

Town Manager Daniel Stines gave the following updates:

Gas Leak on Harris Street, we entered what we thought would be simple. The old culvert is out and half of the new is in. It has been a tough spot to work with the water and gas line being so close to one another. Harris Street is closed. There has been no order for evacuation.



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Pool Update: Progress is moving slowly and steadily. It looks better every day. We will have depth perimeters, tiled lanes, and a Diamond Bright Finish. We are aiming to open the week of July 6. Pool contractors should be finished by the end of the week. The Fire Department is on standby to fill the pool so it can be balanced and ready to go.

Service Master has been cleaning the office and concession area at Brad Ragan Pool/Park.

We are pleased to announce that Dale Blevins is back working for The Town and getting things up and running to open the pool.

Stars, Stripes and Strings: We are narrowing down logistics. There will be a parade sponsored by The Kiwanis Club, vendors, food trucks, Family Activities, Fireworks, and Live music featuring The Trey Hensley Band and the following local bands: Bandana Rhythm, High Mountain Grass and The Toe River Drifters. We are expecting a good show and following. If anyone is interested in volunteering, contact Daniel Stines or Marie Murphy for more information.

Spencer Bost's last day will be Friday June 26, 2026.

Website: We are going to launch the website this week. We feel it is ready and will be asking for public feedback.

CSX Depo Demo Update: The demo will be between July and September. They are working around our Town events. They don't want to move the caboose; so, they are going to clean and paint it.

Attorney Chad Donnahoo and Town Manager Daniel Stines are working together on a bill of sale. The Town needs documentation to show what the Town is getting out of this deal between CSX and the Town. We are very appreciative of what they are doing.

There will be an interview done on WLOS News13 for publicity for Ingles in August. They will begin mobilizing shortly after that.

We will be using the old Ingles Location parking lot on 125 Greenwood Road for parking for Town events. They will be cleaning up the parking lot for the Town to use. There are 300 parking spaces to use.

Mayor Holmes asks if a shuttle will be running? Town Manager states that yes, it will be.

Councilwoman Taylor asks if there is a schedule of times for the bands and when they will be performing, she states that it will be helpful.



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We are looking into getting the times, if they are available, they will post online.

VI. MAYOR/COUNCIL REQUESTS OR COMMENTS:

There were no additional comments or requests from Mayor or Council.

VII. CLOSED SESSION:

Pursuant to NCGS 143-318.11 (a) (1) (3), I move to go into closed session to discuss confidential personnel information subject to NCGS 160A-168 and to discuss attorney-client confidential matters with an attorney retained by the Board regarding Ledford v. Town of Spruce Pine, et al., 1:25-CV-165, WDNC.

Councilman Peight made a motion to go into closed session at 6:49pm. Councilwoman Taylor seconded the motion to go into closed session. Motion passed 4/0.

Attorney Chad Donnahoo called us back into the chambers at 8:15pm and they went back into closed session and Town Manager Daniel Stines and I both returned at 8:44pm

When we came back in, there was a motion to add an item to the agenda. Motion was made by Councilman McKinney and seconded by Councilman Peight. Motion passed 4/0.

The item added was to give Town Manager a 6% raise.

Motion was made by Councilman Peight and seconded by Councilman McKinney. Motion passed 4/0.

VIII. ADJOURNMENT:

Mayor Holmes requests a motion to adjourn. Councilman McKinney made the motion; Councilwoman Taylor seconded the motion. The meet adjourned @ 8:49pm.



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ATTEST:

Marsha Hoilman, Town Clerk

Beth Holmes, Mayor

Rocky Buchanan, Mayor Pro Tem

Larry McKinney, Council Member

Wayne Peight, Council Member

Tessa Taylor, Council Member



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MEMOS

To: Mayor & Town Council
From: Town Manager
Date: 07/08/2026
Subject: **Zoning Text Amendment**

Attached within the packet are two text amendments to the Town's Official Zoning Ordinance, Ordinance 2026.010, an amendment to Article III. Sections 801 & 802, Appearance and Design Standards. The Town held the First Reading for the proposed Text Amendments on June 22, 2026.

The Town secured the services of the High-Country Council of Governments (HCCOG) May of 2026. A review committee was formed, consisting of the Spruce Pine Zoning Board of Adjustment, Spruce Pine Planning Board, two (2) members from the Spruce Pine Town Council, Town of Spruce Pine Staff and High-Country Council of Governments Staff.

The committee has met monthly since June 2026 for workshops, while staff and HCCOG prepare documents from responses for review and amendment between these workshops.

The existing Official Zoning Ordinance of the Town of Spruce Pine was originally drafted circa 1970's with virtually no amendments over the last 40+ years.

The draft amendments within the packet, are intended for all new commercial development projects and all new residential units of four (4) units or greater and that are not governed by the NC Residential Code. The draft amendments do not have any bearing or enforcement on existing structures or projects and will not be retro-actively enforced.

Respectfully,

Daniel Stines
Town Manager



ORDINANCE #2026.010

ORDINANCE TO AMEND THE TOWN OF SPRUCE PINE ZONING ORDINANCE TO INCLUDE ARTICLE VIII APPEARANCE STANDARDS

NOW COMES the Town Council (“Council”) for the Town of Spruce Pine (“Town”), at a duly called meeting of its Council with a quorum established, and hereby adopts this *Ordinance to Amend the Town of Spruce Pine Zoning Ordinance to Include Article VIII Appearance Standards*.

WHEREAS, the Council desires to amend the Town’s Zoning Ordinance to include a new Section VIII – Appearance Standards;

WHEREAS, the Town Planning Board met on June 11, 2026 and voted to recommend the adoption of proposed Article VIII;

WHEREAS, the Council reviewed and adopted for first reading the proposed Article VIII – Appearance Standards at its regular meeting on June 22, 2026;

WHEREAS, the Town held a legislative hearing on July 13, 2026 with said notice thereof being advertised in the Mitchell News-Journal on June 24, 2026 and July 1, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN that, pursuant to Section 1-8(c) of the Town Code, the Zoning Ordinance is hereby amended by including Article VIII – Appearance Standards which shall now read as follows:

Article VIII – Appearance Standards

Section 801. Building Design

Section 801.1 – Applicability

All building design standards listed herein shall apply to all buildings and structures in all zoning districts within the Spruce Pine Town limits except for those subject to regulation under the NC residential code. This includes:

- 1) Non-residential buildings;
- 2) Multifamily dwellings (not subject to regulation under the NC residential code); and
- 3) Industrial developments.

Adopted: July 13, 2026 (Ordinance #2026.010)

Legal Reference: N.C.G.S. § 160D-702

Section 801.2 – Building Orientation

Buildings shall be oriented so that the main entrance shall face a primary public street or a public open space such as a square, plaza, courtyard, or sidewalk. Buildings on sites that adjoin two or more streets shall address all adjacent streets using doors, windows, or other architectural elements as identified in the section below.

Adopted: July 11, 2026 (Ordinance #2026.010)

Legal Reference: N.C.G.S. § 160D-702

Section 801.3 – Facades

- 1) All facades which adjoin or are visible from any public street must adhere to the articulation and transparency requirements laid out below. “Visibility from a public street” shall mean that greater than half of a façade is visible from any public street. Exceptions to this rule will be made in the C-1 district, where back alleys that are technically public streets will not require façade articulation.
- 2) Building Articulation - Continuous flat facades are prohibited. In order to prevent such facades, the following design elements shall be observed:
 - a. Developments shall make use of building articulation elements to emphasize strategic breaks in large expanses of building surfaces. Such elements may include colonnades, awnings, balconies, bay windows, covered entries or porticos, pilasters, or any other type of feature not listed which is deemed by the Zoning Administrator to meet the intent of this ordinance.
 - b. Articulation elements must be distributed evenly throughout the building façade, and two or more elements must be utilized.
- 3) Transparency Requirements
 - a. At least 50% of a building’s ground floor front façade between 2’ and 10’ above grade shall be transparent, meaning that it must consist of clear glass windows or doors.
 - b. At least 30% of a building’s upper floors’ facades must also be transparent.

Adopted: July 11, 2026 (Ordinance #2026.010)

Legal Reference: N.C.G.S. § 160D-702

Section 801.4 – Exterior Materials and Colors

- 1) Allowable Exterior Building Materials and Colors
 - a. In the C-1 district, it is recognized that the historic nature of buildings and their appearance require exceptional care with regard to future development and renovation. In this district, all facades must be constructed entirely of brick and stone, excluding areas which are fulfilling transparency requirements laid out in section 801.3.
 - b. In all other districts, and for all other areas of a building in the C-1 district not composed of brick or stone, exterior materials must consist of one or more of the following:
 - i. Brick, Stone, or Wood

1. Wood may be used as an exterior building material in all districts, excluding those properties which coincide with the Town's Primary Fire Limit Ordinance.
 - ii. Architectural concrete masonry blocks (split-face or ground face)
 - iii. Architectural concrete containing a pattern or finish
 - iv. Board and batten or standing seam metal wall panels
 - v. Stucco
 - vi. Wood grain vinyl siding
 - vii. Synthetic or composite materials that duplicate and cannot be visually distinguished from any of the above.
- c. Façade colors shall be low reflectance, and shall consist of subtle, neutral, or earth-tone colors.

2) Disallowed Exterior Materials and Colors

- a. The following materials shall not be utilized on the exterior of buildings:
 - i. Mirrorized glass
 - ii. Polished chrome
 - iii. Corrugated metal
 - iv. Vinyl siding without a wood grain appearance
 - v. Unfinished architectural concrete masonry block
 - vi. Unfinished architectural concrete
- b. High intensity colors, metallic colors, and fluorescent colors. Building trim and accent areas may feature brighter colors, provided that the width of any trim does not exceed four feet.

Adopted: July 13, 2026 (Ordinance #2026.010)

Legal Reference: N.C.G.S. § 160D-702

Section 801.5 – Disallowed Architectural Styles and Elements

- 1) In addition to the prohibited materials and colors listed in Section 801.4, the following broader architectural elements are prohibited:
 - a. False entrances
 - b. Visible false fronts
 - c. Faux windows
 - d. Franchise Architecture in the C-1 District (“Franchise Architecture” means standardized building design, layout, and exterior appearance that is trademarked, consistent, and instantly recognizable across all locations and brands.”)

Adopted: July 13, 2026 (Ordinance #2026.010)

Legal Reference: N.C.G.S. § 160D-702

Section 801.6 – Roofs

- 1) Allowable Roof Materials:
 - a. Asphalt shingles
 - b. Clay or Concrete tile
 - c. Wooden shakes
 - d. Standing seam metal
 - e. Any manufactured materials which give the appearance of and cannot be visually distinguished from the preceding materials.
- 2) Flat Roofs
 - a. Walls shall not appear to terminate at flat roofs.
 - b. Flat roofs shall be concealed from view by using pitched roof features, parapets, or a mixture thereof.

Adopted: July 13, 2026 (Ordinance #2026.010)

Legal Reference: N.C.G.S. § 160D-702

Section 802. Landscaping

Section 802.1 – Applicability

All landscaping requirements listed herein shall apply to all new developments requiring a zoning permit in the Town of Spruce Pine, except for those where the principal structure is subject to regulation under the NC residential code. This includes:

- 1) Non-residential buildings;
- 2) Multifamily dwellings (not subject to regulation under the NC residential code); and
- 3) Industrial developments.

Exceptions for these requirements may be made by the Zoning Administrator in the C-1 district, where lack of space will be prohibitive to achieving the requirements and intents of this section.

Adopted: July 13, 2026 (Ordinance #2026.010)

Legal Reference: N.C.G.S. § 160D-702

Section 802.2 – Landscaping Irrigation and Maintenance Requirements

- 1) Irrigation
 - a. All required landscaping areas shall be irrigated.

- b. An irrigation plan shall be submitted for review, in addition to and separate from the landscaping plan. Irrigation plans shall show the location, size, and type of sprinkler heads and shall specify whether the system is automatic or manual.
- c. Irrigation systems shall minimize spray onto any pedestrian or vehicular access or abutting property.
- d. Water preservation should be considered in the design of all irrigation systems.

2) Maintenance

- a. All planting shall be maintained in an attractive and healthy condition. Maintenance shall include, but not be limited to: watering, mulching, fertilizing, mowing, weeding, pest management, pruning and trimming, and removal of dead plant material.
- b. Dead or diseased plantings shall be removed. Replacement plantings shall be provided for any dead, diseased, or removed vegetation when such replacement plantings are necessary to meet the standards of this ordinance or maintain the screening objective of the landscaping material.
- c. Landscape structural features such as walls, fences, berms, or water features shall be maintained in a structurally safe and attractive condition.
- d. Where pedestrian or bicycle paths are located within or adjacent to a landscaped area, the landscaped area shall be maintained to provide for safe use of pedestrian facilities.

3) Failure to Maintain

- a. Any failure to meet the requirements above will be deemed as a violation of this ordinance. The owner shall be notified in writing by the Town's Zoning Administrator of any areas which are not being properly maintained, and the owner shall, within 30 days of receipt of the notice, restore the landscaped area to a satisfactory condition, meeting the requirements of this ordinance.

Adopted: July 13, 2026 (Ordinance #2026.010)

Legal Reference: N.C.G.S. § 160D-702

Section 802.3 - Landscaping Plan Required

- 1) A detailed landscaping plan (see graphic on the following page) shall be submitted with an application for any use subject to the provisions of this section. The landscaping plan shall be reviewed and approved by the Town of Spruce Pine during the design review process.
- 2) The landscaping plan shall be submitted separately and in addition to all other site plan requirements and shall include the following:
 - a. Existing and proposed landscaping, including but not limited to
 - i. The location, species, and height of new trees and shrubbery;
 - ii. The location and dimensions of planting areas;
 - iii. The dimensions of the entire parking or paved area;
 - iv. The location and height of fences or walls; and

- v. Scale bar or representative fraction
- b. The number, location, species, and size of existing trees between the principal building and the public street right-of-way which are to be maintained and preserved; the size is to be measured by taking the circumference of the tree at approximately four and one-half feet above the grade.
- c. The location and description of any barriers intended to be used to protect existing vegetation from damage both during and after construction.

Adopted: July 13, 2026 (Ordinance #2026.010)

Legal Reference: N.C.G.S. § 160D-702

Section 802.4 – Preservation of Existing Vegetation

- 1) Preservation of existing, healthy vegetation in the landscaping plan is highly encouraged. For every existing, healthy shade tree that is preserved in the landscaping plan, a tree credit shall be applied. Existing trees meeting this criteria shall count for 1.5 times the number of new trees enumerated the landscaping plan. Shade trees shall be defined as any tree with a caliper of 1.5 or greater.
- 2) Tree credits shall apply only to street and parking lot yards, and shall not detract from the requirements of buffer yards, where complete visual separation of adjoining uses is desired.

Adopted: July 13, 2026 (Ordinance #2026.010)

Legal Reference: N.C.G.S. § 160D-702

Section 802.5 - Required Yards

- 1) Buffer Yards

Buffer Yards are intended to provide a transitional area between uses which differ in development intensity and density. Buffer yards should be densely planted so as to provide complete visual separation between uses.

There shall be three different classes of buffers yards, which vary in their requirements based on the uses they are intended to separate. These shall be known as Class A, Class B, and Class C buffer yards. All classes of buffer yards are required to use a mixture of evergreen and deciduous trees as well as shrubs, in order to provide for a more natural setting and to increase plant diversity to avoid plants becoming diseased or perishing.

- a. Class A Buffer Yards

- i. Class A buffer yards are required for any development within the R-3 High Density Residential zoning district which abuts either the R-1 or the R-2 district.
- ii. Class A buffer yards shall be at least 15 feet in width, and shall utilize a mixture of evergreen and deciduous trees, as well as shrubs, which will provide complete visual separation within three years of planting.
- iii. Trees in class A buffer yards shall consist of a mixture of canopy trees (25+ feet at maturity) and understory trees (10-25 feet at maturity).
- iv. Class A buffer yards may also utilize a combination of trees and a six-foot fence, constructed of either masonry or metallic material.

b. Class B Buffer Yards

- i. Class B buffer yards are required where any non-industrial, non-residential use abuts a residential use or residential zoning district.
- ii. Class B buffer yards shall be at least 25 feet in width, and shall utilize a mixture of evergreen and deciduous trees, as well as shrubs, which will provide complete visual separation within three years of planting.
- iii. Trees in class A buffer yards shall consist of a mixture of canopy trees (25+ feet at maturity) and understory trees (10-25 feet at maturity).
- iv. Class A buffer yards may also utilize a combination of trees and a six-foot fence, constructed of either masonry or metallic material.

c. Class C Buffer Yards

- i. Class C buffer yards are required where any industrial use abuts any other use or district.
- ii. Class buffer yards shall be at least 100 feet in width, and shall utilize a mixture of evergreen and deciduous trees, as well as shrubs, which will provide complete visual separation within three years of planting.
- iii. Trees in class C buffer yards shall consist of a mixture of canopy trees (25+ feet at maturity) and understory trees (10-25 feet at maturity).
- iv. In addition to deciduous trees and shrubs, class C buffer yards must provide either a contiguous, linear row of evergreen trees, or an eight-foot fence, constructed of either masonry or metallic material.
- v. No such buffer shall extend nearer to a street right-of-way line than the established building line of the adjoining residential lot.

2) Street Yards

A planting yard, comprised of a strip of land containing landscaping materials, shall be located along and parallel to any adjacent public street, or streets. The street yard shall be located on private property and not within the street right-of-way. Street yards may have a varying minimum width as specified in this section; however, no tree planted more than 35 feet from the edge of the right-of-way shall count as a street tree.

- a. The minimum width of a street yard shall not be less than 7 feet, and the average width shall be at least 10 feet.
- b. For street yards, one (1) canopy tree (25+ feet at maturity) is required for every 50 linear feet of street frontage of the lot, minus the width of driveways and access points.
- c. Understory trees (10-25 feet at maturity) may be used in place of canopy trees at the rate of one every 30 feet. The use of understory trees in place of canopy trees may be required where overhead utilities exist as an obstruction to growth or otherwise pose a hazard.
- d. Trees do not need to be spaced evenly. Trees may be clustered with a minimum spacing of 15 feet and a maximum spacing of 75 feet.
- e. No area of the street yard may be exposed soil. Street yards shall be covered with vegetation. The only area that may not remain vegetated is a six-foot radius surrounding the trunk of any tree, provided that this non-vegetated area is mulched.

- f. Vegetation within the street yard shall consist of shrubbery, herbaceous species/ground cover, or a mulched planting bed with river rock.

3) Parking Lot Yards

A parking lot yard is a planting yard comprised of a landscaped planting area to be located within or adjacent to the parking area. Such landscaped areas may include but not be limited to landscaped islands and inside medians. This section shall only apply to parking lots with six (6) or more parking spaces.

The purpose of parking lot yards is to provide attractive views from roads and adjacent properties, prevent large, uninterrupted masses of pavement, reduce glare, and improve air quality. Specific requirements for parking lot yards are as follows:

- a. Parking lots shall provide a minimum 10% net area of landscaping in the interior and exterior of parking lots.
- b. Landscaped planting areas are to be located within or adjacent to the parking area as landscaped islands, at the end of parking bays, inside medians, or between rows of cars.
- c. No more than ten spaces shall be located in one continuous row. Parking bays of ten spaces or less shall be broken up with landscaped islands or medians to avoid long monotonous rows of parking.
- d. There shall be one canopy tree (25+ feet at maturity) within 60 feet of every parking space.
- e. There shall be one shrub for every 300 square feet of total parking area. Shrubs shall be 18 inches tall at planting and reach a minimum height of 30 inches within three years.
- f. All trees and shrubs are to be planted within a landscaped planting area not less than 200 square feet in area.
- g. Trees and shrubs shall be planted within 20 feet of the parking lot area to count as landscaping for parking lot yards.

Adopted: July 13, 2026 (Ordinance #2026.010)

Legal Reference: N.C.G.S. § 160D-702

Section 802.6 – Required Sight Distance at Intersections

- 1) A sight triangle 10 feet by 70 feet for the turn in each direction shall be maintained at all intersections of driveways/streets with adjacent streets. No plantings, fence, building, wall, or other structure or objects shall be placed or maintained in the sight triangle if such object materially obstructs vision between 2.5 feet and 10 feet above the upper face of the nearest curb, or of the street centerline if no curb exists.
- 2) Exceptions for certain objects within sight distance areas may apply, where certain objects do not significantly obstruct the visibility of drivers. Drivers may be able to see over, under, or around some objects within sight distance areas. Objects that may be exempt include fire hydrants, utility poles, and traffic control devices, which are located to minimize visual obstruction. Other objects

12 inches in diameter and smaller, such as sign posts, may be allowed within sight distance areas if located individually or in a combination so as not to substantially restrict the driver's view.

3) Removal of Obstructions

The Zoning Administrator shall remove sight distance obstructions located within the right-of-way of town-maintained streets. The Zoning Administrator will notify the state department of transportation of sight distance obstructions located within the right-of-way of state-maintained roadways. The Zoning Administrator shall provide written notification to the property owner(s) on which a sight distance obstruction exists on private property. The property owner shall be responsible for the prompt removal of the obstruction on their property and shall be solely liable for any and all consequences resulting from their negligence and/or failure to remove the obstruction.

Adopted: July 13, 2026 (Ordinance #2026.010)

Legal Reference: N.C.G.S. § 160D-702

Section 802.7 – Plant Material and Invasive Species

- 1) All landscaping used to meet the requirements of this ordinance shall utilize plant materials that are compatible with the natural environment of the Southern Appalachia region. Native plant species are strongly encouraged to promote ecological function, reduce maintenance, and preserve the visual character of the community. A list of plant species native to North Carolina can be found on the North Carolina Native Plant Society's website. A list of species native to the mountain region can be found on the North Carolina Wildlife Federation website, and the website for Cooperative Extension in Henderson County.
- 2) The 2023 invasive plant species list from the North Carolina Native Plant Society, located in Appendix A of this ordinance, shall serve as the Town's no-plant list. No species from this list shall be used to meet the landscaping requirements of this ordinance. Any future updates to this list shall be incorporated into this ordinance.

Adopted: July 13, 2026 (Ordinance #2026.010)

Legal Reference: N.C.G.S. § 160D-702

Section 802.8 – Screening Required

- 1) Any permitted outdoor storage, waste containers, and utility structures shall be screened from view in the form of a wall, fence, or shrubbery. Screening of these elements shall be opaque and shall exceed the height of the storage or equipment by a minimum of six inches. Screening shall not interfere with the operation of utility equipment.
 - a. Dumpsters and other waste collection containers shall not be located in the front yard of any structure or within any required buffer yard. Gates must be provided for dumpster and waste collection enclosures.
 - b. Any fencing used to fulfill the requirements of this section shall be supplemented with landscaping. Chain link fences used to fulfill the requirements of this section shall be coated and include plastic inserts. Such chain link fencing shall either be black or green in color.

- c. Ground mounted mechanical equipment shall be located in the rear or side yard and screened in accordance with the requirements of this section.
- 2) Service areas, including but not limited to loading docks and service entrances, shall be located to the side or rear of any principal building. Where such areas are visible from any public street or adjacent property, they shall be screened from view in accordance with the landscaping requirements of Class A buffer yards, found in Section 802.4.
 - a. Screening yards for service areas shall be located as close to the nearest property line as practicable, while still providing space for the ingress and egress of vehicles to the service area.

Adopted: July 13, 2026 (Ordinance #2026.010)

Legal Reference: N.C.G.S. § 160D-702

Section 802.9 – Pedestrian Facilities Required

1) Sidewalks Required with Zoning Permit

Wherever a development requiring a zoning permit abuts any public street, the developer shall be required to construct or renovate sidewalks, curbs, and gutters along the entire length of the road frontage on all sides of the property which border said streets, excluding driveways and other access points.

- a. New Sidewalks. Sidewalks shall be constructed in conformance with Section 802.9(2). If the sidewalk cannot be contained within the existing right-of-way, a recorded easement or right-of-way must be dedicated to the Town of Spruce Pine.
- b. Renovated Sidewalks. Existing sidewalks shall be brought into compliance with Section 802.9(2).

2) Sidewalk Construction Standards

All sidewalks must meet the following minimum construction standards:

- a. Sidewalks must be constructed of concrete and have a minimum thickness of 4 inches.
- b. Sidewalks must have a minimum width of 5 feet.
- c. Sidewalks must contain control joints at regular 5-foot intervals along their length.
- d. Sidewalks must be constructed in compliance with the Americans with Disabilities Act.

3) Requirements for Section Cutting or Other Sidewalk Disturbance

Wherever any activity, such as utility access, necessitates the temporary disturbance or removal of an existing section of public sidewalk, such activities shall restore the disturbed section to be in compliance with the sidewalk construction standards specified above. Sidewalk restoration must be completed at the expense of the entity which performed the disturbance activity, and must be completed within 48 hours of completion of the disturbance activity.

Adopted: July 13, 2026 (Ordinance #2026.010)

Legal Reference: N.C.G.S. § 160D-702

BE IT FURTHER RESOLVED BY THE TOWN that this Ordinance shall be effective immediately.

BE IT HEREBY RESOLVED AND ADOPTED, this 13th day of July 2026.

TOWN OF SPRUCE PINE

Elizabeth Holmes, Mayor

Attest:

Marsha Hoilman, Town Clerk



Spruce Pine Planning Board
Town Hall
11050 S. Highway 226
Spruce Pine, NC 29777



To: Spruce Pine Town Council

From: Spruce Pine Planning Board

Date: July 13, 2026

Re: Written Recommendation Related to Action Items Presented at the July 6, 2026 Planning Board Meeting.

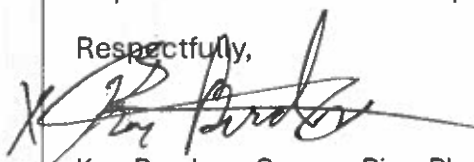
Mayor and Members of Town Council;

This is formal notice that the Spruce Pine Planning Board conducted an Advisory Meeting where the following zoning requests were made:

- Parcel Number: 0798-00-49-2437 (6.12 acres) Initial zoning request conditioned upon annexation approval); initial zoning designation request: Highway Business Commercial (C-1).
- Parcel Number: 0890-14-22-5529 (0.33 acres) Current zoning: Medium Density Residential (R-2); Requested zoning: Primary Business District: C-1.

Pursuant to NCGS 160D-604, members of the Planning Board took into consideration the information presented and provided by staff and the applicant and plan consistency with the 2023 Comprehensive Land Use Plan ("Plan"). The Planning Board found the requests to be consistent with the Plan and existing and surrounding land uses. Votes were taken for each individual parcel. The recommendation was unanimous to zone (conditioned upon annexation approval) or rezone each respective parcel to the requested zone districts as presented.

Respectfully,

 8 July 26
Ken Borders, Spruce Pine Planning Board Chair

**TOWN OF SPRUCE PINE
ORDINANCE #2026.011**

**ORDINANCE TO VOLUNTARILY ANNEX NON-CONTIGUOUS PROPERTY INTO
THE TOWN OF SPRUCE PINE AND AMEND
THE ZONING MAP FOR INITIAL ZONING DESIGNATION**

NOW COMES the Town Council (“Council”) for the Town of Spruce Pine (“Town”), at a duly called meeting of its Council on July 13, 2026 with a quorum established, and hereby considers this Ordinance to Voluntarily Annex Non-Contiguous Property into the Town of Spruce Pine and Amend the Zoning Map for Initial Zoning Designation.

WHEREAS, on or about June 16, 2026, the Property’s owner, Brandi Correll (“Owner”), presented a signed Petition for Voluntary Annexation (“Petition”) and a Zoning Map Amendment Application (“Application”) to the Town for the real property described in Book 678 Page 913, PIN #0798-00-49-2437 (the “Property”);

WHEREAS, the metes and bounds description of the Property is attached as Exhibit A and an unrecorded survey being the Property map is attached as Exhibit B;

WHEREAS, on review, the Town Clerk certified the following:

- A. The nearest point on the proposed satellite corporate limits for the Property is no more than three (3) miles from the Town’s primary corporate limits;
- B. No point on the proposed satellite corporate limits for the Property is closer to the primary corporate limits of any municipality other than the Town;
- C. The proposed satellite area for the Property is so situated that the Town will be able to provide the same services as are provided within the Town’s primary corporate limits;

- D. To the extent that the proposed satellite area for the Property contains any portion of a subdivision, all other tracts within the entire subdivision are included with the satellite corporate limits (or are presently being considered for inclusion within the satellite corporate limits contemporaneously with this Petition); and
- E. The Property within the proposed satellite corporate limits, when added to the area within all other corporate limits of the Town, does not exceed ten percent (10%) of the area within the Town's primary corporate limits;

WHEREAS, in the Application, the Owner requested the initial zoning designation for the Property to be C-3 – Highway Business District;

WHEREAS, pursuant to N.C.G.S. § 160D-604(b) and Article IV, Section 41 of the Town's Zoning Ordinance, the Town's Planning Board ("Board") met on July 6, 2026 and reviewed and discussed the Owner's Application. The Board voted unanimously to recommend approving the Application to initially zone the Property as C-3 – Highway Business District and prepared its written recommendation for the Council;

WHEREAS, pursuant to N.C.G.S. §§ 160A-58.2, -160D-601(a) and Article IV, Section 42 of the Town's Zoning Ordinance, on July 1, 2026 and July 8, 2026, the Town caused to be posted the notice of the legislative hearing concerning the Petition and Application in the Mitchell News-Journal;

WHEREAS, pursuant to N.C.G.S. § 160D-602(a), on June 29, 2026, the Town caused to be mail, by certified mail, a notice of the legislative hearing concerning the Property's proposed initial zoning, said notice being mailed to the Owner of the Property and the owners of all parcels of land abutting the Property;

WHEREAS, pursuant to N.C.G.S. § 160D-602(c), on June 30, 2026, the Town prominently posted a notice of the legislative hearing concerning the Property's proposed initial zoning on the Property or on an adjacent public street or highway right-of-way;

WHEREAS, pursuant to N.C.G.S. §§ 160A-58.2, -81, -160D-601(a) and Article IV, Section 42 of the Town's Zoning Ordinance, on July 13, 2026, the Town held a legislative hearing with respect to the Petition and Application; and

WHEREAS, prior to its decision, the Council was presented a copy of the Town's 2023 Comprehensive Land Use Plan ("Plan") for its review and consideration.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS AS TO THE PETITION:

- 1. That the Council hereby finds and determines:
 - A. That the Property described in the Petition meets all the standards set forth in N.C.G.S. § 160A-58.1;

- B. That the Petition bears the signature of all the owners of the Property proposed for annexation;
 - C. The Petition is otherwise valid; and
 - D. The public health, safety and welfare of the inhabitants of the Town and of the area proposed for annexation will be best served by the annexation;
- 2. That, having made its findings and determinations, the Petition is hereby approved by a vote of the Council of ___, and the Property is hereby annexed into the Town and shall be effective as of the date when this Ordinance is executed by the Mayor;
 - 3. That, from and after the effective date of this Ordinance, the Property and its owners shall be subject to all the Town's debts, laws, ordinances and regulations in force and shall be entitled to the same privileges and benefits as other parts of the Town. Real and personal property in the newly annexed Property shall be subject to municipal taxes as provided in N.C.G.S. § 160A-58.10; and
 - 4. That this Ordinance shall be recorded in the Mitchell County Registry and shall be filed with the North Carolina Secretary of State and the Boundary and Annexation Survey of the United States Bureau of the Census.

BE IT FURTHER RESOLVED AS FOLLOWS AS TO THE APPLICATION:

- 1. Plan Consistency Statement. Pursuant to N.C.G.S. § 160D-602(a), having reviewed the Board's written recommendation and the Plan, the Application for the Property is not inconsistent with the Plan;
- 2. Statement of Reasonableness. Pursuant to N.C.G.S. § 160D-602(a), the Council finds that: _____ and
- 3. That the Application is hereby approved and the Town of Spruce Pine Zoning Map is hereby amended to initially zone the Property C-3 – Highway Business District.

BE IT FURTHER RESOLVED that this Ordinance shall be effective immediately.

THIS the 13th day of July 2026.

TOWN OF SPRUCE PINE

Elizabeth Holmes
Mayor

Attest:

Marsha Hoilman
Town Clerk

EXHIBIT A

(Metes and Bounds)

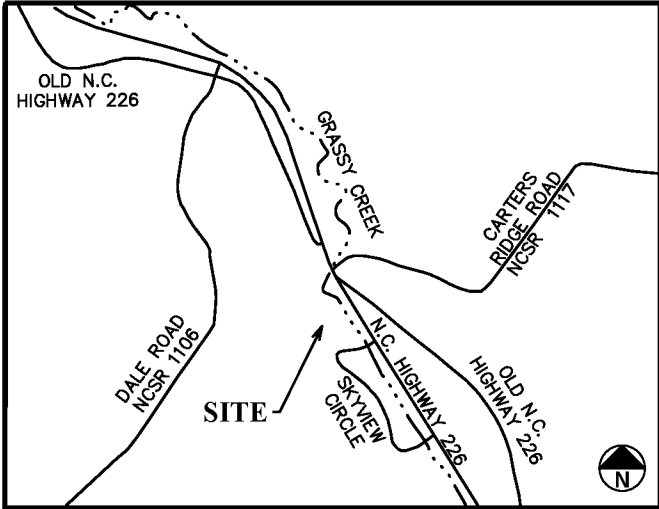
BEGINNING on an iron stake located in the southwest corner of the property herein described, the same being a common corner with the lands of William V. Habemeck, Jr. more accurately described in Deed Book 362, Page 792, and Grassy Creek Construction more accurately described in Deed Book 353, Page 851; thence running N 06 14 48 East 618.43 feet to an iron stake; thence S 3 7 3 9 15 East 300.70 feet to an iron stake; thence N 60 00 00 East 188.83 feet to an iron stake; thence N 59 50 59 East 160.13 feet to a point in the center of NC Highway 226; thence running with that road as follows: S 26 08 34 East 13.11 feet; S 27 29 05 East 88.26 feet; thence S 28 31 32 East 116.53 feet; thence S 28 31 21 East 230.13 feet; thence leaving that roadway and running S 78 24 38 West 780.95 feet to the point of BEGINNING, and containing 6.12 acres as shown on a map prepared by Arrowood Surveying, PLS #L-1510 and designated as Drawing No. 08-M-01-153.

TOGETHER with and SUBJECT to the rights of others to use the 20-foot wide perpetual and non-exclusive easement along the presently existing roadway and bridge which connects to NC Hwy 226 for ingress, egress, and regress which was reserved by Helen G. Habemeck as described in Deed Book 238, Page 109, Mitchell County, NC Registry, reference to which is hereby made for a more particular description.

SUBJECT to the right of way of NC Hwy 226 to its full width.

AND BEING Tract 2 of those same lands conveyed to Grantors in Deed 597 at Page 160, Mitchell County Registry.

EXHIBIT B
(Property Map)



VICINITY MAP (NOT TO SCALE)

NOTES:

1. BASIS OF THE BEARINGS AND COORDINATES IS THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM (NSRS), NORTH AMERICAN DATUM (NAD 83/2011) BASED ON DIFFERENTIAL GNSS OBSERVATIONS PERFORMED ON MAY 28, 2026; TIED TO THE NORTH CAROLINA GNSS REAL-TIME NETWORK; AND EXPRESSED IN U.S. SURVEY FEET. ALL DISTANCES ARE NC GRID MEASUREMENTS IN U.S. SURVEY FEET (UNLESS OTHERWISE NOTED). TO OBTAIN GROUND MEASUREMENTS THE GRID DISTANCE SHOULD BE DIVIDED BY THE AVERAGE COMBINED FACTOR SHOWN HEREON.
2. AREAS CALCULATED BY THE COORDINATE METHOD BASED UPON GRID MEASUREMENTS.
3. DEED REFERENCE: DEED BOOK 678, PAGE 913
4. PLAT REFERENCE: MAP DRAWING No. 08-M-01-153 BY ARROWOOD SURVEYING, P.A. (UNRECORDED MAP)
5. PIN #: 0798-00-49-2437
6. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHT OF WAYS, EASEMENTS, RESTRICTIONS AND AGREEMENTS OF RECORD.
7. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, RIGHTS-OF-WAY, ABANDONMENTS, OR RESTRICTIONS NOT SHOWN AND IS NOT AN ALTA/NSPS LAND TITLE SURVEY.
8. ALL PROPERTY OWNERSHIPS WERE TAKEN FROM CURRENT COUNTY GEOGRAPHIC INFORMATION SYSTEM WEBSITE AND/OR RECORDED PLATS ONLY.
9. BY GRAPHIC DETERMINATION THE SUBJECT PROPERTY LIES IN MULTIPLE FLOOD ZONES AS SHOWN ON THIS MAP. INFORMATION IS BASED UPON FEMA COMMUNITY PANEL #0798, CID #370161, SUFFIX J, MAP #3710079800J, EFFECTIVE FEBRUARY 4, 2009.
10. NO NCGS MONUMENT LOCATED WITHIN 2000 FEET AS PER NCGS.NC.GOV/GEODETICMONUMENTS/.
11. NATURAL GAS LINE MARKERS OBSERVED AND SHOWN HEREON. NO RIGHT-OF-WAY OR EASEMENT INFORMATION FOR SAID LINE WAS PROVIDED TO THE SURVEYOR. WIDTH, LOCATION, AND EXTENT OF ANY ASSOCIATED RIGHT-OF-WAY AND/OR EASEMENT ARE UNKNOWN. A TITLE EXAMINATION AND/OR UTILITY COMPANY RECORDS ARE RECOMMENDED FOR FURTHER INFORMATION.
12. UNABLE TO DETERMINE THE EXACT LOCATION OF THE EXISTING EASEMENT DESCRIBED IN DEED BOOK 678, ON PAGE 919 DUE TO A VAGUE DESCRIPTION AND LACK OF PHYSICAL EVIDENCE.

LEGEND

- BOUNDARY LINE
- TIE LINE
- ADJOINERS PROPERTY LINE (NOT SURVEYED)
- FLOOD ZONE LINE APPROXIMATE SEE NOTE #9
- EXTENTS OF GRADED AREA AT TIME OF SURVEY
- OHW OVERHEAD WIRE
- R/W RIGHT-OF-WAY
- EDGE OF WATER
- GUARDRAIL
- EDGE OF PAVEMENT (UNLESS OTHERWISE NOTED)
- ELECTRICAL METER
- GAS LINE MARKER
- UTILITY POLE
- DROP INLET
- IRS 5/8" IRON REBAR (SET)
- IRF 5/8" IRON REBAR (FOUND) UNLESS OTHERWISE NOTED
- IPF IRON PIPE (FOUND)
- MNF MAG NAIL (FOUND)
- AXLE (FOUND)
- CALCULATED/COMPUTED POINT
- PB PLAT BOOK
- DB DEED BOOK
- PG PAGE
- R/W RIGHT-OF-WAY
- CMP CORRUGATED METAL PIPE
- CPP CORRUGATED PLASTIC PIPE
- NCSR NORTH CAROLINA SECONDARY ROAD
- N.T.S. NOT TO SCALE
- GNSS GLOBAL NAVIGATION SATELLITE SYSTEM
- NSRS NATIONAL SPATIAL REFERENCE SYSTEM
- NCGS NORTH CAROLINA GEODETIC SURVEY
- SQ. FT. SQUARE FOOT

AVERAGE COMBINED
FACTOR 0.99981289
SEE NOTE #1

NC GRID
(NAD 83/2011)

AXLE FOUND LOCATED
S61°44'31" W 0.18'
FROM FLAT IRON

JACK DEAN PITMAN AND WIFE,
CHARLA K. PITMAN
PIN # 0799-03-30-9097
DB 545 PG 41
REFERENCE DB 214 PG 248
MAP DRAWING No. 89-103-MBH
BY KEEN SURVEYING

PARKWAY FIRE & RESCUE, INC.
DB 688 PG 390
THE "GRASS CREEK" TRACTS
TRACT 3
PB 6, PG 1

PARKWAY FIRE & RESCUE, INC.
PIN # 0798-00-49-1755
DB 688 PG 390
THE "GRASS CREEK" TRACTS:
TRACT 2
REFERENCE SURVEY DATED
MAY 7, 1988 BY WILLIAM E. ARROWOOD
ALSO REFERENCE SURVEY
MAP #25-02-003 BY
TEP ENGINEERING, PLLC

JAIDEN LOWERY
AND HUSBAND,
DYLAN LOWERY
PIN #
0798-00-39-9509
DB 682 PG 192

N 02°47'04" E
560.42'(TOTAL)

JAIDEN LOWERY
AND HUSBAND,
DYLAN LOWERY
PIN #
0798-00-39-9509
DB 682 PG 192

CORRELL FAMILY
REVOCABLE TRUST
PIN # 0798-00-38-9619
DB 688 PG 461
PB 4, PG 331

1/2" IRON REBAR FOUND
"CAPPED KEEN"
NC GRID COORDINATES
N:789317.717'
E:1094030.774'
NAD83/2011
U.S. SURVEY FEET

N 17°03'40" W
704.31' (TIE)
N.T.S.

GRADED
AREA AT
TIME OF
SURVEY

ROUGH
GRAVEL
AREA

5.838
ACRES

A PORTION (123.25 SQ. FT.)
OF THE GRAVEL FALLS
SOUTH OF THE BOUNDARY
LINE AS SHOWN

CAROLINA MOUNTAIN
DEVELOPMENT, L.L.C.
PIN # 0798-00-48-4756
DB 451 PG 519
TRACT 2
REFERENCE SURVEY JOB
No. 26-014 BY
MOUNTAINEER LAND
SURVEYING, P.A.

2026001008
MITCHELL COUNTY NC FEE \$21.00
PRESENTED & RECORDED
06/12/2026 08:06:05 AM
KATHY LAWS
BY: PAM PITMAN
ASST
BK: P 6
PG: 44 - 44

STATE OF NORTH CAROLINA
COUNTY OF MITCHELL

I, Matthew Ward, Review Officer of Mitchell County ,
certify that the map or plat to which this certification is
affixed meets all statutory requirements for recording.

Signed by:
Matthew Ward
Review Officer

6/11/2026
Date

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 56°23'34" E	4.93'
L2	N 56°23'34" E	4.63'
L3	S 29°42'39" E	13.03'
L4	S 74°44'17" W	7.81'

ROBINSON LAND SURVEYING, PLLC

17 AMETHYST STREET
SPRUCE PINE, NC 28777
(828) 520-1241
N.C. LICENSE # P-3311

I, Trevor J. Robinson, certify that this plat
was drawn under my supervision from an
actual survey performed under my
supervision (deed description recorded in
Book 678, Page 913.); that the boundaries
not surveyed are clearly indicated as drawn
from information referenced and noted; that
the positional accuracy as calculated is less
than 0.10'; that the Global Positioning
System (GPS) survey and the following
information was used to perform the GPS
(GNSS if dual constellations are used)
survey:
Class of survey: Class B (Suburban)
Positional accuracy: Less Than 0.10' Feet
(Horizontal)
Type of GPS field procedure: Real-Time
Kinematic
Dates of survey: May 28th-June 8th, 2026
Datum/Epoch:
Horizontal Datum is NAD 83/2011
Vertical Datum is NAVD88
Epoch 2010.00
Published/Fixed-control use: NC GNSS
CORS & RTN
Geoid model: GEOID18
Average Combined Factor: 0.99981289
Units: U.S. Survey Feet
That this plat was prepared in accordance
with G.S. 47-30 as amended. That this plat
meets the requirement of G.S. 47-30
section F-11-c1. Witness my signature,
license number and seal this the 11th day
of June, A.D., 2026.



Signed by:
Trevor J. Robinson
456A9DA1856E46B...

TREVOR J. ROBINSON
NORTH CAROLINA PLS # L-5578

REV	DATE	ISSUED FOR	INITIALS
0	06/10/2026	PRELIMINARY	TJR
1	06/11/2026	G.S. 47-30 F-11-c1	TJR

BOUNDARY RETRACEMENT SURVEY
PREPARED FOR:

BRANDI ALLIS
CORRELL

OWNERS OF RECORD AS
PER DB 678, PG 913:
JAMES A. CORRELL AND
WIFE, BRANDI ALLIS
CORRELL

GRASSY CREEK TOWNSHIP,
MITCHELL COUNTY,
NORTH CAROLINA

JUNE 11, 2026

0' 60' 120'
SCALE: 1 INCH = 60 FEET
ORIGINAL MAP SIZE 18" X 24"

MAP NUMBER: 26-05-051

submitted electronically by "Robinson Land Surveying, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Mitchell County Register of Deeds.



Ordinance 2026.012

**ORDINANCE TO AMEND THE TOWN OF SPRUCE PINE'S
ZONING MAP REGARDING THE REAL PROPERTY
LOCATED AT DB 671 P 434
MITCHELL COUNTY REGISTRY**

NOW COMES the Town Council ("Council") for the Town of Spruce Pine ("Town"), at a duly called meeting on July 13, 2026, with a quorum established, and hereby considers this Ordinance to Amend the Town of Spruce Pine's Zoning Map regarding the real property located at DB 671 P 434, Mitchell County Registry, PIN #0890-14-22-5529 ("Property"), and being more specifically described in Exhibit A.

WHEREAS, on June 25, 2026, the Property's owners, Webb McBrayer Hunt, Jr. and Dwayne Alan Hunt or successor, As Trustees of the Webb McBrayer Hunt, Jr. Revocable Trust u/a/d March 15, 2023 a ½ undivided interest and Dwayne A. Hunt and wife, Starlyn D. Hunt, a ½ undivided interest ("Owner"), presented a signed Zoning Map Amendment Application ("Application") to the Town

WHEREAS, the Property is currently zoned as R-2 Medium-Density Residential and the Owner desires that the Property be rezoned as C-1 Primary Business District;

WHEREAS, pursuant to N.C.G.S. § 160D-604(b) and Article IV, Section 41 of the Town's Zoning Ordinance, the Town's Planning Board ("Board") met on July 6, 2026 and reviewed and discussed the Owner's request. The Board voted unanimously to recommend approving the Application to rezone the Property from R-2 Medium-Density Residential to C-1 Primary Business District and prepared its written recommendation for the Council's consideration;

WHEREAS, pursuant to N.C.G.S. § 160D-601(a) and Article IV, Section 42 of the Town's Zoning Ordinance, on July 1, 2026 and July 8, 2026, the Town caused to be posted the notice of the legislative hearing concerning the Property's proposed rezoning in the Mitchell News-Journal;

WHEREAS, pursuant to N.C.G.S. § 160D-602(a), on June 29, 2026, the Town caused to be mail, by certified mail, a notice of the legislative hearing concerning the Property's proposed rezoning, said notice being mailed to the Owner of the Property and the owners of all parcels of land abutting the Property;

WHEREAS, pursuant to N.C.G.S. § 160D-602(c), on June 30, 2026, the Town prominently posted a notice of the legislative hearing concerning the Property's proposed rezoning on the Property or on an adjacent public street or highway right-of-way;

WHEREAS, pursuant to N.C.G.S. §§ 160A-81, -160D-601(a) and Article IV, Section 42 of the Town's Zoning Ordinance, on July 13, 2026, the Town held a legislative hearing with respect to the Property's proposed rezoning; and

WHEREAS, prior to its decision, the Council was presented a copy of the Town's 2023 Comprehensive Land Use Plan ("Plan") for its review and consideration.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. Plan Consistency Statement. Pursuant to N.C.G.S. § 160D-602(a), having reviewed the Board's written recommendation and the Plan, the Application for the Property is not inconsistent with the Plan;
2. Statement of Reasonableness. Pursuant to N.C.G.S. § 160D-602(a), the Council finds that _____;
3. That the Application is hereby approved and the Town of Spruce Pine Zoning Map is hereby amended to change the zoning classification of the Property from R-2 Medium-Density Residential to C-1 Primary Business District; and
4. That this Ordinance shall be effective immediately.

THIS the 13th day of July 2026.

TOWN OF SPRUCE PINE

Elizabeth Holmes
Mayor

Attest:

Marsha Hoilman
Town Clerk

EXHIBIT A

Situate, lying and being in Grassy Creek Township, Mitchell County, North Carolina and being the same and identical property described in Deed recorded in Book 470, Page 79, Mitchell County Registry and being described according to said Deed as follows:

BEGINNING on a 2 inch iron pipe at the intersection of Walnut Street and Amethyst Street, thence with the western margin of Amethyst Street north 5 degrees 15 minutes east 145 feet to a 2 inch pipe, Hughes Burleson's corner; thence leaving said street and with Hughes Burleson's line north 84 degrees 45 minutes west 100 feet to a 1 inch pipe, Davis M. Nichols corner; thence with the Davis M. Nichols line south 5 degrees 15 minutes west 145 feet to a 1 inch pipe on the northern margin of Walnut Street; thence with the northern margin of said Walnut Street south 84 degrees 45 minutes east 100 feet to a 2 inch pipe, the point of BEGINNING, Being Lot #6, Block #2 as shown on Map 34, Mitchell County Tax Maps by Southern Appraisal Company -1961.

The above tract of land includes all of Lots Nos. 11 and 12 in Block 17 as shown on map of Spruce Pine Land Company of record in Map Book 1, at page ___, Mitchell County Deed Registry.

AND BEING the same land described in that certain deed dated the 8th day of May 1969, by John Keys and wife, Martha Keys, and Elizabeth Burleson, a single woman, to Stronland, a North Carolina Corporation, recorded in the Office of the Register of Deeds for Mitchell County, North Carolina, in Deed Book 135 at page 238, to which reference is hereby made.



Spruce Pine Town Council Meeting
Town Hall
11050 S. Highway 226
Spruce Pine, NC 29777



MEMOS

To: Mayor & Town Council
From: Town Manager
Date: 07/13/2026
Subject: **Managers Report**

- **Staff Updates:** The position of Parks, Recreation & Tourism has been advertised. The Town is advertising locally and with the North Carolina Recreation and Park Association. We have received 4 resumes as of 7/8/2026. The Police Department has two vacancies and Chief Cook is in the process of final selection for these vacancies. Visitor Center Position: Administration is looking for a PT person to fill this position, this will be a 30hr week position, with a varying schedule and weekends.
- **Pool Update:** The pool repairs are finally complete. A project that was originally scheduled to be a 2-4 weeks for completion morphed into a nearly 8 week project. Most of the delays have been related to contractor issues and some of the delays have been related to whether. The end product is what matters most, the project has turned out very nice. These efforts should provide many years of service life on our pool. During these renovations, staff took the opportunity to update several other areas of the pool, including new ladders, an overhauled concession stand with all new equipment and a new auto-feed chlorination system that will provide a safer and better balanced pool.
- **RERC (Recreation Economy for Rural Communities:** Administration has taken the project over and has completed the self-assessment portion and follow up committee meetings for this project on July 8. The next big step will be a Workshop consisting of all partners that are part of developing the Recreation Economy Plan. The event will be a two day event held October 20 and 21 and will consist of a tour of our existing outdoor assets (parks, BRP, Roan etc.) and a 2nd day to hold an all day strategy session to discuss how to capitalize on existing recreation assets and developing a plan to build key assets we do not have.
- **Economic Development:** Spruce Pine has expanded its tax district by 15.5 acres in the past 60 days. Staff has received use of the old Ingles parking lot for parking use at Town festivals and events. Ingles has closed on their new property and DOT permitting has been reported to be going well. Staff has received development interests from Tractor Supply as well Food Lion. There are no specifics beyond base zoning inquiries and development requirements at this time. Staff has not received a plan submittal on either project but will continue to work in all ways possible for a positive outcome. The GEM property located on 226 has been reported for work to begin August 2026. The Town has also been working with McDonalds on a possible upfit project. There are several other projects the Town and EDC are working on but are too early in development for any updates of certainty.



Spruce Pine Town Council Meeting
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- Website: The website is live. I want to give a major recognition to Marie Murphy for her hard work and diligence on building this site. We think it is a great upgrade and will be a very useful tool for our citizens. In the coming months, we will be adding new features such as online permitting options, shelter reservations etc. once those modules are complete. We welcome any feedback on how to improve the website, and there is a link to use for submitting such feedback.
- FEMA: The WWTP, Riverside/Bend Parks, Elm Street and Ped Bridge remain the hitch pin for our FEMA recovery projects. All other projects have been or are close to obligation. To date, we have received +/- \$22 million. Staff is working diligently on RFP/Qs, bidding etc. for each respective project which is a time-consuming process. Willis St will be the next FEMA project to undergo final construction and repair, Phillips Grading will be performing this work in the coming 2-3 weeks.
- Hwy 226 Waterline: Contracts have been completed with Hyatt Pipeline, a NTP has not been given, a public notice and social media notice with project schedule, detours and delays will be shared prior to project start.
- Visitor Center: The Spruce Pine Visitor Center is complete with brochures, signs, fresh paint, furniture and hospitality. Soon as we have the PT position backfilled, a opening and hours schedule will be published.
- Staff Training: Our Town Clerk, Marsha Hoilman was accepted to the North Carolina Municipal Clerks Training School and will begin her training August 4-7, 2026. Our Finance Director, Brian Hobson will start his 3rd course for the Certified Municipal Finance Officer School with the UNC School of Government July 14-16, 2026. Our Utility Billing and Accounts Specialist, Marie Murphy successfully received her Notary Certification and completed a UNC School of Government course on Municipal Utility Billing and Accounting.
- Independence Day Celebration: I cannot express enough appreciation and gratitude of our staff who gave their all to make this years 250th Independence Day Celebration a huge success. The entire Public Service Team, our newest additions to the Parks, Recreation and Tourism Team (Keenan Hoilman, Logan Biggs, Carsen Phillips), the entire Spruce Pine Police Department Team, our Admin Team, particularly Marie Murphy for her hard work on planning and preparation. Unbelievable dedication from all!
- Overall Pulse: The organization is healthy in spirit and commitment. We are well on our way to being the best Spruce Pine, Spruce Pine can be. We are human and some days are better than others, but we remain dedicated to serving the citizens of Spruce Pine. We appreciate the continued support and above all, patience while we continue down this path of many, many changes, progress and recovery.

Respectfully,

Daniel Stines
Town Manager