



TOWN OF WAYNESVILLE Zoning Board of Adjustment

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Development Services
Director
Elizabeth Teague

George Escaravage, **Chairman**
Henry Kidder, **Vice-Chairman**
Joshua Morgan
Edward Moore
John Baus (Alternate)
Robert Herrmann

MINUTES OF THE TOWN OF WAYNESVILLE ZONING BOARD OF ADJUSTMENT Regular Meeting

**Town Hall – 9 South Main St., Waynesville, NC 28786
September 6, 2022**

THE WAYNESVILLE ZONING BOARD OF ADJUSTMENTS held a Regular Meeting September 6, 2022, at 5:30 p.m. in the Boardroom of Town Hall, 9 South Main Street, Waynesville, NC. 28786.

A. CALL TO ORDER

1. Welcome/Calendar/Announcements

The following members were present:

George Escaravage, Chairman
Henry Kidder, Vice Chairman
Edward Moore
John Baus (Alternate)
Robert Herrmann

The following Board members were absent:

Joshua Morgan

The following staff members were present:

Byron Hickox, Land Use Administrator
Kathy Johnson, Deputy Clerk
Ron Sneed, Attorney

The following media were present:

No media were present

Chairman George Escaravage welcomed everyone and called the meeting to order at 5:30 p.m.

2. Adoption of Minutes (as presented or amended) from April 5, 2022.

Mr. Escaravage asked if everyone had reviewed the minutes for April 5, 2022, meeting.

Zoning Board of Adjustment Minutes
Regular Meeting
September 6, 2022

A motion was made by Board member Henry Kidder, seconded by Board member John Baus to approve the April 5, 2022, meeting as presented. The motion carried unanimously. (5-0)

3. Election of Chair and Vice-Chair

A motion was made by Board Member Henry Kidder, seconded by John Baus to reelect George Escaravage as Chairman. The motion carried unanimously. (5-0)

A motion was made by Board Member John Baus, seconded by Chairman George Escaravage to reelect Henry Kidder as Vice-Chairman. The motion carried unanimously. (5-0)

4. Public Hearing regarding a Request for a Variance of Setbacks on the property described as 41 Depot Street, PIN 8615-37-3963, in the Central Business District (CBD).

Chairman Escaravage read through the protocols and procedures for the public hearing and explained standing in the case. He asked anyone that wished to testify to come forward to be sworn in. Applicant Spencer Tetrault came forward to be sworn in. Mr. Escaravage opened the public hearing at 5:38 p.m. and invited Land Use Administrator Byron Hickox to present the staff report.

Mr. Hickox explained that this was a hearing to consider a setback variance for property located at 41 Depot Street in the Central Business District. The property is surrounded by non-residential uses and consists of one commercial building with a small yard in the back of the property. The applicant is seeking to place a shipping container that will be converted to an accessory structure for storage. The requested variance would permit the property owner to place an accessory structure in the rear yard that would not meet the required five-foot side and rear setbacks but must comply with all other requirements. Notice of the Public Hearing was mailed to owners of the property within one hundred feet of the subject property on August 19, 2022. Notice was advertised in local media on August 25 and 31, 2022. The property was posted with a notification sign on August 19, 2022.

Mr. Hickox entered the following items into Evidence:

1. Staff Report
2. Variance Request Application
3. Aerial Photograph of Subject Property and Surrounding Area
4. Photographs of Subject Property
5. Town of Waynesville Land Development Standards by Reference
6. Notification Materials

Chairman Escaravage invited the applicant to come forward to speak. Mr. Spencer Tetrault, 2223 Iron Duff Road introduced himself and thanked the Board. He, along with wife Courtney, own Axe and Awl Leatherworks at 41 Depot Street. He said they have explored several options to resolve their storage issue, and this seems like the best solution.

Mr. Tetrault answered questions from the Board regarding his business and the proposed use for the container. He stated that the container is eight feet in length and beige in color and they will be painting it. He stated that the container was needed for storing materials and hardware for the business.

A motion was made by Board Member Robert Herrmann, seconded by Board Member Edward Moore to close the public hearing at 5:47 pm. The motion carried unanimously. (5-0)

A motion was made by Board Member Henry Kidder, seconded by Board Member Robert Herrmann to approve the variance and adopt the findings of facts as presented in the staff report. The motion carried unanimously. (5-0)

A motion was made by Board Member John Baus, seconded by Board Member Henry Kidder to elevate Robert Herrman from Alternate to Board Member. The Motion carried unanimously.

B. ADJOURN

A motion was made by Board Member Robert Herrmann, seconded by Board member Edward Moore to adjourn the meeting at 5:49 pm. The motion carried unanimously.

George Escaravage, Chairman

Kathy Johnson, Deputy Clerk