

REGULAR MEETING  
TOWN OF WAYNESVILLE PLANNING BOARD  
OCTOBER 16, 2006  
MONDAY - 5:30 P.M.  
TOWN HALL

The Planning Board held a regular meeting on Monday, October 16, 2006. Members present were Don Stephenson, Dan Wright, Rex Feichter, Lee Bouknight, Gary Sorrells, Patrick McDowell and Brooks Hale. Also present were Planning Director Paul Benson, Land Development Administrator Byron Hickox and Deputy Town Clerk Freida Rhinehart. Chairman Rex Feichter called the meeting to order at 5:35 p.m.

Approval of Minutes of September 18, 2006

Dan Wright moved, seconded by Patrick McDowell, to approve the minutes of September 18, 2006 as presented. The motion carried unanimously.

Conditional Use Permit - Waynesville Commons LLC - Hyatt Creek Road and South Main Street (Former Dayco Site) - Hyatt Creek Area Center (HC-AC)

Paul Benson pointed out the revised staff report reflects the new submittal of plans presented to Town Staff. Mr. Benson stated that basically Waynesville Commons has addressed many of the issues that were pending. There are only a few items still outstanding. Town Staff recommends granting a conditional use permit with the following conditions:

Site plan:

1. Pedestrian network:
  - a. An 18 ft. greenway trail easement along Allen and Richland Creeks needs to be shown on the subdivision plan as per agreement.
  - b. Textured and or raised pavement is recommended by the staff and the Community Appearance Commission for all crosswalks
  - c. Sign note (#5) is incorrect as an amendment has been made for freestanding signs, revise site plan accordingly.
2. The project is partially within the 100 year floodplain. A Floodplain Development Permit Application must be submitted prior to final approval.

Landscape plan:

1. Parking lot shade trees: all parking spaces must be within 30' of a parking lot tree, revise plan to add additional tree islands accordingly. If existing trees meeting the requirement are to be used in lieu of new plantings their locations need to be shown with size and species information. There are 3 perimeter parking areas that are shown as being adjacent to the existing tree line but no size and species information is provided.
2. The street trees in front of the buildings may be clustered instead of evenly spaced, as approved by the Community Appearance Commission. Planters are approved for use for the trees required in front of the Home Depot building; however planter size and tree species information is needed. (A minimum 5' diameter planter size is assumed.)

Building design for both buildings meet applicable standards for articulation, scale, permeability, height and entryways.

Lighting Plan:

1. Minimum and maximum values are ok.
2. Uniformity ratio in parking areas is ok.
3. Fixture type for H-S-3 is ok.
4. Cut sheet for GBR type fixture is needed.

Other

1. Water, sewer and stormwater plans are needed prior to final approval.
2. NCDOT encroachment permit is required for access improvements.
  - a. Raised, preferably landscaped medians rather than painted stripes are recommended.
  - b. Left turn access is recommended to be maintained for Hendrix Street.
  - c. The staff recommends that all signalized intersections be equipped with crosswalks, pedestrian heads and pedestrian refuge islands.

Gary O’Nesti of Waynesville Commons said that the developers would use stamped asphalt or stamped concrete along with the striping in the pedestrian crosswalks. These walkways cannot be elevated since the curb and the pavement are the same elevation. Heavy paint striping will be used so the crosswalks can be clearly seen.

Dan Wright asked if the floodplain would be a problem with construction of the buildings. Mr. Benson replied that it will not. Only a small portion of the WalMart building sits inside the 100 year floodplain. The elevation is 15 feet or so above the floodplain which exceeds our Land Development Standards of 1 foot above the floodplain. The developers will just need to show certification from a surveyor. The state requires a 25 ft. trout buffer from the bank of the stream and the Town requires a 30 ft. stormwater buffer from the stream so the area is pretty well protected.

Gary O’Nesti had a question about the location of Hendrix Street. Paul Benson said the Town is going to request that left turn access to Hendrix Street be permitted by DOT if it can be done safely. Mr. O’Nesti has no objection.

Gary Sorrells moved, seconded by Brooks Hale, to recommend the granting of a conditional use permit by the Board of Adjustment to Waynesville Commons, LLC. The motion carried unanimously.

Mr. Benson informed Mr. O’Nesti that the Board of Adjustment will meet Tuesday, November 7, 2006 at 5:30 p.m. in the Town Hall Board Room.

Text Amendment – Glenn Tolar – Hazelwood Town Center

Mr. Glenn Tolar presented his plan to build climate controlled self storage warehouses on the old tannery property. Mr. Tolar has been a builder since the late 60’s and builds only masonry

structures. His projects are all landscaped and well maintained. This project will differ from existing storage facilities in Waynesville. Pictures of a similar project were presented. The proposed units will be climate controlled with personnel at the site 9:00-5:00 six days per week. These units will be high security with computerized gates. The gates will not operate after 10:00 p.m. each evening with the site only accessible to police and fire officials after that time.

Dan Wright asked if the smokestack would remain. Mr. Tolar responded that it will since it is not on his property. This is a portion of the Welch subdivision approved previously.

**Staff Report:**

The Land Development Standards permit “Warehouses, self-storage” in several districts as a permitted use with special requirements. Interestingly, other types of warehouses are permitted in more districts with fewer restrictions. There is no clear indication in the LDS as to why self-storage warehouses are not permitted in the Hazelwood Town Center, while they are permitted in other pedestrian oriented business districts such as the Central Business District.

Districts currently permitting self-storage warehouses are: Central Business District, Dellwood-Junaluska Area Center, Hyatt Creek Area Center, Russ Avenue Town Center and the South Main Business District. In all of these districts they are permitted only with special requirements. In comparison, all of these districts also permit warehouses (with no size restrictions), which are also permitted in 3 other mixed use districts.

The special requirements that apply to self-storage warehouses include:

1. minimum lot size of 1 acre
2. must follow all building design guidelines
3. must be buffered from residential properties
4. may not be used for commercial activity other than storage
5. may not be used for dwellings
6. no outside storage is permitted except for RVs
7. may not be located on properties abutting Russ Avenue.

**Staff Recommendation:**

With the type of “form” based regulations that Waynesville has it is no longer as important to overly restrict buildings generally considered as unattractive since all buildings must meet design standards. Given that self-storage warehouses are permitted in similar districts throughout Waynesville with appropriate restrictions, the staff recommends that they be added to the Hazelwood Town Center District as a permitted use with the same special restrictions as in the other districts. In recognition of the special pedestrian retail orientation of Hazelwood Avenue, the staff recommends that the special restrictions be amended to add a prohibition of self-storage warehouses on lots abutting Hazelwood Avenue, as is the case with Russ Avenue. Finally, we see no reason to create a special category for “climate controlled” self-storage warehouses.

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Mr. Benson stressed that Land Development Standards require an attractive building. This building will be required to meet the standards for appearance, permeability, and all design standards. No retail uses will be allowed in these buildings. The buildings will not abut Hazelwood Avenue. This text amendment as recommended by the staff would add “warehouses, self storage” as a permitted use with special requirements to the Hazelwood Town Center district. Development standards will dictate the appearance standards.

Lee Bouknight asked if other properties on other lots would have access to their properties. Mr. Tolar explained that there are access roads to other lots.

Don Stephenson moved, seconded by Lee Bouknight that the text amendment be recommended for approval by the Board of Aldermen. The motion carried unanimously.

Adjournment

With no further business, Dan Wright moved, seconded by Patrick McDowell that the meeting be adjourned at 6:15 p.m.

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Rex Feichter  
Chairman

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Freida F. Rhinehart  
Secretary