

REGULAR MEETING  
TOWN OF WAYNESVILLE  
PLANNING BOARD  
JANUARY 18, 2011  
TUESDAY – 5:30 P.M.  
TOWN HALL

The Planning Board held a special meeting on Tuesday, January 18, 2011. Members present were Don Stephenson, Brooks Hale, Gary Sorrells, Patrick McDowell, Jim Francis, Jon Feichter and Marty Prevost. Also present were Planning Director Paul Benson, Assistant Town Manager Alison Melnikova and Town Clerk Phyllis McClure. Chairman McDowell called the meeting to order at 5:30 p.m.

Approval of Minutes of December 20, 2010

Chairman McDowell said there was one needed change on the signature line.

Gary Sorrells moved, seconded by Jim Francis to approve the minutes as corrected. The motion carried unanimously.

Consideration of Conditional District Rezoning Application submitted by Ingles Markets

Planning Director Paul Benson explained the process of submission of a site plan, environmental survey and list of standards and conditions with the type of uses and dimensional requirements they would like to see limited or varied in the proposed Conditional District Rezoning Application. Ingles Markets is requesting an alteration of the Town's requirement regarding parking which is located in front of an existing building on Russ Avenue. Ingles would like to retain the parking location in relation to the building and have requested a modification to that standard. They have also asked for an alternative to the landscaping standards.

Mr. Benson said Ingles Markets plans to rebuild and expand the existing business to a total of 120,000 square feet with attached garden center with a 6,000 square feet retail shop. A new 1,900 square feet gas station and convenience store is proposed on the property with a connected canopy and six fueling lanes. The project proposes a good deal of landscaping with 53 new canopy trees and 1,100 square feet of new sidewalk. Mr. Benson said an issue was discovered with the height of the grocery store, with a proposed height of 47' and the maximum allowed height is 40'. A modification is proposed to comply with the standards. There is some concern about the percentage of small tree species in the parking lot. The Ordinance is to provide canopy and town staff is concerned about the percentage of small tree species. Approximately 42% of the parking lot shade trees proposed is of the small variety trees, including Crepe Myrtle. Staff recommendation is that Ingles provide easements/right-of-way for that plan. Mr. Benson said these plans are posted on line for the public to review.

Five recommendations were made by the Community Appearance Commission. 1. That the crosswalk in front of the gas station be constructed with a material change to serve as a traffic

calming device and to make the crosswalk more visible. 2. Where Red Maples are proposed the Cultivar Sunset Maple should be used. 3. That another small tree be used in Place of Crepe Myrtles, which are shrub-like and may not be hardy in Waynesville's climate. 4. Shrubs should be added to mulched tree island to stabilize mulch and to improve appearance. 5. Some large trees should be added to mulch islands at the gas station.

Mike Egan said he was here in September 2010. One of the things talked about at that time was that this request by Ingles would give the town an opportunity for a "test run". Mr. Egan felt that it is very clear at this point in time that the conditional zoning can be a good tool, especially in situations such as this for the redevelopment of Ingles. Mr. Egan said Randy Jamison, John Cox, Clay Moody, Sammy Coker, Jeff Henderson, were also in attendance representing Ingles.

John Cox presented the proposed site plan for a 119,000 square feet building, which won't be much more building than there is currently. The new construction will be upfitted to look like the current building. The Ingles store will remain open during the construction. The former Goody's space will be torn down and rebuilt. When this portion of the store is open, the old store will be torn down and rebuilt. Once this is complete the full store will be open. The gas station would be located between Belk and HomeTrust Bank. The parking lot is designed to help channelize the traffic flow by adding islands. There is a reduction in the number of parking spaces. Pedestrian safety has been addressed with the location of a sidewalk from the gas station to Ingles and the addition of a number of pedestrian islands. The gas station will have 8 fueling stations. Mr. Cox said he has been working with Public Works Director Fred Baker to try to channelize Barber Boulevard. An island has been added to help separate Barber Boulevard from the gas station. Another island has been added to help channelize the alleyway and an intersection is lined up with Howell Mill Road and Barber Boulevard.

Architect Sammy Coker described the Ingles floor plan, with produce, video and wine departments. The two existing end flanking towers are solid brick. The existing Ingles design will be maintained with two gabled entrances and small dining area and garden center. Instead of solid brick, the towers have glazing that maximizes the natural light. The produce will be in front, deli on left; bakery on right; dairy; wine department will be extended with walk in wine cellar and walk in beer cooler. The color scheme is updated with an Ash Gray color. In order to maintain proportions the canopy has been brought down and heights were raised. The bulk of building is 29 feet in height. The left entry gable is less in height and the main entry gable is 47 feet in height in order to maintain the same proportions. There is space for outdoor dining in an area that is felt to maximize the view at this site. There will also be a shop for pizza, subs and salads beside the dining area. The current plan has 65 skylights for the current 100,000 square feet store. The new plan will have more skylights.

Clay Moody, Architect with Design Associates in Asheville, spoke about the proposed landscaping. He said what they have tried to provide a landscape that provides shade throughout the year. Because of the diagonal electrical transmission line, they are somewhat limited to plant materials and have provided smaller trees that won't reach such a height to cause problems with the electric company. Red Buds have been added which fit in quite well. Mr. Moody said he understood there is some concern with Crepe Myrtle. There are some varieties of Crepe Myrtle that have been quite hardy and have been installed on projects in other locations in this area,

including at his house in Asheville. There are some varieties that have been quite hardy. He called Jim King at Mountain View Nursery to discuss this and he had no major concerns regarding this variety. A sidewalk has been added where smaller trees are flanked with more of a pedestrian scale. Some trees and shrubs have been added along the lower front of the parking area to provide some screening/buffering of the parking lot. Red Buds have been added along the gas station area. Mr. Moody said he feels that this is a good plan.

Gary Sorrells asked about the proposed right-of-way. Paul Benson said the Russ Avenue plan shows a connection at the existing road behind HomeTrust Bank. The consultant proposed extending this road to Russ Avenue and aligning it with Frazier Street at an angle. Most of the property behind the Pizza Hut is not on the Ingles property but there is a single connection proposed behind Pizza Hut going into the driveway from Howell Mill Road to Barber Boulevard.

John Cox said they would like to provide some right-of-way to provide access, but would like to have a better out parcel. They would rather have the road come in at a 90 degree angle to allow an out parcel that would be marketable and sellable. This would include using some of Ms. Barber's property. This would also provide better access to Ms. Barber's property and make it more marketable and sellable.

Brooks Hale asked why the gas station was located between HomeTrust and Belk rather than the property fronting on Russ Avenue. Mr. Cox said the property fronting Russ Avenue was worth a much larger amount and would be better marketable for a restaurant.

Don Stephenson asked what Ingles' obligation was to provide any of these roads. Mr. Cox said nothing has been agreed to with Ms. Barber.

Paul Benson said construction would be either Town of Waynesville or the NCDOT. It is typical and appropriate that dedications of right-of-way would be requested as part of the development. If the right-of-way is in place, it would be there when needed to construct the road. Mr. Benson said he would feel better to see more of the right-of-way located on the Ingles property. To do it right the road would have to be engineered and it has not been engineered at this point. Mr. Benson said he appreciates the concern of Ingles to preserve the out parcel.

Patrick McDowell said the plan addresses the flow in the general parking lot and the fact that it will help with the "free for all" that occurs there now. Jim Francis said it looks like a good plan to him, adding that he is impressed with the plan. Patrick McDowell asked how the Ingles gas station fits in with gas stations under new proposals. Paul said it would fit with the new Land Development Standards. Gas stations are allowed as a permitted use and the gas pumps could be located there without a principal building. The vehicular use area runs in front of the gas station, but it would be permitted in front of the building in that district.

Gary Sorrells asked about the shrubbery plans proposed under #2 and if this is what the Town is requesting. Paul Benson said he hasn't reviewed the plan in detail. There was some concern that replacing Crepe Myrtles with Red Buds which would be in compliance with the request of the Community Appearance Commission, but may not satisfy the ratio of small trees being replaced with larger trees. It was felt that the justification for the replacement is to satisfy the pedestrian

scale plans and the issue with the electrical lines. There was discussion about Red Sunset Maples and it was felt that it would be nice to have something closer to the eye, rather than something that is a lot taller. Paul Benson said he will be reviewing the plans in detail; and his recommendation would be to have no greater than 25% small trees ratio.

Marty Prevost asked about traffic calming devices which was a recommendation of the Community Appearance Commission, including raised crosswalks. As part of that, Ingles representatives said they were amiable to changing the material, but not to raise the elevation. Philan Medford said raised stamped concrete pedestrian crossings are located at the Waynesville Recreation Center and on Wall Street. Paul Benson said both the Developer and Board of Aldermen will have to agree on conditions, and hopefully a compromise will be worked out.

Marty Prevost asked if a shelter could be located on the Ingles property for public transportation. Mr. Benson said the Community Appearance Commission and town staff did not recommend this, however the Planning Board can consider and make this as a recommendation. This was proposed by Philan Medford in her comments at an earlier meeting.

### Public Input

John Burgin said he was the trustee of an adjoining piece of property, the Arby's property. In an effort to help with the right-of-way he proposed that the right-of-way road be moved from behind Pizza Hut to behind Arby's. Mr. Burgin said he would be willing to work with Ingles and Town of Waynesville to help this work out. He added that there would be an elevation gain which would be a "win" for both properties. Mr. Burgin said this would not require as much filling in and would help relieve the entrance and exit to Arby's. Mr. Burgin said he would construct the road which would be in his best interest. Mr. Burgin expressed a willingness to give a 10 foot easement across his property to make this happen. Paul Benson said he thought it would be fine and it would not matter to the town about this connection.

Roscoe Wells asked why another curb cut on Russ Avenue is being considered when he felt they were being restricted. Paul Benson said this was recommended by a DOT Traffic Consultant. Mr. Wells said this was close to the portion where traffic congestion is being experienced now and he felt that existing roads could be used instead of new ones. He said if another curb cut is made and another traffic light is installed, the congestion will be increased on the road. Paul Benson said this is an important feature to have for this median. In order to put a median along that entire length you have to have an area for people to make a U-Turn. Roscoe asked if there was a left turn proposed. Paul said there was a left turn proposed. Roscoe said he does not feel that Russ Avenue congestion would be improved or solved by making another curb cut.

Randy Jamison said right-of-way has been committed to help facilitate the proposed connection at Russ Avenue if it ever comes to be, but a detailed plan is not in place to see what that would look like yet. The Ingles development has a parking lot where speed is an issue, but he felt that the textured material similar to what is used in other parts of the town is something they are willing to do. The raised pedestrian crossings could be a problem for Ingles delivery trucks.

Philan Medford said she would like to see crosswalks slightly raised with texture. People speed up to beat the traffic light and she would like to see more traffic calming plans in this proposal.

Jon Feichter said if the area is to be made more walkable, some slight raise of a crosswalk is reasonable. He understands Ingles position regarding possible damage to trucks. However, there is no traffic calming in this area and he would like to see a slightly raised sidewalk.

(Note: Jim Francis had to leave the meeting at 6:34 p.m.)

There was some discussion about a raised crosswalk, if it would slow traffic down what height is needed to be effective. Paul asked if there would be a reasonable raise in the crosswalk recommended by the Planning Board that would be considered by Ingles. Marty Prevost felt that the raised crosswalks on Wall Street and Church Street might be too high. She recommended that something between zero elevation and the elevation of those raised sidewalks might be sufficient. Ingles representatives said they would be glad to place signs for speed limit or pedestrian crossings.

Gary Sorrells moved to approve the conditional district rezoning submitted by Ingles Markets upon meeting the modifications made by Staff and Community Appearance Commission, seconded by Don Stephenson. The motion failed due to lack of a majority vote.

Jon Feichter moved to approve the conditional district rezoning submitted by Ingles Markets upon meeting the staff recommendations and recommendations of the Community Appearance Commission and to add some type of traffic calming slightly raised crosswalk on Barber Boulevard, with the height somewhere between the heights of the crosswalks located on Wall Street and Church Street. The motion was seconded by Marty Prevost and carried unanimously.

#### Public Comments and Discussion of Revised Land Development Standards

Philan Medford read prepared comments. Ms. Medford outlined the history of adoption of Waynesville's Land Development Standards in 2003 which received the "NC Smart Growth Award". She said in the 2010 draft, regional business districts such as Hyatt Creek, South Main, Russ Avenue and Dellwood-Junaluska Districts permit up to 50% of required parking to be located in front of principal buildings and don't recognize these districts are adjacent to neighborhoods where people would walk to their destination if it is safe and convenient. Ms. Medford explained that she is a huge fan of multi-modal transportation and Waynesville's commitment to a walkable community, with safe pedestrian access between neighborhoods and business destinations and commented on how "build to the street" meets these goals.

Build to the Street Goals – has many positive attributes. The position adjacent to the sidewalk creates economic vitality, by encouraging walk-in traffic and improving visibility.

Knightdale, NC Unified Development Ordinance Chapter 5: Building Types and Architectural Standards – includes their "build to the streets" type program. Knightdale, NC Chapter 10. Parking Standards – highlights of this ordinance are connectivity – adjacent lots should be interconnected except in the case of existing steep topography between the sites. Parking lots

shall be placed to the side of or behind buildings. Examples included pharmacy with drive thru, fast food restaurant and gas station.

High Point's ordinance requires that signs be set on the ground and are limited in size. Convenience stores are to have the store portion fronting on the highway, while the gas pumps are located behind the building.

In Huntersville business owners and developers are still willing to adhere to ordinances that require "build to the street" and have more stringent design requirements than Waynesville. Ms. Medford showed the site plan for McDonalds which included a drive thru and parking in back.

Ms. Medford showed a larger shopping center image from Cornelius that she said would honor Waynesville's walkable community goal and "build to the street". Audio Books – businesses have two front doors; one from the sidewalk and one from the parking lot behind the buildings.

A new shopping development in Huntersville, NC shows buildings set close to the road, and roof lines and awnings that vary within the same building as well as within the groups of buildings. She also showed an image of a restaurant which was two stories tall, built to the street with outside dining. Internal streets are designed for pedestrians and cars to create friendly and inviting atmosphere for pedestrians and motorists. As trees grow they will provide a canopy and shade. Bicycle racks are required to encourage bicycles for personal transportation.

Ms. Medford said it is important to make accommodations for public transit to accommodate people that have trouble meeting their weekly needs and for the increasing senior population. Most patrons hang out in the entrance of the building which may not have a place to sit and rest. Transit shelters are needed to provide safe shelter and seating.

In the code analysis and recommendations by Craig Lewis, it was recognized that South Main Street was undergoing rapid change. Because of the fragmented parcel and ownership pattern in that area it is difficult to provide uniform policies to guide growth.

Active Living by Design – Ms. Medford said good decisions require vision, and our census report predicts that the most growth in our population will be in the over 50 age group. She said she would like to build a future where our aging population will be able to remain independent-by design and accommodate all modes of transportation. She asked that the Town continue to require parking to the side and back in our regional business districts.

### Adjournment

Don Stephen moved, seconded by Gary Sorrells to adjourn the meeting at 7:03 p.m. The motion carried unanimously.

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Patrick McDowell  
Chairman

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Phyllis R. McClure  
Town Clerk