

REGULAR MEETING  
TOWN OF WAYNESVILLE  
PLANNING BOARD  
TOWN HALL - 9 SOUTH MAIN STREET  
AUGUST 20, 2012  
MONDAY - 5:30 P.M.

The Planning Board held a regular meeting on Monday, August 20, 2012. Members present were Lee Bouknight, Brooks Hale, Marty Prevost, Don Stephenson, Jon Feichter, and Chairman Patrick McDowell. Also present were Planning Director Paul Benson, and Administrative Assistant Eddie Ward. The meeting was called to order at 5:30 P.M. by Chairman McDowell.

Approval of Minutes of May 21, 2012

Lee Bouknight moved, seconded by Don Stephenson to approve the minutes of May 21, 2012 as presented. The motion passed unanimously.

Consideration of amendment to text of the Land Development Standards Section 11.5.12 - Political Signs

Paul Benson explained that the N.C. General Assembly amended State law to exempt political signs along state highways from local government control. In being consistent with state law, this amendment adds to the Land Development Standards 11.5.12 - Political Signs sub paragraph "F" stating that political signs located along state highways are exempt from the section and are regulated by North Carolina G. S. 136.32. The Town's sign ordinance will still be in full force for Town maintained roads. Time periods for this law call for the political signs to be displayed during a period beginning thirty days prior to the beginning of "one stop" early voting and conclude ten days after the election.

A motion was made by Marty Prevost, and seconded by Brooks Hale to approve the amendment to the Land Development Standards Section 11.5.12 - Political Signs. The motion passed unanimously.

Public Hearing: Ingles Conditional District Master Plan Change Request at 201 Barber Boulevard - Russ Avenue Regional Center - Conditional District

Chairman McDowell asked Mr. Benson to give a background report concerning an amendment to the Ingles Conditional District Master Plan that had been approved last year. Mr. Benson stated that during the review process, the Town requested, and Ingles agreed, to dedicate a right of way for a new street to the north side, and to locate a public transit shelter on the site. Ingles is now proposing a slight reduction in the grocery store, the garden center, and also relocating the convenience store gas station from the site between Belk and the rear of the Hometrust Bank, to the site north of the bank, facing Russ Avenue. Building design, parking, and landscaping for the main parking lot and grocery store remain unchanged. Ingles is requesting an alternative compliance for landscaping around the convenience store. Town regulations require a row of canopy trees between the sidewalk and the street. A parking lot buffer is also required between the front of the parking lot and the sidewalk. This must be seven feet wide and contain canopy trees every thirty feet as well as a continuous row of shrubs. This constitutes two rows of trees fairly close together. Ingles is asking to move the trees around to the side or rear because of visibility concerns at the convenience store.

Mr. Benson stated the language for alternative compliance allows vegetation to be shifted around to the sides.

Board Member Marty Prevost had questions about the entrance to the convenience store. Mr. Benson said there would be no change to the existing roads. Access to the convenience store would be one of two ways, the road behind Hometrust Bank, or the unnamed road off Russ Avenue, between the convenience store and the bank. The entrance from Russ Avenue would be right in, right out only. Traffic traveling south on Russ Avenue would have to enter through the main entrance.

There was discussion about the entrances to the grocery store and convenience store.

Chairman McDowell then asked if anyone had any comments. The first person to speak was Mike Egan, 318 North Witted St, Hendersonville, NC, representing Ingles Markets, Inc. Mr. Egan gave a brief history of the project. He stressed the benefits of the expansion of Ingles for the Town of Waynesville, including redesign of the existing parking area, adding trees and landscaping, and new sidewalks. In addition, approximately 50 new jobs will be created, along with increased sales tax revenues.

Mr. Egan stated that in re-evaluating the most efficient use of the land, Ingles decided to redesign the store by reducing the square footage by fourteen thousand square feet, eliminating the garden center, and relocating the convenience store.

Marty Prevost had a question concerning the Belk building. Mr. Egan said the building was owned by Ingles and would be integrated into the project with sidewalks connecting the entire site. Ms. Prevost also asked if plans had changed for the transit stop. Mr. Egan said no.

Don Stephenson asked if the reason for moving the trees was visibility. Mr. Egan said the original plan included sixteen trees and they felt that would be very dense. Rather than ask to completely eliminate the trees, Ingles would like to move the trees to the side or rear.

The Board had questions concerning the locations of the gas pumps on the project site, and whether a sufficient amount of area had been allowed for a gas tanker to access the convenience store pumps in the new location. Mr. Egan assured the Board allowance had been made for large trucks.

Chairman McDowell opened the Public Hearing for comments.

The first person to speak was John Burgin, 275 Wildcat Rd., Waynesville, NC. Mr. Burgin stated he managed, for his family trust, the property on which the existing Arby's restaurant is located. Mr. Burgin had addressed the Planning Board and Ingles at an earlier meeting about a connecting road between his property and Ingles access road. At that time, he said the Planning Board had recommended the request to the Town Board of Aldermen.

Mr. Benson stated the Board of Aldermen did not include this requirement in the approval of the Ingles plan. Mr. Egan stated that Ingles was willing to discuss the road issue with Mr. Burgin, but did not feel it is proper

for the Town to make this a condition for the project.

Tim Shook, Calhoun Road, Waynesville, NC, asked a question about an access point located on Calhoun Road. Mr. Cox stated that no access point was proposed there due to topography.

There was much discussion among the Board members about the access road, the Russ Avenue Corridor, and future plans.

Chairman McDowell closed the Public Hearing.

A motion was made by Brooks Hale and seconded by Lee Bouknight to grant Ingles the approval of the revised Master Plan, specifically Sheets C-107 Master Plan North, C-108 Master Plan South and Sheets L-1 Landscape Plan North and L-2 Landscape Plan South. The motion passed unanimously.

Public Hearing: Consider request from Rick Wrenn of Richland Creek LLC for amendment to Town of Waynesville Land Development (Zoning) Map - PIN 8605 72 8509 located at 75 Giles Place (8 acres) - from Hazelwood Business District (H - BD) to Commercial Industrial (CI)

Chairman McDowell asked Mr. Benson to present background information for the request by Rick Wrenn of Richland Creek LLC for rezoning.

Mr. Benson explained that Giles Chemical uses an existing warehouse and is renovating an office building located at 75 Giles place. This property consists of approximately eight acres and is the site of the "Old Tannery." The property is currently zoned Hazelwood Business District (HAD). Hazelwood Business District is a Central Business District, with primarily retail and service uses. In the 2020 Land Development Plan, this area west of Browning Branch Road is shown to be Industrial and to the east of Browning Branch Road along Hazelwood is shown to be Mixed Use Commercial. The property is bordered by the Norfolk Southern Railroad.

Mr. Benson stated that in the State of North Carolina, zoning is required to follow a comprehensive Land Use Plan. The Town of Waynesville's 2020 Land Development Plan is showing Industrial Use in this case, which is fitting with the requested zoning.

Chairman McDowell then asked if anyone from Giles Chemical would like to speak. Matt Haynes spoke on behalf of Rick Wrenn of Richland Creek LLC. Mr. Haynes stated that the intention of Giles Chemical was to zone this property for the best use, with a long range term in mind. Giles has no projects in mind as of now for the property, and currently the property is being cleaned and some remodeling of the office is taking place. A railroad spur is located on the property and Mr. Haynes feels Industrial Use is the best zoning for the property.

Mr. Benson answered questions from the board about the buffer required for this property.

Chairman McDowell opened the Public Hearing for comments.

Glenn Toller, 363 Brunswick Dr., Waynesville, NC, stated he owned the property adjoining Richland Creek LLC. He has been developing property in Waynesville for many years. He said he has no problem with the request for rezoning from Giles, and will support Giles in any way he can.

Chairman McDowell closed the Public Hearing.

A motion was made by Jon Feichter to amend Page 5-13 of the 2020 Land Development Plan by adding the following text as the last paragraph under the industrial section: "In addition to the industrial locations mapped on the Future Land Use Map, additional locations, particularly within the railroad corridor, may be appropriate and should be considered on a case-by-case basis provided that such locations are compatible with existing and planned infrastructure and neighboring existing and planned land use." The motion was seconded by Marty Prevost and approved unanimously.

A motion was made by Marty Prevost to recommend that the portion of PIN 8605-72-8509, located at 75 Giles Place, west of Browning Branch Road be rezoned from Hazelwood Business District (H - BD) to Commercial Industrial (CI). The motion was seconded by Don Stephenson and approved unanimously.

Other Business: Planning Board Vacancies, Future Agendas

In other business, Mr. Benson mentioned that currently there were two vacant seats on the Planning Board. Because of relocating, Board Member Ron Reid notified Mr. Benson he could only serve through October 2012, meaning there will be three open seats. Also, agenda packets were sent by e-mail for this meeting and if anyone prefers hard copies in the future, please let Mr. Benson or Eddie Ward know.

Adjournment

With no further business, a motion was made to adjourn at 6:35 P.M. by Lee Bouknight and seconded by Brooks Hale. The motion carried unanimously.

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Patrick McDowell  
Chairman

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Eddie Ward  
Administrative Assistant

