

MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD
REGULAR MEETING
Town Hall – 9 South Main St., Waynesville, NC 28786
August 18, 2014

THE WAYNESVILLE PLANNING BOARD held a regular meeting on Monday August 18, 2014 at 5:30 p.m. in the board room of the Town Hall, 9 South Main Street, Waynesville, NC.

A. CALL TO ORDER

1. Welcome/Calendar/Announcements

Chairman Patrick McDowell welcomed everyone and called the meeting to order at 5:30 p.m. The following members were present:

Marty Prevost
Jon Feichter
Shell Isenberg
Robert Herrmann
Patrick McDowell
Brooks Hale

The following staff members were present:

Paul Benson, Interim Planning Director
Eddie Ward, Deputy Town Clerk
Jason Rogers, Codes Administrator

Board Member Danny Wingate arrived at the meeting at 5:40 p.m.

2. Minutes of July 21, 2014

Board Member Robert Herrmann made a motion, seconded by Board Member Shell Isenberg, to approve the minutes of July 21st 2014 with a correction as follows: On page two, paragraph two, the words Day Card Homes should read Day Care Homes. The motion passed unanimously.

B. NEW BUSINESS

3. Ingles Conditional District Master Plan Change Request – 201 Barber Boulevard (off Russ Avenue).

Chairman McDowell asked Interim Planning Director Paul Benson to give a background staff report for this request. Mr. Benson stated that in February of 2011 the Town rezoned the property at 201 Barber Boulevard to a conditional district based on a Master Plan submitted by Ingles, showing redevelopment of the Ingles grocery store and construction of a new convenience store with gas pumps.

As part of that approval, modifications of the requirements for parking lot location, (permitting all parking in front), and for parking lot landscaping, (permitting a reduction of 30% of the required parking lot shade trees), were included. Also during the review process the Town requested and Ingles agreed to dedicate the right-of-way for a new street to the north side of the site, and to locate a public transit shelter on the site.

In August of 2012, Ingles asked, and received, approval from the Planning Board for the following changes to the original master plan:

- The floor areas of the redeveloped grocery store were reduced by 14,023 square feet from 119,858 square feet to 105,816 square feet.
- The proposed garden center with 23,728 square feet was removed from the plan.
- The convenience store with gas pumps was relocated to the western corner of the property directly fronting Russ Avenue.

The current request includes the following changes to the previous Master Plan:

- Reduction of the proposed grocery store from 105,816 square feet to 91,333 square feet.
- Reduction of the proposed parking spaces from 712 to 514.
- Relocation of the proposed convenience store with gas pumps back to the originally proposed location to the south of the former Belk's building.
- Expansion of the convenience store from 2,000 square feet to 2,200 square feet, and an increase in the number of gas pumps from 6 to 8.
- Addition of a 7,000 square foot car wash building to the north of the proposed gas pumps (shown as parking on original plan).
- Addition of a 48,836 retail building to the west of the grocery store (shown as a 23,782 square foot garden center on the original plan).
- Addition of areas designated for future buildings on the lot fronting Russ Avenue (possible restaurant with drive- thru) and on a lot located in the southern corner of the primary parking area (possible restaurant).
- The total previously approved square footage in buildings was 212,400 and the current request increases the total square footage to 230,424.

Mr. Benson stated that Land Development Standards give the Planning Board the authority to approve revisions to the Master Plan provided that the changes do not constitute specifically defined "substantial changes" as follows:

- Land area being added or removed from the Conditional District.
- Modification of special performance criteria, design standards, or other requirements specified by the enacting ordinance.
- A change in land use or development type beyond that permitted by the approved Master Plan.
- When there is introduction of a new vehicular access point to an existing street, road or thoroughfare not previously designated for access.
- When there is an increase in the total number of residential dwelling units originally authorized by the approved Master Plan.

- When the total floor area of a commercial or industrial classification is increased more than 10 percent beyond the total floor area last approved by the Board of Aldermen.

Chairman McDowell asked if any representatives of Ingles would like to speak. **Mr. Preston Kindle, 15 West Vista Drive, Candler, NC**, spoke on behalf of Ingles. Mr. Kindle thanked the Board for listening to them for the third time. He explained that this project was a huge investment for Ingles, and because it is such a big investment, they want to make sure they are utilizing all the space in the best way possible. The same store concept has been built in Mills River, NC. and that store is very profitable, so they want the same lay-out in Waynesville. Mr. Kindle went over diagrams of the proposed store, restaurants, parking, I-Market gas station, carwash, and landscaping.

The Board had questions for Mr. Kindle concerning a traffic signal that is to be located at Frazier Street, and a right in right out street off Russ Avenue to the left of Hometrust Bank. Mr. Kindle stated the traffic signal has already been approved by North Carolina Department of Transportation. The street turning off Russ Avenue will remain a private street and will be maintained by Ingles. The design for a turn lane is also being handled by the North Carolina Department of Transportation.

A motion was made by Board Member Jon Feichter, seconded by Board Member Danny Wingate to approve the Ingles Conditional District Master Plan Change Request – 201 Barber Boulevard (off Russ Avenue). The motion passed unanimously.

4. Public Hearing: Rezoning Request – Rezoning property located at 668 and 746 North Main Street – PIN 8615-59-3075 & 8615-59-6206 from Walnut Street Neighborhood Residential Mixed-Use Overlay to North Main Street Neighborhood Center

Chairman McDowell asked Mr. Benson to give background on the rezoning request for 668 and 746 North Main Street. Mr. Benson said this request is for two commercial properties. The property located at 668 (lot 3075) North Main Street is currently vacant, but formerly housed a record store. The property located at 746 (lot 6206) has multiple commercial tenants and some vacant space. The current zoning is Walnut Street Neighborhood Residential with a Mixed-Use Overlay.

Mr. Benson explained that the Walnut Street Neighborhood District (WS-NR) is an older neighborhood district with a strong residential core of medium density, single family homes surrounded by appropriately designed service and business uses along Walnut Street and North Main Streets. New Development in this area needs to maintain the high quality of building construction present in the district. A residential scale will be required for all new development, with sidewalks and tree canopies. The Mixed-Use Overlay District permits Live/Work Units, Animal Services, ATMs, Banks, Business Support Services, Day Care Homes, Drive Thru Services, Dry Cleaning/Laundry Service, Government Services, Personal Services, Post Offices, Professional Services, and General Commercial less than 100,000 square feet, Outside Sales, and Restaurants.

The requested North Main Street Neighborhood Center District is a mixed use district, and would add a significant number of permitted uses to these properties including: Auto Parts Sales, Gas Stations, Vehicle and Heavy Equipment Sales and Rental, General Commercial (greater than 100,000 square feet), Recycling Collection Stations, Neighborhood Manufacturing and others that may not be in keeping with the adopted land use goals of the Town's 2020 Plan. Street walls, boulevard trees and sign control are important in creating an attractive public realm in this District. Rear access drives, side street entrances and shared driveway connections are part of traffic control in the District. The uses

found in the North Main Street Boulevard District serve all of the Waynesville community and are varied in nature.

Chairman McDowell opened the Public Hearing for comments.

Pola Wilham
140 Clover Bank Rd,
 Mooresville, NC 28115

Ms. Wilham stated she is the daughter of the property owners, Leroy and Dorothy Harrell. Mr. and Mrs. Harrell are now living in Mooresville, NC, and because of health reasons cannot be at the Board meeting themselves. Ms. Wilham read a letter written to the Planning Board from Mrs. Harrell.

Nena Harrell
1962 Woodburn Road
Charlottesville, VA 22901

Ms. Harrell stated she is also the daughter of the property owners. She said the tenant in the building at 668 North Main Street, operating in the business name of "A Matter of Record", moved out in December 2013 after fourteen years. Meinke Muffler was interested in moving in the vacated space, and it was at that point when she was told the property was zoned Walnut Street Neighborhood District. Because of the zoning, Meinke, two tire stores, and an automotive supply store could not locate their businesses in the buildings. Ms. Harrell stated her mother did not know the zoning for the property was Walnut Street Neighborhood District and that these uses were not allowed. Ms. Harrell said the way her buildings are structured was not taken into consideration with the last rezoning in 2001-2002. Upgrades have been done recently on the buildings, but because they were designed for automotive uses they are not practical for the permitted uses in the Neighborhood District. She said their goal is to have attractive buildings with good tenants.

Chairman McDowell closed the Public Hearing.

A motion was made by Board Member Jon Feichter, seconded by Board Member Marty Prevost to deny the rezoning request for property located at 668 and 746 North Main Street – PIN 861-59-3075 and 8615-59-6206 from Walnut Street Neighborhood Residential Mixed-Use Overlay to North Main Street Neighborhood Center. The motion passed unanimously.

Chairman McDowell informed Ms. Harrell she could appeal to the Town of Waynesville Board of Aldermen by contacting Town Clerk Amie Owens to be placed on the agenda for the next Board meeting.

C. OTHER BUSINESS

At last month's meeting the Board asked Mr. Benson to contact Board Member Lee Bouknight concerning his attendance at the Board meetings. Mr. Bouknight said he wished to continue on the Board, but medical reasons had prevented him from driving. The consensus of the Board was to contact him and see if he wished to ride with another member to future meetings.

Chairman McDowell said he would not be able to attend the Board meeting in September and the consensus of the Board was to appoint Jon Feichter as Interim Vice Chairman if Vice Chairman Lee Bouknight is unable to attend.

D. ADJOURN

With no further business, it was the consensus of the Board to adjourn at 6:40 p.m.

Patrick McDowell, Chairman

Eddie Ward, Deputy Town Clerk