



Town of Waynesville

TOWN OF WAYNESVILLE
Planning Board – Regular Meeting
Town Hall, 9 South Main St, Waynesville, NC 28786
August 18, 2014
Monday – 5:30 PM

A. CALL TO ORDER

1. Welcome/Calendar/Announcements
2. Adoption of Minutes

***Motion:** To approve the minutes of July 21, 2014 as presented (or as corrected)*

B. NEW BUSINESS

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

C. ADJOURN

MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD
REGULAR MEETING
Town Hall – 9 South Main St., Waynesville, NC 28786
July 21, 2014

THE WAYNESVILLE PLANNING BOARD held a regular meeting on Monday July 21, 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. with the following members present:

Marty Prevost
Jon Feichter
Shell Isenberg
Danny Wingate
Robert Herrmann
Patrick McDowell

The following staff members were present:

Paul Benson, Interim Planning Director
Eddie Ward, Deputy Town Clerk

2. Minutes of April 21, 2014

Board Member Danny Wingate made a motion, seconded by Board Member Marty Prevost, to approve the minutes of April 21st 2014 as presented. The motion passed unanimously.

B. NEW BUSINESS

Chairman McDowell introduced Mr. Robert Herrmann as a new member of the Planning Board, replacing Don Stephenson whose term had expired. Mr. Herrmann retired from State Farm Insurance, and moved to Waynesville about four years ago from near Orlando Florida. He has experience serving as Chairman on a previous Planning Board there, and is also involved with Folkmoot and Rotary in Waynesville. The Board welcomed Mr. Herrmann and his experience to the Town of Waynesville Planning Board.

3. Request for 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 – Call for a Public Hearing to be held on **August 18, 2014**

Chairman Patrick McDowell asked Interim Planning Director Paul Benson to give a background report for the request. Mr. Benson explained the rezoning request covers two commercial properties. The property at 668 North Main (lot 3075) is currently vacant and formerly housed a record store and an office for a used car lot. The property at 746 North Main (lot 6206) has multiple commercial tenants consisting of a barber/beauty shop, tattoo shop, grocery store and a tire shop that is now closed.

Mr. Benson explained that in the past this property was a car dealership. He speculated that the property was upzoned in 2001 – 2002 with the first version of the new Land Development Standards from a general Commercial C-1 to Walnut Street Neighborhood District. The property is zoned residential with a mixed use overlay which allows a fairly wide range of uses including Animal Services, ATMs, Banks, Live/Work Units, Day Care Homes, Dry Cleaning/Laundry Services, Government Services, Personal Services, Post Offices, Professional Services, outside sales, restaurants, and General Commercial less than 100,000 square feet. The grandfathering provision runs one year, and because of the longevity of the retail use in the building that housed “A Matter of Record”, automobile servicing is now a non-conforming use.

The requested North Main Street Neighborhood Center District (NM-NC) is a mixed use district that forms the gateway into Town from the northeast. Creating an attractive public realm with street walls, boulevard trees, sign control, and keeping traffic congestion to a minimum in this area is one of the main objectives in this district, and surrounding neighborhoods.

Board Member Robert Herrmann made a motion, seconded by Board Member Shell Isenberg, to call for a Public Hearing to be held on August 18, 2014 at 5:30 p.m., to consider rezoning the property located at 668 and 746 North Main Street (8615-59-3075 & 8615-59-6206) from the Walnut Street Neighborhood Residential Mixed-Use Overlay District to the North Main Street Neighborhood Center District. The motion passed unanimously.

4. Other Business

The Board had a question about Board Member Lee Bouknight’s attendance at the Planning Board Meetings. Chairman McDowell asked the staff to contact Mr. Bouknight and confirm his intentions of serving on the Board.

C. ADJOURN

With no further business, it was the consensus of the Board to adjourn at 5:55 p.m.

Patrick McDowell, Chairman

Eddie Ward, Deputy Town Clerk

Planning Board Staff Report
Ingles Conditional District Master Plan Change Request
August 18, 2012

Project: Reconstruction of existing grocery, new convenience store with gasoline pumps, new carwash, new retail building and 2 future development sites
Location: 201 Barber Boulevard (off Russ Avenue)
District: Russ Avenue Regional Center – Conditional District

Background:

In February of 2011, the Town rezoned the property at 201 Barber Boulevard to a conditional district based on a Master Plan showing redevelopment of the Ingles grocery store and construction of a new convenience store with gas pumps. This approval contained modifications of the requirements for parking lot location, (permitting all parking in front), and for parking lot landscaping, (permitted a reduction of 30% of the required parking lot shade trees). During the review process the Town requested and Ingles agreed to dedicate right-of-way for a new street to the north side of the site, and to locate a public transit shelter on the site. Note: the necessity of some of these conditions has been removed by subsequent changes to the Land Development Standards.

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

1. The gross floor area of the redeveloped grocery store was reduced by 14,023 square feet from 119,848 square feet to 105,816 square feet.
2. The proposed garden center of 23,728 was removed from the plan.
3. The convenience store with gas pumps was relocated to the western corner of the property directly fronting on Russ Avenue.

Current Request:

Ingles is now requesting the following changes to the previous Master Plan:

1. Reduction of the proposed grocery store from 105,816 square feet to 91,333 square feet.
2. Reduction of the proposed parking spaces from 712 to 514 with an additional 91 future spaces.
3. Relocation of the proposed convenience store with gas pumps back to originally proposed location to the south of the former Belk's building.
4. 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.
5. Addition of a 7,000 square foot car wash building to the north of adjacent to the proposed gas pump (shown as parking on original plan).
6. 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).

7. 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).
8. The total previously approved square footage in buildings was 212,400 the current request increases total square footage to 230,424.

Staff Review Comments:

In general the proposed revisions reduce the size of the proposed grocery store but add a retail building, car wash and two future development sites. The proposed convenience store moves back to the original location behind Home Trust Bank and is joined by a new car wash.

The 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”:

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

Staff Recommendation:

The proposed changes do not constitute substantial changes as defined above. Although the total square footage of the site’s potential development has been increased, it is within 10% of the previously approved square footage. However, if in the judgment of the Planning Board the requested changes alter the basic development concept of the approved plan the Board may require concurrent approval by the Board of Aldermen.

The staff views the requested changes as being in keeping with the original concept for the site and feels that the revised plan still represents a significant upgrade over the current development with the addition of landscaping, pedestrian facilities, transit shelter, and new commercial buildings. The staff recommends approval of the revised Master Plan.

STAFF REPORT

Agenda Item: Rezoning Request
Location: 668 & 746 North Main Street,
PIN: 8615-59-3075 & 8615-59-6206
Area: 1.7 acres total
Owner: Dorothy M. Harrell
Requested Rezoning: From Walnut Street Neighborhood Residential Mixed-Use Overlay to North Main Street Neighborhood Center

Background

This rezoning request covers two commercial properties. The property located at 668 North Main (lot 3075) is currently vacant and formerly housed a record store. The property located at 746 (lot 6206) has multiple commercial tenants (barber/beauty shops) and some vacant space.

The current zoning is Walnut Street Neighborhood Residential with a Mixed-Use Overlay. The purpose of the district as specified in the Land Development Standards:

The **Walnut Street Neighborhood District (WS-NR)** is an important, older, in-town, heavily canopied neighborhood district separating three major centers: the Russ Avenue Town Center, the North Main Street Boulevard District and the Central Business District. This district will continue to develop with a strong residential core of medium-density, single family homes surrounded by appropriately designed service and business uses along Walnut and North Main Streets. Any 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. As the lots in this district are larger, and due to the walkable nature of the area, accessory dwellings are encouraged. Sidewalks, which are found throughout the district, will be required for any new development. The tree canopy, which defines the area, must be enhanced with future development in order to continue the differentiation between this district and the adjoining, more urban districts.

The Mixed-Use Overlay District is an overlay district established to permit certain limited mixed-uses with residential neighborhoods as specified in the Table of Permitted Uses of the Land Development Standards. The additional uses permitted by this overlay include: Live/Work Units, Animal Services, ATMs, Banks et al, Business Support Services, Day Care Homes, Drive Thru Service, Dry Cleaning/Laundry Service, Government Services, Personal Services, Post Offices, Professional Services, General Commercial less than 100,000 square feet, Outside Sales, and Restaurants.

The requested North Main Street Neighborhood Center District has the following Purpose and Intent as established by the Land Development Standards:

The **North Main Street Neighborhood Center District (NM-NC)** is a mixed use district that forms the gateway into town from the northeast. The setting of this district is important as it frames Eagles Nest Mountain at the apex of the hill on North Main and

forms a forced perspective to the "center" of the district -- the intersection of Walnut and Main Streets. As a result, maintaining inviting vistas down Main Street and creating an attractive public realm are the objective of many of the standards set forth for this district. Street walls, boulevard trees and sign control will all be important in meeting these objectives as the street is redesigned. Working to keep traffic congestion to a minimum in this area will require the use of rear access drives, side street entrances and shared driveway connections. The uses found in the North Main Street Boulevard District serve not only the surrounding neighborhoods, but all of the Waynesville community and are varied in nature.

2020 Land Development Plan

The Waynesville: Our Heritage, Our Future, 2020 Land Development Plan (Map 12) indicates the area including the subject properties to be designated for "Mixed Use, Low to Medium" concentration. The text of the Plan states that this use is typically located in the vicinity of major collector intersections where the land is suitable for low to medium density residential development and small scale office, commercial and institutional development. (See page 5-12). The plan also indicates preservation of older, historic neighborhood and housing for this area.

Surrounding Land Use/Zoning Pattern:

Surrounding land use is primarily strip commercial along North Main Street with a variety of office, service, and retail uses. To the rear of the commercial properties lining Main Street on both the east and west sides are medium density single family residences. The residential area to the west across Main Street from the subject properties is designated as the "Spread Out" District and is listed on the National Register of Historic Places.

Staff Recommendation:

The requested rezoning would add a significant number of permitted uses to these properties including: Auto Part 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. In addition, the rezoning of these two properties would break the clear zone boundary that currently exists along East and West Marshall Streets between the Walnut Street Neighborhood District and the North Main Street Neighborhood Center District. For these reasons staff does not recommend changing the zoning of this property.

Requested Action:

Motion to recommend to the Board of Aldermen approval, approval with conditions or denial of the requested rezoning of the property located at 668 and 746 North Main Street (PINs 8615-59-3075 & 8615-59-6206) from the Walnut Street Neighborhood Residential Mixed-Use Overlay District to the North Main Street Neighborhood Center District.



Exhibit A North Main Street Property Rezoning Map

