

TOWN OF WAYNESVILLE

Planning Board

9 South Main Street
Waynesville, NC 28786
Phone (828) 456-8647 • Fax (828) 452-1492
www.waynesvillenc.gov

Chairman

Patrick McDowell

Planning Board Members

Danny Wingate (Vice)

John Feichter

Marty Prevost

Robert Herrmann

Phillip Gibbs

H.P. Dykes, Jr.

Shell Isenberg

L. Brooks Hale

Development Services

Director

Elizabeth Teague

Regular Meeting

Town Hall, 9 South Main Street, Waynesville, NC 28786

Monday October 19, 2015, 5:30 PM

A. CALL TO ORDER

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

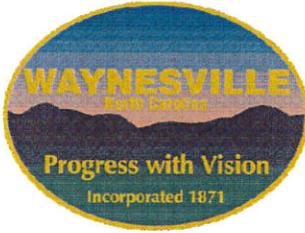
Motion: To approve the minutes of September 21, 2015 as presented (or as corrected)

B. NEW BUSINESS

1. Public Hearing for a Map Amendment (Rezoning) Request for, rezone 4 lots at 263 Riverbend Street and 9 Camp Street; PINs 8605-81-5526, 8605-81-6618, 8605-81-7716, and 8605-81-6705.
2. Conditional District Master Plan Additional Changes for review and possible approval for Chick-Fil-A outparcel, PIN 8616-22-7311.
3. Conditional District Master Plan Additional Changes for review and possible approval for Ingles' Signage Plan, PIN 8616-22-7311.
4. Conditional District Master Plan Substantial Changes for review and recommendation to the Board of Aldermen for Ingles' parking lot and store front, PIN 8616-22-7311

C. PUBLIC COMMENT/CALL ON THE AUDIENCE

D. ADJOURN



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**Development Services
Director**
Elizabeth Teague

MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD REGULAR MEETING

Town Hall – 9 South Main St., Waynesville, NC 28786
September 21, 2015

THE WAYNESVILLE PLANNING BOARD held a regular meeting on September 21, 2015 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:

Patrick McDowell
Danny Wingate
Shell Isenberg
Robert Herrmann
Jon Feichter
Phillip Gibbs
Marty Prevost
Brooks Hale

Absent:

Bucky Dykes

The following staff members were present:

Elizabeth Teague, Development Services Director
Byron Hickox, Land Use Administrator
Eddie Ward, Deputy Town Clerk

Also present was Ron Sneed, Attorney to the Planning Board, and Brenda Reese, CFO Carolina Furniture Concepts.

2. **Adoption of Minutes**

Board Member Danny Wingate made a motion, seconded by Board Member Brooks Hale, to approve the minutes of August 17, 2015 as presented. The motion passed unanimously.

B. NEW BUSINESS

3. **Public Hearing for Conditional District Land Use Request for Carolina Furniture Concepts at 121 Eagles Nest Road, PIN 8605-64-6237**

Chairman Patrick McDowell opened the Public Hearing and asked Byron Hickox, Land Use Administrator, to present the staff report for Carolina Furniture Concepts. Mr. Hickox gave the following presentation:

Planning Board Staff Report

Mr. Hickox said the subject property consists of 3.78 acres adjacent to 19/23 with a 39,000 square foot retail building that is currently occupied by Carolina Furniture Concepts. Carolina Furniture Concepts would like to replace their existing internally lit sign with a manually changed reader board, to an electronic changeable face sign with a digital reader board within the existing sign cabinet. This type of sign is only permitted in Regional Center Districts, and this property is currently located in Hazelwood Business District.

Hazelwood Business District is a small scale center for business, retail, and institutional activity. This district serves the residents of Hazelwood, Plott Creek, Eagles Nest and other surrounding neighborhoods, with a broad mixture of uses permitted. Development in the future must be sensitive in design and provide for a high level of pedestrian safety, and comfort.

Mr. Hickox stated that within the Town Code of Ordinances, internal signage is allowed in both the Business Districts and Regional Center District, but “electronic changeable face signs,” or digital reader boards, are only allowed in Regional Center Districts. The existing sign for Carolina Furniture Concepts is nonconforming for both the Regional Center District in which lighted signs are allowed, and the Hazelwood Business District in which it is located, because the sign cabinet is 80 square feet and over 8 feet tall. Excerpts from Ordinance:

11.4 Permitted Signage by District

Business District (BD) *24 sq. ft.—6 ft. tall*

- *Exceptions: Ground signs are not permitted on Main Street from Church Street to Russ Avenue;*

*Ground signs shall be limited to 16 ft.—4 ft. tall along Wall Street from East Street to Howell Street
1 sq. ft. for each 1 linear ft. of wall frontage - maximum of 100 sq. ft.*

Internal illumination permitted except within a National Register Historic District

Pedestrian Sign - 1 per business

Marquee Sign - 11.7.6

Regional Center (RC) 48 sq. ft.—8 ft. tall

15% of wall

Internal illumination permitted

Pedestrian Sign - 1 per business

11.7.4 Electronic Changeable Face Signs (Permitted in RC Only).

Electronic changeable face signs are permitted as a component of otherwise permitted signage subject to the following standards.

- A. No electronic changeable face sign may change its message or copy, or any pictures or images that are part of the message, more frequently than once every minute.*
- B. When the message of an electronic changeable face sign is changed mechanically, it shall be accomplished in three (3) seconds or less. When the message of an electronic changeable face sign is changed in an electronic manner, through the use of light emitting diodes, back lighting or other light source, the transition shall occur within two (2) seconds.*
- C. The portion of the sign face of an electronic changeable face sign which accommodates multiple messages shall not exceed 50 percent (50%) of the total sign face area and may not change its message or copy, or any pictures or images that are part of the message, more frequently than once every minute; the remaining portion shall be static.*
- D. Electronic changeable face signs which are illuminated or which use electronic lighting to display message shall be subject to the restrictions and limitation applicable to illumination in this ordinance.*
- E. There shall be located no more than one electronic changeable face sign per lot, and such sign shall be permitted only on a ground sign and not on any attached sign or window sign.*

Mr. Hickox stated that the first Land Use Goal in Waynesville Our Heritage, Our Future, 2020 Land Development Plan is to:

“Promote orderly growth, development and enhanced land values of the Town of Waynesville by preserving and improving Waynesville’s existing neighborhoods, creating more attractive commercial centers, maintaining a strong downtown area, taking steps to reduce urban sprawl and protecting the natural beauty of the community.”

Under this goal, actions include:

“Develop the community core of Hazelwood into a small urban center through the use of the principles of the Main Street Program led by community infrastructure elements (curb and gutter sidewalks, streetscape elements, etc.)..

“Evaluate and implement methods for reducing ‘light pollution’ to minimize the impact of artificial lighting without sacrificing safety.”

Staff Recommendation

Mr. Hickox explained that staff feels the requested rezoning would allow for signage normally associated with more urbanized development areas. One of the objectives of the Town is to reduce light pollution. Considering the nonconformity of height and size of the sign itself, the light and visual impacts would go beyond the property boundary. Staff is concerned that such an action would set a precedent for others who may want to transition to digital signage in other areas of the Town.

Staff recommends denial of this request as proposed. The purpose of this request for rezoning is to allow the installation of a type of sign that is not permitted in the current zoning district. Mr. Hickox stated that there will be ramifications in the future by accommodating signage that is not allowed anywhere else in Town. The applicant has mentioned the proximity to the highway as a reason for placing an electronic changeable face sign on this property. While the Town of Waynesville desires to support the local business community, and it is understandable that Carolina Furniture Concepts wants every signage advantage available to identify itself to passing traffic, this particular situation would outweigh the goals of the overall community.

Mr. Hickox said the suggested actions for this request are:

1. Motion to recommend approval/denial of the request for rezoning from Hazelwood Business District to Hazelwood Business District Conditional District to the Town of Waynesville Board of Aldermen.
2. Motion to recommend modification of the application to create Conditional District standards that would allow electronic changeable face signs, but require the applicant to reduce the size of their sign to meet current maximum area and height standards for the Hazelwood (or Regional Center) District.

The Board had questions for Mr. Hickox concerning the speed of the message on an electronic changeable face versus the speed of the message when changed through the use of light emitting diodes. Mr. Hickox referred the Board to Section 11.7.4 of the Lighting Ordinance referring to Electronic Changeable Face Signs (Permitted in RC Only) which says the electronic changeable face is accomplished in three seconds, and the light emitting diodes is accomplished in two seconds.

Chairman McDowell asked if anyone would like to speak.

Brenda Reese
Chief Finance Officer
Carolina Furniture Concepts

Ms. Brenda Reese stated that Carolina Furniture Concepts is a locally owned and operated in Waynesville. She said the reason for the rezoning request is to allow the business to change its existing sign to an electronic changeable face sign. Carolina Furniture Concepts' owners feel that with a lighted electronic sign, the business will be more visible from Highway 19/23. The sign that is currently in place, even though lighted, is not visible from the highway because of trees. Ms. Reese said several nationwide revenue studies have been done, and with visible signage the revenue of the businesses have increased 20 – 30%. That increase of 20 – 30% means an increase in taxes for Haywood County and the Town of Waynesville. Ms. Reese stated that the Carolina Furniture Concepts store in Fletcher has an electronic sign, and that store does about 2/3 more business than the store in Waynesville does.

Carolina Furniture Concepts opened in Waynesville in 2007, and started with two employees. Now there are nine employees, and more people could be employed with revenue brought in from a more visible sign. Ms. Reese said Carolina Furniture Concepts is growing, and wants Waynesville to benefit from that growth.

Ms. Reese said Carolina Furniture Concepts is well aware of light pollution, and they have talked with Duke Energy concerning the amount of light that will be generated from the sign if allowed. She also stressed to the Board that this light would not be glaring, and would not in any way affect the safety of people driving in the area.

Chairman McDowell closed the Public Hearing.

The Board had several questions concerning the size of the sign compared to other businesses in the area. Mr. Hickox explained that the sign was the same one that had been in place for a Food Lion Store in previous years. It was erected before any sign standards for the Town were in place.

There was much discussion among the Board on how much better the sign could be seen from Highway 19-23 if the sign was changed to an electronic changeable face sign within the existing cabinet. Ms. Reese stated they wanted to have the sign more legible to draw attention. When asked about the nonconformity of the sign now, Ms. Elizabeth Teague, Director of Development Services, stated that this request would create a unique sign that is not allowed anywhere else in Town.

Board Member Jon Feichter stated that as a small business owner himself, he understood fully the desire of Carolina Furniture Concepts to have an electronic lighted sign, and it is a difficult issue to face. He said surrounding property owners in the area need to be taken into consideration also. He stated it would open a "Pandora's" box if Carolina Furniture Concepts is allowed the requested sign. He made the point that a line has to be drawn somewhere, and recommended a "no" vote for the request.

Board Member Phillip Gibbs stated he felt that at some point in time, some changes needed to be made. He feels there are more "pros" than "cons" in this issue as far as revenue and employment.

A motion was made by Board Member Jon Feichter to deny the request for a Conditional Land Use Request for Carolina Furniture Concepts at 121 Eagles Nest Road, PIN 8605-64-6237. The motion passed with seven ayes (Patrick McDowell,

Danny Wingate, Shell Isenberg, Robert Herrmann, Jon Feichter, Marty Prevost, and Brooks Hale) and one nay (Phillip Gibbs).

Chairman McDowell advised Ms. Reese that the Planning Board's decision could be appealed to the Town Board of Aldermen. If she wished to do so, the Staff would be glad to help her with the process.

Board Member Brooks Hale brought to the Staff's attention a concern about trucks being parked in front of an old convenience store across from Junaluska School. Ms. Teague stated staff would go look at the area.

C. ADJOURN

With no further business, a motion was made by Board Member Marty Prevost, seconded by Board Member Robert Herrmann, to adjourn at 6:20 pm. The motion passed unanimously.

Patrick McDowell, Chairman

Eddie Ward, Deputy Clerk

ORDINANCE NO. 2-11

AN ORDINANCE AMENDING THE ZONING MAP OF THE
TOWN OF WAYNESVILLE; CREATING THE INGLES MARKETS
CONDITIONAL DISTRICT

WHEREAS, the Town of Waynesville has the authority, pursuant to Part 3 of Article 19 of Chapter 160A of the North Carolina General Statutes, to adopt zoning regulations, to establish zoning districts and to classify property within its jurisdiction according to zoning district, and may amend said regulations and district classifications from time to time in the interest of the public health, safety and welfare; and

WHEREAS, this Ordinance is consistent with the Town's 2020 Land Development Plan for the reasons set out herein; and

WHEREAS, this Ordinance is neither consistent with nor inconsistent with other official plans of the Town of Waynesville; and

WHEREAS, the Town of Waynesville Planning Board has reviewed the proposed ordinance and recommends its enactment by the Board of Aldermen

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE TOWN OF WAYNESVILLE, MEETING IN REGULAR SESSION AND WITH A MAJORITY OF THE BOARD MEMBERS VOTING IN THE AFFIRMATIVE, THE FOLLOWING.

Section One. Upon petition of Ingles Markets, Inc., the Official Zoning Map of the Town of Waynesville is hereby amended to create the Ingles Markets Conditional District as more particularly set forth herein.

Section Two. This Ordinance is found to be consistent with the Town of Waynesville 2020 Land Development Plan, in particular with the Land Use Goal contained therein which states the following:

Promote the orderly growth, development and enhanced land values of the Town of Waynesville by preserving and improving Waynesville's existing neighborhoods, creating more attractive commercial centers, maintaining a strong downtown area, taking steps to reduce urban sprawl and protecting the natural beauty of the community.

This Ordinance is further found to be consistent with the Town of Waynesville 2020 Land Development Plan by virtue of the following land use objective:

Promote infill development in the Town of Waynesville as an alternative to continued outward expansion.

Section Three. The zoning classification of that certain real property described in Exhibit A, attached hereto and made a part hereof, is hereby changed from RA-TC to RA-TC CD. Said property is also identified on Haywood County tax maps by means of the following PIN numbers: 8616-22-7311; 8616-32-3480; 8616-32-8401; 8616-32-4011.

Section Four. The Ingles Markets Conditional District is a conditional zoning district established pursuant to the Land Development Standards of the Town of Waynesville by means of authority granted by the North Carolina General Statutes. Future development and use of lands situated within the Ingles Markets Conditional District, and the processing of applications to develop and use such lands, shall comply with the conditions set forth on the document entitled, Ingles Markets Conditional District: List of Standards & Conditions, which is attached to this ordinance as Exhibit B and incorporated herein. The aforementioned List of Standards & Conditions, including the Master Plan made a part thereof, shall run with the land and shall be binding on Ingles Markets, Inc., its heirs and assigns.

Section Five. Pursuant to §154.095.2 the Town of Waynesville Land Development Standards, the Master Plan replaces all conflicting development regulations set forth in the Land Development Standards, and such development regulations are varied to the extent they conflict with the Master Plan and List of Standards & Conditions.

Section Six. Enactment of this Ordinance constitutes the approval of a site-specific development plan resulting in the establishment of a vested right, pursuant to N.C.G.S. 160A-385.1, to undertake and complete the development and use of the property under the terms and conditions specified in the Master Plan and the List of Standards & Conditions. Such vested right shall have a term of two years from the date of adoption of this Ordinance.

Section Seven. The Office of the Zoning Administrator is hereby authorized and directed to modify the Town's Official Zoning Map consistent with this Ordinance.

Section Eight. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of the ordinance.

Section Nine. All ordinances or portions thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section Ten. This ordinance shall be in full force and effect from and after the date of adoption.

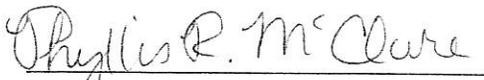
Adopted this 8th day of February, 2011.

TOWN OF WAYNESVILLE



Gavin A. Brown, Mayor

ATTEST:


Phyllis R. McClure, Town Clerk

APPROVED AS TO FORM:


Woodrow H. Griffin, Town Attorney



**INGLES MARKETS CONDITIONAL DISTRICT:
LIST OF STANDARDS & CONDITIONS**

REVISED: 2 FEBRUARY 2011

1. **Definitions.** Within this List of Standards & Conditions the following terms shall have the meanings articulated:
 - a. "District" refers to the Ingles Markets Conditional District, as depicted on the Master Plan, which is created by the Ordinance to which this List of Standards & Conditions is attached.
 - b. "Master Plan" refers to the documents submitted by Ingles Markets, Inc., as part of the Conditional District, entitled "Ingles Markets Conditional District Master Plan".
 - c. "LDS" refers to the Town of Waynesville Land Development Standards.
2. **Future Development.** Future development within the District shall comply with the Master Plan, a copy of which is attached hereto and incorporated herein by reference, and with this List of Standards & Conditions. Development review shall be governed by the provisions of §154.095.3 of the LDS.
3. **Land Uses.** Except as modified herein, land uses for the District shall be those permitted in the RA-TC Russ Avenue Town Center Zoning District. The following uses, which are either permitted uses, permitted uses subject to special requirements, or conditional uses within the RA-TC District shall not be permitted within the District:

Agricultural Uses
Country Clubs
Land fill - Demolition and Insert Debris
Adult Establishments
Cemeteries, Columbariums and Mausoleums
Kennels
Recycling Collection Stations
Truck Washes
Warehouses, Self-Storage

4. **Development Standards.** As provided in §154.095.2 of the LDS, the Master Plan replaces all conflicting development regulations set forth in the LDS which would otherwise apply. Development standards which are not modified by the Master Plan or this List of Standards & Conditions shall be those contained in the RA-TC Russ Avenue Town Center Zoning District. Land Development Standards are varied to the extent they conflict with the Master Plan and this List of Standards & Conditions. These include, without limitation, the following:
 - a. **Parking.** Parking and vehicular use areas need not be located to the side or rear of the principal structure on the site as required by §154.256(5)(a) of the LDS.
 - b. **Landscaping and Buffering.** Landscaping and buffering depicted and noted on the Master Plan is deemed to constitute Alternative Compliance pursuant to §154.303(A)(4) of the LDS.
 - c. **Maximum Building Height.** The maximum height of any building in the District shall not exceed 47 feet as noted on the Master Plan.

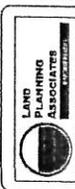
5. **Dedications & Construction of Public Improvements.** Within one year of the enactment of the Ordinance creating the Ingles Markets Conditional District, Ingles Markets, Inc., shall make the following dedications to the Town:
 - a. That portion of the right-of-way for the extension of Frazier Street situated on lands owned by Ingles Markets, Inc., as depicted on the Master Plan.
 - b. An additional easement, as necessary, for the relocation of a storm sewer line currently situated on or beneath lands owned by Ingles Markets, Inc., within the District.

Furthermore, prior to the completion of the improvements authorized by the Master Plan, Ingles Markets, Inc., shall, at its sole expense, relocate and replace the existing storm sewer line as depicted on the Master Plan.

NO.	DATE	DESCRIPTION
1	2/2/21	PRELIMINARY SUBMITTAL

REVISIONS:

CORPORATE SEAL



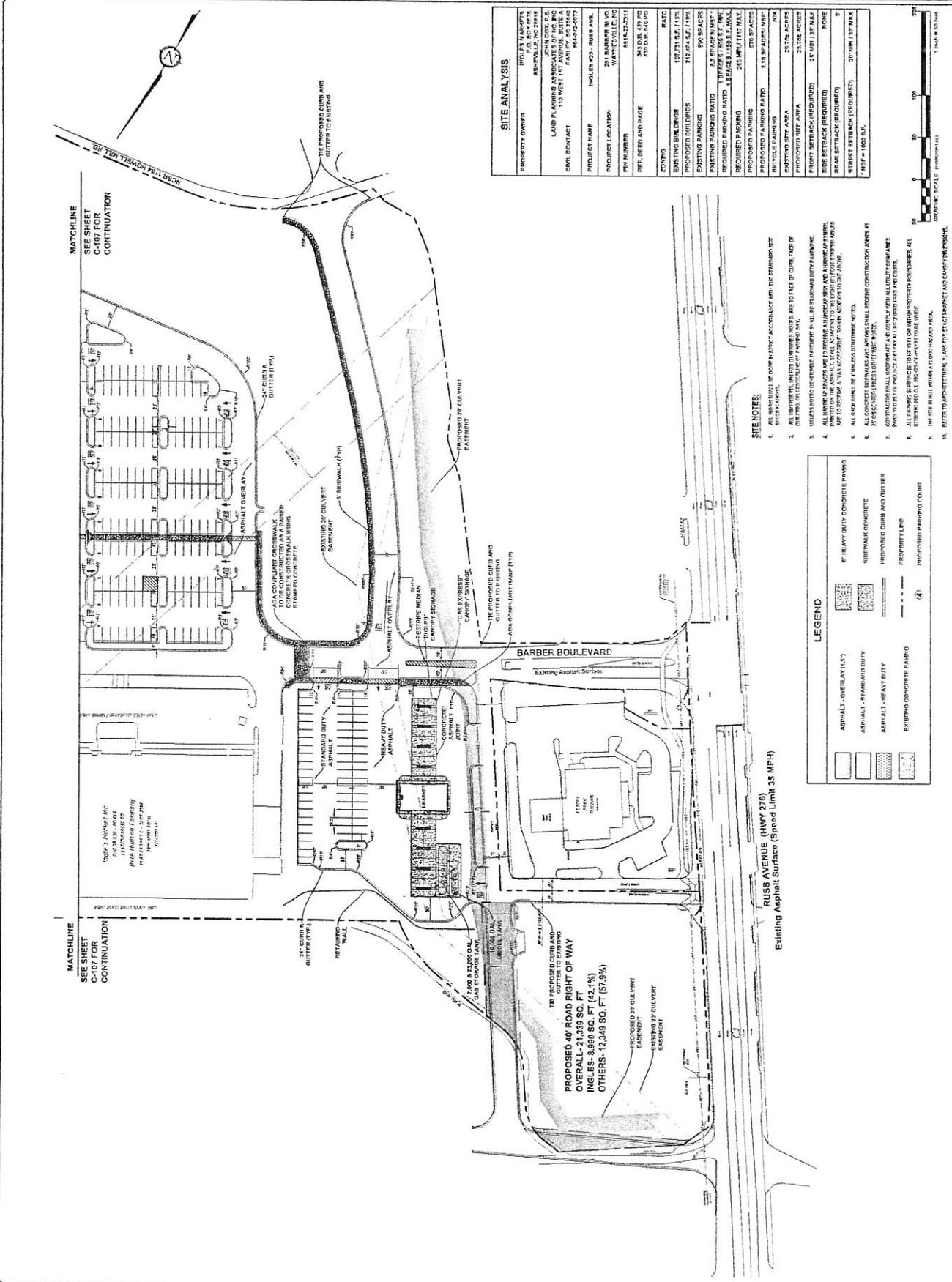
LAND PLANNING ASSOCIATES OF NC, INC.
 DBA
 110 WEST 1ST AVENUE - SUITE A
 FASB BLDG. 200
 RALEIGH, NC 27601
 919.978.4444
 info@lpa-nc.com

ingles
 #23
 201 BARBER BLVD.
 WAYNESVILLE, NC

PROPERTY INFORMATION:
 TAX MAP NUMBER: 044-33-2311
 REFERENCED S & P: BK 145, PG 143
 BK 145, PG 142
 ADDITIONAL INFO:

ISSUE FOR CONSTRUCTION:
 PERMIT DATE:
 DRAWN BY: JWC
 DESIGN BY: JWC
 CHECKED BY: JWC
 DATE: 12/11/18
 SCALE: 1" = 40'
 JOB NUMBER: 0-103

MASTER PLAN (SOUTH)
C-108
 SHEET 23
 WAYNESVILLE
 NORTH CAROLINA



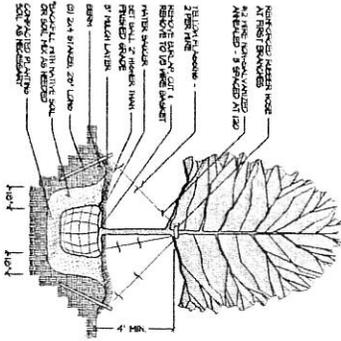
SITE ANALYSIS	
PROPERTY OWNER	INGLE'S HOLDINGS
PROJECT NAME	INGLES HOLDINGS
CIVIL CONTACT	LAND PLANNING ASSOCIATES OF NC, INC.
PROJECT LOCATION	201 BARBER BLVD., WAYNESVILLE, NC
REF. DEED AND PAGE	34-018, 49-010, 49-011, 49-012
ZONING	R-10
EXISTING BULKHEAD	10731 S.E. 11TH
EXISTING BUILDINGS	210-214 S.E. 11TH
EXISTING PARKING	800 SPACES
EXISTING PARKING RATIO	0.15 PER 1,000 S.F. MAX.
REQUIRED PARKING	201 SPACES
PROPOSED PARKING	201 SPACES
PROPOSED PARKING RATIO	0.15 PER 1,000 S.F. MAX.
RECYCLE PARKING	0 SPACES
PROPOSED SITE AREA	210,000 S.F.
PROPOSED SITE AREA	210,000 S.F.
FRONT SETBACK (REQUIRED)	25' MIN 13' MAX
REAR SETBACK (REQUIRED)	5' MIN 10' MAX
STREET SETBACK (REQUIRED)	20' MIN 15' MAX
*NOT TO EXCEED 100' MAX.	

- SITE NOTES:**
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION.
 - ALL UTILITIES, UNLESS OTHERWISE NOTED, ARE TO BE LOCATED TO THE EAST OF THE PROPOSED CURB AND GUTTER.
 - ALL UTILITIES TO BE DELETED SHALL BE DELETED IN ALL EXISTING CITY PLANS.
 - ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION.
 - ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION.
 - ALL CONCRETE WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION.
 - CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITIES COMPANIES INVOLVED IN THE PROJECT AND PAY ALL FEES AND COSTS.
 - ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION.
 - THE SITE SHALL BE MAINTAINED AT ALL TIMES.
 - THE SITE SHALL BE MAINTAINED AT ALL TIMES.

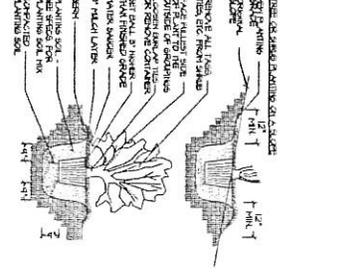
LEGEND

ASPHALT - OVERLAY (1.5")	6" REINFORCED CONCRETE PAVEMENT
ASPHALT - STANDARD DUTY	8" REINFORCED CONCRETE
ASPHALT - HEAVY DUTY	PROPOSED CURB AND GUTTER
EXISTING CONCRET PAVEMENT	PROPERTY LINE
	PROPOSED PARKING CURVE

1 TREE PLANTINGS
L-1 Not to Scale



2 SHRUB PLANTINGS
L-1 Not to Scale



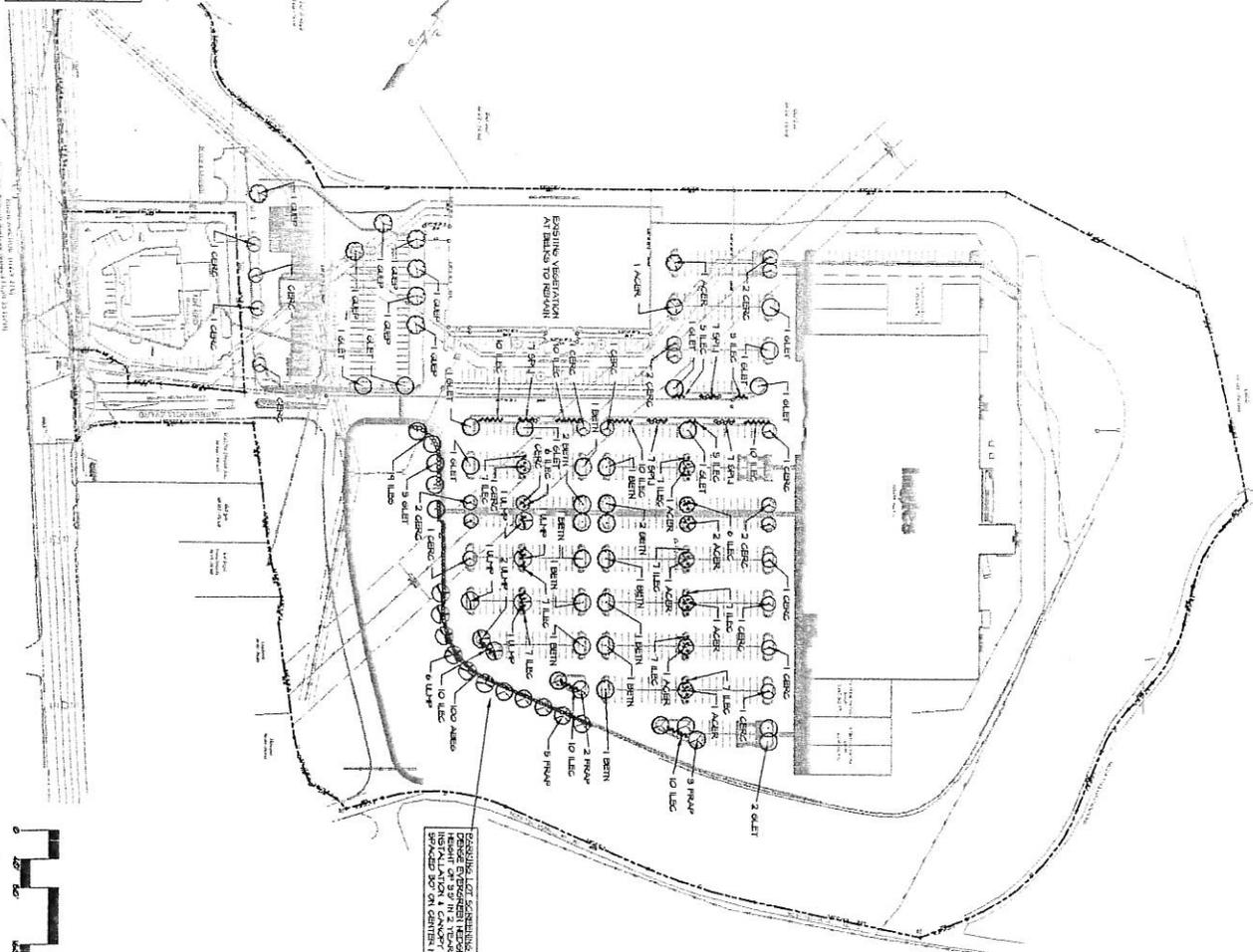
LANDSCAPING AREA
LANDSCAPE AREA REQUIRED - 3,500 sq ft
LANDSCAPE AREA PROVIDED - 3,200 sq ft

PLANT SCHEDULE

QTY	SYM	PLANT SPECIES	SIZE	PLANTING DATE	PLANTING METHOD
1	1	Red Maple	12" x 12" x 12"	2024	Container
2	2	White Birch	12" x 12" x 12"	2024	Container
3	3	Japanese Maple	12" x 12" x 12"	2024	Container
4	4	Red Dogwood	12" x 12" x 12"	2024	Container
5	5	White Oak	12" x 12" x 12"	2024	Container
6	6	Black Gum	12" x 12" x 12"	2024	Container
7	7	Swamp White Birch	12" x 12" x 12"	2024	Container
8	8	Red Maple	12" x 12" x 12"	2024	Container
9	9	White Birch	12" x 12" x 12"	2024	Container
10	10	Japanese Maple	12" x 12" x 12"	2024	Container
11	11	Red Dogwood	12" x 12" x 12"	2024	Container
12	12	White Oak	12" x 12" x 12"	2024	Container
13	13	Black Gum	12" x 12" x 12"	2024	Container
14	14	Swamp White Birch	12" x 12" x 12"	2024	Container
15	15	Red Maple	12" x 12" x 12"	2024	Container
16	16	White Birch	12" x 12" x 12"	2024	Container
17	17	Japanese Maple	12" x 12" x 12"	2024	Container
18	18	Red Dogwood	12" x 12" x 12"	2024	Container
19	19	White Oak	12" x 12" x 12"	2024	Container
20	20	Black Gum	12" x 12" x 12"	2024	Container
21	21	Swamp White Birch	12" x 12" x 12"	2024	Container
22	22	Red Maple	12" x 12" x 12"	2024	Container
23	23	White Birch	12" x 12" x 12"	2024	Container
24	24	Japanese Maple	12" x 12" x 12"	2024	Container
25	25	Red Dogwood	12" x 12" x 12"	2024	Container
26	26	White Oak	12" x 12" x 12"	2024	Container
27	27	Black Gum	12" x 12" x 12"	2024	Container
28	28	Swamp White Birch	12" x 12" x 12"	2024	Container
29	29	Red Maple	12" x 12" x 12"	2024	Container
30	30	White Birch	12" x 12" x 12"	2024	Container

MATERIAL SPECIFICATIONS

ITEM	DESCRIPTION	QUANTITY	UNIT
1	Topsoil	100	cu yd
2	Compost	50	cu yd
3	Mulch	200	sq ft
4	Fertilizer	10	lb
5	Water	1000	gal
6	Irrigation	100	ft
7	Pruning	100	hr
8	Support	100	hr
9	Protective	100	hr
10	Monitoring	100	hr
11	Maintenance	100	hr
12	Replacement	100	hr
13	Removal	100	hr
14	Transplanting	100	hr
15	Propagation	100	hr
16	Seedling	100	hr
17	Cutting	100	hr
18	Grafting	100	hr
19	Budding	100	hr
20	Growth	100	hr
21	Development	100	hr
22	Maturation	100	hr
23	Senescence	100	hr
24	Death	100	hr

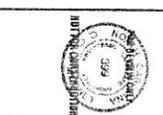


REVISIONS

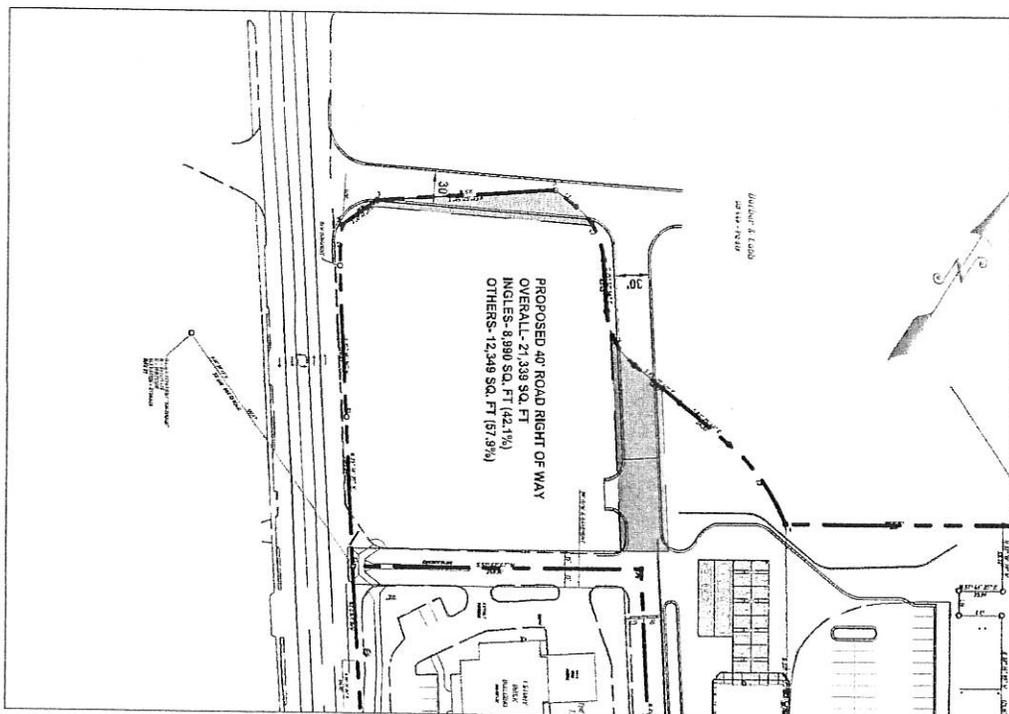
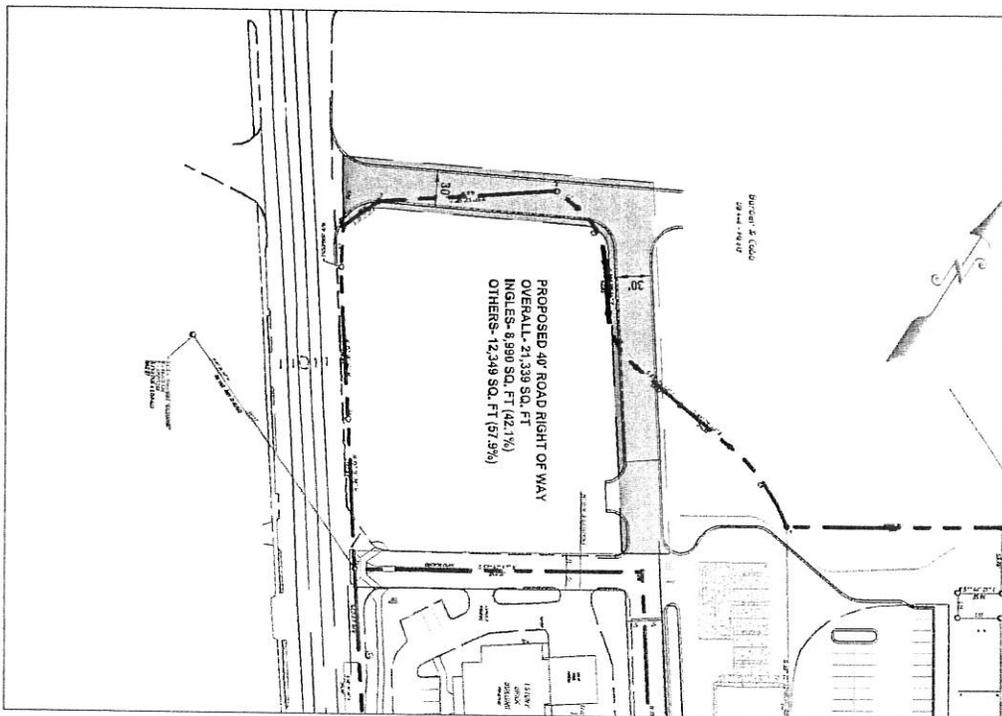
NO.	DATE	DESCRIPTION
1	11-24-10	Initial Design
2		
3		
4		
5		

Landscape Plan

Ingles Markets
Waynesville, NC



DESIGN ASSOCIATES
LANDSCAPE ARCHITECTS & LAND PLANNERS
1293 Hendersonville Road
Suite 21
Asheville, NC 28805
828-257-7410
Fax: 828-277-7410



Sheet No.: EXHIBIT 1 1 OF 1	INGLES MARKETS, INC. SITE DEVELOPMENT PLANS STORE #23		Designed: JDC
	WAYNESVILLE NORTH CAROLINA		Drawn: JDC Checked: PMR Reviewed: PMR Scale: AS NOTED Date: 02/02/11
Project No: 10.027	Drawing Title: RIGHT OF WAY EXHIBIT		

Planning Board Staff Report
Bobby McKay Map Amendment Request
October 19, 2015

Agenda Item: Map Amendment (Rezoning) Request
Location: 263 Riverbend Street and 9 Camp Street
PIN: 8605-81-5526, 8605-81-6618, 8605-81-7716, and 8605-81-6705.
Area: 1.38 acres total
Owner: Bobby M. McKay
Requested Rezoning: From Hazelwood Urban Residential to Hazelwood Business District

Background

This rezoning request includes four lots. The largest has street frontage on both Brown Avenue and Riverbend Street and two existing buildings. It abuts the Triangle Automotive properties which are zoned Hazelwood Business District. Mr. McKay’s property immediately to the north fronts only on Brown Avenue and holds a mobile home. The property fronting Camp Street also has a mobile home. The property on the corner of Camp and Brown is undeveloped.

The current zoning is Hazelwood Urban Residential. The purpose of this district as specified in the Land Development Standards is:

“The Hazelwood Urban Residential District (H-UR) is a traditional walkable neighborhood of mostly small, well-built housing in an area where sufficient urban facilities are available. It is a self-contained community with affordable housing, smaller well-kept lots, narrow tree-lined streets and distinct edges and centers. Major public spaces including a park and the "old" Hazelwood School are located in this neighborhood. Since it is convenient to shopping and employment, the goal for Hazelwood is to encourage infill development and the rehabilitation of existing structures in keeping with the residential scale and character of the existing neighborhood. Limited non-residential uses supporting the community are permitted if contributing in scale, design and use to the area. Pedestrian amenities are to be enhanced with all new development as are the development of access points to different parts of Waynesville from the Hazelwood neighborhood. Parking on public streets is permitted and encouraged as an alternative to the development of new parking lots.” (Town Code of Ordinances Section 2.3.4.)

The requested change in zoning is to Hazelwood Business District:

“The Hazelwood Business District (H-BD) is a small scale center for business, retail and institutional activity serving the residents of Hazelwood, Plott Creek, Eagles Nest and other surrounding neighborhoods. A broad mixture of uses is permitted, however, development in the future must be sensitive in design and provide for a high level of pedestrian safety and comfort. The large undeveloped tracts of land in this district must be well connected both to the neighborhood and the center as they develop. On-street parking is permitted and encouraged on many streets. Articulation in this area should occur at the scale of the pedestrian with buildings built at the scale of a neighborhood center. Connections among properties within this district and to surrounding districts are very important.” (Town Code of Ordinances Section 2.3.6)

By changing the zoning at this location, there would be more allowable uses for this property. The newly allowable uses would include: animal services, ATMS, banks and credit unions, civic organizations, construction and maintenance services, dry cleaning and laundry, drive-thru (SUP), funeral homes,

government services, kennels, medical offices, adult establishments, ABC stores, auto parts, bars/taverns, general commercial less than 10,000 SF, outside sales and storage, restaurants, theaters, light manufacturing and distribution/warehousing. Note that government, personal and professional services, art studios and general commercial under 10,000 sf are also allowed in the Urban Residential District with a mixed-use designation.

In his meeting with staff to discuss the request, Mr. McKay indicated that he would like to rezone the property in order to improve the pre-existing, nonconforming commercial structure, noted in tax records as Warehousing and Apartments, and to create more opportunity to develop/redevelop the other properties which contain modular/mobile homes.

The owners' of the one abutting property, at the corner of Camp and Riverbend Street, met with Town staff to discuss being a part of the rezoning request, but opted to keep their property residential. Interestingly, their property was at one time a dog grooming business and so also has a history of commercial use. They did not object to this request to rezone these properties.

Notification of this hearing was mailed on October 6, and sent to the local newspapers for publication on October 9 and 16.

2020 Land Development Plan

In the Waynesville: Our Heritage, Our Future, 2020 Land Development Plan, the Future Land Use Map (Map 12 and Map 15) indicates the area of the subject properties to be designated for "Residential of Medium to High Density" concentration, but borders on Industrial and Mixed Use areas. Importantly, this area was once part of the Town of Hazelwood and shows in the 1977 Hazelwood Zoning Map with what is now Triangle Automotive zoned as "Business" and what is now the McKay properties shown as residential. This indicates that the current zoning map and the Proposed Land Use Map of the 2020 Plan are the same as the original zoning designation that was in place at the time of the merger with Hazelwood on July 1, 1995: Triangle Automotive was zoned business and the McKay properties were zoned residential even though the McKay properties historically had a level of commercial use in addition to residential uses.

Commercial uses and zoning districts are typically located in the vicinity of major collector intersections, and Brown Avenue and Riverbend are key north to south roadways with a history of mixed-use. The tip of "the triangle" has been zoned commercially going back to the Town of Hazelwood, while the abutting properties within the triangle have remained residential – even though they have held commercial enterprises historically. Perhaps, this area's zoning was simply adopted and carried forward with the merger of Hazelwood without much consideration for:

- the existing uses on the site or
- its location along a major transportation corridor or
- its continuance as an area accommodating residential and commercial, or
- its proximity to the rest of the Hazelwood Business District.

In the text of the 2020 Plan, the stated Land Use Goal is:

"Promote the orderly growth, development and enhanced land values of the Town of Waynesville by preserving and improving Waynesville's existing neighborhoods, creating more attractive commercial centers, maintaining a strong downtown area, taking steps to reduce urban sprawl and protecting the natural beauty of the community." (2020 LDP, p 4-2)

The action items are to “...revise the zoning map to reflect the Land Use Map...” and to “encourage mixed use development on adjacent properties in designated mixed-use areas .” A strict reading of the future land use map would indicate that the properties in question should not be rezoned. At the same time, the text of the plan would seem to encourage mixed-use development in an area such as this where it is bordered on two sides by Commercial Zoning and has a commercial history.

Also in the 2020 Land Use Plan it states: “apply creative zoning to allow accessory dwellings, duplexes, the mixing of residential with other uses and other affordable housing alternatives with design standards fitting the location of such dwellings” (2020LDP, p. 4-7).

Surrounding Land Use/Zoning Pattern:

Surrounding land use is primarily residential to the east and north, and commercial to the west and south. The lots are contiguous to the Hazelwood Business District immediately to the south at the property and alleyway that is part of Triangle Automotive Repair (1404 Brown Avenue). Just south of the tip of the triangle is Bonnie’s Produce Stand. Across Riverbend Street is Haywood Vocational Tech which is also part of the Hazelwood Business District.

Across Brown Avenue and Camp Street is the rest of the Hazelwood residential district. Therefore, certain business uses that generate traffic or noise at night could be detrimental to the residential properties which, except for one, are all located across a roadway.

Staff Recommendation:

The requested rezoning would not be strictly consistent with the 2020 Land Use Plan map and would add a significant number of permitted uses to these properties. However, at least one of these newly allowable uses –warehousing – is in existence. Also, the location of these properties at a crossroads and adjacent to the Hazelwood Business District lends itself to commercial use, and has been used commercially in the past.

Another consideration regarding consistency with the 2020 Plan is that it was adopted in 2002 and is due for an update. While generally the 2020 Plan is on target with its land use determinations and goals, this may be one area in which revisions are appropriate. Hazelwood is changing and growing commercially. The large industrial investment of Giles Manufacturing and the commercial investment in downtown Hazelwood such as the Soap Factory and Bourbon and Barrel are indicators of increasing economic opportunity in this area.

For these reasons staff recommends changing the zoning of this property to Hazelwood Business District to enable more improvement and economic opportunities. Short of that, staff would ask for consideration of the area as a designated mixed-use area within the Hazelwood Urban Residential District (which is not what the applicant is seeking but could be entertained as a fall back position).

Requested Action:

Motion to find/not find the request consistent with the 2020 Land Development Plan by promoting the development and redevelopment of an historically mixed-use area.

Motion to recommend to the Board of Aldermen approval/ approval with conditions/ or denial of the requested rezoning of the property from the Hazelwood Urban Residential District to the Hazelwood Business District.



Disclaimer: The maps on this site are not surveys. They are prepared from the inventory of real property found within this jurisdiction and are compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public primary information sources should be consulted for verification of any information contained on these maps. Haywood county and the website provider assume no legal responsibility for the information contained on these maps.

Bobby McKay Property

1 inch = 100 feet
 September 18, 2015





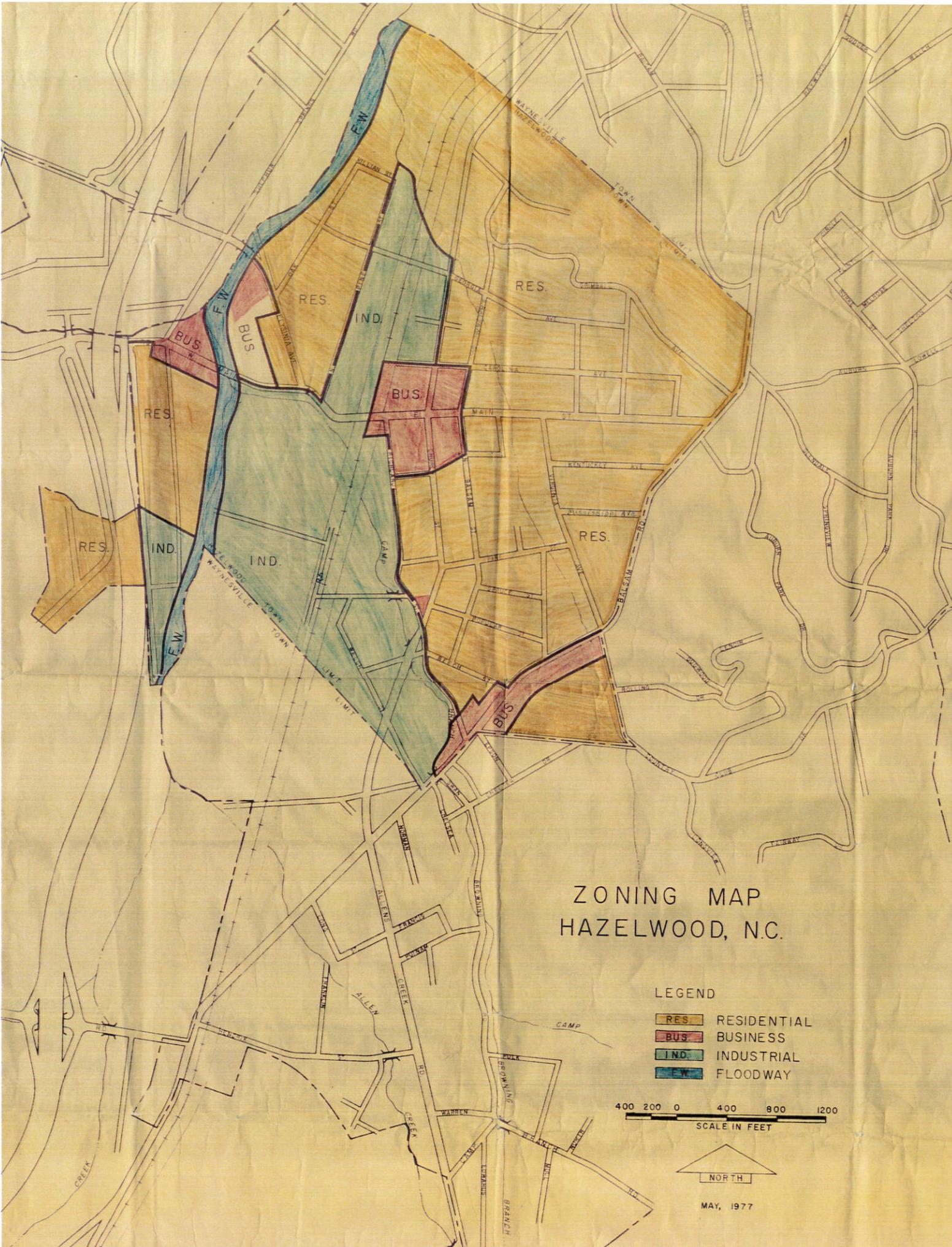
Disclaimer: The maps on this site are not surveys. They are prepared from the inventory of real property found within this jurisdiction and are compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public primary information sources should be consulted for verification of any information contained on these maps. Haywood county and the website provider assume no legal responsibility for the information contained on these maps.

McKay lots Zoning



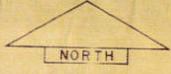
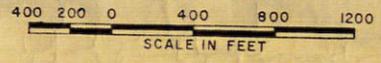
 1 inch = 100 feet

 September 18, 2015



ZONING MAP HAZELWOOD, N.C.

- LEGEND
- RES RESIDENTIAL
 - BUS BUSINESS
 - IND INDUSTRIAL
 - F.W FLOODWAY



MAY, 1977



TOWN OF WAYNESVILLE PLANNING DEPARTMENT

Application for Land Development Standards Map Amendment

Application is hereby made on Sept. 17, 2015 to the Town of Waynesville for the following map amendment:

Property owner of record: Bobby M. McKay
Address/location of property: 263 Riverbend st. / 9 camp st.
Parcel identification number(s): 8605-81- (5526)(6618)(7716)(6705)
Deed/Plat Book/Page, (attach legal description): (468/2137)(480/1911)
The property contains 1.38 acres.
Current district: Hazelwood Residential-urban
Requested district: Hazelwood Business District

The property is best suited for the requested change for the following reason(s), (attach additional sheets if necessary):

Property is joined on 2 sides by the business district and is better suited for a commercial rental.

Applicant Contact Information

Applicant Name (Printed): Bobby M. McKay
Mailing Address: 389 E. Marshall st.
Phone(s): (828) 567-0060
Email: ba.mckay87@yahoo.com

Signature of Property Owner(s) of Record Authorizing Application:

Bobby McKay

Note: Map Amendment Requests require a fee based on the size and number of lots being requested for amendment. The request will be scheduled for the next agenda opening for the Waynesville Planning Board. Please submit application to: Town of Waynesville Planning Department, 9 South Main Street, Waynesville, NC 28786.

Planning Board Staff Report
Ingles Conditional District Master Plan Change Request: Chick-Fil-A Outparcel
October 19, 2015

Project: New construction of a drive-thru restaurant on outparcel of Ingles Development
Location: 201 Barber Boulevard (off Russ Avenue)
District: Russ Avenue Regional Center – Conditional District
Applicant: Chick-Fil-A

Background:

In February of 2011, the Town rezoned property at 201 Barber Boulevard to a conditional district based on a Master Plan showing redevelopment of the Ingles grocery store, construction of a new convenience store with gas pumps and two areas for future restaurant development. This approval from Russ Avenue Regional Center District to Russ Avenue Regional Center Conditional District, contained modifications of several enumerated development requirements for the site as part of Ordinance 2-11, specifically:

- a. “Parking and vehicular use areas need not be located to the side or rear of the principle structure on the site as required by 154.256(5)(a) of the LDS.” (Note this requirement is now found in Section 9.3).
- b. “Landscaping and buffering depicted and noted on the Master Plan is deemed to constitute Alternative Compliance pursuant to 154.303(A)(4) of the LDS.” (Note this requirement now found in Section 8.2-3).
- c. “Maximum building in the District shall not exceed 47 feet as noted on the Master Plan.”

As part of the Master Plan, the outparcel connected to the Ingles I-Mart and parking lot by an access road, as well as connected to Russ Avenue by two other access roads, was approved as a future, drive-thru restaurant. The master plan indicated a building in the middle of the parcel site with driveway access coming off of the two access roads connecting to Russ Avenue. In August of 2012, Ingles received approval from the Planning Board for additional changes to the original master plan which relocated the I-mart convenience store with gas pumps to the western corner of the property directly fronting on Russ Avenue and adjacent to the subject outparcel, but not impacting the subject outparcel. Please note that Ingles is asking for additional changes to their site plan, separately from this request.

Conditional Use District Plan Amendments are guided by Section 15.15.3:

15.15.3 Effect of Approval/Changes.

The applicant may proceed with development only after approval of the Conditional District Master Plan by Board of Aldermen, followed by approval of any necessary Site Plans or Subdivision Plats, except that all subsequent approvals shall be completed by the Administrator. The development and use of all land within the Conditional District shall be in keeping with the approved Master Plan and all applicable provisions therein.

- A. **Final Approval by Stages:** If so reflected on the Master Plan, the Board of Commissioners may allow the staging of final development. Each phase of development shall adhere to all applicable provisions and standards of this section and the applicable CD Master Plan.

- B. **Substantial Changes:** Any substantial change to a Master Plan as noted below shall be reviewed by the Planning Board and approved or denied by the Board of Aldermen as an amended Conditional District. The following changes to a CD Master Plan shall require approval by the Board of Aldermen:
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.
- C. **Additional Changes:** All other changes to a CD Master Plan shall receive approval by the Planning Board. However, if in the judgment of the Planning Board, the requested changes alter the basic development concept of the CD, the Planning Board may require concurrent approval by the Board of Aldermen.

While a separate parcel from the rest of the Ingles site, it is owned by, and is under the Unified Development Control, of Ingles Markets, Inc. and is governed by the Master Plan approved in 2011 and revised in 2012.

Current Request:

Chick-Fil-A is requesting changes to the revised Master Plan to develop the site to the north of the I-Mart and indicated as “Future Restaurant - Russ Avenue” The requested changes to the Conditional District Master Plan are provided in the attached sketch as presented by Daryl Johnson as follows:

1. Use of the proposed “Future Restaurant” outparcel for development of a Chick-Fil-A drive-thru restaurant not to exceed 5,048 square feet.
2. Relocation of building from center of lot to southeast side of lot.
3. Reduction of driveways from 3 to 2.
4. Change in location of driveways from access roads that are perpendicular to Russ Avenue, to the access road that is parallel with, and further away from, Russ Avenue.

Staff Review Comments:

The relocation of driveways eliminates one nonconformity within the approved Master Plan regarding the driveway’s distance from the intersection of the access road and Russ Avenue, improving vehicular safety. In shifting the remaining two driveways to the access road which is on the other side of the site from Russ Avenue, existing nonconformities of the other driveways’ spacing are shifted away from the

traffic pattern coming off/on Russ Avenue, providing even more safety improvement. The driveways otherwise meet the Town's dimensional and design standards for driveways.

The proposed drawing meets Town development standards in other respects given the modification allowance for parking and vehicular access and landscaping as established by the Conditional District Ordinance. 55 parking spaces are provided, exceeding the minimum requirement (based on the number of seats (154 total seats at a ratio of one space per 8 seats 19.25, or 20 spaces). Parking for 3 bicycles is also required and will be provided.

The design orients the "architectural front" of the building to Russ Avenue, with a secondary "front" facing the parking lot with consideration for "stacking" or vehicle storage capability for cars in line for the drive-thru. Sidewalk has also been provided on three sides of the parking lot with access to the front door. The signage plan has been submitted separately and is also in compliance.

Staff believes these requested changes are *not* substantial changes because:

1. There is no land being added or removed from the District.
2. It does not modify any special performance criteria specified by the enacting ordinance.
3. It does not change the land use or development type approved in the Master Plan.
4. It is relocating vehicular access from one existing access road (Frazier Street) to a new access road to be constructed. It is relocating another from a new access road to another new access road. It removes the access shown in the Master plan as closest to Russ Avenue. The proposed site plan therefore does not introduce new vehicular access points to existing streets or thoroughfares not designated for access.
5. There is no increase in dwelling units to the Master Plan.
6. There is no increase in total floor area.

Further, these requested changes to the site plan do not change in any respect the grading and stormwater plan as permitted by the State, or the requirements for street trees and sidewalks as indicated in the 2012 Master Plan as revised.

Staff Recommendation:

Staff believes that the proposed changes do not constitute substantial changes as defined by the Town Ordinance and can be approved by the Planning Board. 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 keeping with the original concept for the site and feels that the revised plan represents improvements to traffic safety and will better manage vehicles utilizing the drive-thru. Staff recommends approval of the revisions at this location within the Conditional District Master Plan as presented.

Requested Action:

Motion to approve the site plan for Chick-Fil-A as a minor amendment to the Russ Avenue Regional Center Conditional District.

Parcel Report For 8616-22-7311

INGLES MARKETS INC
P O BOX 98309
ATLANTA, GA 30359

Account Information

PIN: 8616-22-7311
Deed: 345/459

Site Information

RUSS AVE
Heated Area: 0
Year Built: 0
Total Acreage: 2.89 AC
Township: TOWN OF WAYNESVILLE

Site Value Information

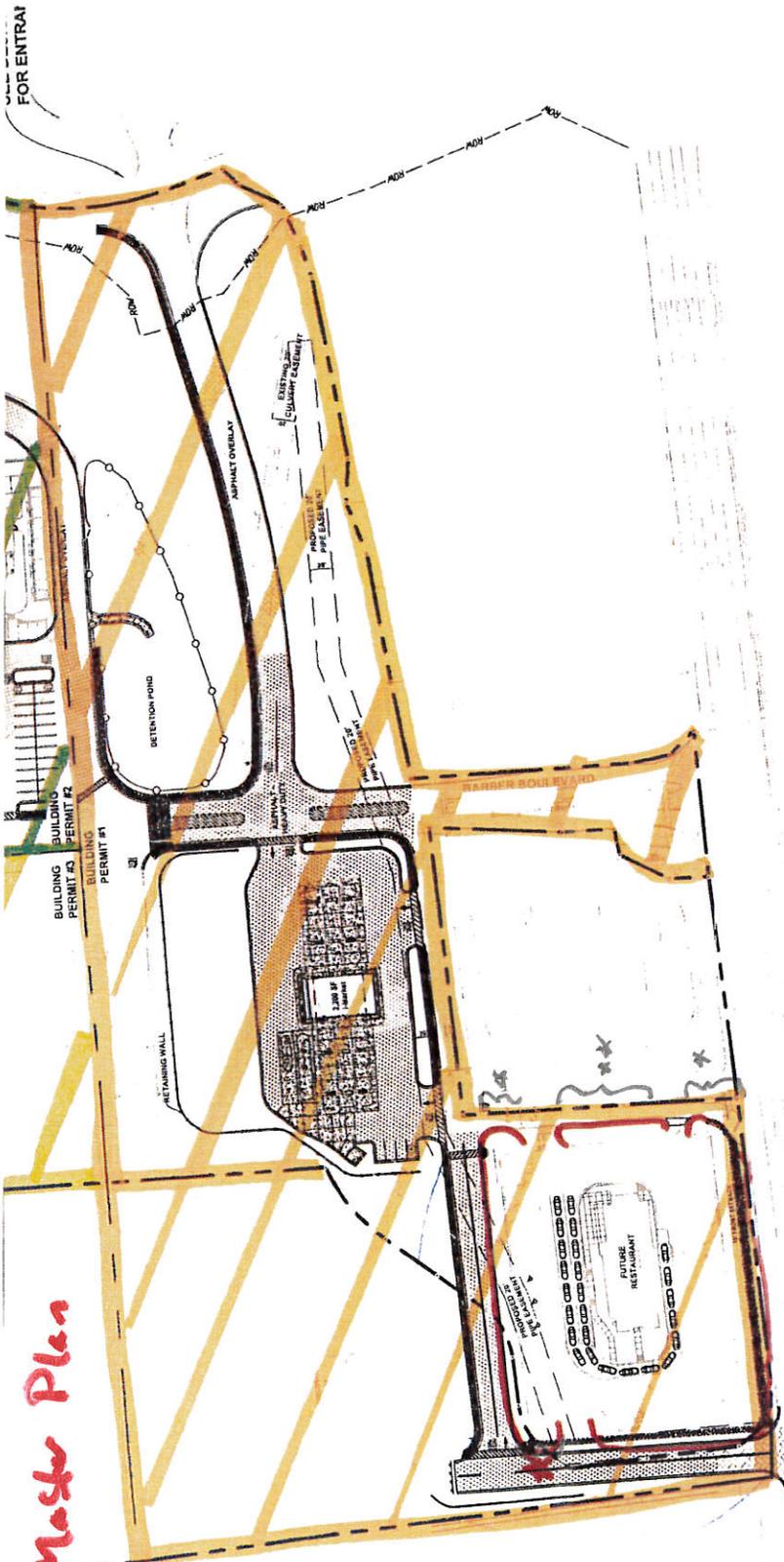
Land Value: \$750,700
Building Value: \$7,600
Market Value: \$758,300
Deferred Value: \$0
Assessed Value: \$758,300
Sale Price: \$1,350,000
Sale Date: 10/14/1983
Tax Bill 1: \$4,292.74
Tax Bill 2: \$4,104.68



1 inch = 200 feet
October 8, 2015

Disclaimer: The maps on this site are not surveys. They are prepared from the inventory of real property found within this jurisdiction and are compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public primary information sources should be consulted for verification of any information contained on these maps. Haywood county and the website provider assume no legal responsibility for the information contained on these maps.

Approved CD Master Plan



5,048 sq ft

- Nonconforming distance b/n driveways & intersection.
- Nonconforming distance b/n driveways

SIGNAL DESIGN AND INSTALLATION TO BE DONE BY NCDOT.

Approved Master Plan
 3 driveways @ specified locations (already non-conforming)
 Building in center
 Bldg size = 5048

LEGEND

	ASPHALT - OVERLAY (1.5")		6" HEAVY DUTY CONCRETE PAVING
	ASPHALT - STANDARD DUTY		SIDEWALK CONCRETE
	ASPHALT - HEAVY DUTY		PROPOSED CURB AND GUTTER
			PROPERTY LINE

CORPORATE PROPERTY SERVICES, INC.

1239 E. NEWPORT CENTER DRIVE • SUITE 113 • DEERFIELD BEACH, FLORIDA 33442

August 24, 2015

Ms. Elizabeth Teague
Community Development Director
Town of Waynesville
Waynesville, NC

RE: Letter of Intent
Chick-fil-A "Waynesville" FSU#3641
NE Corner of Russ Avenue and Barber Boulevard
Waynesville, NC 28786

Dear Ms. Teague:

Chick-fil-A is proposing to construct a 4,877 square foot restaurant with outdoor seating and a drive-thru. The proposed restaurant will provide a healthy dining option for the residents of Waynesville. Please see the attached proposed site layout for your review and comments. Please advise as to the next steps for site plan approval.

Thank you for consideration of this application. If you have any questions, please call me at (954) 426-5144 or via email at daryl@corporatepropertyservices.net.

Sincerely,



Daryl Johnson
Agent for Chick-fil-A

(954) 426-5144 • FAX (954) 570-3391

REGULATORY LAND USE CONSULTANT

CERTIFIED GENERAL CONTRACTOR

CGC 044277

Planning Board Staff Report

**Ingles Conditional District Master Plan Change Request: Ingles Signage
October 19, 2015**

Project: Signage on Ingles Expansion Project
Location: 201 Barber Boulevard (off Russ Avenue)
District: Russ Avenue Regional Center – Conditional District
Applicant: Ingles – Store #23

Background:

The subject properties consist of 19.86 acres on which is situated a large retail building that is currently occupied by Ingles Store #23. The adjacent subject property consists of 2.89 acres and is currently undeveloped. Ingles Markets Inc. is currently in the process of redeveloping their main property by expanding their store and making several site alterations. They also propose developing the adjacent undeveloped property with a gas station, known as an Ingles I Market.

The properties in question are located in the Russ Avenue Regional Center District and are within a Conditional District governed by a Master Plan. This district is described by the Land Development Standards as:

A gateway for the community and often defines the first image a visitor has of the town. This district shall be a setting for high intensity land uses addressing the needs of the Waynesville community and surrounding areas. The Russ Avenue Town Center is envisioned as supporting dense development options due to the ample infrastructure in place and the proximity to downtown and the other municipalities in the county. The past emphasis in the Russ Avenue area on automobile traffic only shall be reduced by changing the nature of the district to make the area comfortable for other modes of transit including pedestrian, bicycle and mass transportation options. Central to this transformation is the redesign of Russ Avenue — turning the existing middle lane into a tree-lined landscaped median. The standards for future development along this corridor will also be important to this transformation, incorporating principles designed to manage access along Russ Avenue.

Various types of signs are proposed for the developments described above, including ground signs, refaced existing pylon signs, and new attached building signs.

Current Request:

Ingles Markets Inc. is proposing six separate sign elements: (1) 9 individual signs to be placed on the façade of the redeveloped Ingles store; (2) attached signage on the I Market; (3) a ground sign to be located in front of the I Market; (4) a ground sign to be located at the property entrance on Howell Mill Road; (5) refacing the existing pylon sign on Russ Avenue; and (6) signage to be installed on the multi-tenant portion of the main building.

Sign elements 2-6 all meet the Land Development Standards requirements regarding size, placement, and design. The primary issue to be considered by the Planning Board is the proposal of 9 separate signs to be attached to the façade of the redeveloped Ingles store. Chapter 11, Section 7.2(E) states:

No more than three attached signs (excluding a single Pedestrian Sign where permitted) may be erected provided the total surface area permitted is not exceeded.

Ingles has proposed 9 separate attached signs. The maximum sign area permitted in this district is 15% of the wall to which the signs are attached. Based on a rudimentary calculation of the proposed building's façade, the maximum allowed size for attached signage would be nearly 1,500 square feet. The 9 signs proposed by Ingles total only 397.27 square feet, well within the overall 15% limit, but exceeding the allowed number of signs.

Staff Review Comments:

Currently on the Ingles store building, there are 6 signs. With the expansion of the building the addition of three more signs would not be visually more obtrusive. Although the 9 separate signs proposed by Ingles for the façade of the redeveloped store exceed the maximum number of 3 allowed signs, the proposed square footage is far less than the maximum that could be installed with no more than staff-level approval. The use of multiple signs on a building of this scale (the redeveloped building will be the second largest retail store in Waynesville) does not seem out of place with the intent of the Land Development Standards. The proposed signs are surely preferable to the enormous signs that could be used if Ingles chose to maximize its allowed square footage. Additionally, 8 of the signs are small enough that their purpose is clearly not to be read from Russ Avenue, but to direct customers to the appropriate entrance and section of the store.

To allow this signage will require a minor amendment to the Conditional District Ordinance No. 2-11 and subsequent revisions. As a modification of special performance criteria, design standards, or other requirements specified by the enacting ordinance, such a change would be considered substantial, pursuant to Section 15.15.3 of the Town Code of Ordinances. This will require approval by both the Planning Board and the Board of Aldermen.

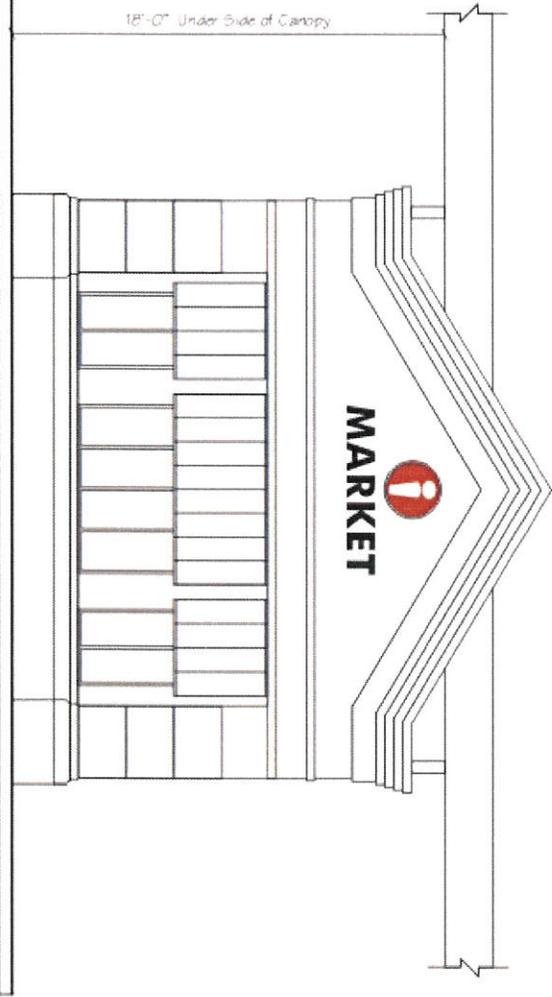
Staff Recommendation:

Staff recommends an amendment to the Conditional District in order to approve of the proposed signage as submitted by Ingles Markets Inc. The amendment would have to establish an additional modification of the Development Standards within the Conditional District Ordinance 2-11, as 4. d:

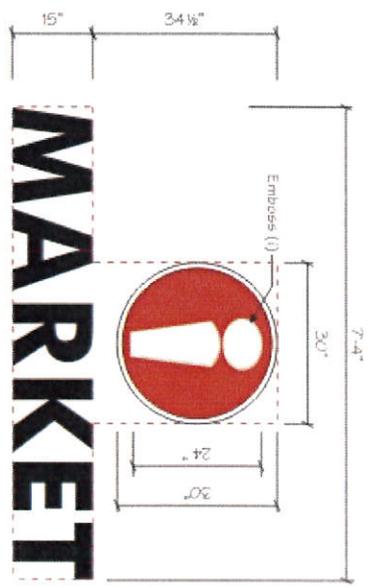
- d. **Signage.** The number of signs allowed to be attached to buildings exceeding 80,000 square feet may exceed three, but not more than 10, provided that the total surface area of signage is no more than 15% of the wall surface area to which the signs are attached.

Requested Action:

Motion to approve a substantial amendment to the Conditional District Ordinance as recommended by staff regarding signage, in order to allow approval of the attached building signage as submitted by Ingles Markets Inc.

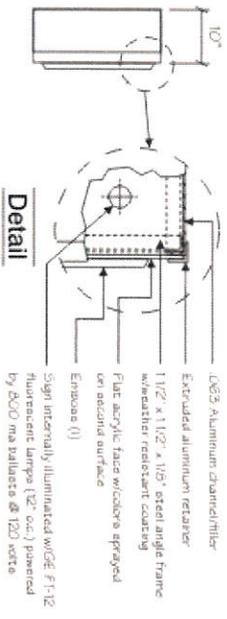


Scale: 3/16" = 1'-0" SIGN ELEVATION

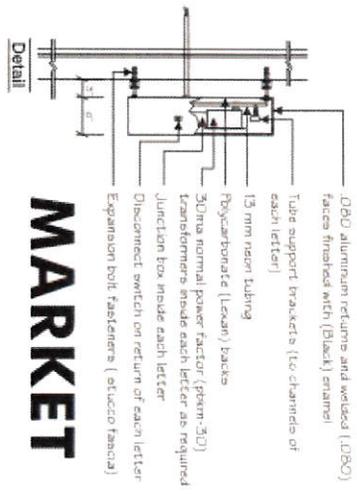


Scale: 1/2" = 1'-0" SIGN ELEVATION

15" (1.25) X 7'-4" (7.33) = 9.17
 34 1/2" (2.88) X 30" (2.50) = 7.20
Total = 16.37 Sq. Ft.



0.63 Aluminum channel/miller
 Extruded aluminum rearer
 1 1/2" x 1 1/2" x 1/8" steel angle frame
 weather resistant coating
 Flat acrylic face w/color sprayed
 on outside surface
 Emboss (i)
 Sign internally illuminated w/GE F112
 fluorescent lamps (2" dia.) powered
 by DC00 ma ballasts @ 120 volts



0.60 aluminum returns and welded (1.080)
 faces finished with (black) enamel
 Tube support brackets (to channels of
 each letter)
 13 mm nylon tubing
 Polycarbonate (Lexan) bases
 30ma nominal power factor (pf=90)
 transformers inside each letter as required
 Junction box inside each letter
 Disconnect switch on return of each letter
 Expansion bolt fasteners (strucor fascia)

Canis Black
MARKET

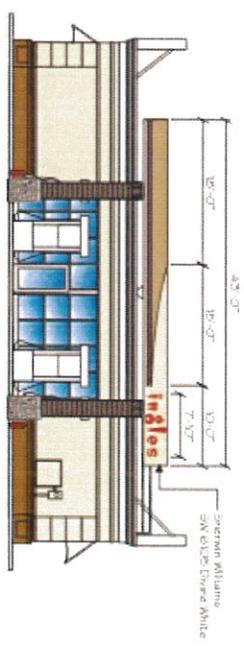
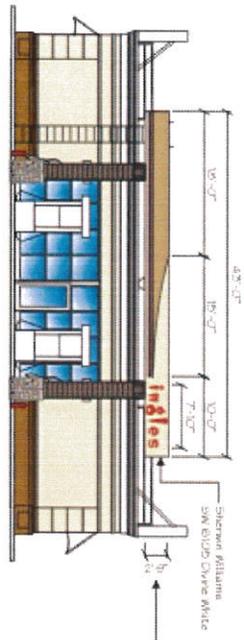
ingles

Rainbow Signs, Inc.
 GREENWOOD, SC 864-223-8423

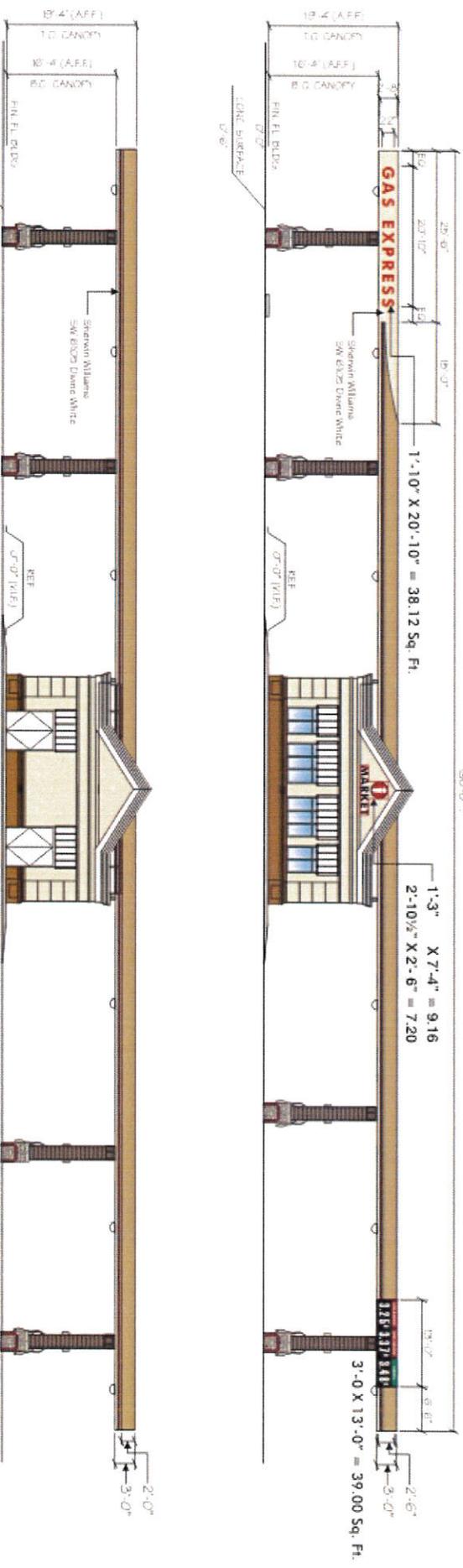
CUSTOMER NAME:	INGLES (Store #23)	ACC. EXEC.	C. Frost	JOB NO.	15-203	APPROVED BY CUSTOMER:	
ADDRESS:	201 Barber Blvd. Waynesville, NC	DESIGNER:	C. Johnson	DATE:	07/15/15	FILE:	#23 Waynesville Market
SIGN TYPE:	Exterior	SCALE:	AS NOTED				

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Electrical content to sign designer and final construction not by Rainbow Sign Co., Inc.



2'-9" X 7'-10" = 21.53 Sq. Ft.
 2'-9" X 7'-10" = 21.53 Sq. Ft.
 1'-10" X 20'-10" = 38.12 Sq. Ft.
 3'-0" X 13'-0" = 39.00 Sq. Ft.
 1'-3" X 7'-4" = 9.16 Sq. Ft.
 2'-10 1/2" X 2'-6" = 7.20 Sq. Ft.
 Total Sq. Ft. = 136.54 Sq. Ft.



Scale: 1/16" = 1'-0" SIGN ELEVATION

Rainbow Signs, Inc.
 GREENWOOD, SC 864-223-8423

CUSTOMER NAME:	INGLES (Store #23)	AOC. EXEC.:	C. Priest	JOB NO.:	15-202-3	APPROVED BY CUSTOMER:	
ADDRESS:	201 Barber Blvd. - Waynesville, NC	DESIGNER:	C. Jenson	DATE:	07/15/15		
SIGN TYPE:	Canopy Elevation Plan View	SCALE:	AS NOTED		10/10/2015		
COPY RIGHTS NOTICE: This design, artwork and printed presentation is the sole property of Rainbow Sign Company, Inc. and may not be used without written permission from Rainbow Sign Company, Inc.		FILE:		#23 Waynesville NC 4 Pump Canopy 3			

Electrical turned to sign locator and final connection not by Rainbow Sign Co., Inc

Planning Board Staff Report
Ingles Conditional District Master Plan Change Request: Ingles Parking Lot and Store Front
October 19, 2015

Project: Ingles Market and I-Mart Development
Location: 201 Barber Boulevard (off Russ Avenue)
District: Russ Avenue Regional Center – Conditional District
Applicant: Land Planning Associates Civil Engineering on behalf of Ingles Markets, Inc.

Background:

In February of 2011, the Town rezoned property at 201 Barber Boulevard to a conditional district based on a Master Plan showing redevelopment of the Ingles grocery store, construction of a new convenience store with gas pumps and two areas for future restaurant development. This approval from Russ Avenue Regional Center District to Russ Avenue Regional Center Conditional District, contained modifications of several enumerated development requirements for the site as part of Ordinance 2-11, specifically:

- a. “Parking and vehicular use areas need not be located to the side or rear of the principle structure on the site as required by 154.256(5)(a) of the LDS.” (Note this requirement is now found in Section 9.3).
- b. “Landscaping and buffering depicted and noted on the Master Plan is deemed to constitute Alternative Compliance pursuant to 154.303(A)(4) of the LDS.” (Note this requirement now found in Section 8.2-3).
- c. “Maximum building in the District shall not exceed 47 feet as noted on the Master Plan.”

In August of 2012, Ingles received approval from the Planning Board for additional changes to the original master plan. As development has proceeded, Ingles has determined that there are several additional changes to the layout of the parking lot and the building frontage they would like to request.

Conditional Use District Plan Amendments are guided by Section 15.15.3:

15.15.3 Effect of Approval/Changes.

The applicant may proceed with development only after approval of the Conditional District Master Plan by Board of Aldermen, followed by approval of any necessary Site Plans or Subdivision Plats, except that all subsequent approvals shall be completed by the Administrator. The development and use of all land within the Conditional District shall be in keeping with the approved Master Plan and all applicable provisions therein.

- A. **Final Approval by Stages:** If so reflected on the Master Plan, the Board of Commissioners may allow the staging of final development. Each phase of development shall adhere to all applicable provisions and standards of this section and the applicable CD Master Plan.
- B. **Substantial Changes:** Any substantial change to a Master Plan as noted below shall be reviewed by the Planning Board and approved or denied by the Board of Aldermen as an amended Conditional District. The following changes to a CD Master Plan shall require approval by the Board of Aldermen:
 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.

C. **Additional Changes:** All other changes to a CD Master Plan shall receive approval by the Planning Board. However, if in the judgment of the Planning Board, the requested changes alter the basic development concept of the CD, the Planning Board may require concurrent approval by the Board of Aldermen.

The site is owned by, and is under the Unified Development Control, of Ingles Markets, Inc. and is governed by the Master Plan approved in 2011 and revised in 2012.

Current Request:

The memo from John Cox, PE, outlines seven specific changes.

1. Move landscape parking islands 19 feet away from the Ingles store front.
2. Changes in signage plan that will require separate action by the Planning Board and Board of Aldermen which staff has placed on the agenda as a separate item.
3. The addition of five car charging stations (two to be installed now and three to be planned for future installation).
4. Modification of the outdoor seating area to be on both sides of the front door instead of just one.
5. Reconfiguration of retail spaces to the west (left of the Ingles front), with no change in square footage from original request.
6. Revisions to the car wash from a two bay automated car wash to a single bay tunnel that would be fully staffed.
7. Addition of parking area to the east (right) side of the Ingles store.

Staff Review Comments:

Except for the signage piece, in which the number of signs to be placed on the building exceeds the ordinance and is not addressed in the existing Conditional District Ordinance, the 6 requests being made to the lay-out of the parking lot and building are *not* substantial changes because:

1. There is no land being added or removed from the District.
2. It does not modify any special performance criteria specified by the enacting ordinance.
3. It does not change the land use or development type approved in the Master Plan.

4. It is modifying vehicular access at one side of the plan to accommodate additional parking but does not introduce new vehicular access points to existing streets or thoroughfares not designated for access.
5. There is no increase in dwelling units to the Master Plan.
6. There is no increase in total floor area.

The proposed drawing meets Town development standards in other respects given the modification allowance for parking and vehicular access and landscaping as established by the Conditional District Ordinance.

The requested changes to the site plan will change the grading and stormwater plan as permitted by the State however, and Ingles must get plan amendment approval from the State in order to proceed.

Staff Recommendation:

Staff believes that the proposed changes do not constitute substantial changes as defined by the Town Ordinance and can be approved by the Planning Board. 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 keeping with the original concept for the site and feels that the revised plan represents improvements in the way of additional parking and the addition of electric vehicle charging stations. Staff recommends approval of the revisions at this location within the Conditional District Master Plan as presented.

Requested Action:

Motion to approve the requested revisions to the Master Plan for the Ingles site as a minor amendment to the Russ Avenue Regional Center Conditional District and contingent upon State permitting approval.



**LAND
PLANNING
ASSOCIATES, INC.**
CIVIL ENGINEERING

**110 West 1st Ave
Suite A
Easley, SC 29640
tele 864.242.6072
fax 208.730.8214
John@LPA-Inc.net**

Elizabeth Teague
Town of Waynesville
16 South Main Street
Waynesville, NC 28786

RE: Modification Narrative

Dear Ms. Teague:

Below is a summary of the proposed changes to the Ingles site on Russ Avenue:

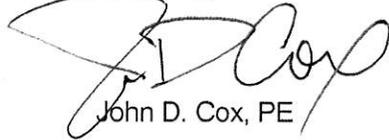
1. Relocate the 6 and ½ islands that run through the center of the main parking field as shown in the "Parking Overlay Comparison". This move is 19 ft feet to the west or away from the Ingles building. This aligns the island row with the islands just east of the Belk's building. This move will include the parking lot light poles to be relocated as well. The photometrics have been rerun and the site is still compliant with the Waynesville lighting code. In the sketch the red are the previously approved locations and the black are the proposed locations.
2. Signage- I will defer to Craig Inabinet's email for the specifics of the signage to be permitted. I have included with this package the elevations of the store and the I-Market. I did add to Sheets C-108 and C-109 the locations of pylon signs below(west) the I-Market and then down along the entrance at Howell Mill Road. This is also shown on "Additional Pylon- Zoomed In" and "I-Market- Zoomed In".
3. We are proposing to add car charging stations as an amenity to the current shoppers and provide the ever growing population of electric cars a place to recharge while they shop. As you can see on the "Car Charging Location" sketch there are a total of five possible charger locations on the northern side of the parking lot. The current plan is to install two Eaton charging stations as shown in yellow on the sketch. The three green locations will be available in the future and all necessary conduit will be installed now to allow for easy installation in the future. The addition of future chargers will be assessed after the grand opening based on the usage of the two to be installed now.
4. Revise the outdoor seating area along the front of the new store just adjacent to the main front door on the right side. The currently permitted outdoor seating area is shown on "Building Front- Currently Permitted". The proposed modification to the seating area is shown on "Building Front- Proposed".
5. You also mentioned the retail spaces to the left of the store. After consulting with Ingles they do plan to tear down the old building which would change the plan that was previously approved. The old plan showed to keep a portion of the old Ingles store and flank it to the left and right with shops. I have revised C-108 to show a possible future scenario that they would like to have allotted for in the future. I have purposely matched

the 39,300 sf that was approved before so as not to affect the parking calculations. This gives a total retail number of 49,300 sf which is shown on the proposed and existing master site plans.

6. Revise the carwash style and size located just between the gas express and the existing Belk's building. This can be seen on C-108 and the blow up called "Carwash- Currently Approved" and the proposed blow up called "Carwash Revision- Proposed". The proposed plan revises the plan from a two bay fully automated carwash to a fully staffed single bay tunnel wash. There would be a kiosk at which to pay and then free vacuums alongside for paying customers.
7. Revised the right side of the parking lot to add parking in front of the shops to the right of the store. After looking at the site plan we realized the far right tenant would have little to no parking in front of them. The revised site plan would add a small amount of parking in front of them. The currently approved parking is shown in "Right Side Parking Lot- Currently Approved" and the proposed parking configuration is shown in "Right Side Parking Lot- Proposed". This would relocate the existing truck drive and create a retaining wall. If approved by council we will resubmit design drawings for review.

Thank you in advance for your help on these revisions.

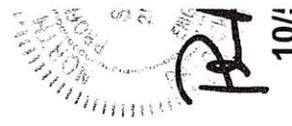
Sincerely,



John D. Cox, PE

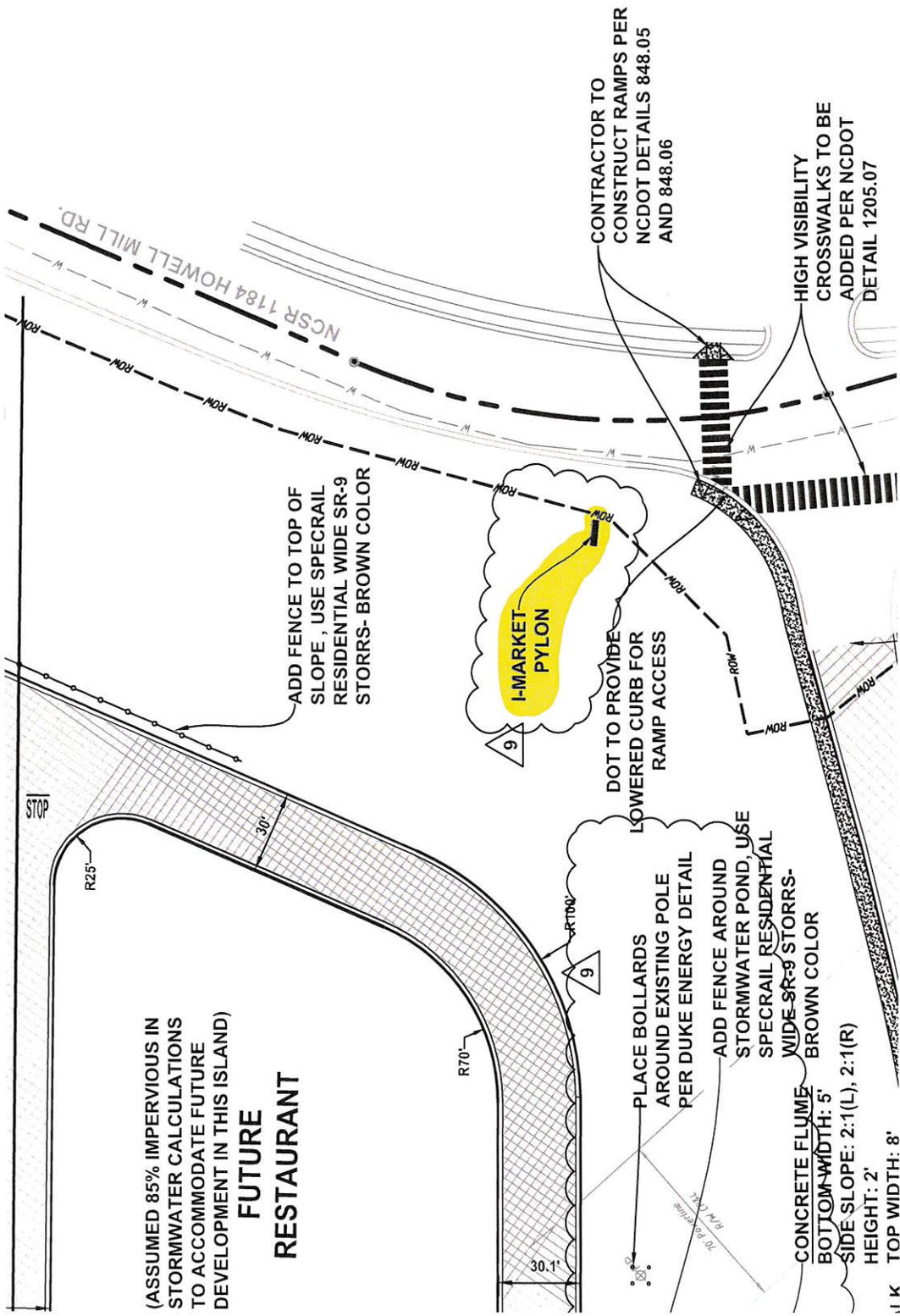
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4	3/25/15	REVISED WAYNES
5	4/17/15	REVISED ENTRANK
6	5/4/15	REVISED NOISE OF
7	5/19/15	REVISED LAYOUT
8	7/20/15	PHASING
9	10/5/15	REVISED LOCATIO

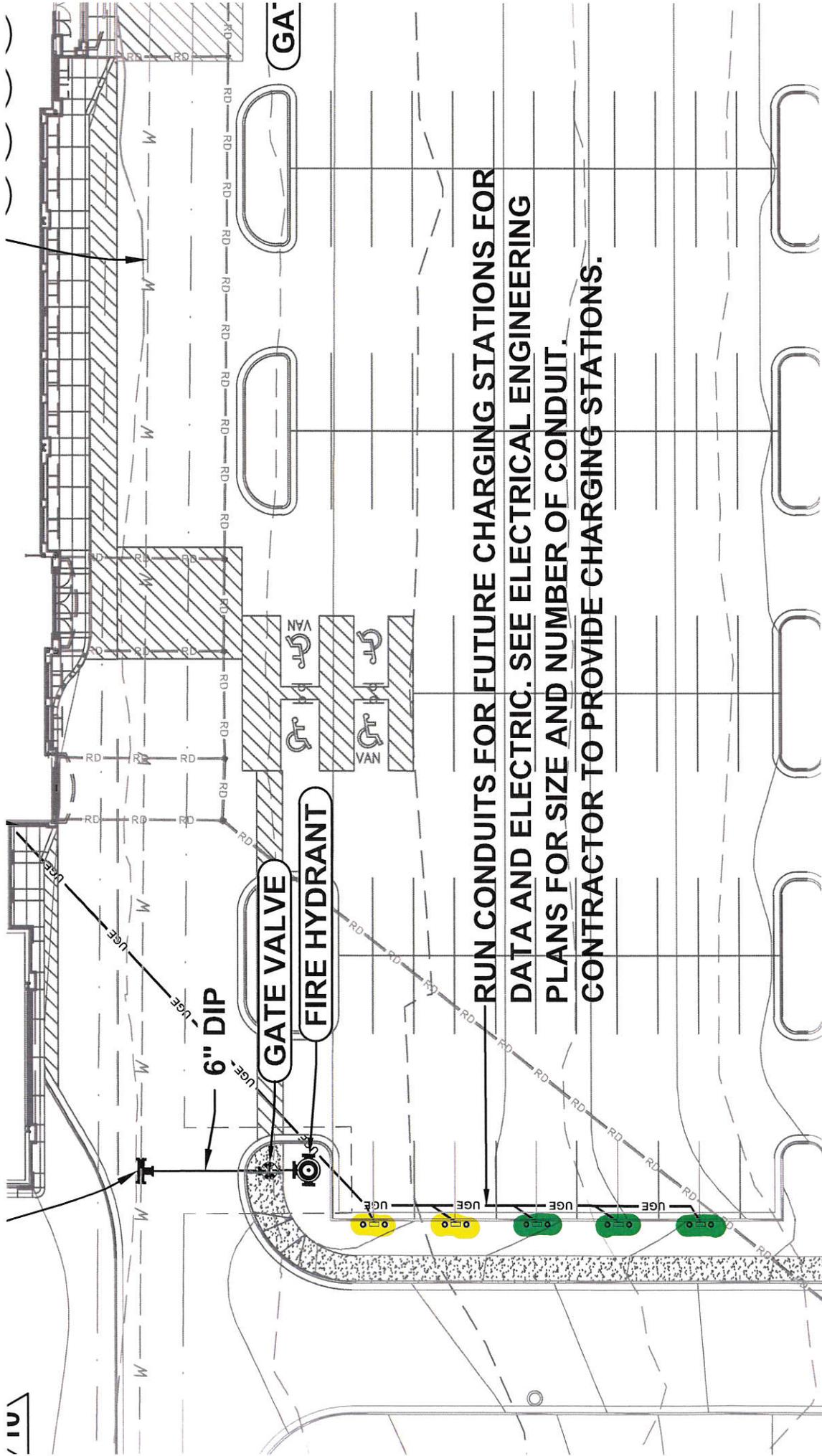
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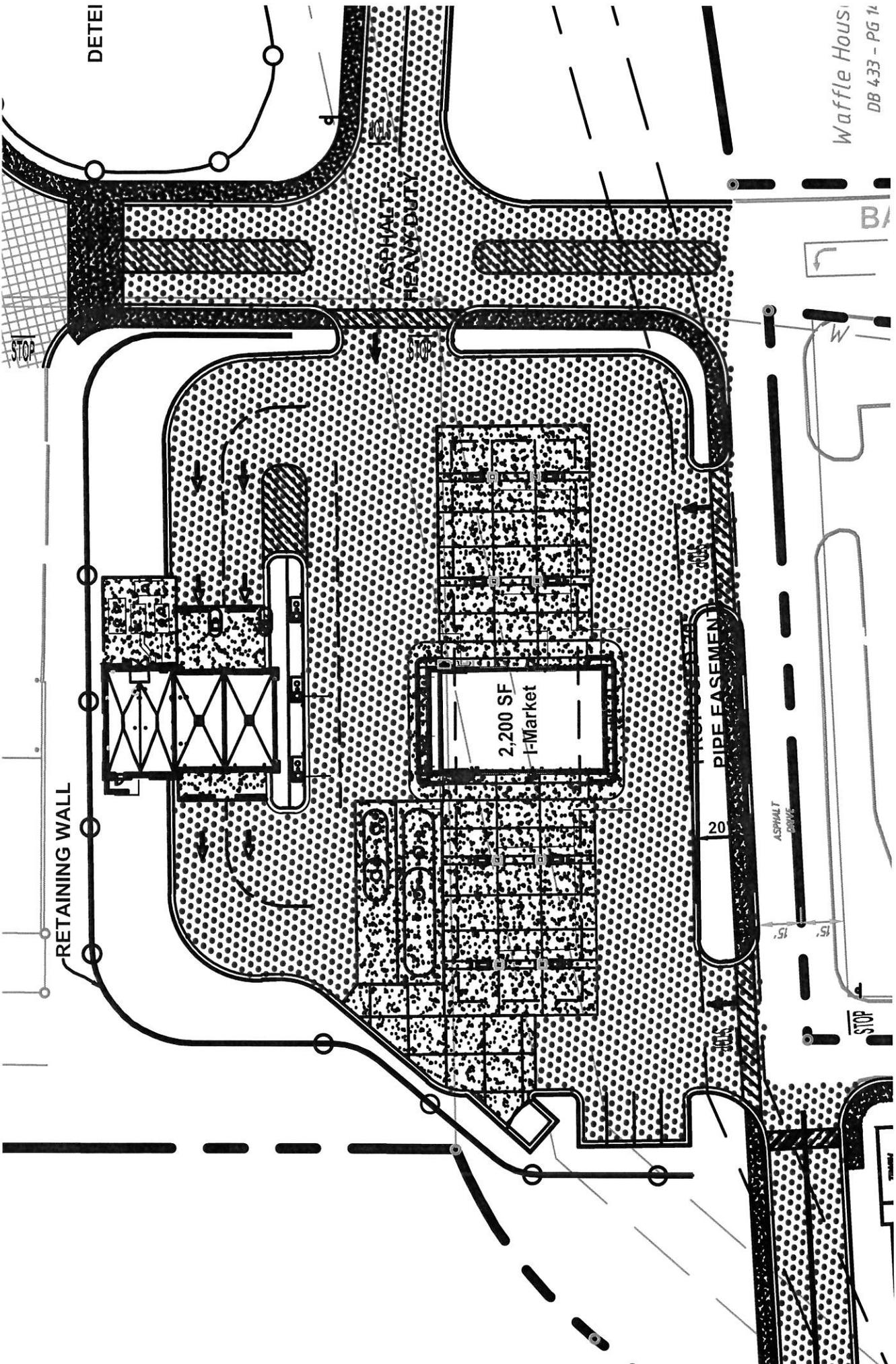
RA 1015

CORPORATE SEAL





RUN CONDUITS FOR FUTURE CHARGING STATIONS FOR DATA AND ELECTRIC. SEE ELECTRICAL ENGINEERING PLANS FOR SIZE AND NUMBER OF CONDUIT. CONTRACTOR TO PROVIDE CHARGING STATIONS.



DETEL

ASPHALT
HEAVY DUTY

2,200 SF
I-Market

RETAINING WALL

PIPE EASEMENT

ASPHALT

Waffle House
DB 433 - PG 14

STOP

STOP

B

W

S

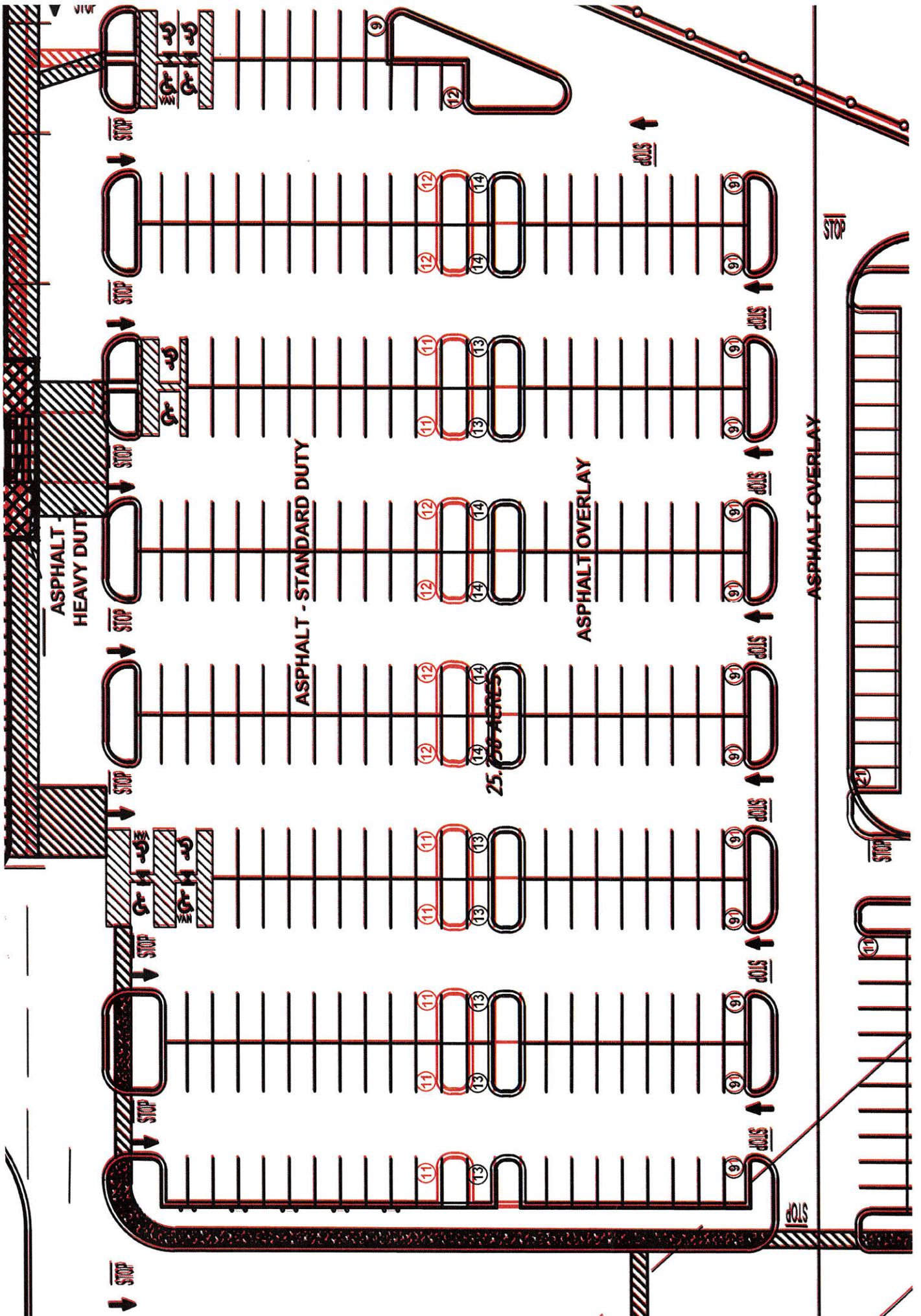
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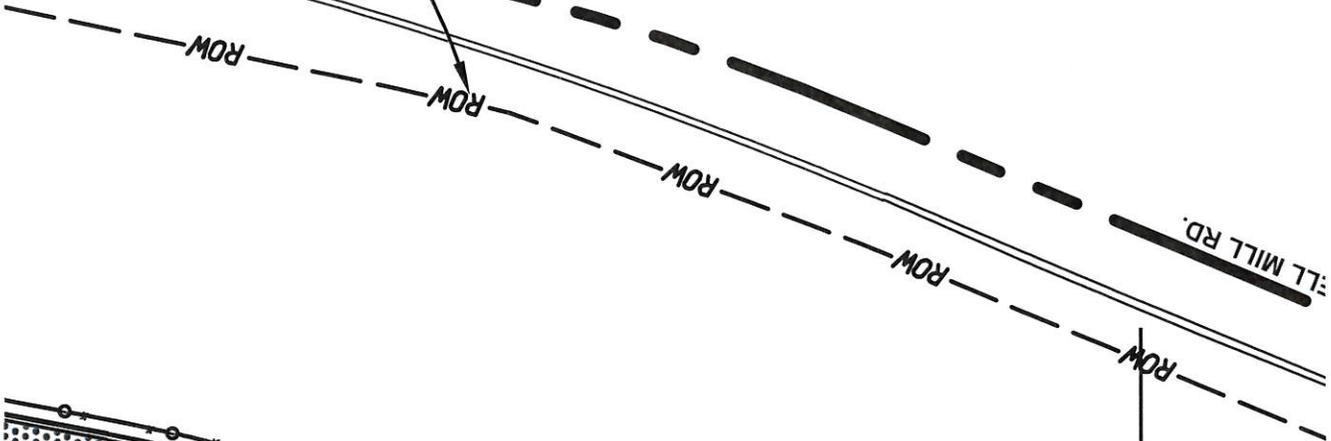
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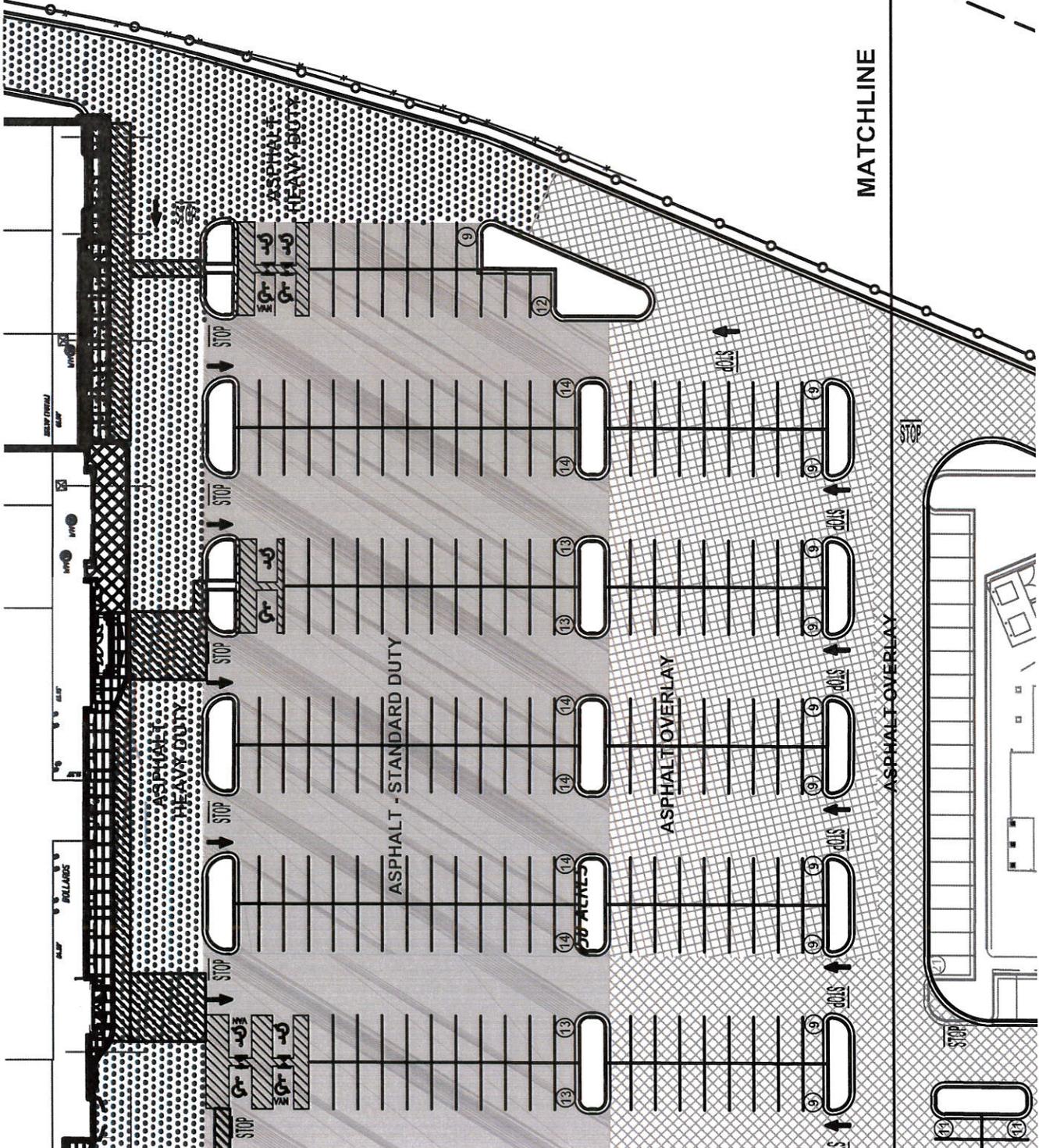
TRAFFIC



NCSR 1184 HOWE



MATCHLINE



BELLANDS

STOP

