

**TOWN OF WAYNESVILLE
Zoning Board of Adjustment**

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

Joshua Morgan - Chair
Edward Moore – Vice Chair
Henry Kidder
Judi Donovan
John Mason
Sam Hyde

**Development Services
Director**
Elizabeth Teague

**Assistant Development Services
Director**
Olga Grooman

**TOWN OF WAYNESVILLE
ZONING BOARD OF ADJUSTMENT
SPECIAL CALLED MEETING**

**Town Hall – 9 South Main Street, Waynesville, NC 28786
Thursday, August 15, 2024, 5:30 PM**

A. CALL TO ORDER:

1. Welcome/Announcements/Introductions
2. Adoption of Minutes (as presented or amended) from July 2, 2024

B. BUSINESS ITEMS:

1. Public Hearing to consider a ground sign two (2) variance requests to height limit and setback, Land Development Standards Sections 11.6.1 and 11.7.1(B). The subject property is Enterprise Rent-A-Car, located at 670 Russ Avenue in Waynesville, NC (PIN 8616-31-1519).

C. ADJOURN.



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Development Services
Director
Elizabeth Teague

Assistant Development
Services Director
Olga Grooman

Board Members

Henry Kidder, Vice Chairman
Judi Donovan
John Mason
Joshua Morgan
Edward Moore
Sam Hyde (Alternate)

MINUTES OF THE TOWN OF WAYNESVILLE ZONING BOARD OF ADJUSTMENT

Regular Meeting

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

July 2nd, 2024

THE TOWN OF WAYNESVILLE ZONING BOARD OF ADJUSTMENT held a regular meeting on July 2nd, 2024, at 5:30 p.m. in the Town Hall Board Room at 9 South Main Street, Waynesville, NC. 28786.

A. CALL TO ORDER

1. Welcome/Calendar/Announcements

The following members were present:

Judi Donovan
Henry Kidder, Vice Chairman
John Mason
Edward Moore
Joshua Morgan
Sam Hyde (Alternate)

The following members were absent:

None

The following staff were present:

Olga Grooman, Assistant Development Services Director
Esther Coulter, Administrative Assistant
Ron Sneed, Attorney for the Board

Vice Chairman Henry Kidder welcomed everyone and called the meeting to order at 5:30 p.m.

2. Election of Chair and Vice-Chair

Vice Chairman Henry Kidder nominated Joshua Morgan for Chairman of the Zoning Board of Adjustment. The nomination was seconded by Board member Edward Moore and passed unanimously.

Vice Chairman Henry Kidder nominated Edward Moore for Vice Chairman of the Zoning Board of Adjustment, seconded by Board member John Mason. The nomination passed unanimously.

Vice Chairman Henry Kidder expressed gratitude to George Escaravage for his service on the Zoning Board of Adjustment.

Vice Chairman Henry Kidder then moved alternate John Mason to the vacancy seat of the Zoning Board of Adjustment.

3. Adoption of Minutes (as presented or amended) from May 7th, 2024.

Vice Chairman Henry Kidder asked if everyone had reviewed the minutes.

A motion was made by Board member Joshua Morgan, seconded by Board member John Mason to approve the May 7th, 2024, meeting minutes (as presented or amended). The motion carried unanimously.

Vice Chairman Henry Kidder read through the procedures for the public hearing.

Vice Chairman Henry Kidder requested that anyone wishing to speak come to the front and be sworn in. Olga Grooman, Kris Boyd, Lance Haney, Scott Donald, and Frank Queen were sworn in.

Mr. Kidder asked the board if they had any conflicts of interest. All members said no.

Vice Chairman Henry Kidder opened the public hearing at 5:45 p.m.

B. BUSINESS:

1. Variance request to setback standards, Land Development Standard Section 2.4.1, on the .83-acre unaddressed parcel off Russ Avenue in Waynesville, NC 28786 (PIN 8616-38-5985).

Assistant Development Services Director Olga Grooman stated that the subject property (PIN 8616-38-5985) was in Dellwood Residential-Medium Density Mixed-Use Overlay (D-RM-MX-O) zoning district. The site is a proposed location for the Haywood County satellite EMS facility and will consist of one building facing Russ Avenue, a walkway around the back of the building, a service yard, and a parking lot. The main building will have EMS vehicle bays at the front and living quarters for emergency personnel in the rear. The project will connect to Russ Avenue via two driveways to the north and south of the building. The applicant was seeking a variance from the 10-ft front setback off Russ Avenue

frontage and would like to place the building right at the front property line. The public hearing for this major site plan was scheduled for July 15th, 2024, at the regular Planning Board meeting.

This variance would pertain exclusively to the front setback on the subject property, allowing for a 0-ft front setback. The EMS project will need to comply with all Waynesville zoning standards, Building and Fire Codes, and all other requirements of the Waynesville ordinances, including but not limited to side and rear setbacks, separation between structures, building height, design guidelines, street trees, and sidewalk construction.

The following are staff findings of the hardships proven by the Applicant. The Zoning Board of Adjustment considered the following:

1. Unnecessary hardship would result from the strict application of the ordinance. If the front setback requirement is met, the planned facility will lose either vehicle bays or living space. Also, the interior traffic circulation on the lot will be less safe, defeating the purpose of the facility and/or creating unsafe conditions on the property.
2. The hardship created is peculiar to the property. The stream buffer and the sewer line on the property limit the design and location of the desired EMS facility which has been deemed a necessity by the County. The property's position at the intersection of Russ Avenue and Mauney Cove Road limits the location of entrances into the property.
3. The hardship did not result from action taken by the applicant or the property owner as the location, slop, stream, and sewer line, which limit the ways the facility can be configured, were already in existence when the County acquired the property.
4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance. Public safety is secured, and substantial justice is achieved as the EMS facility will be constructed in the area of the Town where it is needed. It will not appear out of compliance since other structures in the vicinity presently are built within similar front setback patterns and close to the road.

Items Entered as Evidence:

1. Staff Report
2. Application materials with agent authorization forms
3. Proposed master plan
4. Maps: property, zoning, street view, topo
5. Utilities letter
6. Public notices
7. Town of Waynesville LDS, NC Building and Fire Codes, and NC GS 160D by reference

Applicant:

Haywood County was represented by Attorney Frank Queen. Mr. Queen said they discussed the project with the NC DOT. The DOT requested the developer not to get close to the curb cut off Mauney Cove Road. Board member Judi Donovan asked Mr. Queen whether the landscaping trees created sight issues for drivers. Mr. Queen responded that they would make sure the trees were appropriate for safe operations of emergency vehicles.

Vice Chairman Henry Kidder asked for a motion to close the public hearing at 6:10 p.m.

A motion was made by John Mason, seconded by Judi Donovan to close the public hearing. The motion carried unanimously.

A motion was made by Board member John Mason, seconded by Board member Joshua Morgan to approve the variance by the findings of the staff. The motion carried unanimously.

C. ADJOURN

A motion was made by Board member Edward Moore, seconded by Board member John Mason to adjourn the meeting at 6:14 p.m. The motion carried unanimously.

Henry Kidder, Vice Chairman

Esther Coulter, Administrative Assistant

Zoning Board of Adjustment Staff Report

Summary Information:

Meeting Date: August 15, 2024
 Subject: Variance to the ground sign height limit and setback, Sections 11.6.1 and 11.7.1(B) of the Land Development Standards (LDS)
 Property Location: 670 Russ Avenue, Waynesville, NC 28786 (PIN 8616-31-1519)
 Acreage of the Site: 0.51 acre
 Zoning District: Russ Avenue Regional Center (RA-RC)
 Existing Development: Enterprise Rent-A-Car
 Applicant/Owner: Duncan K. Haggart, KC Waynesville, LLC
 Application Date: July 9, 2024 (height variance) and July 31, 2024 (setback variance)
 Staff Presenter: Olga Grooman, Assistant Development Services Director

Background:

The subject property at 670 Russ Avenue (PIN 8616-31-1519) contains an Enterprise Rent-A-Car business. It is located off the Russ Avenue commercial corridor within the corporate limits of Waynesville. The NC DOT’s expansion work along Russ Avenue has forced the business to relocate their existing sign.

In this case, the NC DOT has acquired a permanent utility easement (PUE) for a natural gas line across the property’s frontage, including the area where the existing ground sign is located. The NC DOT has also designated a temporary construction easement at the lot’s frontage for their work (see attached exhibits). Although the area will revert to being a parking lot after the utility work is completed, no permanent structures, including ground signs, are allowed to be located within the area of easement. Any permanent structures within this permanent utility easement could be demolished without compensation if future work is required. The purpose of the variance is to relocate the sign in a way that allows the sign to still be visible from the roadway while meeting the site conditions and constraints caused by the NC DOT project and the underlying utilities.

The ground sign needs to be relocated outside of the permanent utility easement, which places it closer to the building, and closer to the side property line (see exhibits). There is about 14 feet between NC DOT’s new public utility easement and the edge of the building. However, the applicant states that:

“Simply moving the sign location laterally into that space poses several issues:

1. It would be fully obscured by the Starbucks sign for northbound traffic;
2. It would lose the protection provided by the landscape island from being struck by parking vehicles;
3. The existing water service for the building passes through that space and the backflow preventer must be relocated there;
4. The natural gas line serving the building is in the vicinity;
5. Overhead utility lines and a pole guy-wires further constrict the site.”

“In response, as shown in the drawings below we propose to:

1. Move the sign to a new location outside DOT's PUE and down the ~5 ft. slope toward Starbucks.
2. This location works around the various utility lines, allows a space to relocate the water backflow preventer, and allows several bollards to be constructed to protect against vehicles.
3. Utilize a pole sign drilled into an ~ 20" hole to replace the current 10 ft. by 2.5 ft. slab supporting the monument sign.
4. Utilize a narrow 5 ft. pole cover to maintain visibility for southbound traffic to the Starbucks sign."

Additionally, the applicant states that "It is not feasible to place the sign outside the 10 ft. buffer due to slope, the gas line and the need to relocate the water backflow preventer. Instead, we would locate the new sign at the bottom of the slope, 3-4 ft. from the side property line," which is adjacent to Starbucks property.

The existing Enterprise Rent-A-Car ground sign, as permitted on 11/5/2021, is 8 ft tall with the sign face of 45 sq ft. The existing Starbucks sign, as permitted on 2/12/2019, is also 8 ft tall with the sign face of 45 sq ft. In their current locations, both signs are visible in both directions from Russ Avenue. To move the existing Enterprise sign, as required by the roadway project, would put it behind the Starbucks sign and impede its visibility.

The proposed Enterprise Rent-A-Car ground sign includes the following features that are evaluated against our LDS ground sign standards for RA-RC district below. The proposed sign is compliant with Town codes, except in height and in its proximity to the side yard boundary line.

- Maximum allowed height is 8 ft, measured from "the highest point of a sign face to the highest adjacent grade at the base of the sign" (LDS 11.6.1). The applicant is seeking a variance to accommodate a 15-ft high sign to ensure its visibility behind Starbucks's sign. However, the sign would be situated down the 5-ft slope between the Starbucks and Enterprise properties and will be only 10 ft above the grade of the Enterprise parking lot.
- The maximum area of the sign face is 48 sq ft, measured as "the entire area within the smallest square or rectangle that will encompass the extreme limits of the writing, representation, emblem, or other display" (LDS 11.6.1) The proposed sign face will have the same size as an existing sign- 45 sq ft, which is compliant.
- "All Ground Signs shall be located out of the street right-of-way or at least five (5) feet from the edge of the Public Way whichever is greater" (LDS 11.7.1). The proposed ground sign is compliant as it will be located outside of the permanent utility easement and more than 15 ft away from Russ Avenue.
- "No Ground Sign shall be located in any required buffer yard, within a sight triangle as established by Sections 6.7.2 for streets and 9.8.3 for driveways or within 10 feet of a side property line" (LDS 11.7.1). The proposed sign complies with sight triangle provisions as it is located more than 145 ft from the major intersection of Howell Mill Road and Russ Avenue (LDS 6.7.2). Additionally, drivers exiting the Enterprise property will have a clear view of 15 ft on each side within a 10-ft approach (LDS 9.8.3). However, the sign needs to be located less than 10 ft from the side property

line to accommodate above the ground utility lines, provide space to relocate the water backflow preventer, and allow for the installation of bollards to protect against vehicles. A variance is required for the sign's placement 3-4 ft from the side property line.

- “Ground signs shall include a base (min. 1 ft. in height) constructed of rock, brick, or other masonry material or permanent landscaping” (LDS 11.7.1). The proposed sign is compliant as it will have a stone-like monument base, approximately 10 ft 6 inches high. The applicant states that “the new sign will reuse the existing conforming sign cabinet and faces, and a stamped metal cover will mimic a masonry base (the sign will be supported by an augured pole).”
- “One (1) ground sign is permitted per building for and on each public street” (LDS 11.7.1). One sign is proposed off the principal frontage on Russ Avenue.

The Town of Waynesville has waived all building and sign permit fees for businesses impacted by the NC DOT work and that need to relocate their signs along Russ Avenue.

Public Notice:

Staff provided the notice of this public hearing by posting the subject property and mailing the notice to the adjacent property owners within 100 ft on July 31, 2024. The hearing was advertised in the Mountaineer newspaper on August 4th and August 11th, 2024. The notice was also submitted to local media on July 31, 2024.

Zoning District:

The subject property lies within Russ Avenue Regional Center (RA-RC), which is classified as Mixed-Use / Non- Residential and has the following purpose and intent in the LDS (2.3.7. C):

“**The Russ Avenue Regional Center District (RA-RC)** is 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. The development of an accessway connecting the rear portions of lots fronting on Russ Avenue will further reduce traffic congestion along the Russ Avenue corridor. Building development in the area is designed to create a comfortable streetscape and public realm by bringing buildings closer to the street, providing sidewalks and street trees and providing access between development and public areas. The mixture of residential and commercial uses is encouraged. Development sensitive to the appearance of the corridor is

essential within this district. The highway bridge forms a gateway into the area (and the town) and any future designs should be sensitive to this fact.”

Surrounding Land Use/Zoning Patterns:

Located within the commercial corridor, the subject property is surrounded by a variety of commercial establishments and a few residential areas, including:

- Starbucks and Walgreens to the south-east
- La Primera Mexican Store to the south
- KFC, vacant lot, and a few single-family dwellings across Russ Avenue to the west
- Vacant lot, Arby’s, and Waffle House to the north-west
- Ingles Markets to the north-east

All immediately adjacent properties to the south, west, and north-west are within the same zoning district-RA-RC. The Ingles Markets to the north-east is within the Russ Avenue Regional Center Conditional District.

Proposed Variance:

The requested variances would allow Enterprise Rent-A-Car business to replace the existing ground sign with a 15-ft high (10 ft from the parking lot grade) sign that will be located within a 3-4-ft side setback to the property line. The applicant offers the following comments regarding the findings that must be considered by the Zoning Board of Adjustment (LDS 15.13, NC GS 160D-705(d)):

- a) **Unnecessary hardship would result from the strict application of the regulation. It is not necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.**

“Without the variance, the sign would not be visible to northbound traffic.” In order to accommodate the NC DOT’s permanent utility easement and provide clearance for the above-the-ground utility lines, the sign needs to be moved down the 5 ft slope, closer to the side property line.

- b) **The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.**

“It is unusual for NC DOT to repeatedly take portions of the same property in such a short period of time. Placement of another new sign is greatly constrained by utility services and topography.” The only street frontage that the property has is on Russ Avenue, and the applicant must account for all the NC DOT’s easements, existing utilities, and site’s topography.

- c) **The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance is not a self-created hardship.**

“Ownership did not and has not settled with DOT, and the PUE has been taken involuntarily.”

- d) **The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured and substantial justice is achieved.**

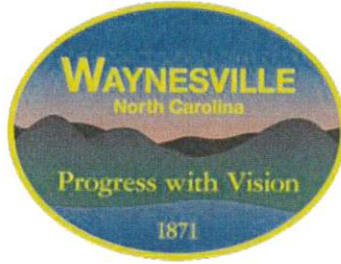
“Public safety is served by placing the sign where it can be seen while also preserving visibility to the Starbucks sign. Justice is served by mitigating the harm caused by repeated takings of this property.” Additionally, the proposed sign will not interfere with any sight triangles. Its height and placement will make it easier to read and more visible to drivers.

Additional Comments:

No change in permitted uses may be authorized by variance. Appropriate conditions may be imposed on any variance, provided that the conditions are reasonably related to the variance (LDS 15.13).

Items Entered as Evidence:

- Staff Report
- Application: narrative, payment
- Maps: property, zoning, street view, NC DOT easements
- Public notices
- LDS Section 11.3 Computation of Signage Area
- Town of Waynesville LDS, NC Building and Fire Codes, and NC GS 160D by reference




Application Materials 1 of 14

TOWN OF WAYNESVILLE
Development Services Department
PO Box 100 9 South Main Street
Waynesville, NC 28786
Phone (828) 456-8647 • Fax (828) 452-1492
www.waynesvillenc.gov

Variance Request


Property Address / Location: 670 Russ Avenue
Property PIN: 8616-31-1519 Property Zoning District: RA-RC
Flood Zone: None Historic Property or District: None

Signature of property owner of record:  Date: 07/09/2024
Applicant's Name: Duncan K. Haggart, KC Waynesville, LLC Applicant's Phone #: (828)684-2929
Applicant's Address: 100 Williams Road, Fletcher, NC 28732
Application must be filed by the property owner or by an agent specifically authorized by the owner.

I, Duncan K. Haggart, Manager of KC Waynesville, LLC, hereby petition the Board of Adjustment for a variance from the provisions of the Town of Waynesville Land Development Standards for this property as described below.

Applicable Ordinance Section: 11.6.1 Permitted Signage by District
Ordinance requirement from which relief is sought: 8 ft. Height Limit

Variance requested and why (attach additional sheets, maps, or other information as necessary):
See Attached

Applicant's Signature:  Date: 07/09/2024

Summary: This request is for a 2 ft. variance in the sign height limit for a new sign for Enterprise Rent-A-Car at 670 Russ Ave. to replace a sign that DOT has taken to expand Russ Ave. The increased height is necessary to maintain northbound visibility as the sign moves behind an existing Starbucks sign. The new sign will reuse the existing conforming sign cabinet and faces, and a stamped metal cover will mimic a masonry base (the sign will be supported by an augured pole).

History: 670 Russ Ave. is the former Pizza Hut and current Enterprise Rent-A-Car. In 2021, NC DOT took the pole sign shown below, which had historically served the property.



**Application
Materials
2 of 14**

As a replacement, a new monument sign as shown below was constructed in 2022. Please note from the picture:

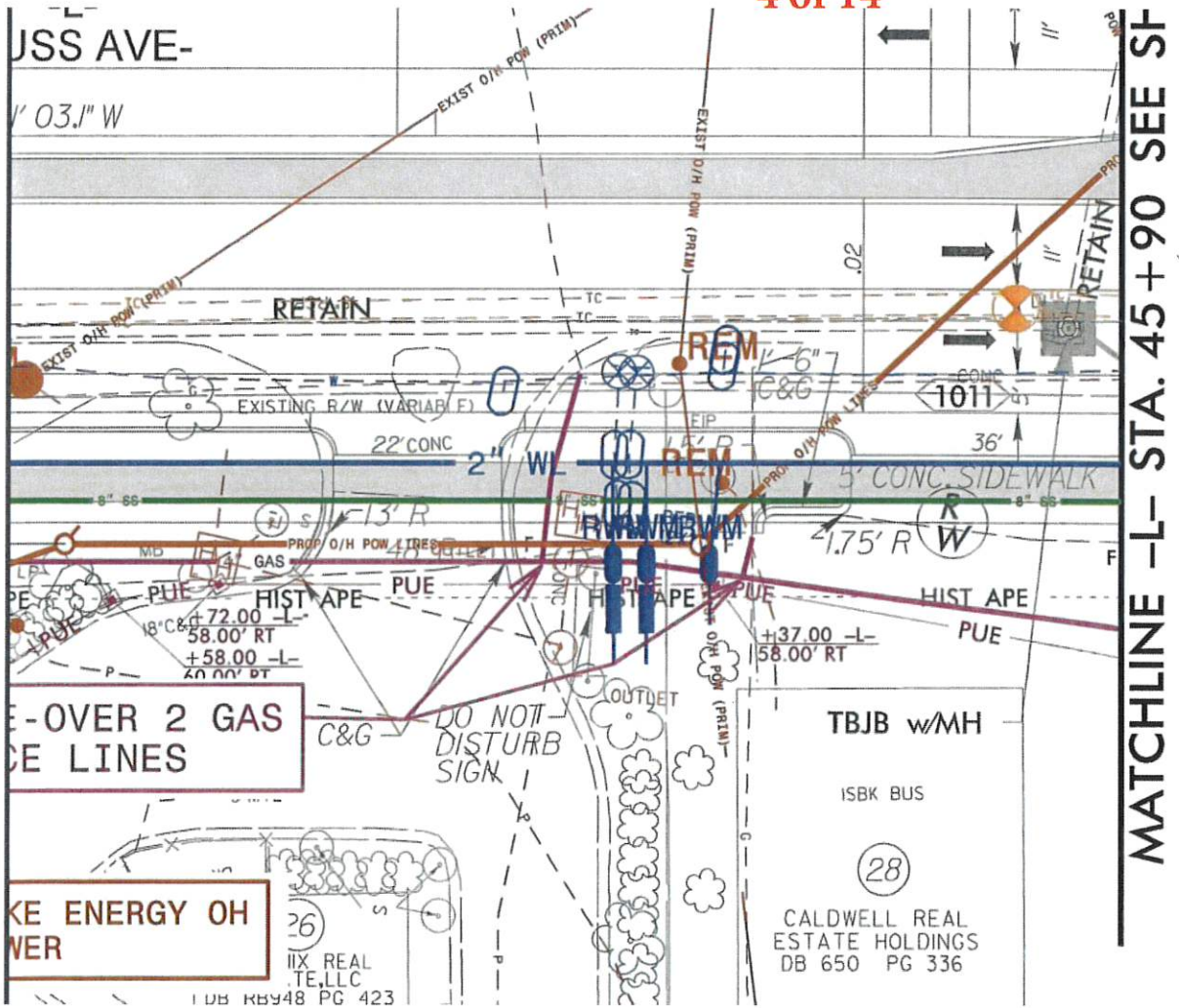
1. The landscape island protecting the sign from vehicles;
2. The water backflow preventer that must also be moved out of the PUE;
3. The utility pole guy-wires and overhead utility lines
4. The 5 ft. slope between this property and Starbucks.



**Application
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3 of 14**

On March 13, 2024, DOT took a Permanent Utility Easement (PUE) for the purpose of constructing a natural gas line through the current sign location requiring its further relocation. The drawing below shows the new gas line in purple. Unfortunately, DOT has not provided any drawing that shows the most recent taking while also showing the current sign location and landscape island.

Application Materials 4 of 14



Proposed Plan: There is ~ 14 ft. between DOT's new PUE and the edge of the building. Simply moving the sign location laterally into that space poses several issues:

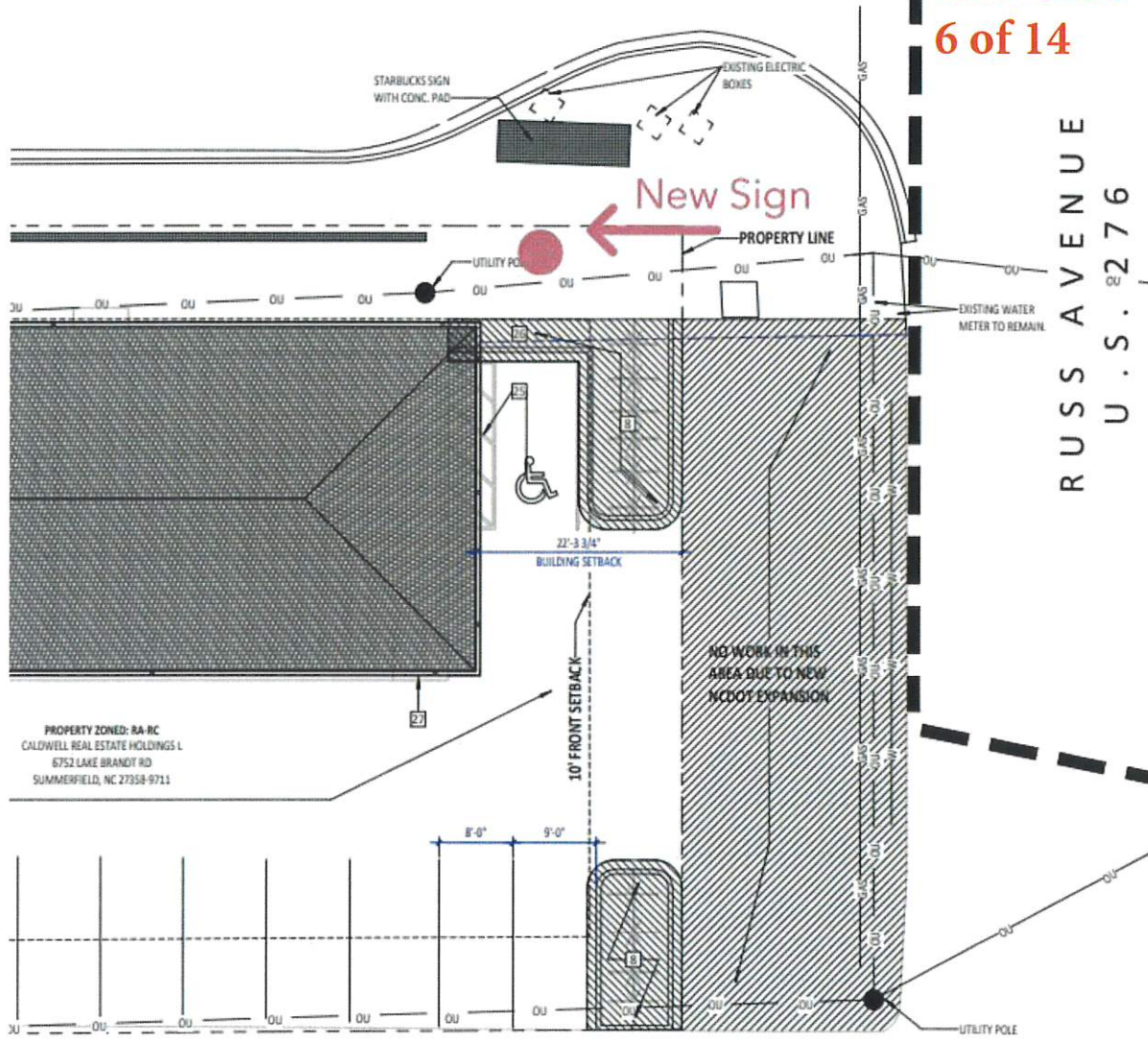
1. It would be fully obscured by the Starbucks sign for northbound traffic;
2. It would lose the protection provided by the landscape island from being struck by parking vehicles;
3. The water service for the building passes through that space and the backflow preventer must be relocated there;
4. The natural gas line serving the building is in the vicinity;
5. Overhead utility lines and a pole guy-wires further constrict the site.

Application Materials 5 of 14

In response, as shown in the drawings below we propose to:

1. Move the sign to a new location outside DOT's PUE and down the ~5 ft. slope toward Starbucks
2. This location works around the various utility lines, allows a space to relocate the water backflow preventer, and allows several bollards to be constructed to protect against vehicles.
3. Utilize a pole sign drilled into an ~ 20" hole to replace the current 10 ft. by 2.5 ft. slab supporting the monument sign.
4. Utilize a narrow 5 ft. pole cover to maintain visibility for southbound traffic to the Starbucks sign.

Application Materials 6 of 14



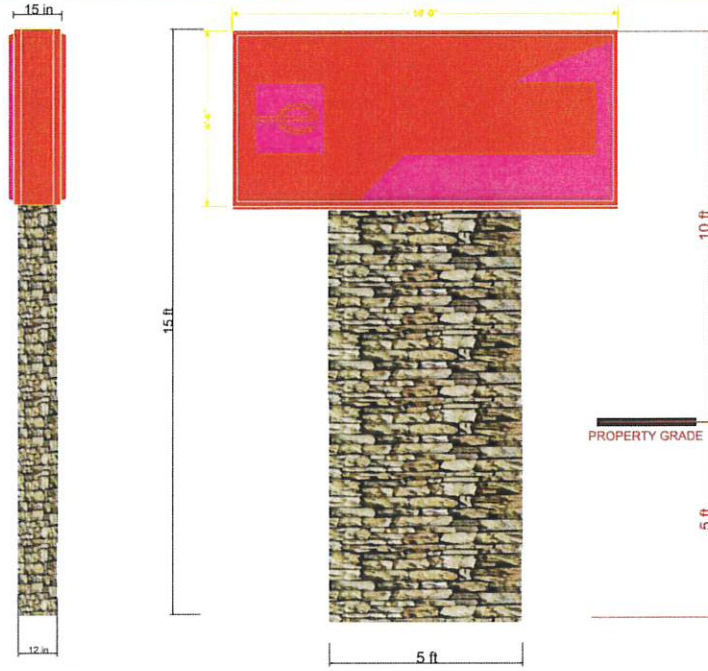
RUSS AVENUE
U.S. 276

PROPERTY ZONED: AA-RC
CALDWELL REAL ESTATE HOLDINGS L
6752 LAKE BRANDY RD
SUMMERFIELD, NC 27358-9711

NO WORK IN THIS
AREA DUE TO NEW
NCDOT EXPANSION

17.

NEW MONUMENT SIGN



Application Materials

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- NEW MONUMENT SIGN
- DOUBLE FACED SIGN
- STONE MONUMENT
- DIRECT BURIAL POST



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CUSTOMER APPROVAL:

 DATE: _____

Rev #1	DATE	BY	Rev #4	DATE	BY
Rev #2	_____	_____	Rev #5	_____	_____
Rev #3	_____	_____	Rev #6	_____	_____

DRAWING NO:
SCFM-0001
 DATE: 6/20/2024

Application Materials 8 of 14

Standards of Review

a) Unnecessary hardship would result from the strict application of the regulation. It is not necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

Without the variance, the sign would not be visible to northbound traffic.

b) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.

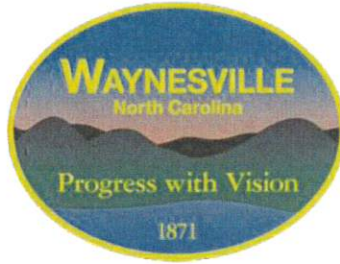
It is unusual for NC DOT to repeatedly take portions of the same property in such a short period of time. Placement of another new sign is greatly constrained by utility services and topography.

c) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance is not a selfcreated hardship.

Ownership did not and has not settled with DOT, and the PUE has been taken involuntarily.

d) The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured and substantial justice is achieved.

Public safety is served by placing the sign where it can be seen while also preserving visibility to the Starbucks sign. Justice is served by mitigating the harm caused by repeated takings of this property.



Application Materials 9 of 14

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Development Services Department
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Variance Request

Property Address / Location: 670 Russ Avenue
Property PIN: 8616-31-1519 Property Zoning District: RA-RC
Flood Zone: None Historic Property or District: None


Signature of property owner of record:  Date: 07/31/2024
Applicant's Name: Duncan K. Haggart, KC Waynesville, LLC Applicant's Phone #: (828)684-2929
Applicant's Address: 100 Williams Road, Fletcher, NC 28732

Application must be filed by the property owner or by an agent specifically authorized by the owner.

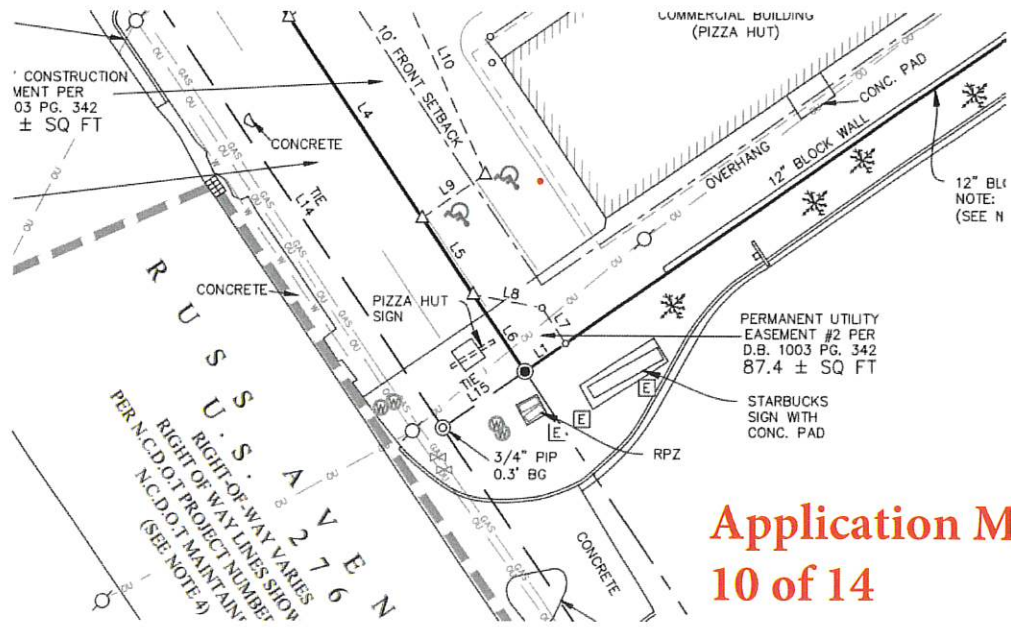
I, Duncan K. Haggart, Manager of KC Waynesville, LLC, hereby petition the Board of Adjustment for a variance from the provisions of the Town of Waynesville Land Development Standards for this property as described below.

Applicable Ordinance Section: 11.6.1 Permitted Signage by District
Ordinance requirement from which relief is sought: 10 ft. setback from side property line

Variance requested and why (attach additional sheets, maps, or other information as necessary):
See Attached

Applicant's Signature:  Date: 07/31/2024

Summary: In the course of applying for a 2 ft. height variance, it was discovered that another variance to the 10 ft. side buffer was also needed. In the drawing below, the southern side property line is roughly the bottom of the retaining wall between the property and Starbucks (NC DOT did not mark the line exactly):



Application Materials 10 of 14

In the photo below, the shovel is roughly on the property line and the orange tape measure is at 10 ft. The edge of the parking lot is ~13 ft. and a gas line is at 11 ft.



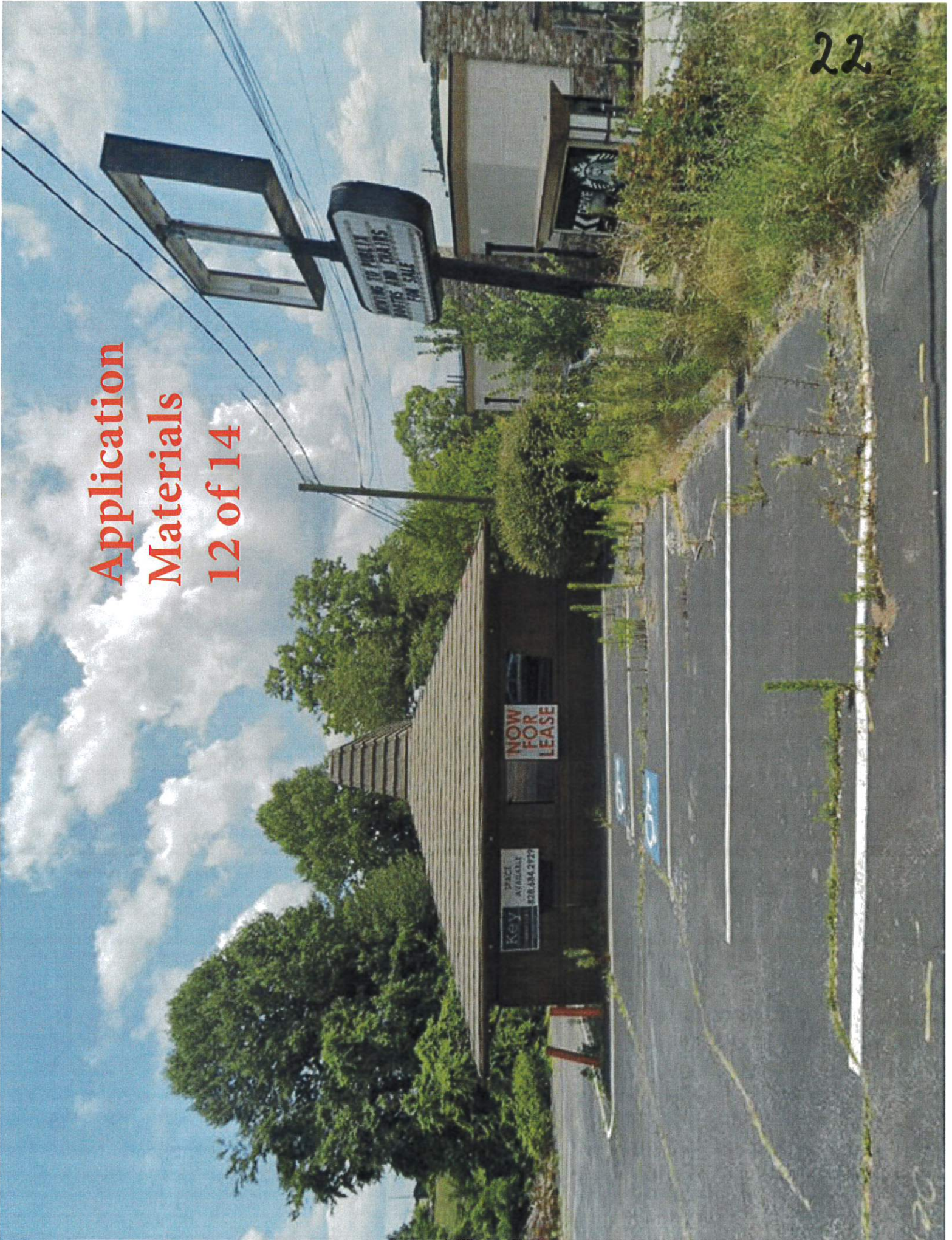
It is not feasible to place the sign outside the 10 ft. buffer due to slope, the gas line and the need to relocate the water backflow preventer. Instead, we would locate the new sign at the bottom of the slope, 3-4 ft. from the side property line.

Application Materials 11 of 14

Current signage viewed looking north:

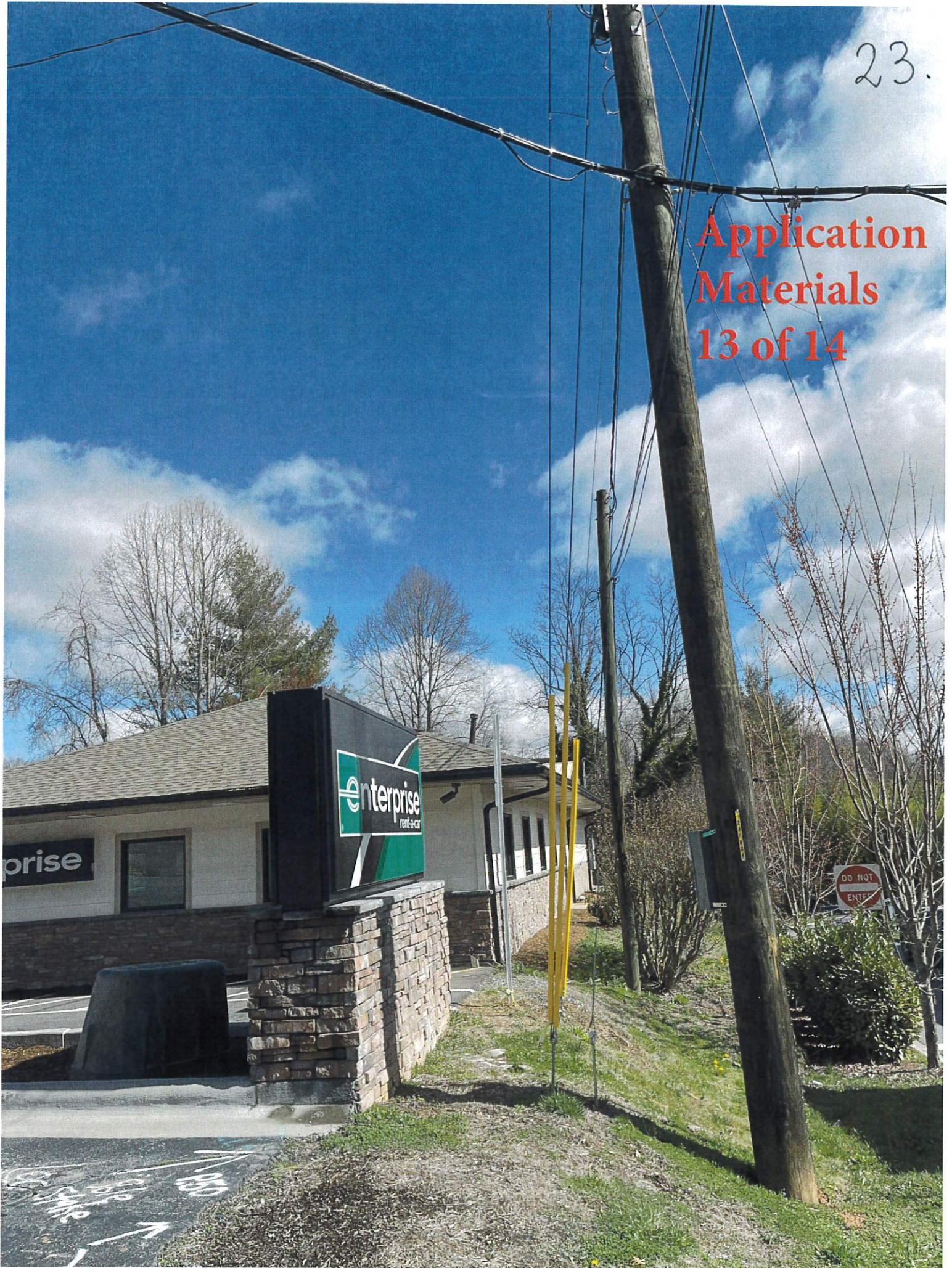


**Application
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23.

**Application
Materials
13 of 14**



24.

PAYMENT SUMMARY RECEIPT

TOWN OF WAYNESVILLE
16 S MAIN ST

DATE: 07/18/24 CUSTOMER#:
TIME: 14:45:48
CLERK: 2044ecou

**Application
Materials
14 of 14**

RECPT#: 3072061 PREV BAL: 300.00
TP/YR: P/2025 AMT PAID: 300.00
BILL: 3072061 ADJSTMNT: .00
EFF DT: 07/18/24 BAL DUE: .00

Misc Cash Receipts

-----TOTALS-----

PRINCIPAL PAID: 300.00
INTEREST PAID: .00
ADJUSTMENTS: .00
DISC TAKEN: .00

AMT TENDERED: 300.00
AMT APPLIED: 300.00
CHANGE: .00

PAID BY: Haggart Variance 670 Russ Ave.
PAYMENT METH: CHECK
PAYMENT REF: 1191

TOT PREV BAL DUE: 300.00
TOT BAL DUE NOW : .00

Report For

KC WAYNESVILLE LLC
100 WILLIAMS RD
FLETCHER, NC 28732-8431

Account Information

PIN: 8616-31-1519
Deed: 1035/169

Property Card

1083/2167
1003/342

Site Information

OFFICE GENERAL
Commercial Use
670 RUSS AVE

Heated Area: 2388
Year Built: 1973
Total Acreage: Acres
Township: Town of Waynesville

Site Value Information

Land Value:
Building Value:
Market Value:
Deferred Value:
Assessed Value:
Sale Price:
Sale Date: 7/1/2021
Tax Bill 1:
Tax Bill 2:



1 inch = 50 feet
July 24, 2024

25.

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.

Zoning



Report For

KC WAYNESVILLE LLC
100 WILLIAMS RD
FLETCHER, NC 28732-8431

Account Information

PIN: 8616-31-1519

Deed: 1035/169

1083/2167

1003/342

Zoning

Site Information

OFFICE GENERAL

Commercial Use

670 RUSS AVE

Heated Area: 2388

Year Built: 1973

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Township: Town of Waynesville

Site Value Information

Land Value:

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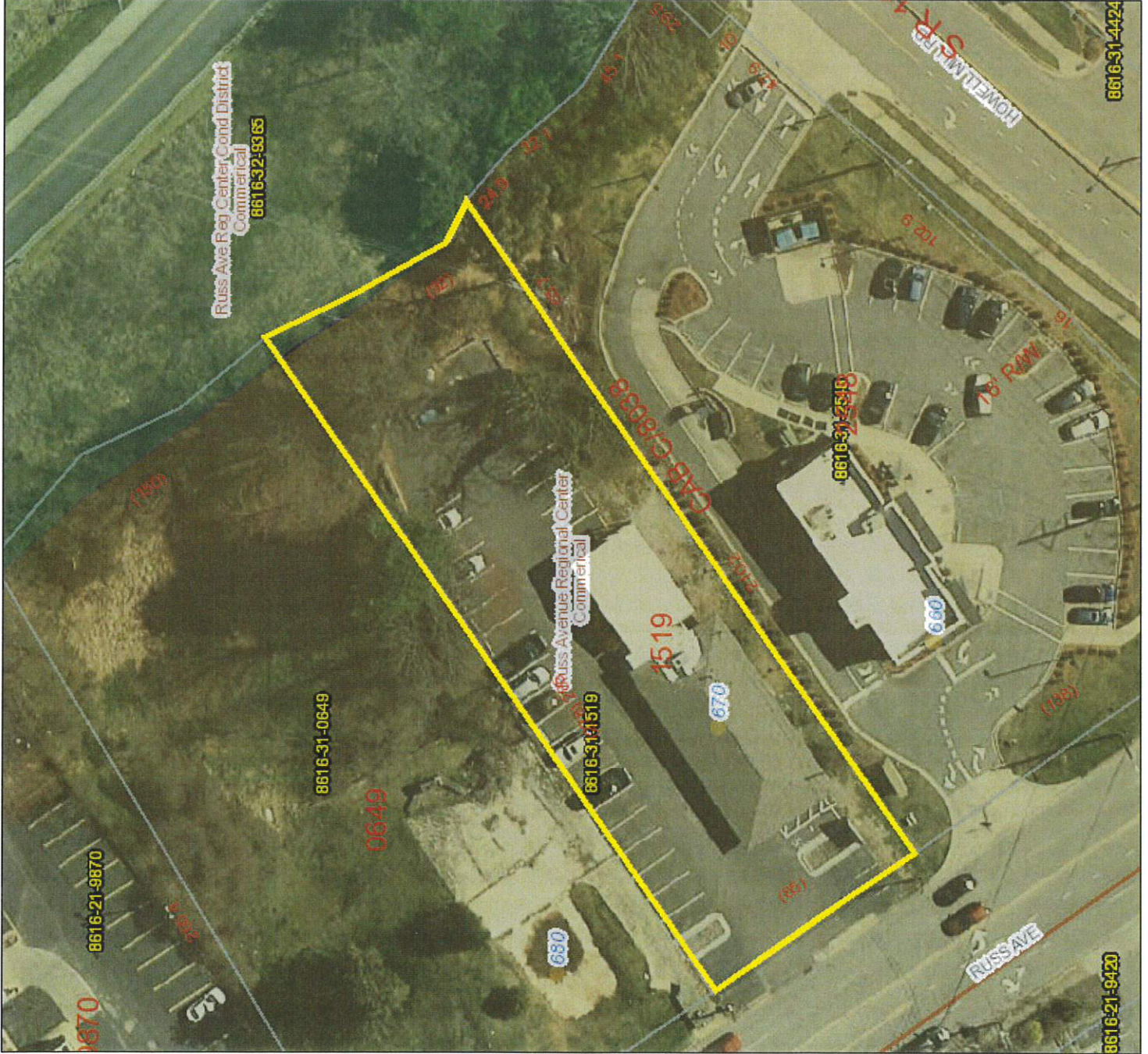
Assessed Value:

Sale Price:

Sale Date: 7/1/2021

Tax Bill 1:

Tax Bill 2:



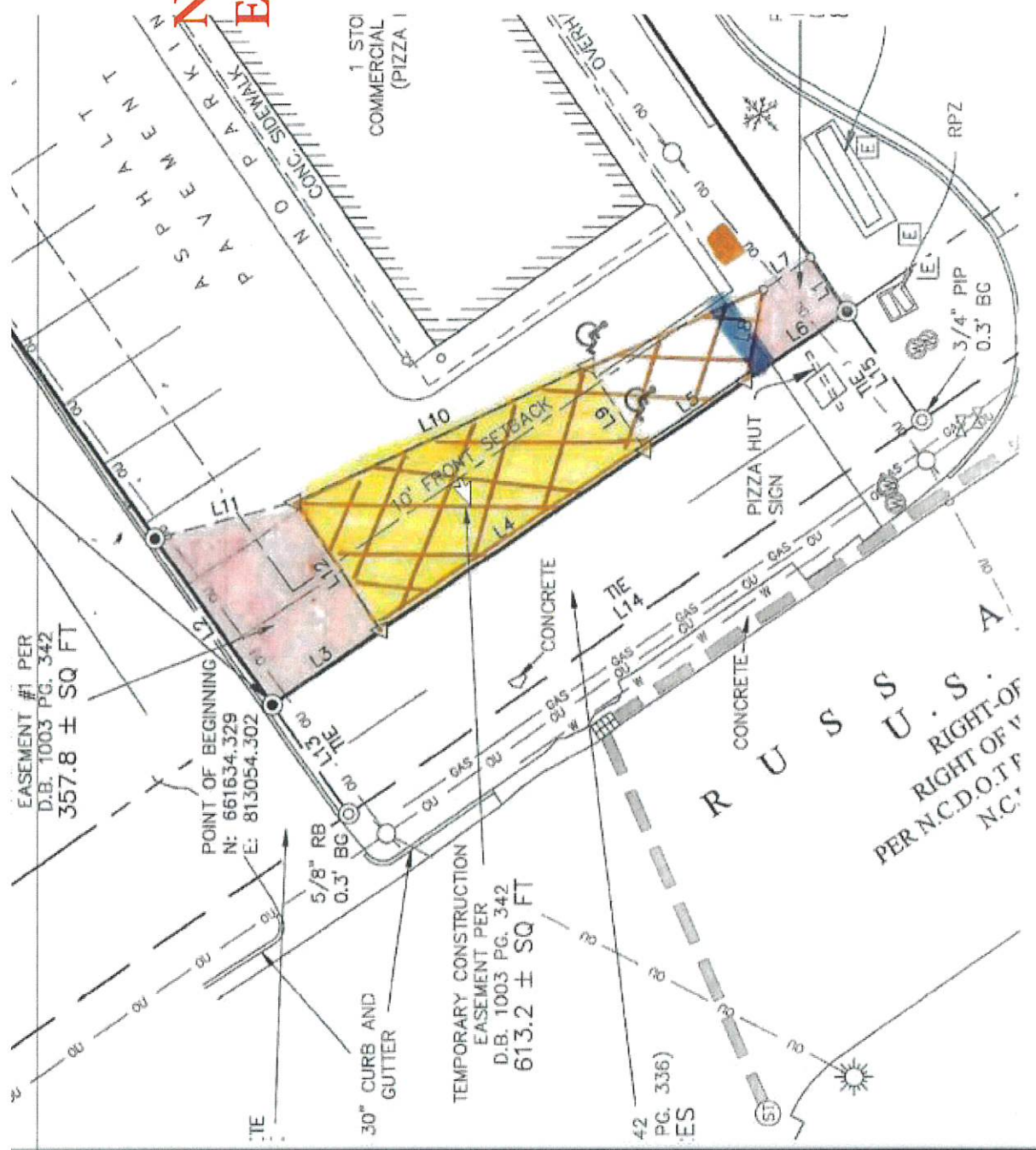
1 inch = 50 feet

July 25, 2024

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 web site provider assume no legal responsibility for the information contained on these maps.

27.

NC DOT Easements

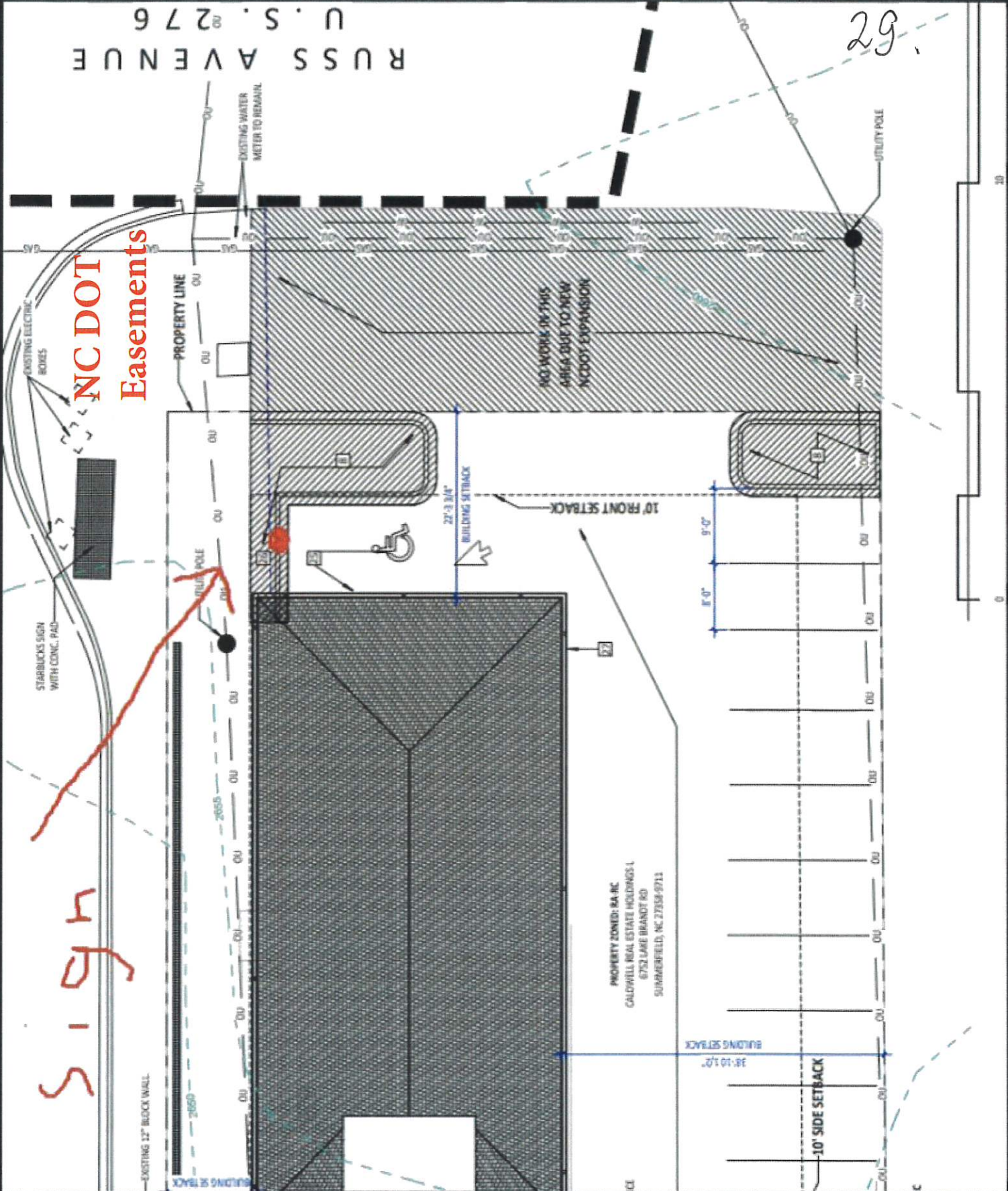


RUSS AVENUE
U.S. 276

29.

NC DOT
Easements

Sign

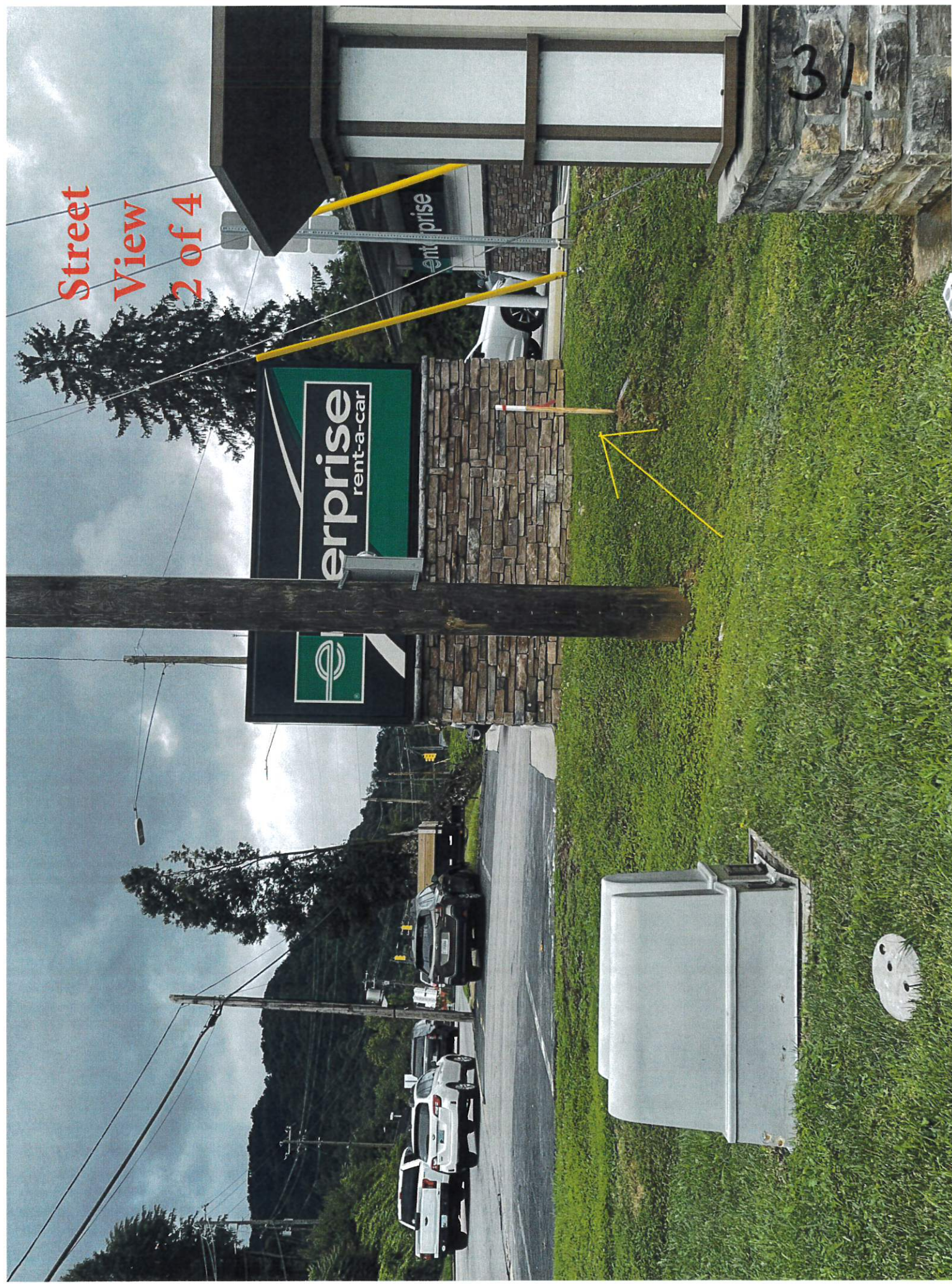


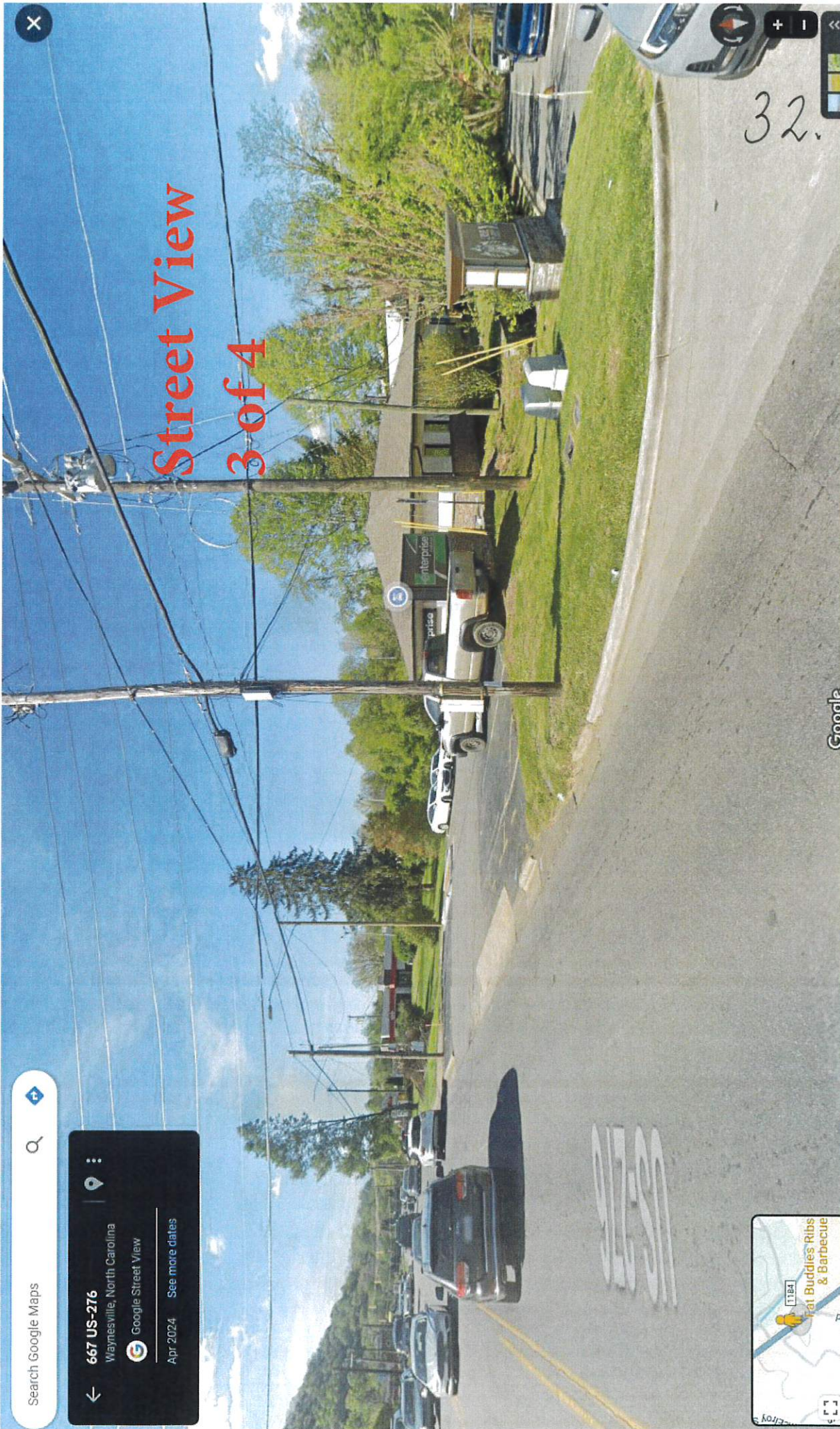
Street
View
1 of 4



31.

Street View 2 of 4





Search Google Maps

← **667 US-276**
 Waynesville, North Carolina
 Google Street View
 Apr 2024 See more dates

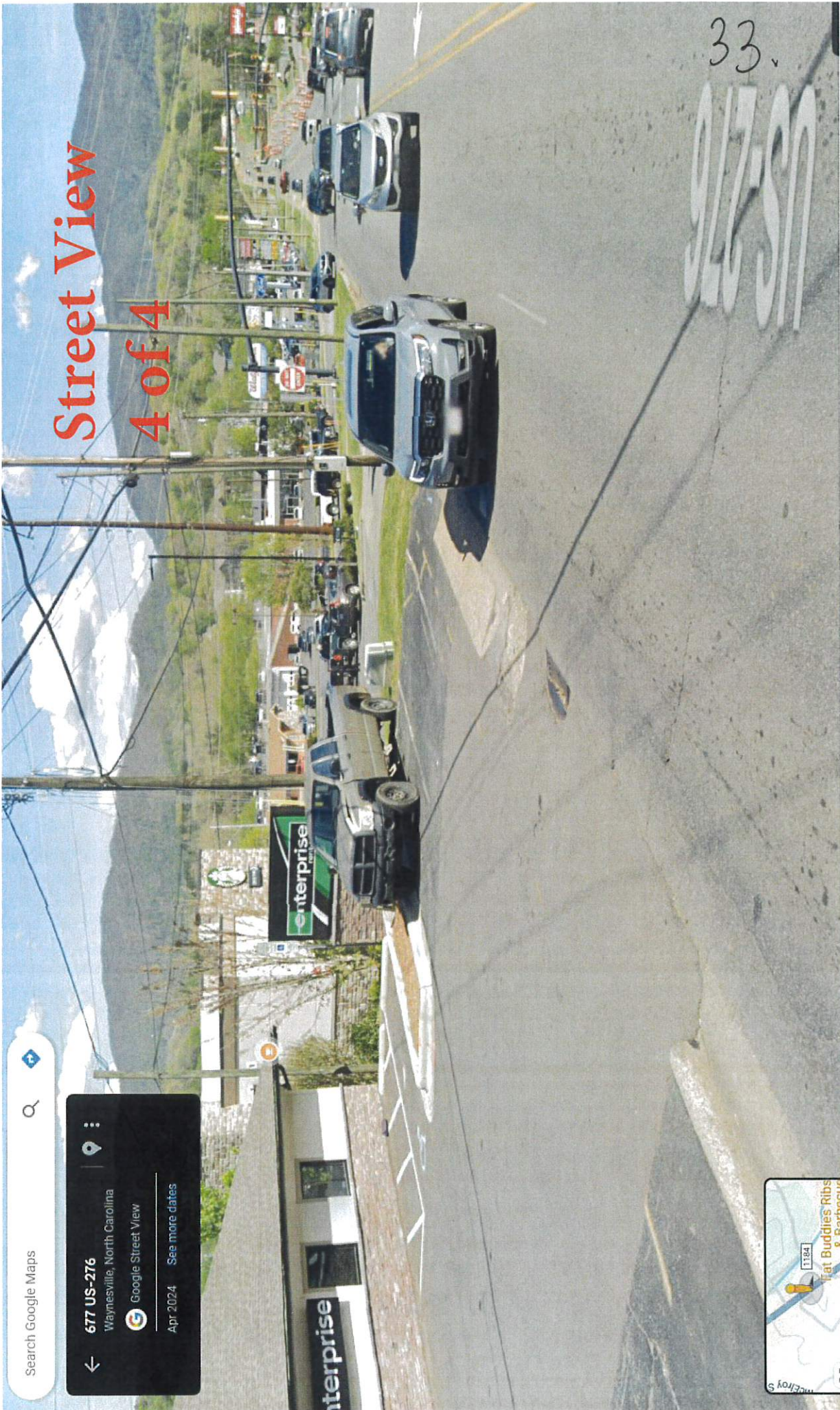
Street View
3 of 4

32.



Google

Navigation controls including a close button (X), zoom in (+) and zoom out (-) buttons, a compass, and a back button (two arrows).

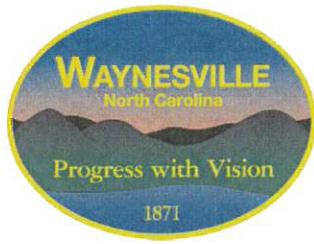


Search Google Maps

← **677 US-276**
 Waynesville, North Carolina
 Google Street View
 Apr 2024 See more dates

33.





TOWN OF WAYNESVILLE

Development Services Department

PO Box 100
9 South Main Street
Waynesville, NC 28786
Phone (828) 456-8647 • Fax (828) 452-1492
www.waynesvillenc.gov

34.

Public Notices 1 of 5

FOR PUBLICATION IN THE MOUNTAINEER: August 4 and August 11 (Sunday) editions

Date: July 31, 2024

Contact: Olga Grooman, (828) 356-1172

Notice of Public Hearing: Variance Request Waynesville Zoning Board of Adjustment Special Called Meeting

The Town of Waynesville Zoning Board of Adjustment will hold a public hearing on Thursday, August 15, 2024 at 5:30 pm in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider two (2) variance requests for the Enterprise Rent-A-Car property, located at 670 Russ Avenue in Waynesville, NC (PIN 8616-31-1519):

1. A ground sign variance to height limit, Land Development Standards Section 11.6.1.
2. A ground sign setback variance, Land Development Standards Section 11.7.1. B.

For more information contact the Development Services Department at: (828) 356-1172, email: ogrooman@waynesvillenc.gov, mail: 9 South Main Street, Suite 110, Waynesville, NC 28786.



TOWN OF WAYNESVILLE

Development Services Department

PO Box 100

9 South Main Street

Waynesville, NC 28786

Phone (828) 456-8647 • Fax (828) 452-1492

www.waynesvillenc.gov

35.

July 31, 2024

Notice of Public Hearing: Variance Request Waynesville Zoning Board of Adjustment Special Called Meeting

Public Notices 2 of 5

The Town of Waynesville Zoning Board of Adjustment will hold a public hearing on Thursday, August 15, 2024 at 5:30 pm in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider two (2) variance requests for the Enterprise Rent-A-Car property, located at 670 Russ Avenue in Waynesville, NC (PIN 8616-31-1519):

1. A ground sign variance to height limit, Land Development Standards Section 11.6.1.
2. A ground sign setback variance, Land Development Standards Section 11.7.1. B.



Questions related to the hearing itself should be directed to the Waynesville Development Services Department, (828) 356-1172, ogrooman@waynesvillenc.gov.

36.

KC WAYNESVILLE LLC
ATTN: DUNCAN HAGGART
100 WILLIAMS RD
FLETCHER, NC 28732

INGLES MARKETS INC
P O BOX 98309
ATLANTA, GA 30359

PHOENIX REAL ESTATE LLC
416 STONE HAVEN DR
WAYNESVILLE, NC 28786

W R BOYD INVESTMENTS
474 MOUNTAIN COVE RD
WAYNESVILLE, NC 28786

BURGIN, JOHN H/TR
WILLIAM P BURGIN FAMILY TRUST
275 WILDCAT MOUNTAIN RD
WAYNESVILLE, NC 28786

CRI GEN2 REALTY, NC LLC
104 MULL ST
MORGANTON, NC 28655

SPROUSE, GINA B
44 ORCHARD VIEW DR
WAYNESVILLE, NC 28786

MW168 LLC A NC LLC
1252 SKYWAY DR UNIT 1
MARSHALL, NC 28753

Public Notices 3 of 5

37.

Public Notices 4 of 5

THE TOWN OF WAYNESVILLE
ZONING BOARD OF ADJUSTMENT
WILL HOLD A PUBLIC HEARING
ON **AUGUST 15, 2024**, AT 5:30 PM
IN THE TOWN HALL BOARD ROOM
AT 9 SOUTH MAIN ST.
TO CONSIDER
TWO (2) VARIANCE REQUESTS
CONTACT THE DEVELOPMENT SERVICES DEPARTMENT
T: 828-456-8647



From: [Candace Poolton](#)
To: [Media Contacts](#)
Subject: Public Hearing Notice-Zoning Board of Adjustment
Date: Wednesday, July 31, 2024 10:28:52 AM

**Notice of Public Hearing: Variance Request
Waynesville Zoning Board of Adjustment
Special Called Meeting**

**Public Notices
5 of 5**

The Town of Waynesville Zoning Board of Adjustment will hold a public hearing on Thursday, August 15, 2024 at 5:30 pm in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider two (2) variance requests for the Enterprise Rent-A-Car property, located at 670 Russ Avenue in Waynesville, NC (PIN 8616-31-1519):

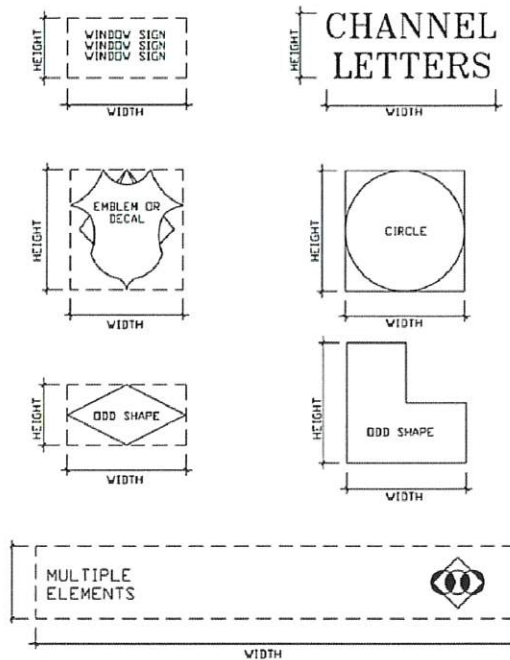
1. A ground sign variance to height limit, Land Development Standards Section 11.6.1.
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For more information contact the Development Services Department at: (828) 356-1172, email: ogrooman@waynesvillenc.gov, mail: 9 South Main Street, Suite 110, Waynesville, NC 28786.

Candace Poolton, Town Clerk
Town of Waynesville-waynesvillenc.gov
828-452-2491
cpoolton@waynesvillenc.gov

11.3 Computation of Signage Area.

11.3.1 Computation of Sign Face.

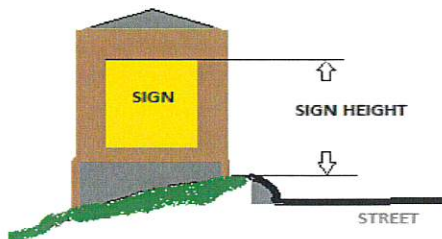


**Waynesville
Land
Development
Standards,
Section 11.3**

- A. The area of a sign face shall be deemed to be the entire area within the smallest square or rectangle that will encompass the extreme limits of the writing, representation, emblem, or other display on the sign.
- B. The area shall also include any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed.
- C. Frames or structural members not bearing informational or representational matter shall not be included in computation of the area of a sign face.
- D. Signs attached to walls (other than building walls) or fences shall be treated as ground signs and allowed only where ground signs are permitted. Only that portion of that wall or fence onto which the sign face or letters are placed shall be calculated in the sign area.

11.3.2 Computation of Height.

The height of a sign shall be measured from the highest point of a Sign Face to the highest adjacent grade at the base of the sign, provided that height of the sign structure shall not exceed the height of the Sign Face by greater than twenty percent (20%).



(Ord. No. O-15-13 , 11-26-2013)