

**Minutes of the Planning Board
Regular Meeting
June 11, 2026**

Members Present: Donna Waters, Bob Johnson, Mark Russell, David McKinley, Kyle Gilgis, Tamara Peacock (Vice-Chair),

Members Absent: Jim Robertson, (Chair), Lauren Rippy, Betsey Zafra

Staff Present: Matthew Manley, Long Range Planning Manager, Lew Holloway, Community Development Director, Sam Hayes, Planner II

I Call to Order. *The Chair called the meeting to order at 4:00 pm. A quorum was established.*

II Approval of Agenda. *Ms. Gilgis moved to approve the agenda. The motion was seconded by Mr. Russell and passed unanimously.*

III Approval of Minutes for the meeting of May 14, 2026. *Ms. Gilgis moved to approve the Planning Board minutes of the meeting of May 14, 2026. The motion was seconded by Ms. Waters and passed unanimously.*

IV Old Business

V New Business

V(A) Site Plan Review – Sheetz – Upward Road (26-01-SPR) Mr. Manley gave the following background:

Mr. Manley went over the process for administrative reviews. This was included in the staff report and presentation.

Mr. Manley stated this application is a site plan review submitted from Quattlebaum Properties, LLC., and Wes Hall of Sheetz Convenience Store is the applicant, along with Jesse Hanlin of Blue Ridge Engineering, who's been assisting them with the site plan. The property is zoned CHMU, and the site is 2.65 acres. It's proposed to be a 6,139 square foot convenience store.

The Current Land Use and Zoning Map was shown and discussed and is included in the staff report and presentation. Mr. Manley stated this is a satellite annexation, which means it is property that was annexed into the city, but it is not contiguous with the city limits, the municipal boundaries.

Site photos were shown and discussed and are included in the staff report and presentation.

The preliminary site plan was shown and discussed and is included in the staff report and presentation. Mr. Manley stated the proposal does include not just the parcel and the development, but also an access road that would provide access to Sheetz, but also the additional land around it, which could be developed in the future and it ties in to Upward Road at Ballinger Road. There will be a new signalized intersection on Upward Road.

Mr. Manley stated another requirement under NCDOT is that they reserve or dedicate right-of-way for a future roundabout at this location. whatever new development ties into this intersection, it will be required to build the roundabout.

Mr. Manley pointed out the details of the site plan and discussed those. They are required 31 parking spaces, but they are providing 44. I didn't mention this earlier, but because of the fact that they have 30 or more parking spaces, that is what requires the administrative review with Planning Board.

The building elevations were shown and discussed. They're not required at the preliminary site plan stage.

The outstanding site plan comments were shown and discussed and are included in the staff report and presentation. Mr. Manley explained each comment.

Mr. Manley stated so that really leaves you with an option, two options. One, you could deny it and say it is non-compliant, come back and see us when you have a compliant plan, or you can approve it with the condition that they come into compliance, and that they address the deficiencies, by either meeting the standard or getting relief granted to them through a variance process through the Board of Adjustment. And then it would just kick it to us as staff to review it. It would extend it to the final site plan review phase, which we're going to have to do anyway. And so staff is totally comfortable with that route so they don't have to come back here, for, essentially what is a technicality. We've met the role here, which is to create transparency about this project, and so I think that's been sufficiently achieved.

There were no questions for staff.

Vice-Chair asked if the applicant would like to speak.

Wes Hall, 119 Maltlin Drive, Cary, North Carolina stated he is with Sheetz.

Devon Staley with Blue Ridge Engineering stated he is one of the civil engineers for the project, and his address is 166 Twelve Oaks Lane, Wilkesboro.

Mr. Hall stated we just wanted to speak to a few of those. I know quite a few of these, at the beginning are landscape-related. We're happy to make those changes to the plan to come into compliance with those. I know there was a few there, especially with the street trees and just accounting correctly for those trees. We're happy to do that, just kind of moving through the list there. The corner clearance, we are going to be pursuing the variance there. There's just a few hardships with this one, as Mr. Manley indicated. He stated where you come in on this right-in only is designed to allow free-flow traffic in to make the decision of going to the store or going to get gas. What we don't want to get into is shifting this down to meet the corner clearance, and then you got somebody coming in the right in only having to come to a stop condition to make a left or right decision and potentially backing up and impacting into that drive. So that's kind of the thought process there for that. The sidewalk extension on the bottom of the access road, we're happy to extend that down to come into compliance, and that also extends to the stub-out mentioned to the adjacent property, here in the northwest corner.

Mr. Staley stated there has been discussion about a future roundabout there. Of course, that's not a funded project, not in design, so exactly where that right-of-way line will be is really undetermined. I mean, what you saw previously in the previous slide was a sketch idea of the size of the roundabout, but until there are actual plans, it would be really difficult to dedicate right-a-way. Now, I think we're all on board with reserving the space needed, and we can even show that on the plans, that the area is reserved for that future roundabout. But, DOT may change their mind three, four or five years from now, and decide to go with some other alternative to handle the traffic there instead of a roundabout. But we are willing to remove

those trees and shrubs from that area, count that open space, take that out of our calculations for counted open space or common area, and find another place for those.

Discussion was made on planting the trees in some of the islands. They will get with staff to work this out.

Vice-Chair stated so you're in agreement to work with staff on the remaining items, so that you don't have to come back to the board. And then, are you aware of the criteria for a variance? Do you feel like you'll be able to meet that criteria? I know that one thing would be that you have some grade issues. I would cite that, because that's not something you controlled. Mr. Hall stated we're at a bit of a disadvantage because of the size of the radius, so that measurement is taken from this point, to this point, which is the start of the radius for each of these driveways. If we lessened this radius, then the measurement would be potentially further toward Upward Road. Vice-Chair stated but you're not allowed to do that, right? Mr. Hall stated we need this radius for delivery truck traffic to the Sheetz, so I guess you could say we're at a bit of a disadvantage because of the type of traffic, but if the measurement were from the edge of Upward to the edge of our driveway, we would exceed it.

There were no further questions for the applicant.

Vice-Chair asked if anyone from the public would like to speak.

Ken Fitch, 1046 Patton Street stated is a payment in lieu an option for any of these issues? That's one question. And of course, the zero address thing, at what time would that be resolved? Is this site plan going to cause problem for other developments in the parcels that are adjacent? And obviously, the roundabout situation is going to cause problems for the site plan as it is, and if you have that, then what happens to this site plan? Because the different distances and the turnaround, all those things then become issues if that happens, and so what happens then? The roundabout creates a whole other series of issues that would cause problems for this property and elsewhere.

Vice-Chair stated I know that when DOT funds something, they're at least seven years out, so if they're not anywhere near it, well, I think we're quite a ways from getting a roundabout. Mr. Manley stated it could be triggered by new development and privately funded.

Discussion was made on the variance. Mr. Manley stated that would be for the Board of Adjustment to decide.

Ms. Waters moved the Planning Board grant preliminary site approval based on the requirements of the City of Hendersonville Zoning Ordinance, with primary consideration of Sections 5-27 Commercial Highway Mixed-Use Zoning District and 7-3-3 Review of Preliminary Site Plans for the Sheetz gas station and convenience store development on Upward Road. Conditions: 1. The applicant shall either be granted a variance by the Board of Adjustment or demonstrate compliance with the seven deficiencies outlined in the staff report and markup exhibit. Ms. Gilgis seconded the motion which passed unanimously.

VI Other Business – Mr. Manley discussed the Bike Plan input session scheduled for June 25th. He also discussed the survey.

VII Adjournment – *The meeting was adjourned at 4:35 pm.*

Jim Robertson, Chair