

REGULAR MEETING
TOWN OF WAYNESVILLE
COMMUNITY APPEARANCE COMMISSION
JANUARY 5, 2005
WEDNESDAY - 9:00 A. M.
TOWN HALL

The Community Appearance Commission held a regular meeting Wednesday, January 5, 2005. Members present were Don Norris, Roger Winge, Joanna Swanson, Luis Quevedo, Mib Medford, and Buffy Messer. Also present at the meeting were Land Use Manager John Swift, and Deputy Town Clerk Freida Rhinehart. Chairman Luis Quevedo called the meeting to order at 9:00 a.m.

Approval of Minutes of December 1, 2004

Mib Medford stated that on Page 3, Revised Landscape Plan on Old Asheville Highway, 11th sentence should read “from this point to the Industrial Park.” The next sentence should read “a 2' bicycle lane which will not be marked.”

Joanna Swanson stated that on Page 3, Building Material Presentation, a sentence should be added, “Mr. Ellis will be available for the first meeting that allows adequate time on the agenda for his presentation. John Swift will let Joanna Swanson know an appropriate time for Mr. Ellis to give his presentation according to the number of other items on the agenda at that time.”

Luis Quevedo stated that on Page 2, Windows on Main Hotel, in the last sentence of Paragraph 1 the word “french” should be deleted.

Mib Medford moved, seconded by Buffy Messer, that the minutes be approved as revised. The motion carried unanimously.

New Manufacturing Building - Steve Kidd - 56 Communications Drive

Building:

Mike Anders, the builder, spoke on behalf of Mr. Kidd. A new manufacturing building is planned in addition to another building across the driveway. Each building will house different occupants to whom Mr. Kidd will lease the buildings. Kitchen countertops will be manufactured in the new building which will also include a small office space. Mr. Anders provided a sample panel of the pre-engineered steel building.

Mib Medford asked about pervious surface in the parking lot. Mr. Anders informed her that the parking area is all gravel.

John Swift pointed out that since the building fronts on a private drive it does not require a transitional entryway. The only design requirement will be 20% permeability which amounts to about 12 ft. of windows. These windows can be located higher on the building for security purposes. This will also provide natural light on the inside. The facade of the building is already articulated.

Joanna Swanson moved, seconded by Roger Winge, to require compliance with the following two items:

1. That the 20% permeability requirement be met with the addition of clerestory windows
2. Revised elevations be presented to Mr. Swift before a zoning permit is issued.

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Joanna Swanson moved, seconded by Roger Winge, to recommend that a transitional entryway be added to the building. The motion carried unanimously.

Luis Quevedo moved, seconded by Joanna Swanson, to approve the building with the changes proposed in the first two motions. The motion carried unanimously.

Landscaping:

Three street trees will be added in front of the building. It was recommended that red maples be planted. Mr. Anders also said that vegetation will be added to a retention pond to handle stormwater runoff

Mr. Swift stated that a buffer will be required between the edge of the traveled way and the end of the building. Mib Medford recommended that Marisai or Shasta be used between the red maples.

Luis Quevedo moved, seconded by Joanna Swanson, that the landscape plan be approved with addition of the following:

1. Three red maples be planted in front of the building between the edge of the traveled way and the end of the building with Marisai or Shasta planted between the trees and in the bioretention area.

The motion carried unanimously.

Manufacturing Building Addition - Cleaner Environments - Mr. Bob Sayers - Industrial Park Drive

Robert Sayers, Civil Engineer, John Dean and Associates of Horse Shoe, made the presentation for the proposed addition to Cleaner Environments located just to the right past the High Tech Center.

Building:

Luis Quevedo moved, seconded by Roger Winge to approve the building addition. The motion carried unanimously.

Landscaping:

Mr. Swift explained that any parking space cannot be located more than 30 ft. from the trunk of a shade tree. The recommended species of tree is red maple. Planting of 4 trees is proposed on the drawings.

Luis Quevedo moved, seconded by Roger Winge, to approve the landscape plan with the following changes:

1. That one additional shade tree to be provided in front of the handicapped pedestrian way
2. Species of tree to be red maple
3. The width of the grass area underneath the tree is to be the same width as the pedestrian way

The motion carried unanimously.

Commercial Addition - Superior Finish - Charles and Sue Smith - 145 N. Broadview Street

Sue Smith made the presentation for the addition of retail space to the front of their building located on a private drive off Broadview Street.

Landscaping:

Since the primary use of the site is industrial, there is no minimum parking requirement. Trees will need to be added and the parking area will have to be redesigned before approval can be granted.

Building:

The side of the building facing Broadview Street must meet articulation standards to the pedestrian scale. The corrugation of the building material with the 2" recess every 4 inches should meet this requirement. Mrs. Smith stated that they will add columns and a canopy to the front of the building to provide a transitional entry.

Mr. Swift informed them that there is a 50% permeability requirement which the drawing already shows.

Mrs. Smith stated that the existing sign will not be replaced or changed. They will take their plans back to their architect for further changes for presentation to the Commission again next month.

Don Norris also suggested that they consider the addition of exterior lighting.

Old/New Business

Mib Medford requested that all plans for proposed projects be submitted prior to preparation of the agenda. If plans are not submitted in a timely manner, the project cannot be reviewed by the Commission.

John Swift said that all projects have a deadline of 2 weeks prior to each meeting to allow him time to do a punch list. We will have the agenda out 1 week prior to the meeting to allow Commission members time to come in to review plans prior to the meeting.

Mrs. Medford also stressed that Commission members need to understand the landscape plan, that persons wishing to develop downtown properties need to know if the building has a historic designation, and that more education regarding requirements should be undertaken by both members of the Commission and developers. She suggested that the Sanborn maps be used and that the Community Appearance Commission work more closely with the Historic Preservation Commission and Board of Aldermen to encourage historic preservation of the Town's buildings.

Adjournment

With no further business, it was the consensus of the Commission that the meeting be adjourned at 11:00 a.m.

Luis Quevedo
Chairman

Freida Rhinehart
Secretary