

SPECIAL MEETING  
TOWN OF WAYNESVILLE  
COMMUNITY APPEARANCE COMMISSION  
APRIL 13, 2005  
WEDNESDAY - 9:00 A. M.  
TOWN HALL

The Community Appearance Commission held a special meeting Wednesday, April 13, 2005. Members present were Don Norris, Joanna Swanson, Luis Quevedo, Mib Medford, and Bill Skelton. 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 9:05 a.m.

Approval of Minutes of March 2, 2005

Don Norris moved, seconded by Joanna Swanson, that the minutes of March 2, 2005 be approved as presented. The motion carried unanimously.

Vantage Pointe - Site Plan Only - Balsam Road

Lacy McCall, Architect, who presented the site plan for Vantage Pointe, asked about the signage requirements.

Mr. Swift responded that the maximum size for signs is 8 square feet. The sign can be two-faced with a maximum height of 4 feet for monument and 8 feet for freestanding signs.

Mr. McCall said that the bridge railing connecting the bridge to Balsam Road will be 42 inches high. The signs to be connected to each end of the bridge will be scaled to comply with current Land Development Standards. From US 23-74 Bypass there will be a right turn in and a right turn out with a deceleration lane off and an acceleration lane onto the Bypass.

There will be sidewalk added along Balsam Road. Mib Medford asked if the sidewalk could be curved a little to allow for a more pleasant walkway. Mr. McCall said that could be done.

The heavy tree line along the 23-74 Bypass will remain in tact. Existing vegetation will be disrupted as little as possible. Bill Skelton asked if there will be bioretention areas. Mr. McCall verified that there will be. Bids will be accepted on the landscape maintenance.

The garages will be leased to residents who wish to use them. There are 160 units total and 8 garage buildings. Each garage has six (6) parking spaces.

Luis Quevedo moved, seconded by Mib Medford, to approve the site plan as submitted. The motion carried unanimously.

Noland Service Center - Russ Avenue

Site Plan

Daniel Hyatt of Broadbrooks Associates presented the site plan for the proposed service center to be constructed at the corner of Bradley Street and Russ Avenue near Barberville Baptist Church. Mr. Hyatt stated that vehicles will enter the car wash from Bradley Street to the rear of the building. The vehicular use areas will be screened from Russ Avenue. The building will face Russ and an 8 foot wide sidewalk will be installed.

Trees will be located next to the traveled way and the sidewalk will be constructed behind the trees. Mr. Hyatt does not think that the recommended tree species, Willow Oak, will work under the power lines since they are such large trees upon maturity. He would like to wait until Mr. Baker returns to determine if the site plan will meet the requirements of the Town's ordinance. If so, another tree type can be identified that will fit underneath the power lines. If Willow Oaks are used, the sidewalk will need to be moved next to the street.

Luis Quevedo moved, seconded by Joanna Swanson, to approve the site plan with the understanding that a tree species along Russ Avenue and Bradley Street will be re-evaluated by DOT and the Commission to choose the right species. The motion carried by a vote of 4-1. Mib Medford voted no.

Building

Dan Wright and Wendy Biller of Wright and Associates presented the building plan. The material type to be used will be split face concrete block with a red metal roof. The split face concrete block will be around the side of the building. A sand textured stucco will be between the split face block and the roof on the front. Signage is in compliance with the sign ordinance.

Equipment will not be visible from Russ Avenue. Windows will be located on the top front portion of the side facing Russ Avenue. The idea behind the design is to make the building look unique for the type of building that it is.

John Swift asked if a dome shaped canopy might look better than the proposed overhang as a transitional entryway. Mr. Wright responded that the design was actually developed to discourage foot traffic inside the building. The customer will stay in the car. The service is drive-thru only. There will be no lobby area and no public rest rooms required. Therefore, the transitional entryway will remain as presented.

Joanna Swanson moved, seconded by Don Norris, to accept the building plan as presented with the stipulation that the entryway will be sufficient to cover both entrances to the building. The motion carried unanimously.

Town of Waynesville Columbarium Units - Greenhill Cemetery

Daniel Hyatt reported that the only outstanding item from the last meeting was the paver system. Both the walkway and the memorial area will have cobble pavers in a circular style. The color will be silex grey with a 6 inch granular base over 3/4 inches of sand. The pavers will be sealed for protection as well as to prevent grass from growing up through. The batik benches will be in shaded areas after the trees have matured. There will be an edger around the pavers.

Mib Medford moved, seconded by Bill Skelton, that the plan for the pavers be accepted as presented. The motion carried unanimously.

Jack Prevost Subdivision - Laurel Ridge Country Club

Patrick Bradshaw made the presentation of the site plan of the subdivision which is located just below the main entrance to Laurel Ridge Country Club. There will be a total of 6 houses located on lots of .5 to .75 acres in size. Water and sewer will be provided to the lots. Mr. Prevost will be selling the lots. In addition there will be a gravel base trail with mulch which will dead end inside the development. Large trees will be planted on both sides of the street.

Luis Quevedo moved, seconded by Joanna Swanson, to approve the site plan as submitted with the condition that the large trees to be added will be selected by the owner. The motion carried unanimously.

New Business/Old Business

Bill Skelton inquired about the size of the project which had to come before the Commission. He stated that there is a small bioretention area proposed behind Hazelwood Elementary School which is needed for proper drainage as well as an educational tool for the students. He questioned whether this would need to be presented to the Commission. It was the consensus of the Community Appearance Commission members that small projects visible from a main thoroughfare be reviewed.

Adjournment

With no further business, it was the consensus of the Commission that the meeting be adjourned at 10:42 a.m.

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Luis Quevedo  
Chairman

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Freida Rhinehart  
Secretary