

REGULAR MEETING  
TOWN OF WAYNESVILLE  
COMMUNITY APPEARANCE COMMISSION  
JANUARY 4, 2006  
WEDNESDAY - 9:00 A. M.  
TOWN HALL

The Community Appearance Commission held a regular meeting Wednesday, January 4, 2006. Members present were Don Norris, Bill Skelton, Joanna Swanson, Luis Quevedo, Daniel Hyatt, Mib Medford, Ron Muse and Buffy Messer. Also present at the meeting were Land Development Administrator Byron Hickox, Planning Director Paul Benson, Town Horticulturist Jonathan Yates and Deputy Town Clerk Freida Rhinehart. Chairman Luis Quevedo called the meeting to order at 9:13 a.m.

Byron Hickox welcomed new appointees Ron Muse and Daniel Hyatt to their first meeting as members of the Commission.

Approval of Minutes of December 7, 2005

Luis Quevedo moved, seconded by Bill Skelton, that the minutes of December 7, 2005 be approved as presented. The motion carried unanimously.

Mountain Song Subdivision - Pigeon Street/US Highway 276 - Proposed Residential Development

Mr. Hickox submitted the following Staff Report:

Site Plan:

1. The proposed slope cut and the 20' retaining wall south of Unit 7 will require an engineer's certification as it exceeds the 1:1.75 maximum permissible slope cut.
2. Storm water calculations, including pre- and post-development information, have not been submitted. The project may still be considered low density for storm water calculation purposes if the total built upon area does not exceed 24%. The total built upon area has not been submitted.
3. No site lighting plan has been submitted.

Driveways:

1. Driveways must have a minimum separation of 25'. The driveways for Units 5 and 6 do not meet this minimum separation requirement.
2. Access to the single family lots is not shown.
3. Driveway approaches must consist of a concrete apron (ramp) section and must cross the sidewalk area at the sidewalk grade established by the Public Works Director. Concrete aprons must be installed to the right of way line or at least 10 feet from the edge of the traveled way. The proposed driveways do not meet these specifications.
4. Only one driveway per building will be allowed according to the Public Works Director. Units 5, 6, 8, 10, 11 and 12 have two driveways each.

5. Driveway information for Units 14, 15, 16 and 17 is insufficient.

Landscaping:

1. To count as a street tree, a tree must be planted at most 8 feet from the edge of the traveled way or be located between the sidewalk and the street.
2. Street trees are required to be planted in planter strips at least 5 feet in width. Planter strips are absent from this site plan.
3. The proposed decorative light fixtures comply with the light design requirements; however, no light intensity specifications have been provided. A maximum intensity of 2,000 lumens would be allowed for the proposed light fixtures.

Density/Open Space:

1. The total acreage of common open space has not been provided. The site plan indicated that the average slope of 42.6% would require a minimum lot size of 4.2 acres. This slope would actually require over 5 acres in a conventional development, but as little as 2.5 acres for a cluster development with at least 50% open space.
2. The walking trail should not connect to the street in two locations below (west of) the retaining wall. The portions of the trail closest to these street connections are so steep as to be nearly unusable. The trails should continue above (east of) the retaining wall. The trail north of Unit 1 is also extremely steep and should be reconfigured to follow the topographic contours more closely.

Building design:

1. Building design information has not been submitted for the triplex units.
2. Garages must be recessed beyond the facade of the building along the street frontage. The proposed garages actually project beyond the front facade.
3. Articulation of the facades of buildings facing public streets in this district must be built at the scale of the pedestrian. This requires a change of at least 2 inches in depth every 4 linear feet, with the said change occurring along the majority of the height of the first floor. It is not clear from the submitted building plans whether this articulation requirement will be met by the proposed buildings.

**Staff Recommendation:**

The overall concern of the Planning Staff is that this proposed project attempts to force too much development into too little space. The severity of the slope cuts and the lack of proper landscaping are two significant concerns. The articulation of the buildings apparently does not meet the requirements of the Land Development Standards.

The applicant also needs to submit additional information indicated to be lacking.

Bill Roark and Rhonda Honeycutt of McGill Associates were present at the meeting. Mr. Roark stated that the retaining wall will be constructed of keystone. Luis Quevedo suggested that the wall might be terraced. Daniel Hyatt said that it might also be split into two walls.

Mr. Roark pointed out that there actually is a 25' driveway separation which meets Town standards. The access to the two single family lots will be around the south end of the property. Concrete aprons will be installed to comply with ordinances. The triplex units will still need to have two driveways due to limited space.

Mr. Quevedo recommended that two driveways be approved for Units 5, 6, 8, 10, 11 and 12 due to building design. Driveways to be a minimum of 25' from each other.

Mr. Benson indicated that the Public Works Director Fred Baker would prefer 25' setbacks from the sidewalk for the units by having 6' sidewalks next to the street with the planter strip behind the sidewalk. Mr. Benson pointed out that the current ordinance would have to be amended if we continue to allow the sidewalk next to the street and he is uncomfortable with this. Since there is a limited building area available due to topography, there is really not enough space available to allow 25' behind the sidewalk.

It was the consensus of the Commission members to recommend that a 5' planter strip be directly adjacent to the street with a 5' sidewalk behind the planter strip. This would allow sufficient driveway space and would be a safety feature as well, especially for children.

Don Norris asked if smaller trees would have to be used to accommodate utility lines. Mr. Roark replied that all utilities will be underground. It was suggested that sugar maples be used for street trees.

The articulation of the buildings is sufficient and the proposed lighting meets Town standards.

Joanna Swanson moved, seconded by Ron Muse to approve the site and landscape plans as submitted with the following recommendations:

1. Two driveways be allowed for triplex units 5, 6, 8, 10, 11 and 12 due to building design. Driveways to be a minimum of 25' from each other.
2. A 5' planter strip be directly adjacent to the street with a 5' sidewalk behind the planter strip.
3. The single 20' retaining wall be evaluated to see if a terraced system is feasible.

The motion carried unanimously.

Mr. Damien French the developer for Mountain Song Subdivision expressed gratitude to the Commission for their guidance and allowing him to participate in this project.

#### Street Tree List

The recommended Street Tree list was presented by Bill Skelton, Subcommittee Chair. The first two pages are recommended street trees for main arteries into town, the small tree options are recommended for areas with overhead utility wires, and the large tree options pages are for recommendations to developers for secondary streets not on the Street Tree List.

Jonathan Yates pointed out that sometimes specific species may not be readily available and substitutions may have to be made.

Mib Medford said that more research may need to be made on some of the varieties.

Daniel Hyatt indicated that one important consideration especially for some of the small street trees is that they need to be single stem.

Bill Skelton moved, seconded by Don Norris, to approved the Street Tree Lists with the following modifications:

Street Tree List:

Hazelwood Avenue: add large sugar maple beyond RR tracks to bypass  
North Main Street: add red maple from Walnut Street to Highway 276

Small Tree Options:

Delete the following species:

Paperbark Maple  
Chalk Maple/Whitebark  
Golden Raintree  
Saucer Magnolia

Large Tree Options:

No changes

The motion carried unanimously.

Adjournment

With no further business, the meeting was adjourned at 11:15 a.m.

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Luis Quevedo  
Chairman

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Freida Rhinehart  
Secretary